

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

	<u>Unaudited</u> <u>Dec 31, 2019</u>	<u>Audited</u> <u>Dec 31, 2018</u>	<u>Inc / (Dec)</u>
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 462,636	\$ 347,318	\$115,318
Building Completion Deposit Fund	232,967	210,750	22,217
Member Receivables - Operations*	39,559	48,727	(9,168)
Other Receivables	15,104	11,262	3,842
Prepaid Expenses	60,481	57,817	2,664
Inventory	3,320	12,538	(9,218)
<b>Total Current Assets</b>	<b>814,067</b>	<b>688,412</b>	<b>125,655</b>
<b>Current Liabilities</b>			
Accounts Payable	(203,791)	(143,718)	(60,073)
Accrued Vacation Liability	(41,344)	(33,375)	(7,969)
Accrued Payroll	(41,052)	(34,905)	(6,147)
Prepaid Assessments	(128,798)	(138,284)	9,486
Building Completion Deposits	(228,250)	(210,750)	(17,500)
Other Refundable Deposits	(9,696)	(4,993)	(4,703)
Prepaid Golf Memberships	(34,098)	(58,358)	24,260
<b>Total Current Liabilities</b>	<b>(687,029)</b>	<b>(624,383)</b>	<b>(62,646)</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	356,152	352,243	3,909
Undesignated Reserves Cash	252,586	254,736	(2,150)
<b>Total Operating Reserve Funds</b>	<b>608,738</b>	<b>606,979</b>	<b>1,759</b>
<b>Net Operating Assets</b>	<b>\$ 735,776</b>	<b>\$ 671,008</b>	<b>\$64,768</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF Reserve Cash Fund	1,103,247	378,709	724,538
Roads Reserve Cash Fund	1,146,658	898,015	248,643
Board Density Reduction Cash Fund	129,483	115,167	14,316
Mailbox Cash Fund	28,013	2,843	25,170
Capital Reserve Holding Cash Fund	553,495	312,800	240,695
Mitigation Assignment of Savings Cash	44,274	45,745	(1,471)
LWWSD Assignment of Savings Cash	137,299	136,275	1,024
Member Receivables - Capital	16,503	2,193	14,310
<b>Total Capital Current Assets</b>	<b>3,158,972</b>	<b>1,891,747</b>	<b>1,267,225</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	12,122,994	10,632,826	1,490,168
Lots Held for Sale	74,256	74,256	-
<b>Total Capital Assets</b>	<b>12,197,250</b>	<b>10,707,082</b>	<b>1,490,168</b>
<b>Long Term Liabilities</b>			
CRRRF Loan	(1,495,244)	(295,196)	(1,200,048)
Capital Lease- Golf Carts	-	(7,977)	7,977
<b>Total Long Term Liabilities</b>	<b>(1,495,244)</b>	<b>(303,173)</b>	<b>(1,192,071)</b>
<b>NET ASSETS</b>	<b>\$ 14,596,754</b>	<b>\$ 12,966,664</b>	<b>\$1,630,090</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	55,731	(\$57,727)	\$113,458
Current Year Net Income: Rec Special Assmt	23,576	(24,916)	48,492
Current Year Net Income: Capital	1,550,783	303,706	1,247,077
Retained Earnings	4,642,255	4,724,898	(82,643)
Capital	8,324,409	8,020,703	303,706
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 14,596,754</b>	<b>\$12,966,664</b>	<b>\$1,630,090</b>

\* 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 December 31, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$540,969 and \$525,711.

**Sudden Valley Community Association  
Income Statement Summary**

<b>UNAUDITED</b>	<b>Current Month - December 2019</b>			<b>Year to Date - 12 Months Ending 12/31/2019</b>			
	<b>Operations &amp; Operating Reserves</b>	<b>Operations Better / (Worse) Budget</b>	<b>Capital Reserves</b>	<b>Operations &amp; Operating Reserves</b>	<b>Operations Better / (Worse) Budget</b>	<b>Coll %</b>	<b>Capital Reserves</b>
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	172,408		190,847	2,077,005			2,299,968
Bad Debt Reserve	(2,788)		(852)	(56,204)			(47,514)
Net Current Year Assessment Income	169,620	12,202	189,995	2,020,801	131,794	97.3%	2,252,454
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,306			388,909			
Bad Debt Reserve	(336)			(3,747)			
Net Special Ops Assmt Income	31,970	2,473		385,162	31,202		
Bad Debt Recoveries - Prior Years			580				24,407
Golf Income	24,488	11,488	0	908,219	123,169		0
Marina Income	100	100	0	127,645	18,300		0
Rec Center & Pools Income	734	(229)	0	21,755	10,205		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	4,576	1,070	10,656	94,400	30,438		236,926
Rental Income - Other	365	365	0	5,755	2,560		0
Area Z Rental Income	902	902	0	20,941	1,941		0
Lease Income	3,361	120	0	40,332	1,443		0
New Home Construction Fees	0	0	0	105,670	70,670		1,000
Capital Gain (Loss) on Sale of Assets	0	0	0	0	0		21,446
Investment Income	428	386	3,680	3,505	3,005		33,334
<b>Total Revenue</b>	<b>236,544</b>	<b>28,877</b>	<b>204,911</b>	<b>3,734,185</b>	<b>424,727</b>		<b>2,569,567</b>
<b>EXPENSES</b>							
Salaries & Benefits	171,810	(30,959)	0	1,865,326	74,445		0
Contracted & Professional Services	71,638	(59,507)	68	287,425	(119,029)		68
CC&Rs/ Mandates	25,264	672	0	335,340	(5,952)		0
Maintenance & Landscaping	53,600	(30,236)	0	513,707	(161,895)		0
Utilities	19,780	(3,686)	0	184,012	(9,105)		0
Administrative	22,924	(10,033)	0	170,854	(46,134)		3,194
Regulatory Compliance	8,643	(4,939)	0	118,887	(17,456)		1,621
Insurance Premiums	8,888	373	0	109,330	1,803		0
Other Expenses	2,283	(1,625)	0	8,487	(587)		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	71,225	0	0		954,504
Interest expense	0	0	8,328	0	0		73,707
<b>Total Expenses</b>	<b>384,830</b>	<b>(139,940)</b>	<b>79,621</b>	<b>3,593,368</b>	<b>(283,910)</b>		<b>1,033,094</b>
<b>Net Income (Loss)</b>	<b>(148,286)</b>	<b>(111,063)</b>	<b>125,290</b>	<b>140,817</b>	<b>140,817</b>		<b>1,536,473</b>
<b>Net UDR Activity for Operations</b>							
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)			
<b>Net Income (Loss) with Board Approved UDR</b>	<b>(150,662)</b>	<b>(111,063)</b>	<b>125,290</b>	<b>4,059</b>	<b>140,817</b>		<b>1,536,473</b>
<b>Other Activity</b>							
Net Other UDR Activity*	26,173			92,245			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	39,676		16,503	39,676			16,503
Vacation Liability- Prior Year Reversal	(8,194)			(7,970)			
<b>Total Other Activity</b>	<b>57,655</b>		<b>16,503</b>	<b>75,248</b>			<b>14,310</b>
<b>Grand Total Activity</b>	<b>(93,007)</b>	<b>(111,063)</b>	<b>141,793</b>	<b>79,307</b>	<b>140,817</b>		<b>1,550,783</b>

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

**Sudden Valley Community Association  
Reserve Cash Balance & Activity**  
12 Months Actual, 0 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
<b>Net Available Cash 12/31/2018</b>	<b>378,709</b>	<b>898,015</b>	<b>312,800</b>	<b>115,167</b>	<b>2,843</b>	<b>182,020</b>	<b>\$ 1,889,554</b>	<b>352,243</b>	<b>254,736</b>	<b>\$ 606,979</b>
Dues Received	1,044,216	1,220,217		2	25,053		2,289,488	-	131,606	131,606
Transfer Fees Received, ¼ of 1% Storm Water Mitigation Plan Fee			236,836				236,836			-
Investment Income	13,063	13,057	4,475	1,382	153	1,203	33,334	3,909	2,031	5,940
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	(1,720,832)	(987,281)	(616)	(1,777)	(36)		(2,710,543)		(71,187)	(71,187)
<b>Net Available Cash at 12/31/2019</b>	<b>1,103,247</b>	<b>1,146,658</b>	<b>553,495</b>	<b>129,483</b>	<b>28,013</b>	<b>181,573</b>	<b>\$ 3,142,469</b>	<b>356,152</b>	<b>252,586</b>	<b>\$ 608,738</b>
Obligated Expenses**	(238,113)	(238,215)				(181,573)	(657,901)		(17,095)	(17,095)
Golf Course Irrigation year 2020	(271,079)						(271,079)			-
<b>Net Usable Cash Balance 12/31/2019</b>	<b>594,055</b>	<b>908,443</b>	<b>553,495</b>	<b>129,483</b>	<b>28,013</b>	<b>-</b>	<b>\$ 2,213,489</b>	<b>356,152</b>	<b>235,491</b>	<b>\$ 591,643</b>
Board Recommended Carryover Balance	(600,000)	(500,000)					(1,100,000)			-
<b>Net Usable Cash 12/31/2019, After Recommendation</b>	<b>\$ (5,945)</b>	<b>\$ 408,443</b>	<b>\$ 553,495</b>	<b>\$ 129,483</b>	<b>\$ 28,013</b>	<b>\$ -</b>	<b>\$ 1,113,489</b>	<b>\$ 356,152</b>	<b>\$ 235,491</b>	<b>\$ 591,643</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>215,346</b>	<b>10,428</b>	<b>240,695</b>	<b>14,316</b>	<b>25,170</b>	<b>(182,020)</b>	<b>\$ 323,935</b>	<b>3,909</b>	<b>(19,245)</b>	<b>\$ (15,336)</b>

\*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF for the LWWS Assignment of Savings.

\*\*Note, obligated expenses do not include CRRRF loan payments of \$196,712 annually over the next 9 years (2020 to 2028).

Sudden Valley Community Association

Sudden Valley Community Association  
 Operations - By Department  
 December 1, 2019 to December 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 &amp; 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	526	480	11,355	(1,816)	74,908	(53,548)	(85,737)	(54,884)
Accounting	1,510	867	21,628	(934)	14,508	(7,049)	(34,626)	(7,116)
Administration	88	(37)	39,466	(10,717)	22,364	(14,324)	(61,742)	(25,078)
Common Costs	2,855	313	-	-	22,137	(3,123)	(19,282)	(2,810)
Facilities	3,512	921	6,915	(1,224)	21,679	(6,618)	(25,082)	(6,921)
Maintenance	25	(167)	28,663	(4,331)	35,251	(28,500)	(63,889)	(32,998)
Subtotal	<b>8,516</b>	<b>2,377</b>	<b>108,027</b>	<b>(19,022)</b>	<b>190,847</b>	<b>(113,162)</b>	<b>(290,358)</b>	<b>(129,807)</b>
Golf	24,488	11,488	45,013	(9,422)	12,104	5,759	(32,629)	7,825
Marina	100	100	-	-	1,133	189	(1,033)	289
Subtotal	<b>33,104</b>	<b>13,965</b>	<b>153,040</b>	<b>(28,444)</b>	<b>204,084</b>	<b>(107,214)</b>	<b>(324,020)</b>	<b>(121,693)</b>
Rec/ Pools/ Parks								
Special Assmt Earned	32,306						32,306	
Curr Yr Bad Debts Activity	(336)						(336)	
Net Special Assmt Dues	31,970	2,473					31,970	2,473
Rec/ Pools/ Parks	1,850	237	18,770	(2,515)	8,936	(1,767)	(25,856)	(4,045)
Subtotal Rec/ Pools/ Parks	<b>33,820</b>	<b>2,710</b>	<b>18,770</b>	<b>(2,515)</b>	<b>8,936</b>	<b>(1,767)</b>	<b>6,114</b>	<b>(1,572)</b>
Subtotal Operations before Ops Dues	<b>66,924</b>	<b>16,675</b>	<b>171,810</b>	<b>(30,959)</b>	<b>213,020</b>	<b>(108,981)</b>	<b>(317,906)</b>	<b>(123,265)</b>
Ops Dues Earned	172,408						172,408	
Curr Yr Bad Debts Activity	(2,788)						(2,788)	
Net Ops Dues	169,620	12,202					169,620	12,202
Net Operations	<b>236,544</b>	<b>28,877</b>	<b>171,810</b>	<b>(30,959)</b>	<b>213,020</b>	<b>(108,981)</b>	<b>(148,286)</b>	<b>(111,063)</b>
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	<b>236,544</b>	<b>28,877</b>	<b>171,810</b>	<b>(30,959)</b>	<b>215,396</b>	<b>(108,981)</b>	<b>(150,662)</b>	<b>(111,063)</b>
Other Operating Activity								
UDR Activity	9,888				(16,285)		26,173	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	39,676				-		39,676	
Vacation Liability Accrual	-				8,194		(8,194)	
Total Other Operating Activity	<b>49,564</b>				<b>(8,091)</b>		<b>57,655</b>	
Grand Total Operations Activity	<b>286,108</b>	<b>28,877</b>	<b>171,810</b>	<b>(30,959)</b>	<b>207,305</b>	<b>(108,981)</b>	<b>(93,007)</b>	<b>(111,063)</b>

\* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association  
 Operations - By Department  
 January 1, 2019 to December 31, 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	116,624	81,069	113,296	5,307	354,910	(76,827)	(351,582)	9,549
Accounting	40,892	11,292	218,166	35,370	90,528	(15,404)	(267,802)	31,259
Administration	4,570	3,070	380,200	22,977	179,187	(70,155)	(554,817)	(44,108)
Common Costs	39,323	8,823	-	-	263,330	(2,485)	(224,007)	6,338
Facilities	52,261	2,172	76,171	(4,841)	144,911	18,041	(168,821)	15,372
Maintenance	2,166	(141)	258,542	(2,450)	189,816	(131,799)	(446,192)	(134,390)
Subtotal	<u>255,836</u>	<u>106,285</u>	<u>1,046,375</u>	<u>56,363</u>	<u>1,222,682</u>	<u>(278,629)</u>	<u>(2,013,221)</u>	<u>(115,980)</u>
Golf	908,219	123,169	579,077	(3,328)	319,305	(21,421)	9,837	98,420
Marina	127,645	18,300	-	-	27,821	(12,088)	99,824	6,212
Subtotal	<u>1,291,700</u>	<u>247,754</u>	<u>1,625,452</u>	<u>53,035</u>	<u>1,569,808</u>	<u>(312,138)</u>	<u>(1,903,560)</u>	<u>(11,348)</u>
Rec/ Pools/ Parks								
Special Assmt Earned	388,909						388,909	
Curr Yr Bad Debts Activity	(3,747)						(3,747)	
Net Special Assmt Dues	<u>385,162</u>	<u>31,202</u>					<u>385,162</u>	<u>31,202</u>
Rec/ Pools/ Parks	36,522	13,977	239,874	21,410	158,234	(46,218)	(361,586)	(10,831)
Subtotal Rec/ Pools/ Parks	<u>421,684</u>	<u>45,179</u>	<u>239,874</u>	<u>21,410</u>	<u>158,234</u>	<u>(46,218)</u>	<u>23,576</u>	<u>20,371</u>
Subtotal Operations before Ops Dues	<u>1,713,384</u>	<u>292,933</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,728,042</u>	<u>(358,356)</u>	<u>(1,879,984)</u>	<u>9,023</u>
Ops Dues Earned	2,077,005						2,077,005	
Curr Yr Bad Debts Activity	(56,204)						(56,204)	
Net Ops Dues	<u>2,020,801</u>	<u>131,794</u>					<u>2,020,801</u>	<u>131,794</u>
Net Operations	<u>3,734,185</u>	<u>424,727</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,728,042</u>	<u>(358,356)</u>	<u>140,817</u>	<u>140,817</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>3,734,185</u>	<u>424,727</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,864,800</u>	<u>(358,356)</u>	<u>4,059</u>	<u>140,817</u>
Other Operating Activity								
UDR Activity	123,760				31,515		92,245	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	39,676				-		39,676	
Vacation Liability Accrual	-				7,970		(7,970)	
Total Other Operating Activity	<u>114,733</u>				<u>39,485</u>		<u>75,248</u>	
Grand Total Operations Activity	<u>3,848,918</u>	<u>424,727</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,904,285</u>	<u>(358,356)</u>	<u>79,307</u>	<u>140,817</u>

\* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2019 December Actuals	2019 MTD B / (W) Budget	2019 YTD (12 Months) Actuals	2019 YTD B / (W) Budget
<b>REVENUE</b>				
Dues and Assessment Income- Ops	169,620	12,202	2,020,801	131,794
Special Ops Assmt Income- Rec/ Pools/ Parks	31,970	2,473	385,161	31,202
Golf Income	24,488	11,488	908,219	123,169
Marina Income	100	100	127,645	18,300
Area Z Rental Income	902	902	20,941	1,941
Lease Income	3,361	120	40,332	1,443
Non-Lease Facility Rentals	365	365	5,755	2,560
Rec Center and Pools Income	734	(229)	21,755	10,205
New Home Construction Fees	-	-	105,670	70,670
Other AR Income	4,463	1,320	85,414	25,814
Other Income	113	(250)	8,987	4,624
Investment Income	428	386	3,505	3,005
<b>Total Revenue</b>	<b>236,544</b>	<b>28,877</b>	<b>3,734,185</b>	<b>424,727</b>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	11,355	(1,816)	113,296	5,307
Accounting	21,628	(934)	218,166	35,370
Administration	39,466	(10,717)	380,200	22,977
Facilities	6,915	(1,224)	76,171	(4,841)
Maintenance	28,663	(4,331)	258,542	(2,450)
Golf	45,013	(9,422)	579,077	(3,328)
Rec/ Pools/ Parks	18,770	(2,515)	239,874	21,410
<b>Total Salaries &amp; Benefits</b>	<b>171,810</b>	<b>(30,959)</b>	<b>1,865,326</b>	<b>74,445</b>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	939	(687)	1,533	1,068
Bank Charges & Fees	637	60	23,111	(2,530)
Dues & Subscriptions	1,696	(59)	29,072	(9,410)
Office Supplies	3,605	(1,805)	26,832	(5,232)
GM Discretionary Funds	104	230	6,822	(2,822)
Advertising Costs	394	(377)	5,069	2,131
Cash Over/Short	5	(5)	252	(252)
Currency Gain/Loss	5	(5)	1,072	(1,072)
Events Charges	1,646	229	15,805	(2,955)
Printing & Copying	6,630	(2,574)	18,044	(5,764)
Training & Conferences	4,623	(3,937)	15,209	(6,967)
Recruiting Expense	-	-	6,256	(6,256)
Operating Performance Commissions	1,736	(1,736)	1,736	(1,736)
Payroll Service Fees	582	166	9,940	(965)
Uniforms	144	645	10,101	(3,372)
Cashiering Clearing Account	178	(178)	-	-
<b>Total Administrative</b>	<b>22,924</b>	<b>(10,033)</b>	<b>170,854</b>	<b>(46,134)</b>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	3,798	(1,382)	38,324	(16,924)
Permits & Licenses	462	(163)	3,931	148
Audit & Tax Services	3,750	(3,750)	33,750	(5,750)
Regulatory Compliance	315	322	4,526	3,112
Federal Income Tax	-	-	-	-
State B&O Tax	318	34	8,460	(832)
Property/Real Estate Tax	-	-	29,896	2,790
<b>Total Regulator Compliance</b>	<b>8,643</b>	<b>(4,939)</b>	<b>118,887</b>	<b>(17,456)</b>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	-	-	11,901	3,099
Special General Meeting	8,118	(8,118)	14,126	(14,126)
Board Support	-	250	4,361	(1,361)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	618	(255)	6,931	(2,931)
Postage	4,248	(2,118)	8,290	(2,520)
Postage- Views	892	275	11,592	2,408
Newsletter Services	4,233	100	54,633	(2,633)
Legal Services	7,155	(2,988)	55,546	(5,546)
Professional Security Services	-	13,526	167,960	17,658
<b>Total CC&amp;Rs/ Mandates</b>	<b>25,264</b>	<b>672</b>	<b>335,340</b>	<b>(5,952)</b>
<b>Insurance Premiums</b>	<b>8,888</b>	<b>373</b>	<b>109,330</b>	<b>1,803</b>

Sudden Valley Community Association

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

UNAUDITED

	2019 December Actuals	2019 MTD B / (W) Budget	2019 YTD (12 Months) Actuals	2019 YTD B / (W) Budget
<b>Utilities</b>				
Utilities	2,753	(2,753)	6,022	(6,022)
Utilities- Natural Gas	1,761	(61)	23,994	(2,775)
Utilities- Water & Sewer	6,336	(856)	44,537	(3,217)
Utilities- Electricity	4,705	(193)	53,668	5,864
Utilities- Trash & Recycling Service	1,127	509	16,497	3,145
Utilities- Communications Service	3,098	(332)	39,294	(6,100)
<b>Total Utilities</b>	<b>19,780</b>	<b>(3,686)</b>	<b>184,012</b>	<b>(9,105)</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	201	2,737	59,923	(2,917)
Building R&M- Materials	6,908	(5,031)	26,471	(3,048)
Building R&M- Contract Services	1,528	1,601	31,363	6,190
Raw Materials	-	2,128	37,289	(11,739)
Raw Materials: Sand & Gravel	1,594	(1,136)	38,885	615
Janitorial Supplies	6,453	(5,288)	24,793	(10,813)
Equipment R&M	7,042	(1,738)	70,929	(20,223)
Small Tools & Equipment	1,928	(1,517)	13,629	(4,544)
Vehicle R&M	7,690	(6,759)	35,804	(23,814)
Vehicle Fuel	2,597	(434)	42,654	(1,649)
Other Supplies	4,595	(2,477)	36,286	(6,172)
Other R&M	13,064	(12,322)	95,681	(83,781)
<b>Total Maintenance &amp; Landscaping</b>	<b>53,600</b>	<b>(30,236)</b>	<b>513,707</b>	<b>(161,895)</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	185	473	12,504	(2,504)
IT Support and Services	2,636	(33)	42,683	4,780
Pool Management	-	-	26,634	(4,170)
Safety & Security Services	18,954	(18,095)	39,525	(18,625)
Snow Removal Services	151	3,599	16,306	(1,306)
Snow Removal Wages - Regular	-	-	-	-
Snow Removal Wages - OT	-	-	-	-
Snow Removal Taxes & Benefits	-	-	-	-
Storm Response Tree Removal	-	845	738	4,331
ACC Consultant	36,630	(34,339)	71,391	(43,891)
Other Professional Services	13,082	(11,957)	77,644	(57,644)
<b>Total Contracted &amp; Professional Services</b>	<b>71,638</b>	<b>(59,507)</b>	<b>287,425</b>	<b>(119,029)</b>
<b>Other Expenses</b>				
Vandalism	-	250	4,939	(1,939)
Emergency Preparedness Committee Support	2,283	(1,875)	3,548	1,352
<b>Total Other Expenses</b>	<b>2,283</b>	<b>(1,625)</b>	<b>8,487</b>	<b>(587)</b>
<b>Total Other Expenses</b>	<b>213,020</b>	<b>(108,981)</b>	<b>1,728,042</b>	<b>(358,355)</b>
<b>Total Operations Expenses</b>	<b>384,830</b>	<b>(139,940)</b>	<b>3,593,368</b>	<b>(283,910)</b>
<b>Net Operations Income (Loss)</b>	<b>(148,286)</b>	<b>(111,063)</b>	<b>140,817</b>	<b>140,817</b>
<b>Net BOD Approved UDR Activity for Operations (Expense)</b>				
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)	-
<b>Net Operations Income (Loss) with BOD Approved UDR</b>	<b>(150,662)</b>	<b>(111,063)</b>	<b>4,059</b>	<b>140,817</b>
<b>Other Operating Activity- Income/(Expense)</b>				
UDR Activity	26,173	-	92,245	-
AR Accrual - Prior Year Reversal	-	-	(48,703)	-
AR Accrual - Current Year	39,676	-	39,676	-
Vacation Liability Accrual	(8,194)	-	(7,970)	-
<b>Total Other Operating Activity</b>	<b>57,655</b>	<b>-</b>	<b>75,248</b>	<b>-</b>
<b>Grand Total Operations Activity</b>	<b>(93,007)</b>	<b>(111,063)</b>	<b>79,307</b>	<b>140,817</b>

\* Excludes Depreciation

## Income Statement Report

### Sudden Valley Community Association

### Common Costs

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessment Income- Ops</b>								
4003 - BD Expense- 2019 Ops	(2,788.21)	(15,744.00)	12,955.79	(56,203.78)	(188,932.00)	132,728.22	(188,932.00)	(132,728.22)
4005.19 - Member Assessments 2019	172,407.85	173,162.00	(754.15)	2,077,004.64	2,077,939.00	(934.36)	2,077,939.00	934.36
<b>Total Dues and Assessment Income- Ops</b>	<b>169,619.64</b>	<b>157,418.00</b>	<b>12,201.64</b>	<b>2,020,800.86</b>	<b>1,889,007.00</b>	<b>131,793.86</b>	<b>1,889,007.00</b>	<b>(131,793.86)</b>
<b>Other AR Income</b>								
4830 - Advertising Income	2,594.80	2,500.00	94.80	33,761.30	30,000.00	3,761.30	30,000.00	(3,761.30)
4831 - BD Expense- Views Ads	(229.00)	0.00	(229.00)	52.00	0.00	52.00	0.00	(52.00)
4842 - Member Donation Income Monthly	61.20	0.00	61.20	397.80	0.00	397.80	0.00	(397.80)
<b>Total Other AR Income</b>	<b>2,427.00</b>	<b>2,500.00</b>	<b>(73.00)</b>	<b>34,211.10</b>	<b>30,000.00</b>	<b>4,211.10</b>	<b>30,000.00</b>	<b>(4,211.10)</b>
<b>Other Income</b>								
4870 - Member Donation Income	0.00	0.00	0.00	1,607.34	0.00	1,607.34	0.00	(1,607.34)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,607.34</b>	<b>0.00</b>	<b>1,607.34</b>	<b>0.00</b>	<b>(1,607.34)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	427.86	42.00	385.86	3,504.62	500.00	3,004.62	500.00	(3,004.62)
<b>Total Investment Income</b>	<b>427.86</b>	<b>42.00</b>	<b>385.86</b>	<b>3,504.62</b>	<b>500.00</b>	<b>3,004.62</b>	<b>500.00</b>	<b>(3,004.62)</b>
<b>Total Common Costs Income</b>	<b>172,474.50</b>	<b>159,960.00</b>	<b>12,514.50</b>	<b>2,060,123.92</b>	<b>1,919,507.00</b>	<b>140,616.92</b>	<b>1,919,507.00</b>	<b>(140,616.92)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	178.27	0.00	178.27	0.00	0.00	0.00	0.00	0.00
5015 - Bank Charges & Fees	32.99	0.00	32.99	0.00	0.00	0.00	0.00	0.00
5120 - Cash Over/Short	(250.76)	0.00	(250.76)	0.00	0.00	0.00	0.00	0.00
5121 - Currency Gain/Loss	5.21	0.00	5.21	1,071.71	0.00	1,071.71	0.00	(1,071.71)
<b>Total Administrative</b>	<b>(34.29)</b>	<b>0.00</b>	<b>(34.29)</b>	<b>1,071.71</b>	<b>0.00</b>	<b>1,071.71</b>	<b>0.00</b>	<b>(1,071.71)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	25.68	0.00	25.68	0.00	(25.68)
7110 - Regulatory Compliance	0.00	417.00	(417.00)	1,755.00	5,000.00	(3,245.00)	5,000.00	3,245.00

## Income Statement Report

### Sudden Valley Community Association

### Common Costs

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	12.56	12.00	0.56	181.12	140.00	41.12	140.00	(41.12)
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
<b>Total Regulatory Compliance</b>	<b>12.56</b>	<b>429.00</b>	<b>(416.44)</b>	<b>31,857.49</b>	<b>37,826.00</b>	<b>(5,968.51)</b>	<b>37,826.00</b>	<b>5,968.51</b>
<b>CC&amp;Rs/ Mandates</b>								
5003 - Annual General Meeting	0.00	0.00	0.00	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	891.79	1,167.00	(275.21)	11,592.17	14,000.00	(2,407.83)	14,000.00	2,407.83
5225 - Newsletter Services	4,233.00	4,333.00	(100.00)	52,552.75	52,000.00	552.75	52,000.00	(552.75)
7020 - Legal Services	7,155.00	4,167.00	2,988.00	55,546.47	50,000.00	5,546.47	50,000.00	(5,546.47)
<b>Total CC&amp;Rs/ Mandates</b>	<b>12,279.79</b>	<b>9,667.00</b>	<b>2,612.79</b>	<b>122,962.36</b>	<b>116,000.00</b>	<b>6,962.36</b>	<b>116,000.00</b>	<b>(6,962.36)</b>
<b>Insurance</b>								
5400 - Insurance Premiums	8,625.75	8,918.00	(292.25)	106,185.18	107,019.00	(833.82)	107,019.00	833.82
<b>Total Insurance</b>	<b>8,625.75</b>	<b>8,918.00</b>	<b>(292.25)</b>	<b>106,185.18</b>	<b>107,019.00</b>	<b>(833.82)</b>	<b>107,019.00</b>	<b>833.82</b>
<b>Contracted &amp; Professional Services</b>								
7095 - Other Professional Services	1,253.31	0.00	1,253.31	1,253.31	0.00	1,253.31	0.00	(1,253.31)
<b>Total Contracted &amp; Professional Services</b>	<b>1,253.31</b>	<b>0.00</b>	<b>1,253.31</b>	<b>1,253.31</b>	<b>0.00</b>	<b>1,253.31</b>	<b>0.00</b>	<b>(1,253.31)</b>
<b>Total Common Costs Expense</b>	<b>22,137.12</b>	<b>19,014.00</b>	<b>3,123.12</b>	<b>263,330.05</b>	<b>260,845.00</b>	<b>2,485.05</b>	<b>260,845.00</b>	<b>(2,485.05)</b>
<b>Total Common Costs Income / (Loss)</b>	<b>150,337.38</b>	<b>140,946.00</b>	<b>9,391.38</b>	<b>1,796,793.87</b>	<b>1,658,662.00</b>	<b>138,131.87</b>	<b>1,658,662.00</b>	<b>(138,131.87)</b>

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>New Home Construction Fees</b>								
4350 - New Home Construction	0.00	0.00	0.00	105,670.00	35,000.00	70,670.00	35,000.00	(70,670.00)
<b>Total New Home Construction Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>105,670.00</b>	<b>35,000.00</b>	<b>70,670.00</b>	<b>35,000.00</b>	<b>(70,670.00)</b>
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	300.00	0.00	300.00	4,785.60	0.00	4,785.60	0.00	(4,785.60)
4806 - BD Expense- ACC Fines	226.00	0.00	226.00	5,225.20	0.00	5,225.20	0.00	(5,225.20)
<b>Total Other AR Income</b>	<b>526.00</b>	<b>0.00</b>	<b>526.00</b>	<b>10,010.80</b>	<b>0.00</b>	<b>10,010.80</b>	<b>0.00</b>	<b>(10,010.80)</b>
<b>Other Income</b>								
4295 - Security House Checks	0.00	46.00	(46.00)	780.00	555.00	225.00	555.00	(225.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
<b>Total Other Income</b>	<b>0.00</b>	<b>46.00</b>	<b>(46.00)</b>	<b>942.75</b>	<b>555.00</b>	<b>387.75</b>	<b>555.00</b>	<b>(387.75)</b>
<b>Total ACC / Security Income</b>	<b>526.00</b>	<b>46.00</b>	<b>480.00</b>	<b>116,623.55</b>	<b>35,555.00</b>	<b>81,068.55</b>	<b>35,555.00</b>	<b>(81,068.55)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
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)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>717.86</b>	<b>0.00</b>	<b>717.86</b>	<b>0.00</b>	<b>(717.86)</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	3,797.50	2,299.00	1,498.50	38,324.30	20,000.00	18,324.30	20,000.00	(18,324.30)
6300 - Permits & Licenses	0.00	17.00	(17.00)	111.95	200.00	(88.05)	200.00	88.05
9005 - State B&O Tax	4.51	46.00	(41.49)	80.36	550.00	(469.64)	550.00	469.64
<b>Total Regulatory Compliance</b>	<b>3,802.01</b>	<b>2,362.00</b>	<b>1,440.01</b>	<b>38,516.61</b>	<b>20,750.00</b>	<b>17,766.61</b>	<b>20,750.00</b>	<b>(17,766.61)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	0.00	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
7097 - Professional Security Services	0.00	13,526.00	(13,526.00)	167,959.57	185,618.00	(17,658.43)	185,618.00	17,658.43
<b>Total CC&amp;Rs/ Mandates</b>	<b>0.00</b>	<b>13,534.00</b>	<b>(13,534.00)</b>	<b>167,959.57</b>	<b>185,718.00</b>	<b>(17,758.43)</b>	<b>185,718.00</b>	<b>17,758.43</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	10,471.60	7,806.00	2,665.60	100,424.43	101,816.00	(1,391.57)	101,816.00	1,391.57
5335 - Payroll Taxes- Employer	883.38	1,113.00	(229.62)	8,486.17	9,350.00	(863.83)	9,350.00	863.83
5385 - Payroll Benefits - Medical	0.00	620.00	(620.00)	4,385.84	7,437.00	(3,051.16)	7,437.00	3,051.16
<b>Total Payroll &amp; Benefits</b>	<b>11,354.98</b>	<b>9,539.00</b>	<b>1,815.98</b>	<b>113,296.44</b>	<b>118,603.00</b>	<b>(5,306.56)</b>	<b>118,603.00</b>	<b>5,306.56</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	86.20	184.00	(97.80)	1,527.52	2,207.00	(679.48)	2,207.00	679.48
<b>Total Utilities</b>	<b>86.20</b>	<b>184.00</b>	<b>(97.80)</b>	<b>1,527.52</b>	<b>2,207.00</b>	<b>(679.48)</b>	<b>2,207.00</b>	<b>679.48</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	922.00	(922.00)	922.00	922.00
6765 - Small Tools & Equipment	151.88	21.00	130.88	386.20	250.00	136.20	250.00	(136.20)
6775 - Vehicle R&M	88.44	57.00	31.44	3,640.63	1,500.00	2,140.63	1,500.00	(2,140.63)
6785 - Vehicle Fuel	1,067.23	481.00	586.23	6,483.32	5,768.00	715.32	5,768.00	(715.32)
6795 - Other Supplies	16.50	67.00	(50.50)	16.50	500.00	(483.50)	500.00	483.50
6796 - Other R&M	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
<b>Total Maintenance &amp; Landscaping</b>	<b>1,324.05</b>	<b>786.00</b>	<b>538.05</b>	<b>10,526.65</b>	<b>9,940.00</b>	<b>586.65</b>	<b>9,940.00</b>	<b>(586.65)</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	18,953.96	700.00	18,253.96	35,655.08	19,000.00	16,655.08	19,000.00	(16,655.08)
6450 - Storm Response Tree Removal	0.00	845.00	(845.00)	737.50	5,068.00	(4,330.50)	5,068.00	4,330.50
6460 - ACC Consultant	36,630.00	2,291.00	34,339.00	71,390.93	27,500.00	43,890.93	27,500.00	(43,890.93)
7095 - Other Professional Services	11,829.16	0.00	11,829.16	19,452.29	0.00	19,452.29	0.00	(19,452.29)
<b>Total Contracted &amp; Professional Services</b>	<b>67,413.12</b>	<b>3,836.00</b>	<b>63,577.12</b>	<b>127,235.80</b>	<b>51,568.00</b>	<b>75,667.80</b>	<b>51,568.00</b>	<b>(75,667.80)</b>
<b>Other Expenses</b>								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	4,939.19	3,000.00	1,939.19	3,000.00	(1,939.19)

**Income Statement Report**  
**Sudden Valley Community Association**  
**ACC / Security**

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Other Expenses</b>								
9210 - Emergency Preparedness Committee	2,283.00	408.00	1,875.00	3,486.73	4,900.00	(1,413.27)	4,900.00	1,413.27
<b>Total Other Expenses</b>	<b>2,283.00</b>	<b>658.00</b>	<b>1,625.00</b>	<b>8,425.92</b>	<b>7,900.00</b>	<b>525.92</b>	<b>7,900.00</b>	<b>(525.92)</b>
<b>Total ACC / Security Expense</b>	<b>86,263.36</b>	<b>30,899.00</b>	<b>55,364.36</b>	<b>468,206.37</b>	<b>396,686.00</b>	<b>71,520.37</b>	<b>396,686.00</b>	<b>(71,520.37)</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(85,737.36)</b>	<b>(30,853.00)</b>	<b>(54,884.36)</b>	<b>(351,582.82)</b>	<b>(361,131.00)</b>	<b>9,548.18</b>	<b>(361,131.00)</b>	<b>(9,548.18)</b>

## Income Statement Report

### Sudden Valley Community Association

### Accounting

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	1,375.00	576.00	799.00	39,000.00	28,800.00	10,200.00	28,800.00	(10,200.00)
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	54.00	67.00	(13.00)	1,852.48	800.00	1,052.48	800.00	(1,052.48)
4706 - BD Expense- NSF Fees	81.01	0.00	81.01	(7.96)	0.00	(7.96)	0.00	7.96
<b>Total Other AR Income</b>	<b>1,510.01</b>	<b>643.00</b>	<b>867.01</b>	<b>40,892.46</b>	<b>29,600.00</b>	<b>11,292.46</b>	<b>29,600.00</b>	<b>(11,292.46)</b>
<b>Total Accounting Income</b>	<b>1,510.01</b>	<b>643.00</b>	<b>867.01</b>	<b>40,892.46</b>	<b>29,600.00</b>	<b>11,292.46</b>	<b>29,600.00</b>	<b>(11,292.46)</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	19.50	0.00	19.50	0.00	(19.50)
5015 - Bank Charges & Fees	(7.99)	257.00	(264.99)	1,486.88	3,080.00	(1,593.12)	3,080.00	1,593.12
5120 - Cash Over/Short	250.76	0.00	250.76	245.61	0.00	245.61	0.00	(245.61)
5210 - Printing & Copying	5,902.67	3,640.00	2,262.67	7,428.06	4,300.00	3,128.06	4,300.00	(3,128.06)
5227 - Training & Conferences	0.00	0.00	0.00	1.00	0.00	1.00	0.00	(1.00)
5399 - Payroll Service Fees	582.30	748.00	(165.70)	9,939.61	8,975.00	964.61	8,975.00	(964.61)
<b>Total Administrative</b>	<b>6,727.74</b>	<b>4,645.00</b>	<b>2,082.74</b>	<b>19,120.66</b>	<b>16,355.00</b>	<b>2,765.66</b>	<b>16,355.00</b>	<b>(2,765.66)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	182.00	0.00	182.00	0.00	(182.00)
7000 - Audit & Tax Services	3,750.00	0.00	3,750.00	33,750.00	28,000.00	5,750.00	28,000.00	(5,750.00)
9005 - State B&O Tax	21.48	29.00	(7.52)	619.20	350.00	269.20	350.00	(269.20)
<b>Total Regulatory Compliance</b>	<b>3,771.48</b>	<b>29.00</b>	<b>3,742.48</b>	<b>34,551.20</b>	<b>28,350.00</b>	<b>6,201.20</b>	<b>28,350.00</b>	<b>(6,201.20)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	4,008.29	1,975.00	2,033.29	5,869.55	3,900.00	1,969.55	3,900.00	(1,969.55)
<b>Total CC&amp;Rs/ Mandates</b>	<b>4,008.29</b>	<b>1,975.00</b>	<b>2,033.29</b>	<b>5,869.55</b>	<b>3,900.00</b>	<b>1,969.55</b>	<b>3,900.00</b>	<b>(1,969.55)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	19,962.99	16,692.00	3,270.99	184,731.30	212,035.00	(27,303.70)	212,035.00	27,303.70

## Income Statement Report

### Sudden Valley Community Association

### Accounting

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5335 - Payroll Taxes- Employer	1,664.69	2,144.00	(479.31)	14,641.10	19,202.00	(4,560.90)	19,202.00	4,560.90
5385 - Payroll Benefits - Medical	0.00	1,858.00	(1,858.00)	18,793.87	22,299.00	(3,505.13)	22,299.00	3,505.13
<b>Total Payroll &amp; Benefits</b>	<b>21,627.68</b>	<b>20,694.00</b>	<b>933.68</b>	<b>218,166.27</b>	<b>253,536.00</b>	<b>(35,369.73)</b>	<b>253,536.00</b>	<b>35,369.73</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	0.00	60.00	(60.00)	420.00	720.00	(300.00)	720.00	300.00
<b>Total Utilities</b>	<b>0.00</b>	<b>60.00</b>	<b>(60.00)</b>	<b>420.00</b>	<b>720.00</b>	<b>(300.00)</b>	<b>720.00</b>	<b>300.00</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	0.00	750.00	(750.00)	9,749.00	9,299.00	450.00	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)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>750.00</b>	<b>(750.00)</b>	<b>30,566.41</b>	<b>25,799.00</b>	<b>4,767.41</b>	<b>25,799.00</b>	<b>(4,767.41)</b>
<b>Total Accounting Expense</b>	<b>36,135.19</b>	<b>28,153.00</b>	<b>7,982.19</b>	<b>308,694.09</b>	<b>328,660.00</b>	<b>(19,965.91)</b>	<b>328,660.00</b>	<b>19,965.91</b>
<b>Total Accounting Income / (Loss)</b>	<b>(34,625.18)</b>	<b>(27,510.00)</b>	<b>(7,115.18)</b>	<b>(267,801.63)</b>	<b>(299,060.00)</b>	<b>31,258.37</b>	<b>(299,060.00)</b>	<b>(31,258.37)</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4245 - Photocopy Income	21.60	0.00	21.60	235.24	0.00	235.24	0.00	(235.24)
4255 - Maps and Signs	66.35	125.00	(58.65)	1,707.97	1,500.00	207.97	1,500.00	(207.97)
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)
<b>Total Other Income</b>	<b>87.95</b>	<b>125.00</b>	<b>(37.05)</b>	<b>4,570.31</b>	<b>1,500.00</b>	<b>3,070.31</b>	<b>1,500.00</b>	<b>(3,070.31)</b>
<b>Total SVCA Operations- Admin Income</b>	<b>87.95</b>	<b>125.00</b>	<b>(37.05)</b>	<b>4,570.31</b>	<b>1,500.00</b>	<b>3,070.31</b>	<b>1,500.00</b>	<b>(3,070.31)</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	83.00	(83.00)	303.15	1,000.00	(696.85)	1,000.00	696.85
5015 - Bank Charges & Fees	117.28	292.00	(174.72)	3,609.51	3,500.00	109.51	3,500.00	(109.51)
5045 - Dues & Subscriptions	278.00	135.00	143.00	3,602.44	1,622.00	1,980.44	1,622.00	(1,980.44)
5090 - Office Supplies	3,332.45	1,583.00	1,749.45	22,908.41	19,000.00	3,908.41	19,000.00	(3,908.41)
5100 - GM Discretionary Funds	103.50	333.00	(229.50)	6,822.10	4,000.00	2,822.10	4,000.00	(2,822.10)
5107 - Advertising Costs	0.00	17.00	(17.00)	0.00	200.00	(200.00)	200.00	200.00
5120 - Cash Over/Short	5.05	0.00	5.05	7.58	0.00	7.58	0.00	(7.58)
5205 - Events Charges	1,646.35	1,875.00	(228.65)	14,818.55	12,500.00	2,318.55	12,500.00	(2,318.55)
5210 - Printing & Copying	727.37	416.00	311.37	7,989.20	5,000.00	2,989.20	5,000.00	(2,989.20)
5227 - Training & Conferences	4,442.98	208.00	4,234.98	11,162.81	2,500.00	8,662.81	2,500.00	(8,662.81)
5325 - Recruiting Expense	0.00	0.00	0.00	6,256.42	0.00	6,256.42	0.00	(6,256.42)
<b>Total Administrative</b>	<b>10,652.98</b>	<b>4,942.00</b>	<b>5,710.98</b>	<b>77,480.17</b>	<b>49,322.00</b>	<b>28,158.17</b>	<b>49,322.00</b>	<b>(28,158.17)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	146.50	0.00	146.50	0.00	(146.50)
9005 - State B&O Tax	0.64	6.00	(5.36)	30.81	70.00	(39.19)	70.00	39.19
<b>Total Regulatory Compliance</b>	<b>0.64</b>	<b>6.00</b>	<b>(5.36)</b>	<b>177.31</b>	<b>70.00</b>	<b>107.31</b>	<b>70.00</b>	<b>(107.31)</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5003 - Annual General Meeting	0.00	0.00	0.00	9,088.60	15,000.00	(5,911.40)	15,000.00	5,911.40
5007 - Special General Meeting	8,117.94	0.00	8,117.94	14,126.13	0.00	14,126.13	0.00	(14,126.13)
5020 - Board Support	0.00	250.00	(250.00)	4,335.45	3,000.00	1,335.45	3,000.00	(1,335.45)
5115 - Web Site Maintenance	617.56	363.00	254.56	6,930.66	4,000.00	2,930.66	4,000.00	(2,930.66)
5215 - Postage	33.53	83.00	(49.47)	1,531.68	1,000.00	531.68	1,000.00	(531.68)
5225 - Newsletter Services	0.00	0.00	0.00	2,079.81	0.00	2,079.81	0.00	(2,079.81)
<b>Total CC&amp;Rs/ Mandates</b>	<b>8,769.03</b>	<b>696.00</b>	<b>8,073.03</b>	<b>38,092.33</b>	<b>23,000.00</b>	<b>15,092.33</b>	<b>23,000.00</b>	<b>(15,092.33)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	37,069.36	23,289.00	13,780.36	338,550.01	346,545.00	(7,994.99)	346,545.00	7,994.99
5335 - Payroll Taxes- Employer	2,272.77	3,477.00	(1,204.23)	26,835.93	31,136.00	(4,300.07)	31,136.00	4,300.07
5385 - Payroll Benefits - Medical	123.90	1,983.00	(1,859.10)	14,813.99	25,496.00	(10,682.01)	25,496.00	10,682.01
<b>Total Payroll &amp; Benefits</b>	<b>39,466.03</b>	<b>28,749.00</b>	<b>10,717.03</b>	<b>380,199.93</b>	<b>403,177.00</b>	<b>(22,977.07)</b>	<b>403,177.00</b>	<b>22,977.07</b>
<b>Utilities</b>								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	495.00	100.00	395.00	100.00	(395.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	3,129.40	1,440.00	1,689.40	1,440.00	(1,689.40)
<b>Total Utilities</b>	<b>120.00</b>	<b>128.00</b>	<b>(8.00)</b>	<b>3,624.40</b>	<b>1,540.00</b>	<b>2,084.40</b>	<b>1,540.00</b>	<b>(2,084.40)</b>
<b>Maintenance &amp; Landscaping</b>								
6785 - Vehicle Fuel	0.00	0.00	0.00	151.48	0.00	151.48	0.00	(151.48)
6795 - Other Supplies	0.00	0.00	0.00	212.94	0.00	212.94	0.00	(212.94)
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>364.42</b>	<b>0.00</b>	<b>364.42</b>	<b>0.00</b>	<b>(364.42)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	184.53	425.00	(240.47)	4,071.86	5,100.00	(1,028.14)	5,100.00	1,028.14
5125 - IT Support and Services	2,636.44	1,843.00	793.44	32,934.10	30,000.00	2,934.10	30,000.00	(2,934.10)
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)
<b>Total Contracted &amp; Professional Services</b>	<b>2,820.97</b>	<b>2,268.00</b>	<b>552.97</b>	<b>59,386.50</b>	<b>35,100.00</b>	<b>24,286.50</b>	<b>35,100.00</b>	<b>(24,286.50)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Other Expenses</b>								
9210 - Emergency Preparedness Committee	0.00	0.00	0.00	61.56	0.00	61.56	0.00	(61.56)
<b>Total Other Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>61.56</b>	<b>0.00</b>	<b>61.56</b>	<b>0.00</b>	<b>(61.56)</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>61,829.65</b>	<b>36,789.00</b>	<b>25,040.65</b>	<b>559,386.62</b>	<b>512,209.00</b>	<b>47,177.62</b>	<b>512,209.00</b>	<b>(47,177.62)</b>
<b>Total SVCA Operations- Admin Income / (Loss)</b>	<b>(61,741.70)</b>	<b>(36,664.00)</b>	<b>(25,077.70)</b>	<b>(554,816.31)</b>	<b>(510,709.00)</b>	<b>(44,107.31)</b>	<b>(510,709.00)</b>	<b>44,107.31</b>

## Income Statement Report

### Sudden Valley Community Association Facilities

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Area Z Rental Income</b>								
4410 - Area Z Storage Rental Income	(96.00)	0.00	(96.00)	19,970.00	19,000.00	970.00	19,000.00	(970.00)
4412 - BD Expense- Area Z	997.50	0.00	997.50	970.68	0.00	970.68	0.00	(970.68)
<b>Total Area Z Rental Income</b>	<b>901.50</b>	<b>0.00</b>	<b>901.50</b>	<b>20,940.68</b>	<b>19,000.00</b>	<b>1,940.68</b>	<b>19,000.00</b>	<b>(1,940.68)</b>
<b>Lease Income</b>								
4430 - Lease Income - Restaurant	2,329.00	2,310.00	19.00	27,948.00	27,717.00	231.00	27,717.00	(231.00)
4439 - Lease Income- Library	281.00	281.00	0.00	3,372.00	3,372.00	0.00	3,372.00	0.00
<b>Total Lease Income</b>	<b>2,610.00</b>	<b>2,591.00</b>	<b>19.00</b>	<b>31,320.00</b>	<b>31,089.00</b>	<b>231.00</b>	<b>31,089.00</b>	<b>(231.00)</b>
<b>Total Facilities Income</b>	<b>3,511.50</b>	<b>2,591.00</b>	<b>920.50</b>	<b>52,260.68</b>	<b>50,089.00</b>	<b>2,171.68</b>	<b>50,089.00</b>	<b>(2,171.68)</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	6.00	(6.00)	71.80	69.00	2.80	69.00	(2.80)
7110 - Regulatory Compliance	74.89	75.00	(0.11)	886.92	895.00	(8.08)	895.00	8.08
9005 - State B&O Tax	39.23	72.00	(32.77)	837.02	865.00	(27.98)	865.00	27.98
<b>Total Regulatory Compliance</b>	<b>114.12</b>	<b>153.00</b>	<b>(38.88)</b>	<b>1,795.74</b>	<b>1,829.00</b>	<b>(33.26)</b>	<b>1,829.00</b>	<b>33.26</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	6,338.30	4,242.00	2,096.30	64,494.78	56,092.00	8,402.78	56,092.00	(8,402.78)
5335 - Payroll Taxes- Employer	577.05	705.00	(127.95)	6,148.63	6,310.00	(161.37)	6,310.00	161.37
5385 - Payroll Benefits - Medical	0.00	744.00	(744.00)	5,527.44	8,928.00	(3,400.56)	8,928.00	3,400.56
<b>Total Payroll &amp; Benefits</b>	<b>6,915.35</b>	<b>5,691.00</b>	<b>1,224.35</b>	<b>76,170.85</b>	<b>71,330.00</b>	<b>4,840.85</b>	<b>71,330.00</b>	<b>(4,840.85)</b>
<b>Utilities</b>								
6000 - Utilities	2,752.64	0.00	2,752.64	2,454.33	0.00	2,454.33	0.00	(2,454.33)
6005 - Utilities- Natural Gas	946.79	1,045.00	(98.21)	7,581.52	7,288.00	293.52	7,288.00	(293.52)
6023 - Utilities- Water & Sewer	2,301.95	2,336.00	(34.05)	15,014.00	16,555.00	(1,541.00)	16,555.00	1,541.00
6033 - Utilities- Electricity	2,069.19	1,954.00	115.19	18,573.16	23,461.00	(4,887.84)	23,461.00	4,887.84
6035 - Utilities- Trash & Recycling Service	560.55	1,264.00	(703.45)	10,234.89	15,171.00	(4,936.11)	15,171.00	4,936.11

## Income Statement Report

### Sudden Valley Community Association Facilities

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6050 - Utilities- Communications Service	1,297.64	1,377.00	(79.36)	16,888.02	16,522.00	366.02	16,522.00	(366.02)
<b>Total Utilities</b>	<b>9,928.76</b>	<b>7,976.00</b>	<b>1,952.76</b>	<b>70,745.92</b>	<b>78,997.00</b>	<b>(8,251.08)</b>	<b>78,997.00</b>	<b>8,251.08</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	6,908.05	1,710.00	5,198.05	17,045.57	21,423.00	(4,377.43)	21,423.00	4,377.43
6520 - Building R&M- Contract Vendor	1,527.70	3,129.00	(1,601.30)	27,766.07	37,553.00	(9,786.93)	37,553.00	9,786.93
6635 - Janitorial Supplies	1,771.39	917.00	854.39	16,504.12	11,000.00	5,504.12	11,000.00	(5,504.12)
6675 - Equipment R&M	0.00	0.00	0.00	359.59	0.00	359.59	0.00	(359.59)
6765 - Small Tools & Equipment	0.00	0.00	0.00	215.86	0.00	215.86	0.00	(215.86)
6775 - Vehicle R&M	0.00	75.00	(75.00)	1,047.30	900.00	147.30	900.00	(147.30)
6785 - Vehicle Fuel	0.00	101.00	(101.00)	167.03	1,210.00	(1,042.97)	1,210.00	1,042.97
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	1,428.59	0.00	1,428.59	4,883.77	0.00	4,883.77	0.00	(4,883.77)
<b>Total Maintenance &amp; Landscaping</b>	<b>11,635.73</b>	<b>5,932.00</b>	<b>5,703.73</b>	<b>69,500.88</b>	<b>72,086.00</b>	<b>(2,585.12)</b>	<b>72,086.00</b>	<b>2,585.12</b>
<b>Contracted &amp; Professional Services</b>								
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	1,000.00	(1,000.00)	1,302.00	2,000.00	(698.00)	2,000.00	698.00
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>1,000.00</b>	<b>(1,000.00)</b>	<b>2,868.13</b>	<b>10,040.00</b>	<b>(7,171.87)</b>	<b>10,040.00</b>	<b>7,171.87</b>
<b>Total Facilities Expense</b>	<b>28,593.96</b>	<b>20,752.00</b>	<b>7,841.96</b>	<b>221,081.52</b>	<b>234,282.00</b>	<b>(13,200.48)</b>	<b>234,282.00</b>	<b>13,200.48</b>
<b>Total Facilities Income / (Loss)</b>	<b>(25,082.46)</b>	<b>(18,161.00)</b>	<b>(6,921.46)</b>	<b>(168,820.84)</b>	<b>(184,193.00)</b>	<b>15,372.16</b>	<b>(184,193.00)</b>	<b>(15,372.16)</b>

## Income Statement Report

### Sudden Valley Community Association

### Maintenance

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4235 - Trash Service	25.00	192.00	(167.00)	2,166.25	2,307.00	(140.75)	2,307.00	140.75
<b>Total Other Income</b>	<b>25.00</b>	<b>192.00</b>	<b>(167.00)</b>	<b>2,166.25</b>	<b>2,307.00</b>	<b>(140.75)</b>	<b>2,307.00</b>	<b>140.75</b>
<b>Total Maintenance Income</b>	<b>25.00</b>	<b>192.00</b>	<b>(167.00)</b>	<b>2,166.25</b>	<b>2,307.00</b>	<b>(140.75)</b>	<b>2,307.00</b>	<b>140.75</b>
<b>Expense</b>								
<b>Administrative</b>								
5090 - Office Supplies	151.43	0.00	151.43	1,036.15	0.00	1,036.15	0.00	(1,036.15)
6408 - Uniforms	0.00	171.00	(171.00)	768.49	2,053.00	(1,284.51)	2,053.00	1,284.51
<b>Total Administrative</b>	<b>151.43</b>	<b>171.00</b>	<b>(19.57)</b>	<b>1,804.64</b>	<b>2,053.00</b>	<b>(248.36)</b>	<b>2,053.00</b>	<b>248.36</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	221.00	209.00	12.00	1,614.00	2,510.00	(896.00)	2,510.00	896.00
9005 - State B&O Tax	0.90	0.00	0.90	77.99	83.00	(5.01)	83.00	5.01
<b>Total Regulatory Compliance</b>	<b>221.90</b>	<b>209.00</b>	<b>12.90</b>	<b>1,691.99</b>	<b>2,593.00</b>	<b>(901.01)</b>	<b>2,593.00</b>	<b>901.01</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	26,030.25	18,288.00	7,742.25	215,236.69	204,159.00	11,077.69	204,159.00	(11,077.69)
5335 - Payroll Taxes- Employer	2,663.73	3,320.00	(656.27)	22,890.14	25,373.00	(2,482.86)	25,373.00	2,482.86
5385 - Payroll Benefits - Medical	(30.79)	2,724.00	(2,754.79)	20,414.80	26,560.00	(6,145.20)	26,560.00	6,145.20
<b>Total Payroll &amp; Benefits</b>	<b>28,663.19</b>	<b>24,332.00</b>	<b>4,331.19</b>	<b>258,541.63</b>	<b>256,092.00</b>	<b>2,449.63</b>	<b>256,092.00</b>	<b>(2,449.63)</b>
<b>Utilities</b>								
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)	1,468.10	1,440.00	28.10	1,440.00	(28.10)
<b>Total Utilities</b>	<b>60.00</b>	<b>120.00</b>	<b>(60.00)</b>	<b>1,490.95</b>	<b>1,440.00</b>	<b>50.95</b>	<b>1,440.00</b>	<b>(50.95)</b>
<b>Maintenance &amp; Landscaping</b>								
6447 - Weather Response	770.74	0.00	770.74	770.74	0.00	770.74	0.00	(770.74)
6515 - Building R&M- Materials	0.00	0.00	0.00	354.35	0.00	354.35	0.00	(354.35)
6610 - Raw Materials	0.00	46.00	(46.00)	801.74	550.00	251.74	550.00	(251.74)

## Income Statement Report Sudden Valley Community Association Maintenance

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	1,414.01	1,000.00	414.01	1,000.00	(414.01)
6635 - Janitorial Supplies	4,449.27	0.00	4,449.27	4,507.95	0.00	4,507.95	0.00	(4,507.95)
6675 - Equipment R&M	5,751.84	644.00	5,107.84	15,634.71	7,724.00	7,910.71	7,724.00	(7,910.71)
6765 - Small Tools & Equipment	1,640.34	0.00	1,640.34	8,300.14	3,910.00	4,390.14	3,910.00	(4,390.14)
6775 - Vehicle R&M	7,601.14	583.00	7,018.14	29,935.78	7,000.00	22,935.78	7,000.00	(22,935.78)
6785 - Vehicle Fuel	490.63	737.00	(246.37)	11,553.64	8,847.00	2,706.64	8,847.00	(2,706.64)
6795 - Other Supplies	2,532.70	208.00	2,324.70	5,744.48	2,500.00	3,244.48	2,500.00	(3,244.48)
6796 - Other R&M	11,430.58	0.00	11,430.58	88,474.02	3,000.00	85,474.02	3,000.00	(85,474.02)
<b>Total Maintenance &amp; Landscaping</b>	<b>34,667.24</b>	<b>2,301.00</b>	<b>32,366.24</b>	<b>167,491.56</b>	<b>34,531.00</b>	<b>132,960.56</b>	<b>34,531.00</b>	<b>(132,960.56)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	117.00	(117.00)	1,031.41	1,400.00	(368.59)	1,400.00	368.59
6442 - Snow Removal Services	150.82	3,750.00	(3,599.18)	16,305.62	15,000.00	1,305.62	15,000.00	(1,305.62)
<b>Total Contracted &amp; Professional Services</b>	<b>150.82</b>	<b>3,950.00</b>	<b>(3,799.18)</b>	<b>17,337.03</b>	<b>17,400.00</b>	<b>(62.97)</b>	<b>17,400.00</b>	<b>62.97</b>
<b>Total Maintenance Expense</b>	<b>63,914.58</b>	<b>31,083.00</b>	<b>32,831.58</b>	<b>448,357.80</b>	<b>314,109.00</b>	<b>134,248.80</b>	<b>314,109.00</b>	<b>(134,248.80)</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(63,889.58)</b>	<b>(30,891.00)</b>	<b>(32,998.58)</b>	<b>(446,191.55)</b>	<b>(311,802.00)</b>	<b>(134,389.55)</b>	<b>(311,802.00)</b>	<b>134,389.55</b>

Sudden Valley Community Association

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

December 1, 2019 to December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 6,381	\$ 6,000	\$ 381	\$ 309,080	\$ 285,000	\$ 24,080	\$ 285,000	\$ (24,080)
4151 - BD Expense- Golf	2,311	-	2,311	716	-	716	-	(716)
4154 - Golf Course Daily Greens Fees	12,319	4,800	7,519	436,596	351,300	85,296	351,300	(85,296)
4170 - Driving Range Fees	1,026	100	926	21,775	16,300	5,475	16,300	(5,475)
4174 - Golf Cart Rental	2,344	2,000	344	123,669	118,000	5,669	118,000	(5,669)
4176 - Golf Club Storage	-	100	(100)	1,077	1,200	(124)	1,200	124
4178 - Trail Fees	106	-	106	14,957	13,250	1,707	13,250	(1,707)
4835 - Miscellaneous Income	-	-	-	49	-	49	-	(49)
<b>Total Golf Income</b>	<b>24,488</b>	<b>13,000</b>	<b>11,488</b>	<b>907,919</b>	<b>785,050</b>	<b>122,869</b>	<b>785,050</b>	<b>(122,869)</b>
<b>Other AR Income</b>								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
<b>Total Other AR Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300</b>	<b>-</b>	<b>300</b>	<b>-</b>	<b>(300)</b>
<b>Total Golf Pro Income</b>	<b>24,488</b>	<b>13,000</b>	<b>11,488</b>	<b>908,219</b>	<b>785,050</b>	<b>123,169</b>	<b>785,050</b>	<b>(123,169)</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	394	-	394	5,069	7,000	(1,931)	7,000	1,931
5015 - Bank Charges & Fees	665	275	390	17,808	13,487	4,321	13,487	(4,321)
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	1,419	1,502	(83)	25,470	18,040	7,430	18,040	(7,429)
5000 - General Administrative	-	-	-	440	1,600	(1,160)	1,600	1,160
5090 - Office Supplies	-	50	(50)	875	600	275	600	(275)
5210 - Printing & Copying	-	-	-	1,759	2,980	(1,221)	2,980	1,221
5227 - Training & Conferences	-	300	(300)	3,138	3,600	(462)	3,600	462
5326 - Operating Performance Commissions	1,736	-	1,736	1,736	-	1,736	-	(1,736)
6408 - Uniforms	144	342	(198)	7,807	4,400	3,407	4,400	(3,407)
<b>Total Administrative</b>	<b>4,357</b>	<b>2,469</b>	<b>1,888</b>	<b>64,100</b>	<b>51,707</b>	<b>12,393</b>	<b>51,707</b>	<b>(12,393)</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	117	(117)	-	1,400	(1,400)	1,400	1,400
6300 - Permits & Licenses	208	67	141	1,155	800	355	800	(355)
9005 - State B&O Tax	215	35	180	4,428	3,698	730	3,698	(730)
<b>TotalRegulatory Compliance</b>	<b>423</b>	<b>219</b>	<b>204</b>	<b>5,582</b>	<b>5,898</b>	<b>(316)</b>	<b>5,898</b>	<b>316</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	207	64	143	396	770	(374)	770	374
<b>CC&amp;Rs/ Mandates Total</b>	<b>207</b>	<b>64</b>	<b>143</b>	<b>396</b>	<b>770</b>	<b>(374)</b>	<b>770</b>	<b>374</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	41,768	26,744	15,024	497,088	472,112	24,976	472,112	(24,976)
5335 - Payroll Taxes- Employer	3,843	4,386	(543)	47,563	50,093	(2,530)	50,093	2,530
5385 - Payroll Benefits - Medical	(599)	4,461	(5,060)	34,426	53,544	(19,118)	53,544	19,118
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
<b>Total Payroll &amp; Benefits</b>	<b>45,013</b>	<b>35,591</b>	<b>9,422</b>	<b>579,077</b>	<b>575,749</b>	<b>3,328</b>	<b>575,749</b>	<b>(3,328)</b>

Sudden Valley Community Association

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

December 1, 2019 to December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Insurance</b>								
5400 - Insurance Premiums	262	343	(81)	3,144	4,114	(970)	4,114	970
<b>Total Insurance</b>	<b>262</b>	<b>343</b>	<b>(81)</b>	<b>3,144</b>	<b>4,114</b>	<b>(970)</b>	<b>4,114</b>	<b>970</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	606	633	(27)	7,265	7,596	(331)	7,596	331
6033 - Utilities- Electricity	1,317	1,226	91	18,828	20,008	(1,180)	20,008	1,180
6005 - Utilities- Natural Gas	339	294	45	3,266	3,322	(56)	3,322	56
6023 - Utilities- Water & Sewer	1,782	1,758	24	10,822	11,018	(196)	11,018	196
6035 - Utilities- Trash & Recycling Service	244	239	5	2,838	2,871	(33)	2,871	33
<b>Total Utilities</b>	<b>4,288</b>	<b>4,150</b>	<b>138</b>	<b>43,019</b>	<b>44,815</b>	<b>(1,796)</b>	<b>44,815</b>	<b>1,796</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	833	4,583	(3,750)	48,573	40,000	8,573	40,000	(8,573)
6635 - Janitorial Supplies	-	21	(21)	-	250	(250)	250	250
6110 - Landscape R&M	201	1,521	(1,320)	37,338	40,000	(2,662)	40,000	2,662
6796 - Other R&M	205	192	13	1,482	2,300	(818)	2,300	818
6795 - Other Supplies	394	1,133	(739)	15,468	18,600	(3,132)	18,600	3,132
6610 - Raw Materials	-	2,082	(2,082)	36,487	25,000	11,487	25,000	(11,487)
6621 - Raw Materials: Sand & Gravel	-	-	-	32,533	34,000	(1,467)	34,000	1,467
6765 - Small Tools & Equipment	135	217	(82)	2,388	2,850	(462)	2,850	462
6785 - Vehicle Fuel	801	427	374	19,757	20,180	(423)	20,180	423
6775 - Vehicle R&M	-	125	(125)	649	1,500	(851)	1,500	851
<b>Total Maintenance &amp; Landscaping</b>	<b>2,569</b>	<b>10,301</b>	<b>(7,732)</b>	<b>194,674</b>	<b>184,680</b>	<b>9,994</b>	<b>184,680</b>	<b>(9,994)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	150	(150)	7,628	3,900	3,728	3,900	(3,728)
6440 - Safety & Security Services	-	42	(42)	324	500	(176)	500	176
7095 - Other Professional Services	-	125	(125)	438	1,500	(1,062)	1,500	1,062
<b>Total Contracted &amp; Professional Services</b>	<b>-</b>	<b>317</b>	<b>(317)</b>	<b>8,390</b>	<b>5,900</b>	<b>2,490</b>	<b>5,900</b>	<b>(2,490)</b>
<b>Total Golf Expense</b>	<b>57,118</b>	<b>53,454</b>	<b>3,664</b>	<b>898,382</b>	<b>873,633</b>	<b>24,749</b>	<b>873,633</b>	<b>(24,749)</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ (32,629)</b>	<b>\$ (40,454)</b>	<b>\$ 7,825</b>	<b>\$ 9,837</b>	<b>\$ (88,583)</b>	<b>\$ 98,420</b>	<b>\$ (88,583)</b>	<b>\$ (98,420)</b>

## Income Statement Report

### Sudden Valley Community Association

#### Marina

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Marina Income</b>								
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	100.00	0.00	100.00	49,795.00	39,310.00	10,485.00	39,310.00	(10,485.00)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	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
<b>Total Marina Income</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>125,575.00</b>	<b>107,345.00</b>	<b>18,230.00</b>	<b>107,345.00</b>	<b>(18,230.00)</b>
<b>Other Income</b>								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	2,070.00	2,000.00	70.00	2,000.00	(70.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,070.00</b>	<b>2,000.00</b>	<b>70.00</b>	<b>2,000.00</b>	<b>(70.00)</b>
<b>Total Marina Income</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>127,645.00</b>	<b>109,345.00</b>	<b>18,300.00</b>	<b>109,345.00</b>	<b>(18,300.00)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
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)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>481.63</b>	<b>0.00</b>	<b>481.63</b>	<b>0.00</b>	<b>(481.63)</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	240.14	145.00	95.14	1,884.15	1,743.00	141.15	1,743.00	(141.15)
9005 - State B&O Tax	1.50	152.00	(150.50)	1,926.72	1,820.00	106.72	1,820.00	(106.72)
<b>Total Regulatory Compliance</b>	<b>241.64</b>	<b>297.00</b>	<b>(55.36)</b>	<b>3,810.87</b>	<b>3,563.00</b>	<b>247.87</b>	<b>3,563.00</b>	<b>(247.87)</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	591.56	150.00	441.56	3,553.21	1,587.00	1,966.21	1,587.00	(1,966.21)
6033 - Utilities- Electricity	179.41	153.00	26.41	2,087.38	1,914.00	173.38	1,914.00	(173.38)
6050 - Utilities- Communications Service	120.72	172.00	(51.28)	1,901.45	2,069.00	(167.55)	2,069.00	167.55
<b>Total Utilities</b>	<b>891.69</b>	<b>475.00</b>	<b>416.69</b>	<b>7,542.04</b>	<b>5,570.00</b>	<b>1,972.04</b>	<b>5,570.00</b>	<b>(1,972.04)</b>
<b>Maintenance &amp; Landscaping</b>								
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

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
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	83.00	(83.00)	1,442.48	1,000.00	442.48	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	600.00	(384.51)	600.00	384.51
6796 - Other R&M	0.00	417.00	(417.00)	844.73	5,000.00	(4,155.27)	5,000.00	4,155.27
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>550.00</b>	<b>(550.00)</b>	<b>7,247.85</b>	<b>6,600.00</b>	<b>647.85</b>	<b>6,600.00</b>	<b>(647.85)</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
7095 - Other Professional Services	0.00	0.00	0.00	8,575.50	0.00	8,575.50	0.00	(8,575.50)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,738.25</b>	<b>0.00</b>	<b>8,738.25</b>	<b>0.00</b>	<b>(8,738.25)</b>
<b>Total Marina Expense</b>	<b>1,133.33</b>	<b>1,322.00</b>	<b>(188.67)</b>	<b>27,820.64</b>	<b>15,733.00</b>	<b>12,087.64</b>	<b>15,733.00</b>	<b>(12,087.64)</b>
<b>Total Marina Income / (Loss)</b>	<b>(1,033.33)</b>	<b>(1,322.00)</b>	<b>288.67</b>	<b>99,824.36</b>	<b>93,612.00</b>	<b>6,212.36</b>	<b>93,612.00</b>	<b>(6,212.36)</b>

Sudden Valley Community Association

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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Special Assessment Income- Rec</b>								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,306	\$ 32,414	\$ (108)	\$ 388,909	\$ 388,966	\$ (57)	\$ 388,966	\$ 57
4011 - BD Expense- Rec SA 062018 to 052023	(336)	(2,917)	2,581	(3,747)	(35,007)	31,260	(35,007)	(31,260)
	<b>31,970</b>	<b>29,497</b>	<b>2,473</b>	<b>385,161</b>	<b>353,959</b>	<b>31,202</b>	<b>353,959</b>	<b>(31,202)</b>
<b>Lease Income</b>								
4435 - Lease Income - Barn 8	751	650	101	9,012	7,800	1,212	7,800	(1,212)
	<b>751</b>	<b>650</b>	<b>101</b>	<b>9,012</b>	<b>7,800</b>	<b>1,212</b>	<b>7,800</b>	<b>(1,212)</b>
<b>Non-Lease Facility Rentals</b>								
4400 - Facility Rentals	365	-	365	3,446	2,000	1,445	2,000	(1,445)
4411 - Picnic Shelter Rentals	-	-	-	2,310	1,195	1,115	1,195	(1,115)
	<b>365</b>	<b>-</b>	<b>365</b>	<b>5,756</b>	<b>3,195</b>	<b>2,560</b>	<b>3,195</b>	<b>(2,560)</b>
<b>Rec Center and Pools Income</b>								
4510 - Health Club Membership	34	817	(783)	1,094	9,800	(8,706)	9,800	8,706
4220 - Access Cards	-	-	-	30	-	30	-	(30)
4223 - Gym and Pool Access Cards	166	42	124	4,033	500	3,533	500	(3,533)
4502 - Instructor & Trainer Fees	534	104	430	5,941	1,250	4,691	1,250	(4,691)
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)
<b>Total Recreation Income</b>	<b>734</b>	<b>963</b>	<b>(229)</b>	<b>21,755</b>	<b>11,550</b>	<b>10,205</b>	<b>11,550</b>	<b>(10,205)</b>
<b>Total Recreation Income</b>	<b>33,820</b>	<b>31,110</b>	<b>2,710</b>	<b>421,684</b>	<b>376,504</b>	<b>45,179</b>	<b>376,504</b>	<b>(45,179)</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	-	43	(43)	39	515	(476)	515	476
5090 - Office Supplies	121	167	(46)	1,806	2,000	(194)	2,000	194
5205 - Events Charges	-	-	-	986	350	636	350	(636)
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	180	178	2	908	2,142	(1,234)	2,142	1,234
6408 - Uniforms	-	276	(276)	1,395	276	1,119	276	(1,119)
<b>Total Administrative</b>	<b>301</b>	<b>664</b>	<b>(363)</b>	<b>5,308</b>	<b>5,283</b>	<b>25</b>	<b>5,283</b>	<b>(25)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	33	-	33	624	500	124	500	(124)
9005 - State B&O Tax	22	-	22	279	52	227	52	(227)
<b>Total Regulatory Compliance</b>	<b>55</b>	<b>-</b>	<b>55</b>	<b>903</b>	<b>552</b>	<b>351</b>	<b>552</b>	<b>(351)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	-	-	-	61	-	61	-	(61)
<b>CC&amp;Rs/ Mandates Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61</b>	<b>-</b>	<b>61</b>	<b>-</b>	<b>(61)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	17,092	12,304	4,788	201,749	214,763	(13,014)	214,763	13,014
5335 - Payroll Taxes- Employer	1,678	2,276	(598)	20,719	26,424	(5,705)	26,424	5,705
5385 - Payroll Benefits - Medical	-	1,675	(1,675)	17,406	20,097	(2,691)	20,097	2,691
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
<b>Total Payroll &amp; Benefits</b>	<b>18,770</b>	<b>16,255</b>	<b>2,515</b>	<b>239,874</b>	<b>261,284</b>	<b>(21,410)</b>	<b>261,284</b>	<b>21,410</b>

Sudden Valley Community Association

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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Utilities</b>								
6000 - Utilities	-	-	-	3,568	-	3,568	-	(3,568)
6050 - Utilities- Communications Service	808	100	708	6,695	1,200	5,495	1,200	(5,495)
6033 - Utilities- Electricity	1,140	1,179	(39)	14,179	14,149	30	14,149	(30)
6005 - Utilities- Natural Gas	475	361	114	13,123	10,609	2,514	10,609	(2,514)
6023 - Utilities- Water & Sewer	1,661	1,236	425	15,148	12,160	2,988	12,160	(2,988)
6035 - Utilities- Trash & Recycling Service	323	125	198	2,929	1,500	1,429	1,500	(1,429)
<b>Total Utilities</b>	<b>4,406</b>	<b>3,001</b>	<b>1,405</b>	<b>55,642</b>	<b>39,618</b>	<b>16,024</b>	<b>39,618</b>	<b>(16,024)</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	-	167	(167)	8,015	2,000	6,015	2,000	(6,015)
6520 - Building R&M- Contract Services	-	-	-	3,597	-	3,597	-	(3,597)
6675 - Equipment R&M	457	-	457	5,112	2,060	3,052	2,060	(3,052)
6635 - Janitorial Supplies	232	227	5	3,781	2,730	1,051	2,730	(1,051)
6110 - Landscape R&M	-	1,417	(1,417)	20,950	17,006	3,944	17,006	(3,944)
6796 - Other R&M	-	50	(50)	(3)	600	(603)	600	603
6795 - Other Supplies	1,652	660	992	13,117	7,914	5,203	7,914	(5,203)
6621 - Raw Materials: Sand & Gravel	1,594	292	1,302	3,496	3,500	(4)	3,500	4
6765 - Small Tools & Equipment	-	173	(173)	1,535	2,075	(540)	2,075	540
6785 - Vehicle Fuel	239	417	(178)	4,541	5,000	(459)	5,000	459
6775 - Vehicle R&M	-	91	(91)	531	1,090	(559)	1,090	559
<b>Total Maintenance &amp; Landscaping</b>	<b>4,174</b>	<b>3,494</b>	<b>680</b>	<b>64,672</b>	<b>43,975</b>	<b>20,697</b>	<b>43,975</b>	<b>(20,697)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease and Rental	-	-	-	595	-	595	-	(595)
5125 - IT Support and Services	-	10	(10)	-	124	(124)	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)
<b>Total Contracted &amp; Professional Services</b>	<b>-</b>	<b>10</b>	<b>(10)</b>	<b>31,648</b>	<b>22,588</b>	<b>9,060</b>	<b>22,588</b>	<b>(9,060)</b>
<b>Total Recreation Expense</b>	<b>27,706</b>	<b>23,424</b>	<b>4,282</b>	<b>398,108</b>	<b>373,300</b>	<b>24,808</b>	<b>373,300</b>	<b>(24,808)</b>
<b>Total Recreation Income / (Loss)</b>	<b>\$ 6,114</b>	<b>\$ 7,686</b>	<b>\$ (1,572)</b>	<b>\$ 23,576</b>	<b>\$ 3,204</b>	<b>\$ 20,371</b>	<b>\$ 3,204</b>	<b>\$ (20,371)</b>

## Income Statement Report

### Sudden Valley Community Association

### UDR Activity

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessments Income- UDR</b>								
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	1,274.77	0.00	1,274.77	41,693.95	0.00	41,693.95	0.00	(41,693.95)
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	73.27	0.00	73.27	12,363.09	0.00	12,363.09	0.00	(12,363.09)
4993 - BD Expense- 60day accrual OPS	39,675.81	0.00	39,675.81	(9,027.63)	0.00	(9,027.63)	0.00	9,027.63
<b>Total Dues and Assessments Income- UDR</b>	<b>41,023.85</b>	<b>0.00</b>	<b>41,023.85</b>	<b>41,420.74</b>	<b>0.00</b>	<b>41,420.74</b>	<b>0.00</b>	<b>(41,420.74)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	6,933.67	0.00	6,933.67	51,511.34	0.00	51,511.34	0.00	(51,511.34)
4711 - BD Expense- Late Fee & Int	(1,531.82)	0.00	(1,531.82)	821.26	0.00	821.26	0.00	(821.26)
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	1,985.72	0.00	1,985.72	(390.80)	0.00	(390.80)	0.00	390.80
<b>Total Collections Income</b>	<b>7,387.57</b>	<b>0.00</b>	<b>7,387.57</b>	<b>67,371.93</b>	<b>0.00</b>	<b>67,371.93</b>	<b>0.00</b>	<b>(67,371.93)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	1,151.56	0.00	1,151.56	5,940.77	0.00	5,940.77	0.00	(5,940.77)
<b>Total Investment Income</b>	<b>1,151.56</b>	<b>0.00</b>	<b>1,151.56</b>	<b>5,940.77</b>	<b>0.00</b>	<b>5,940.77</b>	<b>0.00</b>	<b>(5,940.77)</b>
<b>Total UDR Activity Income</b>	<b>49,562.98</b>	<b>0.00</b>	<b>49,562.98</b>	<b>114,733.44</b>	<b>0.00</b>	<b>114,733.44</b>	<b>0.00</b>	<b>(114,733.44)</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	106.79	0.00	106.79	860.17	0.00	860.17	0.00	(860.17)
<b>Total Regulatory Compliance</b>	<b>106.79</b>	<b>0.00</b>	<b>106.79</b>	<b>860.17</b>	<b>0.00</b>	<b>860.17</b>	<b>0.00</b>	<b>(860.17)</b>
<b>CC&amp;Rs/ Mandates</b>								
5025 - Collection Charges	239.95	0.00	239.95	3,062.61	0.00	3,062.61	0.00	(3,062.61)

## Income Statement Report

### Sudden Valley Community Association

### UDR Activity

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
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	2,031.00	0.00	2,031.00	17,069.99	0.00	17,069.99	0.00	(17,069.99)
<b>Total CC&amp;Rs/ Mandates</b>	<b>2,270.95</b>	<b>0.00</b>	<b>2,270.95</b>	<b>29,968.60</b>	<b>0.00</b>	<b>29,968.60</b>	<b>0.00</b>	<b>(29,968.60)</b>
<b>Payroll &amp; Benefits</b>								
5391 - Accrued Vacation Liability	(8,193.98)	0.00	(8,193.98)	7,969.62	0.00	7,969.62	0.00	(7,969.62)
<b>Total Payroll &amp; Benefits</b>	<b>(8,193.98)</b>	<b>0.00</b>	<b>(8,193.98)</b>	<b>7,969.62</b>	<b>0.00</b>	<b>7,969.62</b>	<b>0.00</b>	<b>(7,969.62)</b>
<b>Contracted &amp; Professional Services</b>								
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)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>94,600.00</b>	<b>0.00</b>	<b>94,600.00</b>	<b>0.00</b>	<b>(94,600.00)</b>
<b>Reserve Expenses/Transfers</b>								
9890 - UDR Legal Expenses	100.00	0.00	100.00	687.00	0.00	687.00	0.00	(687.00)
<b>Total Reserve Expenses/Transfers</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>687.00</b>	<b>0.00</b>	<b>687.00</b>	<b>0.00</b>	<b>(687.00)</b>
<b>Reserve UDR Projects</b>								
9619.01 - Kens Cozy Kitchen UDR	0.00	14,400.00	(14,400.00)	12,744.00	14,400.00	(1,656.00)	14,400.00	1,656.00
9619.02 - Hazardous Tree Removal	0.00	16,990.90	(16,990.90)	8,788.51	16,990.90	(8,202.39)	16,990.90	8,202.39
9699 - UDR Project Budget Adj	0.00	(59,655.77)	59,655.77	0.00	(59,655.77)	59,655.77	(59,655.77)	(59,655.77)
9895 - UDR - GM Recruiting Expenses	0.00	4,151.99	(4,151.99)	3,750.00	4,151.99	(401.99)	4,151.99	401.99
9902 - UDR - Area Z Mitigation	0.00	24,112.88	(24,112.88)	16,875.44	24,112.88	(7,237.44)	24,112.88	7,237.44
<b>Total Reserve UDR Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>42,157.95</b>	<b>0.00</b>	<b>42,157.95</b>	<b>0.00</b>	<b>(42,157.95)</b>
<b>Total UDR Activity Expense</b>	<b>(5,716.24)</b>	<b>0.00</b>	<b>(5,716.24)</b>	<b>176,243.34</b>	<b>0.00</b>	<b>176,243.34</b>	<b>0.00</b>	<b>(176,243.34)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>55,279.22</b>	<b>0.00</b>	<b>55,279.22</b>	<b>(61,509.90)</b>	<b>0.00</b>	<b>(61,509.90)</b>	<b>0.00</b>	<b>61,509.90</b>

## Income Statement Report Sudden Valley Community Association SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessments Income- Capital</b>								
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	5.91	0.00	5.91	231.92	0.00	231.92	0.00	(231.92)
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	87,288.41	0.00	87,288.41	1,052,102.37	0.00	1,052,102.37	0.00	(1,052,102.37)
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	240.73	0.00	240.73	9,638.27	0.00	9,638.27	0.00	(9,638.27)
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	(297.68)	0.00	(297.68)	(21,633.89)	0.00	(21,633.89)	0.00	21,633.89
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	371.47	0.00	371.47	16,048.33	0.00	16,048.33	0.00	(16,048.33)
4052 - Roads Capital Assmt 2016	(32.29)	0.00	(32.29)	(264.57)	0.00	(264.57)	0.00	264.57
4053 - BD Expense - Roads 2019	(553.72)	0.00	(553.72)	(25,879.88)	0.00	(25,879.88)	0.00	25,879.88
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	101,455.20	0.00	101,455.20	1,222,500.18	0.00	1,222,500.18	0.00	(1,222,500.18)
4060.19 - Mailbox Capital Assmt 2019	2,104.49	0.00	2,104.49	25,365.70	0.00	25,365.70	0.00	(25,365.70)
4061 - BD Expense- Mailbox 2006 SA	(6.31)	0.00	(6.31)	(458.11)	0.00	(458.11)	0.00	458.11
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	16,502.68	0.00	16,502.68	14,309.62	0.00	14,309.62	0.00	(14,309.62)
<b>Total Dues and Assessments Income- Capital</b>	<b>207,078.89</b>	<b>0.00</b>	<b>207,078.89</b>	<b>2,291,171.73</b>	<b>0.00</b>	<b>2,291,171.73</b>	<b>0.00</b>	<b>(2,291,171.73)</b>
<b>New Home Construction Fees</b>								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
<b>Total New Home Construction Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>(1,000.00)</b>
<b>Other AR Income</b>								
4242 - Title Transfer Fee: Capital	10,401.25	0.00	10,401.25	236,947.79	0.00	236,947.79	0.00	(236,947.79)

## Income Statement Report

### Sudden Valley Community Association

### SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other AR Income</b>								
4343 - BD Expense- Title Transfer Fee: Capit	255.12	0.00	255.12	(22.08)	0.00	(22.08)	0.00	22.08
<b>Total Other AR Income</b>	<b>10,656.37</b>	<b>0.00</b>	<b>10,656.37</b>	<b>236,925.71</b>	<b>0.00</b>	<b>236,925.71</b>	<b>0.00</b>	<b>(236,925.71)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	3,680.23	0.00	3,680.23	33,334.32	0.00	33,334.32	0.00	(33,334.32)
<b>Total Investment Income</b>	<b>3,680.23</b>	<b>0.00</b>	<b>3,680.23</b>	<b>33,334.32</b>	<b>0.00</b>	<b>33,334.32</b>	<b>0.00</b>	<b>(33,334.32)</b>
<b>Capital Gain (Loss) on Sale of Assets</b>								
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)
<b>Total Capital Gain (Loss) on Sale of Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,446.25</b>	<b>0.00</b>	<b>21,446.25</b>	<b>0.00</b>	<b>(21,446.25)</b>
<b>Total SVCA Reserves Income</b>	<b>221,415.49</b>	<b>0.00</b>	<b>221,415.49</b>	<b>2,583,878.01</b>	<b>0.00</b>	<b>2,583,878.01</b>	<b>0.00</b>	<b>(2,583,878.01)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	0.00	0.00	0.00	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)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,193.56</b>	<b>0.00</b>	<b>3,193.56</b>	<b>0.00</b>	<b>(3,193.56)</b>
<b>Regulatory Compliance</b>								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	1,621.19	0.00	1,621.19	0.00	(1,621.19)
<b>Total Regulatory Compliance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,621.19</b>	<b>0.00</b>	<b>1,621.19</b>	<b>0.00</b>	<b>(1,621.19)</b>
<b>Depreciation Expense</b>								
6320 - Depr - Buildings	571.31	0.00	571.31	6,855.72	0.00	6,855.72	0.00	(6,855.72)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	61,797.27	0.00	61,797.27	0.00	(61,797.27)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	25,068.93	0.00	25,068.93	0.00	(25,068.93)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	420,162.54	0.00	420,162.54	0.00	(420,162.54)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	148,127.07	0.00	148,127.07	0.00	(148,127.07)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	1,202.61	0.00	1,202.61	0.00	(1,202.61)

## Income Statement Report

### Sudden Valley Community Association

### SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Depreciation Expense</b>								
6335 - Depr - Communication Equipment	371.95	0.00	371.95	4,075.32	0.00	4,075.32	0.00	(4,075.32)
6337 - Depr - Computers	929.84	0.00	929.84	15,570.24	0.00	15,570.24	0.00	(15,570.24)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	200,953.35	0.00	200,953.35	0.00	(200,953.35)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	67,026.18	0.00	67,026.18	0.00	(67,026.18)
6360 - Amortization	(610.76)	0.00	(610.76)	3,664.56	0.00	3,664.56	0.00	(3,664.56)
<b>Total Depreciation Expense</b>	<b>71,225.22</b>	<b>0.00</b>	<b>71,225.22</b>	<b>954,503.79</b>	<b>0.00</b>	<b>954,503.79</b>	<b>0.00</b>	<b>(954,503.79)</b>
<b>Contracted &amp; Professional Services</b>								
7095 - Other Professional Services	67.50	0.00	67.50	67.50	0.00	67.50	0.00	(67.50)
<b>Total Contracted &amp; Professional Services</b>	<b>67.50</b>	<b>0.00</b>	<b>67.50</b>	<b>67.50</b>	<b>0.00</b>	<b>67.50</b>	<b>0.00</b>	<b>(67.50)</b>
<b>Reserve Expenses/Transfers</b>								
8002 - CRRRF Loan Interest Expense	8,327.65	0.00	8,327.65	73,706.76	0.00	73,706.76	0.00	(73,706.76)
9999 - Reserve Cap Project Budget Adj	0.00	(4,518,009.65)	4,518,009.65	0.00	(4,518,009.65)	4,518,009.65	(4,518,009.65)	(4,518,009.65)
<b>Total Reserve Expenses/Transfers</b>	<b>8,327.65</b>	<b>(4,518,009.65)</b>	<b>4,526,337.30</b>	<b>73,706.76</b>	<b>(4,518,009.65)</b>	<b>4,591,716.41</b>	<b>(4,518,009.65)</b>	<b>(4,591,716.41)</b>
<b>Reserve CRRRF Capital Proejcts</b>								
9718.08 - Golf Cart Life Extension	1,351.07	20,478.00	(19,126.93)	17,121.14	20,478.00	(3,356.86)	20,478.00	3,356.86
9718.09 - Golf Sales Office	0.00	16,861.00	(16,861.00)	0.00	16,861.00	(16,861.00)	16,861.00	16,861.00
9719.01 - Turf Debris Blower	0.00	8,994.38	(8,994.38)	0.00	8,994.38	(8,994.38)	8,994.38	8,994.38
9719.02 - Range Picking Vehicle	0.00	5,750.50	(5,750.50)	0.00	5,750.50	(5,750.50)	5,750.50	5,750.50
9719.03 - Used Custodial Van	0.00	22,000.00	(22,000.00)	21,169.23	22,000.00	(830.77)	22,000.00	830.77
9719.04 - Greens Triplex Mower	409.21	39,778.00	(39,368.79)	39,028.70	39,778.00	(749.30)	39,778.00	749.30
9719.05 - Sec/ Parks/ Maint Vehicles	(3,402.00)	133,188.00	(136,590.00)	133,187.96	133,188.00	(0.04)	133,188.00	0.04
9719.06 - Cardio Equipment (x14)	0.00	78,215.00	(78,215.00)	64,758.06	78,215.00	(13,456.94)	78,215.00	13,456.94
9719.07 - Main Pool Heaters	0.00	4,158.67	(4,158.67)	8,316.68	8,316.67	0.01	8,316.67	(0.01)
9719.08 - Quiet Pool Retaining Wall & Pump	12,348.89	63,360.00	(51,011.11)	50,558.45	63,360.00	(12,801.55)	63,360.00	12,801.55
9719.09 - Pressure Pump #14 Pump Station	0.00	7,153.00	(7,153.00)	6,944.00	7,153.00	(209.00)	7,153.00	209.00
9719.10 - Golf Course Irrigation System	1,254.00	500,362.10	(499,108.10)	126,866.50	500,362.10	(373,495.60)	500,362.10	373,495.60

## Income Statement Report

### Sudden Valley Community Association

### SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserve CRRRF Capital Proejcts</b>								
9719.11 - Playground Improvements	805.24	0.00	805.24	31,208.43	0.00	31,208.43	0.00	(31,208.43)
9719.112 - Playground Improv. Wages, Taxes	3,603.21	0.00	3,603.21	15,009.20	0.00	15,009.20	0.00	(15,009.20)
9719.12 - Pool Furniture - Quiet & Main Pool	6,456.07	0.00	6,456.07	16,614.27	0.00	16,614.27	0.00	(16,614.27)
9719.13 - Furnace Replacement- Barn 8	0.00	0.00	0.00	5,914.34	0.00	5,914.34	0.00	(5,914.34)
9719.14 - Snow Plow - Sander Unit	19,175.20	0.00	19,175.20	19,175.20	0.00	19,175.20	0.00	(19,175.20)
9719.15 - Deicer Storage Tank & Skid Spray	11,929.10	0.00	11,929.10	11,929.10	0.00	11,929.10	0.00	(11,929.10)
9882 - CRRRF-Pool Reno. Design & Permitti	0.00	76,310.00	(76,310.00)	76,287.09	76,310.00	(22.91)	76,310.00	22.91
<b>Total Reserve CRRRF Capital Proejcts</b>	<b>53,929.99</b>	<b>976,608.65</b>	<b>(922,678.66)</b>	<b>644,088.35</b>	<b>980,766.65</b>	<b>(336,678.30)</b>	<b>980,766.65</b>	<b>336,678.30</b>
<b>Reserve CRRRF Capital Loan Projects</b>								
9717.02 - Marina Standpipe & Gangways	0.00	248,989.30	(248,989.30)	255,315.75	248,989.30	6,326.45	248,989.30	(6,326.45)
9717.03 - Marina Soft Armoring A&E/ Constr	0.00	428,627.30	(428,627.30)	457,629.47	428,627.30	29,002.17	428,627.30	(29,002.17)
9717.05 - Demo Barn 6/ Sprung Structure In:	63,715.11	647,745.68	(584,030.57)	739,916.34	647,745.68	92,170.66	647,745.68	(92,170.66)
9717.06 - (2) Pools Liner/Deck/ADA Constr	0.00	645,834.67	(645,834.67)	654,028.58	645,834.67	8,193.91	645,834.67	(8,193.91)
9717.07 - CRRRF Project Manager	3,697.50	82,203.00	(78,505.50)	79,818.40	82,203.00	(2,384.60)	82,203.00	2,384.60
9717.071 - PNW Recomendated Contingency	0.00	107,637.30	(107,637.30)	0.00	107,637.30	(107,637.30)	107,637.30	107,637.30
9717.072 - SVCA Mgmt Contingency	0.00	111,438.75	(111,438.75)	500.00	111,438.75	(110,938.75)	111,438.75	110,938.75
<b>Total Reserve CRRRF Capital Loan Project</b>	<b>67,412.61</b>	<b>2,272,476.00</b>	<b>(2,205,063.39)</b>	<b>2,187,208.54</b>	<b>2,272,476.00</b>	<b>(85,267.46)</b>	<b>2,272,476.00</b>	<b>85,267.46</b>
<b>Reserve Roads Capital Projects</b>								
9901 - RDS- Windward Dr Retaining Wall Cc	0.00	30,000.00	(30,000.00)	12,043.00	30,000.00	(17,957.00)	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	(1,384.13)	597,300.00	(598,684.13)	579,220.41	597,300.00	(18,079.59)	597,300.00	18,079.59
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	32,320.00	(32,320.00)	35.00	32,320.00	(32,285.00)	32,320.00	32,285.00
9918.09 - 30 Fairway Lane Design	(17,407.00)	36,465.00	(53,872.00)	36,464.99	36,465.00	(0.01)	36,465.00	0.01
9918.10 - Windward Drainage Design	0.00	10,000.00	(10,000.00)	10,000.00	10,000.00	0.00	10,000.00	0.00
9919.01 - 2019 Roads On-Call Engineering	337.50	23,000.00	(22,662.50)	18,569.25	23,000.00	(4,430.75)	23,000.00	4,430.75

## Income Statement Report

### Sudden Valley Community Association

### SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserve Roads Capital Projects</b>								
9919.02 - Culvert 25 Design	36,868.71	64,908.00	(28,039.29)	38,353.71	64,908.00	(26,554.29)	64,908.00	26,554.29
9919.03 - Culvert 200 Design	31,720.20	11,987.00	19,733.20	31,720.20	11,987.00	19,733.20	11,987.00	(19,733.20)
9919.04 - Culverts 212 & 213 Design	34,132.39	31,115.00	3,017.39	34,132.39	31,115.00	3,017.39	31,115.00	(3,017.39)
9919.05 - Culvert 315 Design	38,353.70	67,204.00	(28,850.30)	38,353.70	67,204.00	(28,850.30)	67,204.00	28,850.30
9919.06 - Rec Corridor Parking Lot Patching	2,446.33	107,000.00	(104,553.67)	62,760.88	107,000.00	(44,239.12)	107,000.00	44,239.12
9919.07 - Barn 7 & Rotunda Foundation Ren	0.00	51,072.00	(51,072.00)	16,732.14	51,072.00	(34,339.86)	51,072.00	34,339.86
9919.09 - Sugarpine Cul de Sac	0.00	30,000.00	(30,000.00)	30,000.00	30,000.00	0.00	30,000.00	0.00
<b>Total Reserve Roads Capital Projects</b>	<b>125,067.70</b>	<b>1,092,371.00</b>	<b>(967,303.30)</b>	<b>910,132.66</b>	<b>1,092,371.00</b>	<b>(182,238.34)</b>	<b>1,092,371.00</b>	<b>182,238.34</b>
<b>Reserve Road CVC Capital Project</b>								
9919.08 - 2019 Culvert Vegetation Control	462.58	18,809.00	(18,346.42)	23,750.21	18,809.00	4,941.21	18,809.00	(4,941.21)
9919.082 - 2019 CVC - Wages, Taxes, & Ber	0.00	153,587.00	(153,587.00)	94,416.20	153,587.00	(59,170.80)	153,587.00	59,170.80
<b>Total Reserve Road CVC Capital Project</b>	<b>462.58</b>	<b>172,396.00</b>	<b>(171,933.42)</b>	<b>118,166.41</b>	<b>172,396.00</b>	<b>(54,229.59)</b>	<b>172,396.00</b>	<b>54,229.59</b>
<b>Total SVCA Reserves Expense</b>	<b>326,493.25</b>	<b>(4,158.00)</b>	<b>330,651.25</b>	<b>4,892,688.76</b>	<b>0.00</b>	<b>4,892,688.76</b>	<b>0.00</b>	<b>(4,892,688.76)</b>
<b>Total SVCA Reserves Income / (Loss)</b>	<b>(105,077.76)</b>	<b>4,158.00</b>	<b>(109,235.76)</b>	<b>(2,308,810.75)</b>	<b>0.00</b>	<b>(2,308,810.75)</b>	<b>0.00</b>	<b>2,308,810.75</b>
<b>Total Association Net Income / (Loss)</b>	<b>(198,085.45)</b>	<b>(33,065.00)</b>	<b>(165,020.45)</b>	<b>(2,229,503.69)</b>	<b>0.00</b>	<b>(2,229,503.69)</b>	<b>0.00</b>	<b>2,229,503.69</b>

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.	Total
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10								
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	3	14	17	426	2,480	2,906	12	90	4	24	2	3	22	39	2	18	429	2,494	2,923	42	174	216	471	2,668	3,139	773	0	0	773	721	8	1,502	4,641

LLE = Lot Line Eraser  
 CTB = Covenant to Bind