

Sudden Valley Community Association
Balance Sheet
November 30, 2019 and December 31, 2018

	<u>Unaudited</u> <u>Nov 30, 2019</u>	<u>Audited</u> <u>Dec 31, 2018</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 505,791	\$ 347,318	\$158,473
Building Completion Deposit Fund	223,525	210,750	12,775
Member Receivables - Operations*	186	48,727	(48,541)
Other Receivables	12,169	11,262	907
Prepaid Expenses	69,964	57,817	12,147
Inventory	836	12,538	(11,702)
Total Current Assets	812,471	688,412	124,059
Current Liabilities			
Accounts Payable	(173,620)	(143,718)	-\$29,902
Accrued Vacation Liability	(49,538)	(33,375)	(16,163)
Accrued Payroll	0	(34,905)	34,905
Prepaid Assessments	(132,255)	(138,284)	6,029
Building Completion Deposits	(223,250)	(210,750)	(12,500)
Other Refundable Deposits	(4,696)	(4,993)	297
Prepaid Golf Memberships	(10,599)	(58,358)	47,759
Total Current Liabilities	(593,958)	(624,383)	30,425
Operating Reserve Funds			
Emergency Operating Cash	355,581	352,243	3,338
Undesignated Reserves Cash	244,315	254,736	(10,421)
Total Operating Reserve Funds	599,896	606,979	(7,083)
Net Operating Assets	\$ 818,409	\$ 671,008	\$147,401
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,159,267	378,709	780,558
Roads Reserve Cash Fund	1,172,225	898,015	274,210
Board Density Reduction Cash Fund	129,483	115,167	14,316
Mailbox Cash Fund	25,907	2,843	23,064
Capital Reserve Holding Cash Fund	542,749	312,800	229,949
Mitigation Assignment of Savings Cash	44,259	45,745	(1,486)
LWWS Assignment of Savings Cash	137,040	136,275	765
Member Receivables - Capital	-	2,193	(2,193)
Total Capital Current Assets	3,210,930	1,891,747	1,319,183
Capital Fixed Assets			
Fixed Assets	11,947,346	10,632,826	1,314,520
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	12,021,602	10,707,082	1,314,520
Long Term Liabilities			
CRRRF Loan	(1,505,995)	(295,196)	(1,210,799)
Capital Lease- Golf Carts	-	(7,977)	7,977
Total Long Term Liabilities	(1,505,995)	(303,173)	(1,202,822)
NET ASSETS	\$ 14,544,946	\$ 12,966,664	\$1,578,282
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	152,133	(\$57,727)	\$209,860
Current Year Net Income: Rec Special Assmt	17,159	(24,916)	42,075
Current Year Net Income: Capital	1,408,990	303,706	1,105,284
Retained Earnings	4,642,255	4,724,898	(82,643)
Capital	8,324,409	8,020,703	303,706
TOTAL MEMBER EQUITY	\$ 14,544,946	\$12,966,664	\$1,578,282

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At November 30, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$599,227 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - November 2019			Year to Date - 11 Months Ending 11/30/2019			
	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	172,352		190,756	1,904,597			2,109,120
Bad Debt Reserve	(4,194)		(4,246)	(53,416)			(46,662)
Net Current Year Assessment Income	168,158	10,742	186,510	1,851,181	119,592	97.2%	2,062,458
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,295			356,603			
Bad Debt Reserve	(593)			(3,411)			
Net Special Ops Assmt Income	31,702	2,205		353,192	28,730		
Bad Debt Recoveries - Prior Years			(22)				23,829
Golf Income	25,066	5,566	0	883,731	111,681		0
Marina Income	905	905	0	127,545	18,130		0
Rec Center & Pools Income	1,012	51	0	21,021	10,434		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	8,681	5,633	30,102	89,824	29,953		226,269
Rental Income - Other	425	425	0	5,390	2,195		0
Area Z Rental Income	834	875	0	20,039	1,039		0
Lease Income	3,361	121	0	36,971	1,323		0
New Home Construction Fees	(620)	(620)	0	105,670	70,670		1,000
Capital Gain (Loss) on Sale of Assets	0	0	0	0	0		21,446
Investment Income	416	375	3,066	3,077	2,619		29,654
Total Revenue	239,940	26,278	219,656	3,497,641	396,366		2,364,656
EXPENSES							
Salaries & Benefits	209,711	139	0	1,693,517	105,403		0
Contracted & Professional Services	6,346	5,041	0	215,786	(59,521)		0
CC&Rs/ Mandates	28,542	(2,656)	0	310,076	(6,624)		0
Maintenance & Landscaping	106,990	(81,497)	0	463,131	(134,683)		0
Utilities	5,437	3,513	0	164,232	(5,419)		0
Administrative	11,157	(3,163)	(161)	147,927	(36,099)		3,194
Regulatory Compliance	10,420	(6,721)	0	110,245	(12,518)		1,621
Insurance Premiums	8,888	373	0	100,442	1,430		0
Other Expenses	0	659	0	6,204	1,038		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	71,225	0	0		883,279
Interest expense	0	0	6,032	0	0		65,379
Total Expenses	387,491	(84,312)	77,096	3,211,560	(146,993)		953,473
Net Income (Loss)	(147,551)	(58,034)	142,560	286,081	249,373		1,411,183
Net UDR Activity for Operations							
Area Z Mitigation	0			(16,875)			
GM Recruiting Expense	0			(3,750)			
Harardous Tree Removal	0			(8,789)			
Ken's Cozy Kitchen- Gym Assistance	(2,376)			(12,744)			
Snow Removal	0			(94,600)			
Net Income (Loss) with Board Approved UDR	(149,927)	(58,034)	142,560	149,323	249,373		1,411,183
Other Activity							
Net Other UDR Activity*	3,603			84,836			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	0		0	0			0
Vacation Liability- Prior Year Reversal	(1,493)			(16,164)			
Total Other Activity	2,110		0	19,969			(2,193)
Grand Total Activity	(147,817)	(58,034)	142,560	169,292	249,373		1,408,990

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

**Sudden Valley Community Association
Reserve Cash Balance & Activity**
11 Months Actual, 1 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	378,709	898,015	312,800	115,167	2,843	182,020	\$ 1,889,554	352,243	254,736	\$ 606,979
Dues Received	956,778	1,118,669		2	22,947		2,098,396	-	122,647	122,647
Transfer Fees Received, ¼ of 1%			226,180				226,180			-
Storm Water Mitigation Plan Fee		1,000					1,000			-
Investment Income	11,779	11,733	3,859	1,228	127	929	29,654	3,338	1,451	4,789
Sale of Assets	6,737			14,709			21,446			-
Capital Loan Distribution	1,381,354						1,381,354			-
BOD Approved Transfer							-		(64,600)	(64,600)
Mitigation Release		1,650				(1,650)	-			-
2019 Expenditures	(1,576,090)	(858,842)	(90)	(1,623)	(10)		(2,436,654)		(69,919)	(69,919)
Net Available Cash at 11/30/2019	1,159,267	1,172,225	542,749	129,483	25,907	181,299	\$ 3,210,930	355,581	244,315	\$ 599,896
1 Month Outlook										
Outlook - 2019 Dues (91% collections)	79,559	92,442			1,613		\$ 173,614			\$ -
Outlook - Prior Year Collections	221	217		5	131		574		19,427	19,427
LWWSD Assignment of Savings Return	126,745					(126,745)	-			-
CRRRF Loan Payment	(16,393)						(16,393)			-
Obligated Expenses	(362,855)	(363,744)				(54,554)	(781,153)		(17,095)	(17,095)
Golf Course Irrigation year 2020	(271,079)						(271,079)			-
Net Usable Cash Balance 12/31/2019	715,465	901,140	542,749	129,488	27,651	-	\$ 2,316,493	355,581	246,647	\$ 602,228
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2019, After Recommendation	\$ 115,465	\$ 401,140	\$ 542,749	\$ 129,488	\$ 27,651	\$ -	\$ 1,216,493	\$ 355,581	\$ 246,647	\$ 602,228
Net Current Year Cash Increase (Decrease)	336,756	3,125	229,949	14,321	24,808	(182,020)	\$ 426,939	3,338	(8,089)	\$ (4,751)

*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
 November 1, 2019 to November 30, 2019
 CURRENT MONTH

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	515	469	12,547	1,354	28,127	(5,047)	(40,159)	(3,224)
Accounting	4,885	3,955	25,972	3,474	1,941	135	(23,028)	7,564
Administration	47	(78)	44,968	2,596	13,408	(6,328)	(58,329)	(3,810)
Common Costs	3,014	473	-	-	17,847	1,164	(14,833)	1,637
Facilities	3,444	854	9,198	(1,016)	8,488	2,026	(14,242)	1,864
Maintenance	16	(176)	38,444	(3,222)	71,646	(64,892)	(110,074)	(68,290)
Subtotal	11,921	5,497	131,129	3,186	141,457	(72,942)	(260,665)	(64,259)
Golf	25,066	5,566	57,914	(5,998)	29,844	(11,619)	(62,692)	(12,051)
Marina	905	905	-	-	2,595	(1,490)	(1,690)	(585)
Subtotal	37,892	11,968	189,043	(2,812)	173,896	(86,051)	(325,047)	(76,895)
Rec/ Pools/ Parks								
Special Assmt Earned	32,295						32,295	
Curr Yr Bad Debts Activity	(593)						(593)	
Net Special Assmt Dues	31,702	2,205					31,702	2,205
Rec/ Pools/ Parks	2,188	577	20,668	2,951	3,884	1,768	(22,364)	5,296
Subtotal Rec/ Pools/ Parks	33,890	2,782	20,668	2,951	3,884	1,768	9,338	7,501
Subtotal Operations before Ops Dues	71,782	14,750	209,711	139	177,780	(84,283)	(315,709)	(69,394)
Ops Dues Earned	172,352						172,352	
Curr Yr Bad Debts Activity	(4,194)						(4,194)	
Net Ops Dues	168,158	10,742					168,158	10,742
Net Operations	239,940	25,492	209,711	139	177,780	(84,283)	(147,551)	(58,652)
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		-		-	
GM Recruiting Expense	-		-		-		-	
Harardous Tree Removal	-		-		-		-	
Ken's Cozy Kitchen- Gym Assistance	-		-		2,376		(2,376)	
Snow Removal Services	-		-		-		-	
Net Operations with Board Approved UDR	239,940	25,492	209,711	139	180,156	(84,283)	(149,927)	(58,652)
Other Operating Activity								
UDR Activity	4,320				717		3,603	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				1,493		(1,493)	
Total Other Operating Activity	4,320				2,210		2,110	
Grand Total Operations Activity	244,260	25,492	209,711	139	182,366	(84,283)	(147,817)	(58,652)

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2019 to November 30, 2019
 YEAR TO DATE

Whole \$

<u>UNAUDITED</u>								
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	116,098	80,589	101,941	7,123	280,784	(24,061)	(266,627)	63,651
Accounting	39,382	10,425	196,539	36,303	76,019	(8,356)	(233,176)	38,372
Administration	4,482	3,107	340,734	33,694	156,863	(55,871)	(493,115)	(19,070)
Common Costs	36,468	8,510	-	-	241,193	638	(204,725)	9,148
Facilities	48,749	1,251	69,256	(3,617)	123,380	24,511	(143,887)	22,145
Maintenance	2,141	26	229,878	1,882	155,686	(104,420)	(383,423)	(102,512)
Subtotal	<u>247,320</u>	<u>103,908</u>	<u>938,348</u>	<u>75,385</u>	<u>1,033,925</u>	<u>(167,559)</u>	<u>(1,724,953)</u>	<u>11,734</u>
Golf	883,731	111,681	534,065	6,093	307,830	(27,809)	41,836	89,965
Marina	127,545	18,200	-	-	26,687	(12,276)	100,858	5,924
Subtotal	<u>1,258,596</u>	<u>233,789</u>	<u>1,472,413</u>	<u>81,478</u>	<u>1,368,442</u>	<u>(207,644)</u>	<u>(1,582,259)</u>	<u>107,623</u>
Rec/ Pools/ Parks								
Special Assmt Earned	356,603						356,603	
Curr Yr Bad Debts Activity	(3,411)						(3,411)	
Net Special Assmt Dues	<u>353,192</u>	<u>28,730</u>					<u>353,192</u>	<u>28,730</u>
Rec/ Pools/ Parks	34,672	13,740	221,104	23,925	149,601	(44,754)	(336,033)	(7,089)
Subtotal Rec/ Pools/ Parks	<u>387,864</u>	<u>42,470</u>	<u>221,104</u>	<u>23,925</u>	<u>149,601</u>	<u>(44,754)</u>	<u>17,159</u>	<u>21,641</u>
Subtotal Operations before Ops Dues	<u>1,646,460</u>	<u>276,259</u>	<u>1,693,517</u>	<u>105,403</u>	<u>1,518,043</u>	<u>(252,398)</u>	<u>(1,565,100)</u>	<u>129,264</u>
Ops Dues Earned	1,904,597						1,904,597	
Curr Yr Bad Debts Activity	(53,416)						(53,416)	
Net Ops Dues	<u>1,851,181</u>	<u>119,592</u>					<u>1,851,181</u>	<u>119,592</u>
Net Operations	<u>3,497,641</u>	<u>395,851</u>	<u>1,693,517</u>	<u>105,403</u>	<u>1,518,043</u>	<u>(252,398)</u>	<u>286,081</u>	<u>248,856</u>
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		16,875		(16,875)	
GM Recruiting Expense	-		-		3,750		(3,750)	
Harardous Tree Removal	-		-		8,789		(8,789)	
Ken's Cozy Kitchen- Gym Assistance	-		-		12,744		(12,744)	
Snow Removal Services	-		-		94,600		(94,600)	
Net Operations with Board Approved UDR	<u>3,497,641</u>	<u>395,851</u>	<u>1,693,517</u>	<u>105,403</u>	<u>1,654,801</u>	<u>(252,398)</u>	<u>149,323</u>	<u>248,856</u>
Other Operating Activity								
UDR Activity	113,873				29,038		84,835	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				16,164		(16,164)	
Total Other Operating Activity	<u>65,170</u>				<u>45,202</u>		<u>19,968</u>	
Grand Total Operations Activity	<u>3,562,811</u>	<u>395,851</u>	<u>1,693,517</u>	<u>105,403</u>	<u>1,700,003</u>	<u>(252,398)</u>	<u>169,291</u>	<u>248,856</u>

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
November 1, 2019 to November 30, 2019

UNAUDITED

	2019 November Actuals	2019 MTD B / (W) Budget	2019 YTD (11 Months) Actuals	2019 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	168,158	10,742	1,851,181	119,592
Special Ops Assmt Income- Rec/ Pools/ Parks	31,702	2,205	353,192	28,730
Golf Income	25,066	5,566	883,731	111,681
Marina Income	905	905	127,545	18,130
Area Z Rental Income	834	875	20,039	1,039
Lease Income	3,361	121	36,971	1,323
Non-Lease Facility Rentals	425	425	5,390	2,195
Rec Center and Pools Income	1,012	51	21,021	10,434
New Home Construction Fees	(620)	(620)	105,670	70,670
Other AR Income	8,846	5,416	79,302	24,494
Other Income	(165)	217	10,522	5,474
Investment Income	416	375	3,077	2,619
Total Revenue	239,940	26,278	3,497,641	396,381
EXPENSES				
Salaries & Benefits				
ACC / Security	12,547	1,354	101,941	7,123
Accounting	25,972	3,474	196,539	36,303
Administration	44,968	2,596	340,734	33,694
Facilities	9,198	(1,016)	69,256	(3,617)
Maintenance	38,444	(3,222)	229,878	1,882
Golf	57,914	(5,998)	534,065	6,093
Rec/ Pools/ Parks	20,668	2,951	221,104	23,925
Total Salaries & Benefits	209,711	139	1,693,517	105,403
Other Expenses				
Administrative				
General Administrative	-	84	763	1,754
Bank Charges & Fees	784	86	22,303	(2,589)
Dues & Subscriptions	1,301	340	27,376	(9,351)
Office Supplies	2,970	(1,170)	23,227	(3,427)
GM Discretionary Funds	838	(504)	6,719	(3,052)
Advertising Costs	147	69	4,675	2,508
Cash Over/Short	19	(19)	247	(247)
Currency Gain/Loss	32	(32)	1,066	(1,066)
Events Charges	187	438	14,158	(3,183)
Printing & Copying	388	89	11,414	(3,190)
Training & Conferences	2,688	(2,001)	10,586	(3,030)
Recruiting Expense	100	(100)	6,256	(6,256)
Payroll Service Fees	861	(113)	9,357	(1,130)
Uniforms	842	(330)	9,958	(4,018)
Cashiering Clearing Account	-	-	(178)	178
Total Administrative	11,157	(3,163)	147,927	(36,099)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	9,429	(7,014)	34,527	(15,543)
Permits & Licenses	502	(206)	3,469	311
Audit & Tax Services	-	-	30,000	(2,000)
Regulatory Compliance	215	420	4,211	2,790
Federal Income Tax	-	-	-	-
State B&O Tax	274	79	8,142	(866)
Property/Real Estate Tax	-	-	29,896	2,790
Total Regulator Compliance	10,420	(6,721)	110,245	(12,518)
CC&Rs/ Mandates				
Annual General Meeting	1,218	(1,218)	11,901	3,099
Special General Meeting	-	-	6,008	(6,008)
Board Support	285	(35)	4,361	(1,611)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	1,361	(968)	6,313	(2,676)
Postage	905	(573)	4,042	(402)
Postage- Views	894	272	10,700	2,133
Newsletter Services	5,337	(1,003)	50,400	(2,733)
Legal Services	2,997	1,169	48,391	(2,558)
Professional Security Services	15,545	(300)	167,960	4,132
Total CC&Rs/ Mandates	28,542	(2,656)	310,076	(6,624)
Insurance Premiums	8,888	373	100,442	1,430

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
November 1, 2019 to November 30, 2019

UNAUDITED

	2019 November Actuals	2019 MTD B / (W) Budget	2019 YTD (11 Months) Actuals	2019 YTD B / (W) Budget
Utilities				
Utilities	(2,902)	2,902	3,270	(3,270)
Utilities- Natural Gas	1,176	(363)	22,233	(2,714)
Utilities- Water & Sewer	-	-	38,201	(2,361)
Utilities- Electricity	4,211	(478)	48,962	6,058
Utilities- Trash & Recycling Service	1,893	(256)	15,370	2,636
Utilities- Communications Service	1,059	1,708	36,196	(5,768)
Total Utilities	5,437	3,513	164,232	(5,419)
Maintenance & Landscaping				
Landscape R&M	2,587	3,393	59,723	(5,655)
Building R&M- Materials	3,320	(1,443)	19,563	1,983
Building R&M- Contract Services	1,653	1,477	29,835	4,589
Raw Materials	-	2,131	37,289	(13,867)
Raw Materials: Sand & Gravel	12,888	(12,429)	37,291	1,751
Janitorial Supplies	297	868	18,340	(5,525)
Equipment R&M	8,708	(4,404)	63,887	(18,485)
Small Tools & Equipment	3,167	(2,757)	11,701	(3,027)
Vehicle R&M	3,093	(2,162)	28,114	(17,055)
Vehicle Fuel	6,321	(4,074)	43,080	(4,238)
Other Supplies	1,138	980	31,691	(3,695)
Other R&M	63,818	(63,077)	82,617	(71,459)
Total Maintenance & Landscaping	106,990	(81,497)	463,131	(134,683)
Contracted & Professional Services				
Equipment Lease & Rental	976	(317)	12,319	(2,977)
IT Support and Services	3,039	(180)	40,047	4,813
Pool Management	-	-	26,634	(4,170)
Safety & Security Services	-	857	20,571	(530)
Snow Removal Services	-	3,750	16,155	(4,905)
Snow Removal Wages - Regular	-	-	-	-
Snow Removal Wages - OT	-	-	-	-
Snow Removal Taxes & Benefits	-	-	-	-
Storm Response Tree Removal	-	844	738	3,486
ACC Consultant	-	2,293	34,761	(9,552)
Other Professional Services	2,331	(2,206)	64,561	(45,686)
Total Contracted & Professional Services	6,346	5,041	215,786	(59,521)
Other Expenses				
Vandalism	-	250	4,939	(2,189)
Emergency Preparedness Committee Support	-	409	1,265	3,227
Total Other Expenses	-	659	6,204	1,038
Total Other Expenses	177,780	(84,451)	1,518,043	(252,396)
Total Operations Expenses	387,491	(84,312)	3,211,560	(146,993)
Net Operations Income (Loss)	(147,551)	(58,034)	286,081	249,388
Net BOD Approved UDR Activity for Operations (Expense)				
Area Z Mitigation	-	-	(16,875)	-
GM recruiting expense	-	-	(3,750)	-
Harardous Tree Removal	-	-	(8,789)	-
Ken's Cozy Kitchen- Gym Assistance	(2,376)	-	(12,744)	-
Snow Removal Services	-	-	(94,600)	-
Net Operations Income (Loss) with BOD Approved UDR	(149,927)	(58,034)	149,323	249,388
Other Operating Activity- Income/(Expense)				
UDR Activity	3,603	-	84,836	-
AR Accrual - Prior Year Reversal	-	-	(48,703)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(1,493)	-	(16,164)	-
Total Other Operating Activity	2,110	-	19,969	-
Grand Total Operations Activity	(147,817)	(58,034)	169,292	249,388

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	(4,194.22)	(15,745.00)	11,550.78	(53,415.57)	(173,188.00)	119,772.43	(188,932.00)	(135,516.43)
4005.19 - Member Assessments 2019	172,352.02	173,161.00	(808.98)	1,904,596.79	1,904,777.00	(180.21)	2,077,939.00	173,342.21
Total Dues and Assessment Income- Ops	168,157.80	157,416.00	10,741.80	1,851,181.22	1,731,589.00	119,592.22	1,889,007.00	37,825.78
Special Ops Assmt Incom- Rec/Pools/Parks								
4011 - BD Expense- Rec SA 062018 to 0520	15.16	0.00	15.16	0.00	0.00	0.00	0.00	0.00
Total Special Ops Assmt Incom- Rec/Pools	15.16	0.00	15.16	0.00	0.00	0.00	0.00	0.00
Dues and Assessments Income- Capital								
4043.19 - Capital Rep& Repl Assmt 2019	55.56	0.00	55.56	0.00	0.00	0.00	0.00	0.00
4055.19 - Roads Capital Assmt 2019	64.56	0.00	64.56	0.00	0.00	0.00	0.00	0.00
4060.19 - Mailbox Capital Assmt 2019	1.38	0.00	1.38	0.00	0.00	0.00	0.00	0.00
Total Dues and Assessments Income- Cap	121.50	0.00	121.50	0.00	0.00	0.00	0.00	0.00
Marina Income								
4425 - Marina Wet/Dry Combo Income	(905.00)	0.00	(905.00)	0.00	0.00	0.00	0.00	0.00
Total Marina Income	(905.00)	0.00	(905.00)	0.00	0.00	0.00	0.00	0.00
Area Z Rental Income								
4410 - Area Z Storage Rental Income	41.00	0.00	41.00	0.00	0.00	0.00	0.00	0.00
Total Area Z Rental Income	41.00	0.00	41.00	0.00	0.00	0.00	0.00	0.00
Rec Center and Pools Income								
4223 - Gym and Pool Access Cards	(17.36)	0.00	(17.36)	0.00	0.00	0.00	0.00	0.00
Total Rec Center and Pools Income	(17.36)	0.00	(17.36)	0.00	0.00	0.00	0.00	0.00
Other AR Income								
4830 - Advertising Income	2,565.50	2,500.00	65.50	31,166.50	27,500.00	3,666.50	30,000.00	(1,166.50)
4831 - BD Expense- Views Ads	305.00	0.00	305.00	281.00	0.00	281.00	0.00	(281.00)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	336.60	0.00	336.60	0.00	(336.60)
Total Other AR Income	2,870.50	2,500.00	370.50	31,784.10	27,500.00	4,284.10	30,000.00	(1,784.10)

Income Statement Report

Sudden Valley Community Association

Common Costs

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4870 - Member Donation Income	472.34	0.00	472.34	1,607.34	0.00	1,607.34	0.00	(1,607.34)
Total Other Income	472.34	0.00	472.34	1,607.34	0.00	1,607.34	0.00	(1,607.34)
Investment Income								
4900 - Interest Earned - Operating Accounts	416.48	41.00	375.48	3,076.76	458.00	2,618.76	500.00	(2,576.76)
Total Investment Income	416.48	41.00	375.48	3,076.76	458.00	2,618.76	500.00	(2,576.76)
Total Common Costs Income	171,172.42	159,957.00	11,215.42	1,887,649.42	1,759,547.00	128,102.42	1,919,507.00	31,857.58
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	0.00	0.00	0.00	(178.27)	0.00	(178.27)	0.00	178.27
5015 - Bank Charges & Fees	0.00	0.00	0.00	(32.99)	0.00	(32.99)	0.00	32.99
5120 - Cash Over/Short	0.00	0.00	0.00	250.76	0.00	250.76	0.00	(250.76)
5121 - Currency Gain/Loss	31.86	0.00	31.86	1,066.50	0.00	1,066.50	0.00	(1,066.50)
Total Administrative	31.86	0.00	31.86	1,106.00	0.00	1,106.00	0.00	(1,106.00)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	25.68	0.00	25.68	0.00	(25.68)
7110 - Regulatory Compliance	0.00	416.00	(416.00)	1,755.00	4,583.00	(2,828.00)	5,000.00	3,245.00
9005 - State B&O Tax	12.42	11.00	1.42	168.56	128.00	40.56	140.00	(28.56)
9015 - Property/Real Estate Tax	0.00	0.00	0.00	29,895.69	32,686.00	(2,790.31)	32,686.00	2,790.31
Total Regulatory Compliance	12.42	427.00	(414.58)	31,844.93	37,397.00	(5,552.07)	37,826.00	5,981.07
CC&Rs/ Mandates								
5003 - Annual General Meeting	1,177.31	0.00	1,177.31	2,812.31	0.00	2,812.31	0.00	(2,812.31)
5020 - Board Support	0.00	0.00	0.00	25.96	0.00	25.96	0.00	(25.96)
5215 - Postage	0.00	0.00	0.00	432.70	0.00	432.70	0.00	(432.70)
5216 - Postage- Views	893.64	1,166.00	(272.36)	10,700.38	12,833.00	(2,132.62)	14,000.00	3,299.62
5225 - Newsletter Services	4,262.75	4,334.00	(71.25)	48,319.75	47,667.00	652.75	52,000.00	3,680.25

Income Statement Report Sudden Valley Community Association Common Costs

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	2,997.44	4,166.00	(1,168.56)	48,391.47	45,833.00	2,558.47	50,000.00	1,608.53
Total CC&Rs/ Mandates	9,331.14	9,666.00	(334.86)	110,682.57	106,333.00	4,349.57	116,000.00	5,317.43
Insurance								
5400 - Insurance Premiums	8,625.75	8,918.00	(292.25)	97,559.43	98,101.00	(541.57)	107,019.00	9,459.57
Total Insurance	8,625.75	8,918.00	(292.25)	97,559.43	98,101.00	(541.57)	107,019.00	9,459.57
Maintenance & Landscaping								
6635 - Janitorial Supplies	14.12	0.00	14.12	0.00	0.00	0.00	0.00	0.00
Total Maintenance & Landscaping	14.12	0.00	14.12	0.00	0.00	0.00	0.00	0.00
Reserve CRRRF Capital Proejcts								
9719.11 - Playground Improvements	(168.49)	0.00	(168.49)	0.00	0.00	0.00	0.00	0.00
Total Reserve CRRRF Capital Proejcts	(168.49)	0.00	(168.49)	0.00	0.00	0.00	0.00	0.00
Total Common Costs Expense	17,846.80	19,011.00	(1,164.20)	241,192.93	241,831.00	(638.07)	260,845.00	19,652.07
Total Common Costs Income / (Loss)	153,325.62	140,946.00	12,379.62	1,646,456.49	1,517,716.00	128,740.49	1,658,662.00	12,205.51

Income Statement Report

Sudden Valley Community Association

ACC / Security

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	(620.00)	0.00	(620.00)	105,670.00	35,000.00	70,670.00	35,000.00	(70,670.00)
Total New Home Construction Fees	(620.00)	0.00	(620.00)	105,670.00	35,000.00	70,670.00	35,000.00	(70,670.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	300.00	0.00	300.00	4,485.60	0.00	4,485.60	0.00	(4,485.60)
4806 - BD Expense- ACC Fines	790.34	0.00	790.34	4,999.20	0.00	4,999.20	0.00	(4,999.20)
Total Other AR Income	1,090.34	0.00	1,090.34	9,484.80	0.00	9,484.80	0.00	(9,484.80)
Other Income								
4295 - Security House Checks	45.00	46.00	(1.00)	780.00	509.00	271.00	555.00	(225.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
Total Other Income	45.00	46.00	(1.00)	942.75	509.00	433.75	555.00	(387.75)
Total ACC / Security Income	515.34	46.00	469.34	116,097.55	35,509.00	80,588.55	35,555.00	(80,542.55)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	207.21	0.00	207.21	0.00	(207.21)
5210 - Printing & Copying	0.00	0.00	0.00	380.45	0.00	380.45	0.00	(380.45)
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	717.86	0.00	717.86	0.00	(717.86)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	9,428.65	2,299.00	7,129.65	34,526.80	17,701.00	16,825.80	20,000.00	(14,526.80)
6300 - Permits & Licenses	0.00	16.00	(16.00)	111.95	183.00	(71.05)	200.00	88.05
9005 - State B&O Tax	5.18	46.00	(40.82)	75.85	504.00	(428.15)	550.00	474.15
Total Regulatory Compliance	9,433.83	2,361.00	7,072.83	34,714.60	18,388.00	16,326.60	20,750.00	(13,964.60)
CC&Rs/ Mandates								
5215 - Postage	0.00	9.00	(9.00)	0.00	92.00	(92.00)	100.00	100.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7097 - Professional Security Services	15,545.34	15,245.00	300.34	167,959.57	172,092.00	(4,132.43)	185,618.00	17,658.43
Total CC&Rs/ Mandates	15,545.34	15,254.00	291.34	167,959.57	172,184.00	(4,224.43)	185,718.00	17,758.43
Payroll & Benefits								
5300 - Salaries	11,455.78	12,211.00	(755.22)	89,952.83	94,010.00	(4,057.17)	101,816.00	11,863.17
5335 - Payroll Taxes- Employer	958.97	1,071.00	(112.03)	7,602.79	8,237.00	(634.21)	9,350.00	1,747.21
5385 - Payroll Benefits - Medical	131.80	619.00	(487.20)	4,385.84	6,817.00	(2,431.16)	7,437.00	3,051.16
Total Payroll & Benefits	12,546.55	13,901.00	(1,354.45)	101,941.46	109,064.00	(7,122.54)	118,603.00	16,661.54
Utilities								
6050 - Utilities- Communications Service	86.20	184.00	(97.80)	1,441.32	2,023.00	(581.68)	2,207.00	765.68
Total Utilities	86.20	184.00	(97.80)	1,441.32	2,023.00	(581.68)	2,207.00	765.68
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	845.00	(845.00)	922.00	922.00
6765 - Small Tools & Equipment	234.32	21.00	213.32	234.32	229.00	5.32	250.00	15.68
6775 - Vehicle R&M	1,325.70	56.00	1,269.70	3,552.19	1,443.00	2,109.19	1,500.00	(2,052.19)
6785 - Vehicle Fuel	1,485.03	480.00	1,005.03	6,198.05	5,287.00	911.05	5,768.00	(430.05)
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	433.00	(433.00)	500.00	500.00
6796 - Other R&M	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	3,045.05	785.00	2,260.05	9,984.56	9,154.00	830.56	9,940.00	(44.56)
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	700.00	(700.00)	16,701.12	18,300.00	(1,598.88)	19,000.00	2,298.88
6450 - Storm Response Tree Removal	0.00	844.00	(844.00)	737.50	4,223.00	(3,485.50)	5,068.00	4,330.50
6460 - ACC Consultant	0.00	2,293.00	(2,293.00)	34,760.93	25,209.00	9,551.93	27,500.00	(7,260.93)
7095 - Other Professional Services	16.28	0.00	16.28	7,623.13	0.00	7,623.13	0.00	(7,623.13)
Total Contracted & Professional Services	16.28	3,837.00	(3,820.72)	59,822.68	47,732.00	12,090.68	51,568.00	(8,254.68)
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	4,939.19	2,750.00	2,189.19	3,000.00	(1,939.19)

Income Statement Report
Sudden Valley Community Association
ACC / Security

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 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	4,492.00	(3,288.27)	4,900.00	3,696.27
Total Other Expenses	0.00	659.00	(659.00)	6,142.92	7,242.00	(1,099.08)	7,900.00	1,757.08
Total ACC / Security Expense	40,673.25	36,981.00	3,692.25	382,724.97	365,787.00	16,937.97	396,686.00	13,961.03
Total ACC / Security Income / (Loss)	(40,157.91)	(36,935.00)	(3,222.91)	(266,627.42)	(330,278.00)	63,650.58	(361,131.00)	(94,503.58)

Income Statement Report

Sudden Valley Community Association

Accounting

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	4,750.00	864.00	3,886.00	37,625.00	28,224.00	9,401.00	28,800.00	(8,825.00)
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	162.00	66.00	96.00	1,798.48	733.00	1,065.48	800.00	(998.48)
4706 - BD Expense- NSF Fees	(27.01)	0.00	(27.01)	(88.97)	0.00	(88.97)	0.00	88.97
Total Other AR Income	4,884.99	930.00	3,954.99	39,382.45	28,957.00	10,425.45	29,600.00	(9,782.45)
Total Accounting Income	4,884.99	930.00	3,954.99	39,382.45	28,957.00	10,425.45	29,600.00	(9,782.45)
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	100.00	256.00	(156.00)	1,494.87	2,823.00	(1,328.13)	3,080.00	1,585.13
5120 - Cash Over/Short	0.00	0.00	0.00	(4.85)	0.00	(4.85)	0.00	4.85
5210 - Printing & Copying	0.00	60.00	(60.00)	1,525.39	660.00	865.39	4,300.00	2,774.61
5227 - Training & Conferences	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
5399 - Payroll Service Fees	861.20	748.00	113.20	9,357.31	8,227.00	1,130.31	8,975.00	(382.31)
Total Administrative	962.20	1,064.00	(101.80)	12,393.22	11,710.00	683.22	16,355.00	3,961.78
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	30,000.00	28,000.00	2,000.00	28,000.00	(2,000.00)
9005 - State B&O Tax	73.75	29.00	44.75	597.72	321.00	276.72	350.00	(247.72)
Total Regulatory Compliance	73.75	29.00	44.75	30,779.72	28,321.00	2,458.72	28,350.00	(2,429.72)
CC&Rs/ Mandates								
5215 - Postage	106.85	175.00	(68.15)	1,861.26	1,925.00	(63.74)	3,900.00	2,038.74
Total CC&Rs/ Mandates	106.85	175.00	(68.15)	1,861.26	1,925.00	(63.74)	3,900.00	2,038.74
Payroll & Benefits								
5300 - Salaries	22,160.63	25,373.00	(3,212.37)	164,768.31	195,343.00	(30,574.69)	212,035.00	47,266.69

Income Statement Report Sudden Valley Community Association Accounting

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	1,834.12	2,215.00	(380.88)	12,976.41	17,058.00	(4,081.59)	19,202.00	6,225.59
5385 - Payroll Benefits - Medical	1,977.04	1,858.00	119.04	18,793.87	20,441.00	(1,647.13)	22,299.00	3,505.13
Total Payroll & Benefits	25,971.79	29,446.00	(3,474.21)	196,538.59	232,842.00	(36,303.41)	253,536.00	56,997.41
Utilities								
6050 - Utilities- Communications Service	0.00	60.00	(60.00)	420.00	660.00	(240.00)	720.00	300.00
Total Utilities	0.00	60.00	(60.00)	420.00	660.00	(240.00)	720.00	300.00
Contracted & Professional Services								
5125 - IT Support and Services	800.00	750.00	50.00	9,749.00	8,549.00	1,200.00	9,299.00	(450.00)
7095 - Other Professional Services	0.00	0.00	0.00	20,817.41	16,500.00	4,317.41	16,500.00	(4,317.41)
Total Contracted & Professional Services	800.00	750.00	50.00	30,566.41	25,049.00	5,517.41	25,799.00	(4,767.41)
Total Accounting Expense	27,914.59	31,524.00	(3,609.41)	272,559.20	300,507.00	(27,947.80)	328,660.00	56,100.80
Total Accounting Income / (Loss)	(23,029.60)	(30,594.00)	7,564.40	(233,176.75)	(271,550.00)	38,373.25	(299,060.00)	(65,883.25)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	17.20	0.00	17.20	213.64	0.00	213.64	0.00	(213.64)
4255 - Maps and Signs	29.49	125.00	(95.51)	1,641.62	1,375.00	266.62	1,500.00	(141.62)
4835 - Miscellaneous Income	0.00	0.00	0.00	2,014.77	0.00	2,014.77	0.00	(2,014.77)
4840 - Non-Taxable Income	0.00	0.00	0.00	587.33	0.00	587.33	0.00	(587.33)
4870 - Member Donation Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
Total Other Income	46.69	125.00	(78.31)	4,482.36	1,375.00	3,107.36	1,500.00	(2,982.36)
Total SVCA Operations- Admin Income	46.69	125.00	(78.31)	4,482.36	1,375.00	3,107.36	1,500.00	(2,982.36)
Expense								
Administrative								
5000 - General Administrative	0.00	84.00	(84.00)	303.15	917.00	(613.85)	1,000.00	696.85
5015 - Bank Charges & Fees	123.65	291.00	(167.35)	3,492.23	3,208.00	284.23	3,500.00	7.77
5045 - Dues & Subscriptions	965.00	135.00	830.00	3,324.44	1,487.00	1,837.44	1,622.00	(1,702.44)
5090 - Office Supplies	2,552.89	1,584.00	968.89	19,575.96	17,417.00	2,158.96	19,000.00	(575.96)
5100 - GM Discretionary Funds	838.15	334.00	504.15	6,718.60	3,667.00	3,051.60	4,000.00	(2,718.60)
5107 - Advertising Costs	0.00	16.00	(16.00)	0.00	183.00	(183.00)	200.00	200.00
5120 - Cash Over/Short	19.00	0.00	19.00	2.53	0.00	2.53	0.00	(2.53)
5205 - Events Charges	120.99	625.00	(504.01)	13,172.20	10,625.00	2,547.20	12,500.00	(672.20)
5210 - Printing & Copying	354.54	417.00	(62.46)	7,261.83	4,584.00	2,677.83	5,000.00	(2,261.83)
5227 - Training & Conferences	1,912.11	209.00	1,703.11	6,719.83	2,292.00	4,427.83	2,500.00	(4,219.83)
5325 - Recruiting Expense	100.00	0.00	100.00	6,256.42	0.00	6,256.42	0.00	(6,256.42)
Total Administrative	6,986.33	3,695.00	3,291.33	66,827.19	44,380.00	22,447.19	49,322.00	(17,505.19)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	146.50	0.00	146.50	0.00	(146.50)
9005 - State B&O Tax	0.40	6.00	(5.60)	30.17	64.00	(33.83)	70.00	39.83
Total Regulatory Compliance	0.40	6.00	(5.60)	176.67	64.00	112.67	70.00	(106.67)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	41.03	0.00	41.03	9,088.60	15,000.00	(5,911.40)	15,000.00	5,911.40
5007 - Special General Meeting	0.00	0.00	0.00	6,008.19	0.00	6,008.19	0.00	(6,008.19)
5020 - Board Support	284.81	250.00	34.81	4,335.45	2,750.00	1,585.45	3,000.00	(1,335.45)
5115 - Web Site Maintenance	1,360.81	393.00	967.81	6,313.10	3,637.00	2,676.10	4,000.00	(2,313.10)
5215 - Postage	797.15	84.00	713.15	1,498.15	917.00	581.15	1,000.00	(498.15)
5225 - Newsletter Services	1,074.36	0.00	1,074.36	2,079.81	0.00	2,079.81	0.00	(2,079.81)
Total CC&Rs/ Mandates	3,558.16	727.00	2,831.16	29,323.30	22,304.00	7,019.30	23,000.00	(6,323.30)
Payroll & Benefits								
5300 - Salaries	39,697.79	41,988.00	(2,290.21)	301,480.65	323,256.00	(21,775.35)	346,545.00	45,064.35
5335 - Payroll Taxes- Employer	3,184.01	3,593.00	(408.99)	24,563.16	27,659.00	(3,095.84)	31,136.00	6,572.84
5385 - Payroll Benefits - Medical	2,086.48	1,983.00	103.48	14,690.09	23,513.00	(8,822.91)	25,496.00	10,805.91
Total Payroll & Benefits	44,968.28	47,564.00	(2,595.72)	340,733.90	374,428.00	(33,694.10)	403,177.00	62,443.10
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	9.00	(9.00)	495.00	92.00	403.00	100.00	(395.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	3,009.40	1,320.00	1,689.40	1,440.00	(1,569.40)
Total Utilities	120.00	129.00	(9.00)	3,504.40	1,412.00	2,092.40	1,540.00	(1,964.40)
Maintenance & Landscaping								
6785 - Vehicle Fuel	75.34	0.00	75.34	191.15	0.00	191.15	0.00	(191.15)
6795 - Other Supplies	0.00	0.00	0.00	212.94	0.00	212.94	0.00	(212.94)
Total Maintenance & Landscaping	75.34	0.00	75.34	404.09	0.00	404.09	0.00	(404.09)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	428.66	425.00	3.66	3,887.33	4,675.00	(787.67)	5,100.00	1,212.67
5125 - IT Support and Services	2,239.07	2,098.00	141.07	30,297.66	28,157.00	2,140.66	30,000.00	(297.66)
6440 - Safety & Security Services	0.00	0.00	0.00	380.84	0.00	380.84	0.00	(380.84)
7095 - Other Professional Services	0.00	0.00	0.00	21,999.70	0.00	21,999.70	0.00	(21,999.70)
Total Contracted & Professional Services	2,667.73	2,523.00	144.73	56,565.53	32,832.00	23,733.53	35,100.00	(21,465.53)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9210 - Emergency Preparedness Committee	0.00	0.00	0.00	61.56	0.00	61.56	0.00	(61.56)
Total Other Expenses	0.00	0.00	0.00	61.56	0.00	61.56	0.00	(61.56)
Total SVCA Operations- Admin Expense	58,376.24	54,644.00	3,732.24	497,596.64	475,420.00	22,176.64	512,209.00	14,612.36
Total SVCA Operations- Admin Income / (Loss)	(58,329.55)	(54,519.00)	(3,810.55)	(493,114.28)	(474,045.00)	(19,069.28)	(510,709.00)	(17,594.72)

Income Statement Report

Sudden Valley Community Association Facilities

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(41.00)	0.00	(41.00)	20,066.00	19,000.00	1,066.00	19,000.00	(1,066.00)
4412 - BD Expense- Area Z	875.00	0.00	875.00	(26.82)	0.00	(26.82)	0.00	26.82
Total Area Z Rental Income	834.00	0.00	834.00	20,039.18	19,000.00	1,039.18	19,000.00	(1,039.18)
Lease Income								
4430 - Lease Income - Restaurant	2,329.00	2,309.00	20.00	25,619.00	25,407.00	212.00	27,717.00	2,098.00
4439 - Lease Income- Library	281.00	281.00	0.00	3,091.00	3,091.00	0.00	3,372.00	281.00
Total Lease Income	2,610.00	2,590.00	20.00	28,710.00	28,498.00	212.00	31,089.00	2,379.00
Total Facilities Income	3,444.00	2,590.00	854.00	48,749.18	47,498.00	1,251.18	50,089.00	1,339.82
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	5.00	(5.00)	71.80	63.00	8.80	69.00	(2.80)
7110 - Regulatory Compliance	74.89	74.00	0.89	812.03	820.00	(7.97)	895.00	82.97
9005 - State B&O Tax	39.19	72.00	(32.81)	797.79	793.00	4.79	865.00	67.21
Total Regulatory Compliance	114.08	151.00	(36.92)	1,681.62	1,676.00	5.62	1,829.00	147.38
Payroll & Benefits								
5300 - Salaries	7,878.80	6,713.00	1,165.80	58,156.48	51,850.00	6,306.48	56,092.00	(2,064.48)
5335 - Payroll Taxes- Employer	729.14	725.00	4.14	5,571.58	5,605.00	(33.42)	6,310.00	738.42
5385 - Payroll Benefits - Medical	590.48	744.00	(153.52)	5,527.44	8,184.00	(2,656.56)	8,928.00	3,400.56
Total Payroll & Benefits	9,198.42	8,182.00	1,016.42	69,255.50	65,639.00	3,616.50	71,330.00	2,074.50
Utilities								
6000 - Utilities	(2,902.40)	0.00	(2,902.40)	(298.31)	0.00	(298.31)	0.00	298.31
6005 - Utilities- Natural Gas	653.63	262.00	391.63	6,634.73	6,243.00	391.73	7,288.00	653.27
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	12,712.05	14,219.00	(1,506.95)	16,555.00	3,842.95
6033 - Utilities- Electricity	1,767.08	1,527.00	240.08	16,503.97	21,507.00	(5,003.03)	23,461.00	6,957.03
6035 - Utilities- Trash & Recycling Service	1,488.05	1,264.00	224.05	9,674.34	13,907.00	(4,232.66)	15,171.00	5,496.66

Income Statement Report

Sudden Valley Community Association Facilities

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	642.61	1,377.00	(734.39)	15,590.38	15,145.00	445.38	16,522.00	931.62
Total Utilities	1,648.97	4,430.00	(2,781.03)	60,817.16	71,021.00	(10,203.84)	78,997.00	18,179.84
Maintenance & Landscaping								
6515 - Building R&M- Materials	3,071.41	1,711.00	1,360.41	10,137.52	19,713.00	(9,575.48)	21,423.00	11,285.48
6520 - Building R&M- Contract Vendor	1,652.73	3,130.00	(1,477.27)	26,238.37	34,424.00	(8,185.63)	37,553.00	11,314.63
6635 - Janitorial Supplies	202.19	916.00	(713.81)	14,732.73	10,083.00	4,649.73	11,000.00	(3,732.73)
6675 - Equipment R&M	0.00	0.00	0.00	359.59	0.00	359.59	0.00	(359.59)
6765 - Small Tools & Equipment	199.45	0.00	199.45	215.86	0.00	215.86	0.00	(215.86)
6775 - Vehicle R&M	1,047.30	75.00	972.30	1,047.30	825.00	222.30	900.00	(147.30)
6785 - Vehicle Fuel	315.26	101.00	214.26	315.26	1,109.00	(793.74)	1,210.00	894.74
6795 - Other Supplies	0.00	0.00	0.00	1,511.57	0.00	1,511.57	0.00	(1,511.57)
6796 - Other R&M	236.68	0.00	236.68	3,455.18	0.00	3,455.18	0.00	(3,455.18)
Total Maintenance & Landscaping	6,725.02	5,933.00	792.02	58,013.38	66,154.00	(8,140.62)	72,086.00	14,072.62
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	8,040.00	(8,040.00)	8,040.00	8,040.00
6440 - Safety & Security Services	0.00	0.00	0.00	1,356.36	0.00	1,356.36	0.00	(1,356.36)
7095 - Other Professional Services	0.00	0.00	0.00	1,302.00	1,000.00	302.00	2,000.00	698.00
Total Contracted & Professional Services	0.00	0.00	0.00	2,868.13	9,040.00	(6,171.87)	10,040.00	7,171.87
Total Facilities Expense	17,686.49	18,696.00	(1,009.51)	192,635.79	213,530.00	(20,894.21)	234,282.00	41,646.21
Total Facilities Income / (Loss)	(14,242.49)	(16,106.00)	1,863.51	(143,886.61)	(166,032.00)	22,145.39	(184,193.00)	(40,306.39)

Income Statement Report

Sudden Valley Community Association

Maintenance

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	16.00	192.00	(176.00)	2,141.25	2,115.00	26.25	2,307.00	165.75
Total Other Income	16.00	192.00	(176.00)	2,141.25	2,115.00	26.25	2,307.00	165.75
Total Maintenance Income	16.00	192.00	(176.00)	2,141.25	2,115.00	26.25	2,307.00	165.75
Expense								
Administrative								
5090 - Office Supplies	168.00	0.00	168.00	884.72	0.00	884.72	0.00	(884.72)
6408 - Uniforms	0.00	171.00	(171.00)	768.49	1,882.00	(1,113.51)	2,053.00	1,284.51
Total Administrative	168.00	171.00	(3.00)	1,653.21	1,882.00	(228.79)	2,053.00	399.79
Regulatory Compliance								
6300 - Permits & Licenses	149.00	209.00	(60.00)	1,393.00	2,301.00	(908.00)	2,510.00	1,117.00
9005 - State B&O Tax	0.58	0.00	0.58	77.09	83.00	(5.91)	83.00	5.91
Total Regulatory Compliance	149.58	209.00	(59.42)	1,470.09	2,384.00	(913.91)	2,593.00	1,122.91
Payroll & Benefits								
5300 - Salaries	33,322.56	29,064.00	4,258.56	189,206.44	185,871.00	3,335.44	204,159.00	14,952.56
5335 - Payroll Taxes- Employer	3,645.44	3,431.00	214.44	20,226.41	22,053.00	(1,826.59)	25,373.00	5,146.59
5385 - Payroll Benefits - Medical	1,475.85	2,727.00	(1,251.15)	20,445.59	23,836.00	(3,390.41)	26,560.00	6,114.41
Total Payroll & Benefits	38,443.85	35,222.00	3,221.85	229,878.44	231,760.00	(1,881.56)	256,092.00	26,213.56
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	60.00	120.00	(60.00)	1,408.10	1,320.00	88.10	1,440.00	31.90
Total Utilities	60.00	120.00	(60.00)	1,430.95	1,320.00	110.95	1,440.00	9.05
Maintenance & Landscaping								
6515 - Building R&M- Materials	176.87	0.00	176.87	354.35	0.00	354.35	0.00	(354.35)
6610 - Raw Materials	0.00	46.00	(46.00)	801.74	504.00	297.74	550.00	(251.74)
6621 - Raw Materials: Sand & Gravel	627.79	84.00	543.79	1,414.01	917.00	497.01	1,000.00	(414.01)

Income Statement Report

Sudden Valley Community Association

Maintenance

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6635 - Janitorial Supplies	0.00	0.00	0.00	58.68	0.00	58.68	0.00	(58.68)
6675 - Equipment R&M	1,513.80	643.00	870.80	9,882.87	7,080.00	2,802.87	7,724.00	(2,158.87)
6765 - Small Tools & Equipment	2,104.07	0.00	2,104.07	6,659.80	3,910.00	2,749.80	3,910.00	(2,749.80)
6775 - Vehicle R&M	720.29	584.00	136.29	22,334.64	6,417.00	15,917.64	7,000.00	(15,334.64)
6785 - Vehicle Fuel	2,257.16	738.00	1,519.16	12,184.45	8,110.00	4,074.45	8,847.00	(3,337.45)
6795 - Other Supplies	561.16	209.00	352.16	3,211.78	2,292.00	919.78	2,500.00	(711.78)
6796 - Other R&M	63,306.78	0.00	63,306.78	77,043.44	3,000.00	74,043.44	3,000.00	(74,043.44)
Total Maintenance & Landscaping	71,267.92	2,304.00	68,963.92	133,945.76	32,230.00	101,715.76	34,531.00	(99,414.76)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	116.00	(116.00)	1,031.41	1,283.00	(251.59)	1,400.00	368.59
6442 - Snow Removal Services	0.00	3,750.00	(3,750.00)	16,154.80	11,250.00	4,904.80	15,000.00	(1,154.80)
Total Contracted & Professional Services	0.00	3,950.00	(3,950.00)	17,186.21	13,450.00	3,736.21	17,400.00	213.79
Total Maintenance Expense	110,089.35	41,976.00	68,113.35	385,564.66	283,026.00	102,538.66	314,109.00	(71,455.66)
Total Maintenance Income / (Loss)	(110,073.35)	(41,784.00)	(68,289.35)	(383,423.41)	(280,911.00)	(102,512.41)	(311,802.00)	71,621.41

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

November 1, 2019 to November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 5,938	\$ 6,000	\$ (62)	\$ 302,699	\$ 279,000	\$ 23,699	\$ 285,000	\$ (17,699)
4151 - BD Expense- Golf	2,540	-	2,540	(1,595)	-	(1,595)	-	1,595
4154 - Golf Course Daily Greens Fees	12,829	10,000	2,829	424,277	346,500	77,777	351,300	(72,977)
4170 - Driving Range Fees	708	400	308	20,749	16,200	4,549	16,300	(4,449)
4174 - Golf Cart Rental	2,877	3,000	(123)	121,325	116,000	5,325	118,000	(3,325)
4176 - Golf Club Storage	-	100	(100)	1,077	1,100	(24)	1,200	124
4178 - Trail Fees	173	-	173	14,851	13,250	1,601	13,250	(1,601)
4835 - Miscellaneous Income	-	-	-	49	-	49	-	(49)
Total Golf Income	25,066	19,500	5,566	883,431	772,050	111,381	785,050	(98,381)
Other AR Income								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
Total Other AR Income	-	-	-	300	-	300	-	(300)
Total Golf Pro Income	25,066	19,500	5,566	883,731	772,050	111,681	785,050	(98,681)
Expense								
Administrative								
5107 - Advertising Costs	147	200	(53)	4,675	7,000	(2,325)	7,000	2,325
5015 - Bank Charges & Fees	731	450	281	17,143	13,212	3,931	13,487	(3,656)
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	336	1,506	(1,170)	24,052	16,538	7,514	18,040	(6,012)
5000 - General Administrative	-	-	-	440	1,600	(1,160)	1,600	1,160
5090 - Office Supplies	82	50	32	875	550	325	600	(275)
5210 - Printing & Copying	34	-	34	1,759	2,980	(1,221)	2,980	1,221
5227 - Training & Conferences	775	300	475	3,138	3,300	(162)	3,600	462
6408 - Uniforms	842	341	501	7,664	4,058	3,606	4,400	(3,264)
Total Administrative	2,947	2,847	100	59,744	49,238	10,506	51,707	(8,038)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	116	(116)	-	1,283	(1,283)	1,400	1,400
6300 - Permits & Licenses	353	66	287	947	733	214	800	(147)
9005 - State B&O Tax	115	38	77	4,212	3,663	549	3,698	(514)
Total Regulatory Compliance	468	220	248	5,159	5,679	(520)	5,898	739
CC&Rs/ Mandates								
5215 - Postage	1	64	(64)	189	706	(517)	770	581
CC&Rs/ Mandates Total	1	64	(64)	189	706	(517)	770	581
Payroll & Benefits								
5300 - Salaries	49,761	43,131	6,630	455,320	445,368	9,952	472,112	16,792
5335 - Payroll Taxes- Employer	4,684	4,321	363	43,720	45,707	(1,987)	50,093	6,373
5385 - Payroll Benefits - Medical	3,469	4,464	(995)	35,025	49,083	(14,058)	53,544	18,519
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	57,914	51,916	5,998	534,065	540,158	(6,093)	575,749	41,684

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

November 1, 2019 to November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	262	343	(81)	2,882	3,771	(889)	4,114	1,232
Total Insurance	262	343	(81)	2,882	3,771	(889)	4,114	1,232
Utilities								
6050 - Utilities- Communications Service	90	633	(543)	6,659	6,963	(304)	7,596	937
6033 - Utilities- Electricity	1,188	941	247	17,511	18,782	(1,271)	20,008	2,497
6005 - Utilities- Natural Gas	222	191	31	2,927	3,028	(101)	3,322	395
6023 - Utilities- Water & Sewer	-	-	-	9,040	9,260	(220)	11,018	1,978
6035 - Utilities- Trash & Recycling Service	244	239	5	2,594	2,632	(38)	2,871	277
Total Utilities	1,744	2,004	(260)	38,731	40,665	(1,934)	44,815	6,084
Maintenance & Landscaping								
6675 - Equipment R&M	7,061	3,584	3,477	47,739	35,417	12,322	40,000	(7,739)
6635 - Janitorial Supplies	-	21	(21)	-	229	(229)	250	250
6110 - Landscape R&M	2,587	4,563	(1,976)	37,137	38,479	(1,342)	40,000	2,863
6796 - Other R&M	109	191	(82)	1,277	2,108	(831)	2,300	1,023
6795 - Other Supplies	256	1,134	(878)	15,075	17,467	(2,392)	18,600	3,525
6610 - Raw Materials	-	2,085	(2,085)	36,487	22,918	13,569	25,000	(11,487)
6621 - Raw Materials: Sand & Gravel	12,260	-	12,260	32,533	34,000	(1,467)	34,000	1,467
6765 - Small Tools & Equipment	-	216	(216)	2,252	2,633	(381)	2,850	598
6785 - Vehicle Fuel	1,602	512	1,090	19,586	19,753	(167)	20,180	594
6775 - Vehicle R&M	-	125	(125)	649	1,375	(726)	1,500	851
Total Maintenance & Landscaping	23,876	12,431	11,445	192,735	174,379	18,356	184,680	(8,055)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	547	150	397	7,628	3,750	3,878	3,900	(3,728)
6440 - Safety & Security Services	-	41	(41)	324	458	(134)	500	176
7095 - Other Professional Services	-	125	(125)	438	1,375	(937)	1,500	1,062
Total Contracted & Professional Services	547	316	231	8,390	5,583	2,807	5,900	(2,490)
Total Golf Expense	87,758	70,141	17,617	841,895	820,179	21,716	873,633	31,737
Total Golf Income / (Loss)	\$ (62,692)	\$ (50,641)	\$ (12,051)	\$ 41,836	\$ (48,129)	\$ 89,965	\$ (88,583)	\$ (130,418)

Income Statement Report

Sudden Valley Community Association

Marina

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	10,045.00	8,295.00	1,750.00	8,295.00	(1,750.00)
4420 - Marina Dry Slip Income	0.00	0.00	0.00	49,695.00	39,310.00	10,385.00	39,310.00	(10,385.00)
4425 - Marina Wet/Dry Combo Income	905.00	0.00	905.00	66,075.00	59,740.00	6,335.00	59,740.00	(6,335.00)
4426 - BD Expense- Marina	0.00	0.00	0.00	(340.00)	0.00	(340.00)	0.00	340.00
Total Marina Income	905.00	0.00	905.00	125,475.00	107,345.00	18,130.00	107,345.00	(18,130.00)
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	2,070.00	2,000.00	70.00	2,000.00	(70.00)
Total Other Income	0.00	0.00	0.00	2,070.00	2,000.00	70.00	2,000.00	(70.00)
Total Marina Income	905.00	0.00	905.00	127,545.00	109,345.00	18,200.00	109,345.00	(18,200.00)
<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	313.06	0.00	313.06	0.00	(313.06)
Total Administrative	0.00	0.00	0.00	481.63	0.00	481.63	0.00	(481.63)
Regulatory Compliance								
7110 - Regulatory Compliance	140.14	145.00	(4.86)	1,644.01	1,598.00	46.01	1,743.00	98.99
9005 - State B&O Tax	0.90	151.00	(150.10)	1,925.22	1,668.00	257.22	1,820.00	(105.22)
Total Regulatory Compliance	141.04	296.00	(154.96)	3,569.23	3,266.00	303.23	3,563.00	(6.23)
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	2,961.65	1,437.00	1,524.65	1,587.00	(1,374.65)
6033 - Utilities- Electricity	139.84	86.00	53.84	1,907.97	1,761.00	146.97	1,914.00	6.03
6050 - Utilities- Communications Service	0.00	173.00	(173.00)	1,780.73	1,897.00	(116.27)	2,069.00	288.27
Total Utilities	139.84	259.00	(119.16)	6,650.35	5,095.00	1,555.35	5,570.00	(1,080.35)
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)

Income Statement Report

Sudden Valley Community Association

Marina

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	1,055.61	0.00	1,055.61	0.00	(1,055.61)
6621 - Raw Materials: Sand & Gravel	0.00	84.00	(84.00)	1,442.48	917.00	525.48	1,000.00	(442.48)
6675 - Equipment R&M	0.00	0.00	0.00	1,249.38	0.00	1,249.38	0.00	(1,249.38)
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	550.00	(334.51)	600.00	384.51
6796 - Other R&M	0.00	416.00	(416.00)	844.73	4,583.00	(3,738.27)	5,000.00	4,155.27
Total Maintenance & Landscaping	0.00	550.00	(550.00)	7,247.85	6,050.00	1,197.85	6,600.00	(647.85)
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	2,314.50	0.00	2,314.50	8,575.50	0.00	8,575.50	0.00	(8,575.50)
Total Contracted & Professional Services	2,314.50	0.00	2,314.50	8,738.25	0.00	8,738.25	0.00	(8,738.25)
Total Marina Expense	2,595.38	1,105.00	1,490.38	26,687.31	14,411.00	12,276.31	15,733.00	(10,954.31)
Total Marina Income / (Loss)	(1,690.38)	(1,105.00)	(585.38)	100,857.69	94,934.00	5,923.69	93,612.00	(7,245.69)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 November 1, 2019 to November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,295	\$ 32,414	\$ (119)	\$ 356,603	\$ 356,552	\$ 51	\$ 388,966	\$ 32,363
4011 - BD Expense- Rec SA 062018 to 052023	(593)	(2,917)	2,325	(3,411)	(32,090)	28,679	(35,007)	(31,596)
	31,702	29,497	2,205	353,192	324,462	28,730	353,959	767
Lease Income								
4435 - Lease Income - Barn 8	751	650	101	8,261	7,150	1,111	7,800	(461)
	751	650	101	8,261	7,150	1,111	7,800	(461)
Non-Lease Facility Rentals								
4400 - Facility Rentals	365	-	365	3,080	2,000	1,080	2,000	(1,080)
4411 - Picnic Shelter Rentals	60	-	60	2,310	1,195	1,115	1,195	(1,115)
	425	-	425	5,390	3,195	2,195	3,195	(2,195)
Rec Center and Pools Income								
4510 - Health Club Membership	200	816	(616)	1,060	8,983	(7,923)	9,800	8,740
4220 - Access Cards	-	-	-	30	-	30	-	(30)
4223 - Gym and Pool Access Cards	223	41	182	3,867	458	3,409	500	(3,367)
4502 - Instructor & Trainer Fees	589	104	485	5,407	1,146	4,261	1,250	(4,157)
4513 - Main Pool Income	-	-	-	9,863	-	9,863	-	(9,863)
4515 - Locker Rental	-	-	-	60	-	60	-	(60)
4516 - Quiet Pool Income	-	-	-	584	-	584	-	(584)
4870 - Member Donation Income	-	-	-	150	-	150	-	(150)
Total Recreation Income	1,012	961	51	21,021	10,587	10,434	11,550	(9,471)
Total Recreation Income	33,891	31,108	2,783	387,863	345,394	42,469	376,504	(11,360)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	43	(43)	39	472	(433)	515	476
5090 - Office Supplies	167	166	1	1,684	1,833	(149)	2,000	316
5205 - Events Charges	66	-	66	986	350	636	350	(636)
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	-	178	(178)	728	1,964	(1,236)	2,142	1,414
6408 - Uniforms	-	-	-	1,395	-	1,395	276	(1,119)
Total Administrative	233	387	(154)	5,007	4,619	388	5,283	276
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	591	500	91	500	(91)
9005 - State B&O Tax	28	-	28	257	52	205	52	(205)
Total Regulatory Compliance	28	-	28	848	552	296	552	(296)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	61	-	61	-	(61)
CC&Rs/ Mandates Total	-	-	-	61	-	61	-	(61)
Payroll & Benefits								
5300 - Salaries	17,506	19,591	(2,085)	184,658	202,459	(17,801)	214,763	30,105
5335 - Payroll Taxes- Employer	1,736	2,354	(618)	19,041	24,148	(5,107)	26,424	7,383
5385 - Payroll Benefits - Medical	1,427	1,674	(247)	17,406	18,422	(1,016)	20,097	2,691
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	20,668	23,619	(2,951)	221,104	245,029	(23,925)	261,284	40,179

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 November 1, 2019 to November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	3,568	-	3,568	-	(3,568)
6050 - Utilities- Communications Service	60	100	(40)	5,887	1,100	4,787	1,200	(4,687)
6033 - Utilities- Electricity	1,116	1,179	(63)	13,040	12,970	70	14,149	1,109
6005 - Utilities- Natural Gas	300	360	(60)	12,648	10,248	2,400	10,609	(2,039)
6023 - Utilities- Water & Sewer	-	-	-	13,487	10,924	2,563	12,160	(1,327)
6035 - Utilities- Trash & Recycling Service	161	125	36	2,606	1,375	1,231	1,500	(1,106)
Total Utilities	1,638	1,764	(126)	51,236	36,617	14,619	39,618	(11,618)
Maintenance & Landscaping								
6515 - Building R&M- Materials	72	166	(94)	8,015	1,833	6,182	2,000	(6,015)
6520 - Building R&M- Contract Services	-	-	-	3,597	-	3,597	-	(3,597)
6675 - Equipment R&M	133	-	133	4,656	2,060	2,596	2,060	(2,596)
6635 - Janitorial Supplies	81	228	(147)	3,549	2,503	1,046	2,730	(819)
6110 - Landscape R&M	-	1,417	(1,417)	20,950	15,589	5,361	17,006	(3,944)
6796 - Other R&M	165	50	115	(3)	550	(553)	600	603
6795 - Other Supplies	320	658	(338)	11,464	7,254	4,210	7,914	(3,550)
6621 - Raw Materials: Sand & Gravel	-	291	(291)	1,902	3,208	(1,306)	3,500	1,598
6765 - Small Tools & Equipment	629	173	456	1,535	1,902	(367)	2,075	540
6785 - Vehicle Fuel	585	416	169	4,605	4,583	22	5,000	395
6775 - Vehicle R&M	-	91	(91)	531	999	(468)	1,090	559
Total Maintenance & Landscaping	1,985	3,490	(1,505)	60,800	40,481	20,319	43,975	(16,826)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	595	-	595	-	(595)
5125 - IT Support and Services	-	11	(11)	-	114	(114)	124	124
6438 - Pool Management	-	-	-	26,634	22,464	4,170	22,464	(4,170)
6440 - Safety & Security Services	-	-	-	615	-	615	-	(615)
7095 - Contracted and Professional Services	-	-	-	3,805	-	3,805	-	(3,805)
Total Contracted & Professional Services	-	11	(11)	31,648	22,578	9,070	22,588	(9,061)
Total Recreation Expense	24,552	29,271	(4,719)	370,705	349,876	20,829	373,300	2,593
Total Recreation Income / (Loss)	\$ 9,339	\$ 1,837	\$ 7,502	\$ 17,159	\$ (4,482)	\$ 21,641	\$ 3,204	\$ (13,953)

Income Statement Report

Sudden Valley Community Association

UDR Activity

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(2,136.76)	0.00	(2,136.76)	0.00	2,136.76
4001 - BD Expense- 2018 Ops & prior	671.53	0.00	671.53	40,419.18	0.00	40,419.18	0.00	(40,419.18)
4002 - Member Assessments 2016	0.00	0.00	0.00	(503.64)	0.00	(503.64)	0.00	503.64
4004 - Member Assessments 2017	0.00	0.00	0.00	(573.36)	0.00	(573.36)	0.00	573.36
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	0.00	0.00	0.00	12,289.82	0.00	12,289.82	0.00	(12,289.82)
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	671.53	0.00	671.53	396.89	0.00	396.89	0.00	(396.89)
Collections Income								
4710 - Late Fees & Interest	6,886.48	0.00	6,886.48	44,577.67	0.00	44,577.67	0.00	(44,577.67)
4711 - BD Expense- Late Fee & Int	(3,563.66)	0.00	(3,563.66)	2,353.08	0.00	2,353.08	0.00	(2,353.08)
4715 - Lien Fees	0.00	0.00	0.00	4,950.00	0.00	4,950.00	0.00	(4,950.00)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	10,480.13	0.00	10,480.13	0.00	(10,480.13)
4721 - BD Expense- Legal	(187.56)	0.00	(187.56)	(2,376.52)	0.00	(2,376.52)	0.00	2,376.52
Total Collections Income	3,135.26	0.00	3,135.26	59,984.36	0.00	59,984.36	0.00	(59,984.36)
Investment Income								
4910 - Interest Earned - Reserve Accounts	511.75	0.00	511.75	4,789.21	0.00	4,789.21	0.00	(4,789.21)
Total Investment Income	511.75	0.00	511.75	4,789.21	0.00	4,789.21	0.00	(4,789.21)
Total UDR Activity Income	4,318.54	0.00	4,318.54	65,170.46	0.00	65,170.46	0.00	(65,170.46)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	103.80	0.00	103.80	753.38	0.00	753.38	0.00	(753.38)
Total Regulatory Compliance	103.80	0.00	103.80	753.38	0.00	753.38	0.00	(753.38)
CC&Rs/ Mandates								
5025 - Collection Charges	212.15	0.00	212.15	2,822.66	0.00	2,822.66	0.00	(2,822.66)

Income Statement Report

Sudden Valley Community Association

UDR Activity

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
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	9,336.00	0.00	9,336.00	0.00	(9,336.00)
7020 - Legal Services	400.00	0.00	400.00	15,038.99	0.00	15,038.99	0.00	(15,038.99)
Total CC&Rs/ Mandates	612.15	0.00	612.15	27,697.65	0.00	27,697.65	0.00	(27,697.65)
Payroll & Benefits								
5391 - Accrued Vacation Liability	1,492.67	0.00	1,492.67	16,163.60	0.00	16,163.60	0.00	(16,163.60)
Total Payroll & Benefits	1,492.67	0.00	1,492.67	16,163.60	0.00	16,163.60	0.00	(16,163.60)
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 Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	587.00	0.00	587.00	0.00	(587.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	587.00	0.00	587.00	0.00	(587.00)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	2,376.00	0.00	2,376.00	12,744.00	0.00	12,744.00	14,400.00	1,656.00
9619.02 - Hazardous Tree Removal	0.00	0.00	0.00	8,788.51	0.00	8,788.51	16,990.90	8,202.39
9699 - UDR Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(59,655.77)	(59,655.77)
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	16,875.44	0.00	16,875.44	24,112.88	7,237.44
Total Reserve UDR Projects	2,376.00	0.00	2,376.00	42,157.95	0.00	42,157.95	0.00	(42,157.95)
Total UDR Activity Expense	4,584.62	0.00	4,584.62	181,959.58	0.00	181,959.58	0.00	(181,959.58)
Total UDR Activity Income / (Loss)	(266.08)	0.00	(266.08)	(116,789.12)	0.00	(116,789.12)	0.00	116,789.12

Income Statement Report Sudden Valley Community Association SVCA Reserves

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	(244.50)	0.00	(244.50)	0.00	244.50
4031 - CRRRF Special Assessment 16/17	0.00	0.00	0.00	(31.68)	0.00	(31.68)	0.00	31.68
4032 - BD Expense- CRRRF SA 16/17	0.00	0.00	0.00	332.64	0.00	332.64	0.00	(332.64)
4041 - BD Expense- MR&R	0.00	0.00	0.00	226.01	0.00	226.01	0.00	(226.01)
4042 - Capital Rep& Repl Assmt 2017	0.00	0.00	0.00	(131.64)	0.00	(131.64)	0.00	131.64
4043.19 - Capital Rep& Repl Assmt 2019	87,260.62	0.00	87,260.62	964,813.96	0.00	964,813.96	0.00	(964,813.96)
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(150.00)	0.00	(150.00)	0.00	150.00
4046 - BD Expense- CRRRF 18 & Prior	11.97	0.00	11.97	9,397.54	0.00	9,397.54	0.00	(9,397.54)
4048 - Capital Rep& Repl Assmt 2016	0.00	0.00	0.00	(150.00)	0.00	(150.00)	0.00	150.00
4049 - BD Expense - CRRRF 2019	(2,061.47)	0.00	(2,061.47)	(21,336.21)	0.00	(21,336.21)	0.00	21,336.21
4050 - Roads Capital Assessment	0.00	0.00	0.00	(208.20)	0.00	(208.20)	0.00	208.20
4051 - BD Expense- Roads 18 & Prior	14.03	0.00	14.03	15,676.86	0.00	15,676.86	0.00	(15,676.86)
4052 - Roads Capital Assmt 2016	0.00	0.00	0.00	(232.28)	0.00	(232.28)	0.00	232.28
4053 - BD Expense - Roads 2019	(2,184.50)	0.00	(2,184.50)	(25,326.16)	0.00	(25,326.16)	0.00	25,326.16
4054 - Roads Capital Assmt 2017	0.00	0.00	0.00	(207.48)	0.00	(207.48)	0.00	207.48
4055.19 - Roads Capital Assmt 2019	101,390.62	0.00	101,390.62	1,121,044.98	0.00	1,121,044.98	0.00	(1,121,044.98)
4060.19 - Mailbox Capital Assmt 2019	2,103.82	0.00	2,103.82	23,261.21	0.00	23,261.21	0.00	(23,261.21)
4061 - BD Expense- Mailbox 2006 SA	(47.73)	0.00	(47.73)	(451.80)	0.00	(451.80)	0.00	451.80
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	2.65	0.00	2.65	0.00	(2.65)
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	186,487.36	0.00	186,487.36	2,084,092.84	0.00	2,084,092.84	0.00	(2,084,092.84)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total New Home Construction Fees	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Other AR Income								
4242 - Title Transfer Fee: Capital	29,974.85	0.00	29,974.85	226,546.54	0.00	226,546.54	0.00	(226,546.54)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	127.37	0.00	127.37	(277.20)	0.00	(277.20)	0.00	277.20
Total Other AR Income	30,102.22	0.00	30,102.22	226,269.34	0.00	226,269.34	0.00	(226,269.34)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,065.84	0.00	3,065.84	29,654.09	0.00	29,654.09	0.00	(29,654.09)
Total Investment Income	3,065.84	0.00	3,065.84	29,654.09	0.00	29,654.09	0.00	(29,654.09)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	6,737.33	0.00	6,737.33	0.00	(6,737.33)
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	14,708.92	0.00	14,708.92	0.00	(14,708.92)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	21,446.25	0.00	21,446.25	0.00	(21,446.25)
Total SVCA Reserves Income	219,655.42	0.00	219,655.42	2,362,462.52	0.00	2,362,462.52	0.00	(2,362,462.52)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	(160.50)	0.00	(160.50)	350.00	0.00	350.00	0.00	(350.00)
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	(160.50)	0.00	(160.50)	3,193.56	0.00	3,193.56	0.00	(3,193.56)
Regulatory Compliance								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	1,621.19	0.00	1,621.19	0.00	(1,621.19)
Total Regulatory Compliance	0.00	0.00	0.00	1,621.19	0.00	1,621.19	0.00	(1,621.19)
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	6,284.41	0.00	6,284.41	0.00	(6,284.41)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	56,475.18	0.00	56,475.18	0.00	(56,475.18)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	22,922.56	0.00	22,922.56	0.00	(22,922.56)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	392,510.41	0.00	392,510.41	0.00	(392,510.41)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	134,727.02	0.00	134,727.02	0.00	(134,727.02)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	1,136.93	0.00	1,136.93	0.00	(1,136.93)

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November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6335 - Depr - Communication Equipment	371.95	0.00	371.95	3,703.37	0.00	3,703.37	0.00	(3,703.37)
6337 - Depr - Computers	929.84	0.00	929.84	14,640.40	0.00	14,640.40	0.00	(14,640.40)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	184,217.26	0.00	184,217.26	0.00	(184,217.26)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	62,385.71	0.00	62,385.71	0.00	(62,385.71)
6360 - Amortization	(610.76)	0.00	(610.76)	4,275.32	0.00	4,275.32	0.00	(4,275.32)
Total Depreciation Expense	71,225.22	0.00	71,225.22	883,278.57	0.00	883,278.57	0.00	(883,278.57)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,031.95	0.00	6,031.95	65,379.11	0.00	65,379.11	0.00	(65,379.11)
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(4,518,009.65)	(4,518,009.65)
Total Reserve Expenses/Transfers	6,031.95	0.00	6,031.95	65,379.11	0.00	65,379.11	(4,518,009.65)	(4,583,388.76)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	0.00	0.00	0.00	15,770.07	0.00	15,770.07	20,478.00	4,707.93
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	21,169.23	0.00	21,169.23	22,000.00	830.77
9719.04 - Greens Triplex Mower	0.00	0.00	0.00	38,619.49	0.00	38,619.49	39,778.00	1,158.51
9719.05 - Sec/ Parks/ Maint Vehicles	0.00	0.00	0.00	136,589.96	0.00	136,589.96	133,188.00	(3,401.96)
9719.06 - Cardio Equipment (x14)	0.00	0.00	0.00	64,758.06	0.00	64,758.06	78,215.00	13,456.94
9719.07 - Main Pool Heaters	0.00	0.00	0.00	8,316.68	4,158.00	4,158.68	8,316.67	(0.01)
9719.08 - Quiet Pool Retaining Wall & Pump	8,826.12	0.00	8,826.12	38,209.56	0.00	38,209.56	63,360.00	25,150.44
9719.09 - Pressure Pump #14 Pump Station	0.00	0.00	0.00	6,944.00	0.00	6,944.00	7,153.00	209.00
9719.10 - Golf Course Irrigation System	0.00	0.00	0.00	125,612.50	0.00	125,612.50	500,362.10	374,749.60
9719.11 - Playground Improvements	3,211.63	0.00	3,211.63	30,403.19	0.00	30,403.19	0.00	(30,403.19)
9719.112 - Playground Improv. Wages, Taxe:	5,201.54	0.00	5,201.54	11,405.99	0.00	11,405.99	0.00	(11,405.99)
9719.12 - Pool Furniture - Quiet & Main Pool	0.00	0.00	0.00	10,158.20	0.00	10,158.20	0.00	(10,158.20)

Income Statement Report Sudden Valley Community Association SVCA Reserves

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9719.13 - Furnace Replacement- Barn 8	5,914.34	0.00	5,914.34	5,914.34	0.00	5,914.34	0.00	(5,914.34)
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	23,153.63	0.00	23,153.63	590,158.36	4,158.00	586,000.36	980,766.65	390,608.29
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	0.00	0.00	0.00	457,629.47	0.00	457,629.47	428,627.30	(29,002.17)
9717.05 - Demo Barn 6/ Sprung Structure In:	146,570.37	0.00	146,570.37	676,201.23	0.00	676,201.23	647,745.68	(28,455.55)
9717.06 - (2) Pools Liner/Deck/ADA Constr	0.00	0.00	0.00	654,028.58	0.00	654,028.58	645,834.67	(8,193.91)
9717.07 - CRRRF Project Manager	6,262.50	0.00	6,262.50	76,120.90	0.00	76,120.90	82,203.00	6,082.10
9717.071 - PNW Recomendated 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	152,832.87	0.00	152,832.87	2,119,795.93	0.00	2,119,795.93	2,272,476.00	152,680.07
Reserve Roads Capital Projects								
9901 - RDS- Windward Dr Retaining Wall Cc	0.00	0.00	0.00	12,043.00	0.00	12,043.00	30,000.00	17,957.00
9917.01 - Gate 28 Slope Hazard Eval	0.00	0.00	0.00	575.00	0.00	575.00	0.00	(575.00)
9918.02 - 2018/2019 Roads Surfacing	4,271.23	0.00	4,271.23	580,604.54	0.00	580,604.54	597,300.00	16,695.46
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	1,641.25	0.00	1,641.25	53,871.99	0.00	53,871.99	36,465.00	(17,406.99)
9918.10 - Windward Drainage Design	0.00	0.00	0.00	10,000.00	0.00	10,000.00	10,000.00	0.00
9919.01 - 2019 Roads On-Call Engineering	4,939.50	0.00	4,939.50	18,231.75	0.00	18,231.75	23,000.00	4,768.25
9919.02 - Culvert 25 Design	1,485.00	0.00	1,485.00	1,485.00	0.00	1,485.00	64,908.00	63,423.00
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	50,942.78	0.00	50,942.78	60,314.55	0.00	60,314.55	107,000.00	46,685.45

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November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9919.07 - Barn 7 & Rotunda Foundation Ren	481.25	0.00	481.25	16,732.14	0.00	16,732.14	51,072.00	34,339.86
9919.09 - Sugarpine Cul de Sac	0.00	0.00	0.00	30,000.00	0.00	30,000.00	30,000.00	0.00
Total Reserve Roads Capital Projects	63,761.01	0.00	63,761.01	785,064.96	0.00	785,064.96	1,092,371.00	307,306.04
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	325.08	0.00	325.08	23,287.63	0.00	23,287.63	18,809.00	(4,478.63)
9919.082 - 2019 CVC - Wages, Taxes, & Ber	791.09	0.00	791.09	94,416.20	0.00	94,416.20	153,587.00	59,170.80
Total Reserve Road CVC Capital Project	1,116.17	0.00	1,116.17	117,703.83	0.00	117,703.83	172,396.00	54,692.17
Total SVCA Reserves Expense	317,960.35	0.00	317,960.35	4,566,195.51	4,158.00	4,562,037.51	0.00	(4,566,195.51)
Total SVCA Reserves Income / (Loss)	(98,304.93)	0.00	(98,304.93)	(2,203,732.99)	(4,158.00)	(2,199,574.99)	0.00	2,203,732.99
Total Association Net Income / (Loss)	(246,122.04)	(88,901.00)	(157,221.04)	(2,034,442.25)	33,065.00	(2,067,507.25)	0.00	2,034,442.25

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						Perm	WD10	Avail.	Total
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	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	42	121	163	378	2,334	2,712	37	111	15	17	0	5	27	38	2	19	420	2,455	2,875	81	190	271	501	2,645	3,146	773	0	0	773	714	8	1,495	4,641		
Jul	43	136	179	388	2,337	2,725	32	57	6	50	1	11	25	40	2	14	431	2,473	2,904	66	172	238	497	2,645	3,142	773	0	0	773	718	8	1,499	4,641		
Aug	51	146	197	374	2,282	2,656	27	135	15	18	4	6	24	41	2	17	425	2,428	2,853	72	217	289	497	2,645	3,142	773	0	0	773	718	8	1,499	4,641		
Sep	57	179	236	361	2,298	2,659	36	90	4	14	8	6	27	42	2	16	418	2,477	2,895	77	168	245	495	2,645	3,140	773	0	0	773	720	8	1,501	4,641		
Oct	74	247	321	363	2,236	2,599	17	92	11	25	2	5	25	25	2	15	437	2,483	2,920	57	162	219	494	2,645	3,139	773	0	0	773	721	8	1,502	4,641		
Nov	113	587	700	319	1,906	2,225	24	70	7	19	4	6	25	43	2	14	432	2,493	2,925	62	152	214	494	2,645	3,139	773	0	0	773	721	8	1,502	4,641		
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

LLE = Lot Line Eraser
 CTB = Covenant to Bind