

# TOTAL

PROPERTY MANAGEMENT, INC.

## FINANCIAL MANAGEMENT REPORT

DATE: May 31, 2013  
 ASSOCIATION NAME: Spring Valley Lake Association - T150  
 FISCAL YEAR END: 10/31

### CASH ON HAND

Pacific Western Bank Checking: \$359,970.22  
 Operating Accounts - Other \$475,856.84  
 Reserve Investments Balance: \$883,908.61

Special Assessment: \_\_\_\_\_ YES X NO

Total amount for Special Assessment: \$ N/A

If yes, special assessment is for:

Special Assessment effective date: \_\_\_\_\_

Current Loans \_\_\_\_\_ YES X NO End date: N/A

Cash flow concerns: \_\_\_\_\_ YES X NO

Bank account(s) over FDIC limit X YES X NO

If yes, recommendations: The Pacific Western Bank checking account is temporarily over the FDIC limit due to the 3rd Quarter assessment billing.

### CD INFORMATION

CD'S maturing within the next 60 days:

gl #: 1413-00 Mutual of Omaha .25% 9/05/13

gl #: \_\_\_\_\_

gl #: \_\_\_\_\_

gl #: \_\_\_\_\_

Board to determine anticipated expenses before re-investing CD's

### RESERVE BALANCE INFORMATION

Reserve cash in balance with allocated reserves:

X YES \_\_\_\_\_ NO

Percent funded per reserve study 42%

Date of current Reserve Study: 06/01/12

Outstanding Aging Balance: \$823,827.69

Additional Comments:

Prepared by: BPM

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**Unaudited Financial Statement-Modified Accrual Basis**  
**BALANCE SHEET**  
**Fiscal Year End October 31, 2013**  
**As Of 05/31/13**

**ASSETS**

**Current Assets**

1010-00	Operating: Pacific Western Bank	\$ 359,970.22	
	Operating Accounts-Other	475,856.84	
1160-00	Accounts Receivable	822,661.87	
1297-00	A/R Allowance for Uncollectible Acc	(400,000.54)	
	Prepaid Expenses	58,757.42	
	Reserve Savings	883,908.61	
	Total Current Assets		\$ 2,201,154.42
	Facilities & Equipment	\$ 401,155.75	
	Total Assets		\$ 2,602,310.17

**LIABILITIES**

**Current Liabilities**

2100-00	Prepaid Assessments	\$ 128,465.86	
	Accounts Payable	339,189.58	
2510-00	Refundable Deposit-Arch & CB	4,105.50	
2530-00	Refundable Deposit-Parks/Improvement	4,512.24	
	Total Current Liabilities		\$ 476,273.18

**Reserves**

ALLOCATED RESERVES	\$ 883,908.61	
TOTAL ALLOCATED RESERVES		\$ 883,908.61
TOTAL LIABILITIES & RESERVES		\$ 1,360,181.79

**EQUITY**

3999-00	Prior Year Surplus/(Deficit)	\$ 203,027.00	
3210-00	Designated for Equipment Replacement	(758,748.64)	
3220-00	Undesignated	735,274.36	
3230-00	Transfer from (to) Designated	178,152.04	
	Current Year Surplus/(Deficit)	1,193,779.14	
	TOTAL EQUITY		\$ 1,242,128.38
	TOTAL LIAB, RESERVES & EQUITY		\$ 2,602,310.17

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**Balance Sheet Support Schedule - Page 2**  
**Fiscal Year End October 31, 2013**  
**As Of 05/31/13**

<b>Facilities &amp; Equipment</b>			
1510-00	Boats	\$	114,307.88
1520-00	Furniture		113,834.33
1530-00	Recreation		96,000.00
1540-10	Technology		168,065.52
1550-00	Vehicles		599,277.07
1560-00	Equipment		87,811.39
1590-00	Accumulated Depreciation		(827,600.24)
1992-00	Land Held for Investment		40,000.00
1994-00	Inventory - Marina Fuel		9,459.80
			<hr/>
	<b>Total Facilities &amp; Equipment</b>	<b>\$</b>	<b>401,155.75</b>
<b>Accounts Payable</b>			
2111-00	AP-Accrued	\$	13,065.00
2112-00	AP-Accrued: Water		144,207.98
2210-00	Accrued Wages		37,995.00
2215-00	Accrued Vacation		54,306.75
2220-00	Accounts Payable		86,413.85
2310-00	Taxes Payable: Federal		2,250.00
2320-00	Taxes Payable: California		408.00
2330-00	Taxes Payable: Sales-Marina		543.00
			<hr/>
	<b>Total Accounts Payable</b>	<b>\$</b>	<b>339,189.58</b>

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOMESTATEMENT**  
Fiscal Year End October 31, 2013  
For The Period 05/01/13 To 05/31/13

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
<b>INCOME</b>							
Owner Assessments	\$ 947,925.00	\$ 315,975.00	\$ 631,950.00	\$ 2,843,334.50	\$ 2,211,825.00	\$ 631,509.50	\$ 3,791,700.00
Community Service Fees	30.00	2,708.33	(2,678.33)	7,688.00	18,958.31	(11,270.31)	32,499.96
Marina Fees	24,502.84	15,083.33	9,419.51	73,549.59	105,583.31	(32,033.72)	180,999.96
Equestrian Fees	5,128.38	4,750.00	378.38	28,796.97	33,250.00	(4,453.03)	57,000.00
Owner Fees	55,050.11	14,050.35	40,999.76	167,916.63	98,352.45	69,564.18	188,604.20
Investments Income	74.89	291.67	(216.78)	1,634.74	2,041.69	(406.95)	3,500.04
Other Revenue	246,092.56	83.33	246,009.23	303,369.78	583.31	302,786.47	999.96
<b>TOTAL INCOME</b>	<b>\$ 1,278,803.78</b>	<b>\$ 352,942.01</b>	<b>\$ 925,861.77</b>	<b>\$ 3,426,290.21</b>	<b>\$ 2,470,594.07</b>	<b>\$ 955,696.14</b>	<b>\$ 4,235,304.12</b>
<b>EXPENSES</b>							
Compensation	\$ 144,168.03	\$ 148,484.33	\$ 4,316.30	\$ 1,107,662.00	\$ 1,039,390.31	\$ (68,271.69)	\$ 1,781,811.96
Replacement & Reserve Funding	0.00	19,999.99	19,999.99	120,000.00	139,999.93	19,999.93	239,999.88
Lake, Marina & Equestrian	146,833.33	40,308.29	(106,525.04)	272,485.48	282,158.03	9,672.55	483,699.48
Professional Services	34,731.80	28,874.97	(5,856.83)	208,670.15	202,124.79	(6,545.36)	346,499.64
Administrative Support	16,721.40	12,499.96	(4,221.44)	102,975.92	87,499.72	(15,476.20)	149,999.52
Vehicles, Equip & Technology	24,188.43	13,791.65	(10,396.78)	92,983.23	96,541.55	3,558.32	165,499.80
Insurance	0.00	11,250.00	11,250.00	62,918.54	78,750.00	15,831.46	135,000.00
Utilities	15,989.84	19,583.65	3,593.81	102,258.58	137,085.55	34,826.97	235,003.80
Grounds & Building	28,655.72	23,749.98	(4,905.74)	122,060.37	166,249.86	44,189.49	284,999.76
Uncollectible & Other Losses	0.00	13,166.66	13,166.66	17,290.86	92,166.62	74,875.76	157,999.92
Assoc. Sponsored Events	2,140.42	4,072.49	1,932.07	20,552.94	28,507.43	7,954.49	48,869.88
Income Tax	0.00	442.50	442.50	2,653.00	3,097.50	444.50	5,310.00
Budget Contingency	0.00	4,166.66	4,166.66	0.00	29,166.62	29,166.62	49,999.92
<b>Total Expenses</b>	<b>\$ 413,428.97</b>	<b>\$ 340,391.13</b>	<b>\$ (73,037.84)</b>	<b>\$ 2,232,511.07</b>	<b>\$ 2,382,737.91</b>	<b>\$ 150,226.84</b>	<b>\$ 4,084,693.56</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$ 865,374.81</b>	<b>\$ 12,550.88</b>	<b>\$ 852,823.93</b>	<b>\$ 1,193,779.14</b>	<b>\$ 87,856.16</b>	<b>\$ 1,105,922.98</b>	<b>\$ 150,610.56</b>

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT SUPPORT SCHEDULE - REVENUE -Page 1**  
**Fiscal Year End October 31, 2013**  
**For The Period 05/01/13 To 05/31/13**

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
<b>Assessment Income</b>							
4110-00 Assessments: Regular	\$ 948,150.00	\$ 315,975.00	\$ 632,175.00	\$ 2,844,000.00	\$ 2,211,825.00	\$ 632,175.00	\$ 3,791,700.00
4110-98 Assessments: Regular	(225.00)	0.00	(225.00)	(225.00)	0.00	(225.00)	0.00
4140-10 Assessment Adjustments	0.00	0.00	0.00	(440.50)	0.00	(440.50)	0.00
<b>Total Owner Assessments</b>	<b>\$ 947,925.00</b>	<b>\$ 315,975.00</b>	<b>\$ 631,950.00</b>	<b>\$ 2,843,334.50</b>	<b>\$ 2,211,825.00</b>	<b>\$ 631,509.50</b>	<b>\$ 3,791,700.00</b>
<b>Community Service Fees</b>							
4230-00 Rent-Community Building	\$ -	\$ 1,875.00	\$ (1,875.00)	\$ 6,308.00	\$ 13,125.00	\$ (6,817.00)	\$ 22,500.00
4250-00 Family Social Committee	0.00	868.67	(868.67)	0.00	4,666.69	(4,666.69)	8,000.04
4260-00 Recreation Dept. Fees	0.00	83.33	(83.33)	1,000.00	583.31	416.69	999.96
4265-00 Craft Fair Booth Fees	0.00	83.33	(83.33)	350.00	583.31	(233.31)	999.96
4270-00 Non Refundable Booking Fee-Fac	30.00	0.00	30.00	30.00	0.00	30.00	0.00
<b>Total Community Service Fees</b>	<b>\$ 30.00</b>	<b>\$ 2,708.33</b>	<b>\$ (2,678.33)</b>	<b>\$ 7,688.00</b>	<b>\$ 18,958.31</b>	<b>\$ (11,270.31)</b>	<b>\$ 32,499.96</b>
<b>Marina Fees</b>							
4310-00 Vessel Registration	\$ 10,570.00	\$ 5,418.67	\$ 5,153.33	\$ 37,820.00	\$ 37,916.69	\$ (96.69)	\$ 65,000.04
4320-00 Electricity Reimb-Lake	0.00	5,833.33	(5,833.33)	10,403.26	40,833.31	(30,430.05)	69,999.96
4320-12 Electricity Reimb-Lake	7,111.44	0.00	7,111.44	7,111.44	0.00	7,111.44	0.00
4330-00 Slip Rental	2,408.96	1,166.66	1,242.30	10,181.01	8,166.62	2,014.39	13,999.92
4340-00 Fuel & Oil Sales	0.00	2,500.00	(2,500.00)	3,486.44	17,500.00	(14,013.56)	30,000.00
4340-22 Fuel & Oil Sales	3,512.44	0.00	3,512.44	3,512.44	0.00	3,512.44	0.00
4380-00 Life Guard Fees	855.00	166.67	688.33	990.00	1,166.69	(176.69)	2,000.04
4399-00 Other-Lake & Marina Fees	45.00	0.00	45.00	45.00	0.00	45.00	0.00
<b>Total Marina Fees</b>	<b>\$ 24,502.84</b>	<b>\$ 15,083.33</b>	<b>\$ 9,419.51</b>	<b>\$ 73,549.59</b>	<b>\$ 105,583.31</b>	<b>\$ (32,033.72)</b>	<b>\$ 180,999.96</b>
<b>Equestrian Fees</b>							
4410-00 Boarding Fees - Monthly	\$ 448.38	\$ 4,166.67	\$ (3,718.29)	\$ 20,865.88	\$ 29,166.69	\$ (8,300.81)	\$ 50,000.04
4420-00 Boarding Fees - Daily	4,180.00	0.00	4,180.00	4,180.00	0.00	4,180.00	0.00
4440-00 Rent-Equestrian Apartment	0.00	500.00	(500.00)	3,000.00	3,500.00	(500.00)	6,000.00
4440-23 Equestrian Apt Rent	500.00	0.00	500.00	500.00	0.00	500.00	0.00
4499-00 Other Equestrian Fees	0.00	83.33	(83.33)	251.09	583.31	(332.22)	999.96
<b>Total Equestrian Fees</b>	<b>\$ 5,128.38</b>	<b>\$ 4,750.00</b>	<b>\$ 378.38</b>	<b>\$ 28,796.97</b>	<b>\$ 33,250.00</b>	<b>\$ (4,453.03)</b>	<b>\$ 57,000.00</b>

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 2**  
**Fiscal Year End October 31, 2013**  
**For The Period 05/01/13 To 05/31/13**

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
<b>Owner Fees</b>							
4510-00 Weed/Lot Maintenance	\$ 40,730.00	\$ 3,758.02	\$ 36,971.98	\$ 43,060.00	\$ 26,306.14	\$ 16,753.86	\$ 45,096.24
4520-00 Owner Interest	115.29	4,166.66	(4,051.37)	28,948.49	29,166.62	(2,218.13)	49,999.92
4530-00 Tenant Fees	6,587.46	1,666.67	4,920.79	20,235.78	11,666.69	8,569.09	20,000.04
4540-00 Architectural Fees	1,870.00	292.00	1,578.00	2,060.00	2,044.00	16.00	3,504.00
4550-00 Citation Income	0.00	4,167.00	(4,167.00)	69,900.00	29,169.00	40,731.00	50,004.00
4550-94 Citation Income	(400.00)	0.00	(400.00)	(400.00)	0.00	(400.00)	0.00
4560-00 Membership Card Fees	0.00	0.00	0.00	65.00	0.00	65.00	0.00
4580-00 Small Claims Court Fees	0.00	0.00	0.00	(100.00)	0.00	(100.00)	0.00
Escrow Fees: Haney	6,147.36	0.00	6,147.36	6,147.36	0.00	6,147.36	0.00
<b>Total Owner Fees</b>	<b>\$ 55,050.11</b>	<b>\$ 14,050.35</b>	<b>\$ 40,999.76</b>	<b>\$ 167,916.63</b>	<b>\$ 98,352.45</b>	<b>\$ 69,564.18</b>	<b>\$ 188,604.20</b>
<b>Investment Income</b>							
4815-97 Int-RBC Petty Cash 9447	\$ 0.28	\$ -	\$ 0.28	\$ 3.10	\$ -	\$ 3.10	\$ -
4819-00 Interest Income	0.00	291.67	(291.67)	0.00	2,041.69	(2,041.69)	3,500.04
4820-97 Int-RBC Operating 9439	18.85	0.00	18.85	494.38	0.00	494.38	0.00
4822-97 Int-RBC Sav 7775	0.01	0.00	0.01	0.08	0.00	0.08	0.00
4829-97 Int-MO Reserve ICS 987	55.75	0.00	55.75	578.36	0.00	578.36	0.00
4831-97 Int-MO CD 8959	0.00	0.00	0.00	125.87	0.00	125.87	0.00
4832-97 Int-MO CD 9051	0.00	0.00	0.00	182.67	0.00	182.67	0.00
4834-97 Int-MO CD 9053	0.00	0.00	0.00	250.28	0.00	250.28	0.00
<b>Total Investment Income</b>	<b>\$ 74.89</b>	<b>\$ 291.67</b>	<b>\$ (216.78)</b>	<b>\$ 1,834.74</b>	<b>\$ 2,041.69</b>	<b>\$ (406.95)</b>	<b>\$ 3,500.04</b>
<b>Other Revenue</b>							
4950-91 Asset Sales Gains(Losses)	\$ -	\$ -	\$ -	\$ 20,200.00	\$ -	\$ 20,200.00	\$ -
4970-00 Donations	0.00	83.33	(83.33)	0.00	583.31	(583.31)	999.96
4995-00 Collection, Transfer & Late	0.00	0.00	0.00	28,062.43	0.00	28,062.43	0.00
4998-00 2013 Financial Conversion	246,092.56	0.00	246,092.56	246,092.56	0.00	246,092.56	0.00
4999-00 Other Revenue	0.00	0.00	0.00	9,014.79	0.00	9,014.79	0.00
<b>Total Other Revenue</b>	<b>\$ 246,092.56</b>	<b>\$ 83.33</b>	<b>\$ 246,009.23</b>	<b>\$ 303,369.78</b>	<b>\$ 583.31</b>	<b>\$ 302,786.47</b>	<b>\$ 999.96</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STATEMENT - Y.T.D.  
 Fiscal Year End October 31, 2013  
 For The Period 11/01/12 To 05/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>INCOME</b>															
Owner Assessmen	0	0	0	0	0	1,895,410	947,925	0	0	0	0	0	2,843,335	2,211,825	631,510
Community Servi	0	0	0	0	0	7,658	30	0	0	0	0	0	7,688	18,958	(11,270)
Marina Fees	0	0	0	0	0	49,047	24,503	0	0	0	0	0	73,550	105,583	(32,034)
Equestrian Fees	0	0	0	0	0	23,689	5,128	0	0	0	0	0	28,797	33,250	(4,453)
Owner Fees	0	0	0	0	0	112,867	55,050	0	0	0	0	0	167,917	98,352	69,564
Investments Inc	0	0	0	0	0	1,560	75	0	0	0	0	0	1,635	2,042	(407)
Other Revenue	0	0	0	0	0	57,277	246,093	0	0	0	0	0	303,370	583	302,786
<b>TOTAL INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,147,486</b>	<b>1,278,804</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,426,290</b>	<b>2,470,594</b>	<b>955,696</b>
<b>EXPENSES</b>															
Compensation	0	0	0	0	0	963,494	144,168	0	0	0	0	0	1,107,662	1,039,390	(68,272)
Replacement & R	0	0	0	0	0	120,000	0	0	0	0	0	0	120,000	140,000	20,000
Lake, Marina &	0	0	0	0	0	125,652	146,833	0	0	0	0	0	272,485	282,158	9,673
Professional Se	0	0	0	0	0	173,938	34,732	0	0	0	0	0	208,670	202,125	(6,545)
Administrative	0	0	0	0	0	86,255	16,721	0	0	0	0	0	102,976	87,500	(15,476)
Vehicles, Equip	0	0	0	0	0	68,765	24,188	0	0	0	0	0	92,983	96,542	3,558
Insurance	0	0	0	0	0	62,919	0	0	0	0	0	0	62,919	78,750	15,831
Utilities	0	0	0	0	0	86,269	15,990	0	0	0	0	0	102,259	137,086	34,827
Grounds & Build	0	0	0	0	0	93,405	28,656	0	0	0	0	0	122,060	166,250	44,189
Uncollectible &	0	0	0	0	0	17,291	0	0	0	0	0	0	17,291	92,167	74,876
Assoc. Sponsors	0	0	0	0	0	18,413	2,140	0	0	0	0	0	20,553	28,507	7,954
Income Tax	0	0	0	0	0	2,653	0	0	0	0	0	0	2,653	3,098	445
Budget Continge	0	0	0	0	0	0	0	0	0	0	0	0	0	29,167	29,167
<b>Total Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,819,082</b>	<b>413,429</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,232,511</b>	<b>2,382,738</b>	<b>150,227</b>
<b>NET SURPLUS/(DE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>328,404</b>	<b>865,375</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,193,779</b>	<b>87,856</b>	<b>1,105,923</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - REVENUE YTD - Page 1  
 Fiscal Year End October 31, 2013  
 For The Period 11/01/12 To 05/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Owner Assessments</b>															
4110-00 Assessments: Re	0	0	0	0	0	1,895,850	948,150	0	0	0	0	0	2,844,000	2,211,825	632,175
4110-98 Assessments: Re	0	0	0	0	0	0	(225)	0	0	0	0	0	(225)	0	(225)
4140-10 Assessment Adju	0	0	0	0	0	(441)	0	0	0	0	0	0	(441)	0	(441)
<b>Total Owner Ass</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,895,410</b>	<b>947,925</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,843,335</b>	<b>2,211,825</b>	<b>631,510</b>
<b>Community Service Fees</b>															
4230-00 Rent-Community	0	0	0	0	0	6,308	0	0	0	0	0	0	6,308	13,125	(6,817)
4250-00 Family Social C	0	0	0	0	0	0	0	0	0	0	0	0	0	4,667	(4,667)
4260-00 Recreation Dept	0	0	0	0	0	1,000	0	0	0	0	0	0	1,000	583	417
4265-00 Craft Fair Boot	0	0	0	0	0	350	0	0	0	0	0	0	350	583	(233)
4270-00 Non Refundable	0	0	0	0	0	0	30	0	0	0	0	0	30	0	30
<b>Total Community</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,658</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,688</b>	<b>18,958</b>	<b>(11,270)</b>
<b>Marina Fees</b>															
4310-00 Vessel Registra	0	0	0	0	0	27,250	10,570	0	0	0	0	0	37,820	37,917	(97)
4320-00 Electricity Rei	0	0	0	0	0	10,403	0	0	0	0	0	0	10,403	40,833	(30,430)
4320-12 Electricity Rei	0	0	0	0	0	0	7,111	0	0	0	0	0	7,111	0	7,111
4330-00 Slip Rental	0	0	0	0	0	7,772	2,409	0	0	0	0	0	10,181	8,167	2,014
4340-00 Fuel & Oil Sale	0	0	0	0	0	3,486	0	0	0	0	0	0	3,486	17,500	(14,014)
4340-22 Fuel & Oil Sale	0	0	0	0	0	0	3,512	0	0	0	0	0	3,512	0	3,512
4380-00 Life Guard Fees	0	0	0	0	0	135	855	0	0	0	0	0	990	1,167	(177)
4399-00 Other-Lake & Ma	0	0	0	0	0	0	45	0	0	0	0	0	45	0	45
<b>Total Marina Fe</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49,047</b>	<b>24,503</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>73,550</b>	<b>105,583</b>	<b>(32,034)</b>
<b>Equestrian Fees</b>															
4410-00 Boarding Fees -	0	0	0	0	0	20,418	448	0	0	0	0	0	20,866	29,167	(8,301)
4420-00 Boarding Fees -	0	0	0	0	0	0	4,180	0	0	0	0	0	4,180	0	4,180
4440-00 Rent-Equestrian	0	0	0	0	0	3,000	0	0	0	0	0	0	3,000	3,500	(500)
4440-23 Equestrian Apt	0	0	0	0	0	0	500	0	0	0	0	0	500	0	500
4499-00 Other Equestria	0	0	0	0	0	251	0	0	0	0	0	0	251	583	(332)
<b>Total Equestria</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23,669</b>	<b>5,128</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,797</b>	<b>33,250</b>	<b>(4,453)</b>



T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - REVENUE YTD - Page 2  
 Fiscal Year End October 31, 2013  
 For The Period 11/01/12 To 05/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Owner Fees</b>															
4510-00 Weed/Lot Mainte	0	0	0	0	0	2,330	40,730	0	0	0	0	0	43,060	26,306	16,754
4520-00 Owner Interest	0	0	0	0	0	26,833	115	0	0	0	0	0	26,948	29,167	(2,218)
4530-00 Tenant Fees	0	0	0	0	0	13,648	6,587	0	0	0	0	0	20,236	11,667	8,569
4540-00 Architectural F	0	0	0	0	0	190	1,870	0	0	0	0	0	2,060	2,044	16
4550-00 Citation Income	0	0	0	0	0	69,900	0	0	0	0	0	0	69,900	29,169	40,731
4550-94 Citation Income	0	0	0	0	0	0	(400)	0	0	0	0	0	(400)	0	(400)
4560-00 Membership Card	0	0	0	0	0	65	0	0	0	0	0	0	65	0	65
4580-00 Small Claims Co	0	0	0	0	0	(100)	0	0	0	0	0	0	(100)	0	(100)
<b>Total Owner Fee</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112,867</b>	<b>48,903</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>161,769</b>	<b>98,352</b>	<b>63,417</b>
<b>Investment Income</b>															
4760-00 Escrow Income (	0	0	0	0	0	0	6,147	0	0	0	0	0	6,147	0	6,147
<b>Total Investmen</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,147</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,147</b>	<b>0</b>	<b>6,147</b>
<b>Other Revenue</b>															
4950-91 Asset Sales Gal	0	0	0	0	0	20,200	0	0	0	0	0	0	20,200	0	20,200
4970-00 Donations	0	0	0	0	0	0	0	0	0	0	0	0	0	583	(583)
4995-00 Collection, Tran	0	0	0	0	0	28,062	0	0	0	0	0	0	28,062	0	28,062
4998-00 2013 Financial	0	0	0	0	0	0	246,093	0	0	0	0	0	246,093	0	246,093
4999-00 Other Revenue	0	0	0	0	0	9,015	0	0	0	0	0	0	9,015	0	9,015
<b>Total Other Rev</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57,277</b>	<b>246,093</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>303,370</b>	<b>583</b>	<b>302,786</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 1  
 Fiscal Year End October 31, 2013  
 For The Period 11/01/12 To 05/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Compensation</b>															
5110-99 Gross Pay-Regul	0	0	0	0	0	693,630	102,354	0	0	0	0	0	795,984	786,506	(9,478)
5120-99 Gross Pay-Overt	0	0	0	0	0	2,115	1,287	0	0	0	0	0	3,402	3,857	455
5130-99 Employer Taxes	0	0	0	0	0	73,989	8,113	0	0	0	0	0	82,102	77,245	(4,857)
Group Health, E	0	0	0	0	0	84,647	13,317	0	0	0	0	0	97,964	108,794	10,830
5150-00 Workers Compens	0	0	0	0	0	0	16,025	0	0	0	0	0	16,025	0	(16,025)
5150-99 Workers Compens	0	0	0	0	0	93,970	0	0	0	0	0	0	93,970	128,331	34,361
5180-99 Employer 401K C	0	0	0	0	0	2,983	533	0	0	0	0	0	3,516	4,340	824
Compensation Al	0	0	0	0	0	0	0	0	0	0	0	0	0	(86,758)	(86,758)
HR Services (Pa	0	0	0	0	0	12,160	2,540	0	0	0	0	0	14,700	17,075	2,376
Total Compensa:	0	0	0	0	0	963,494	144,168	0	0	0	0	0	1,107,662	1,039,390	(68,272)
<b>Replacement &amp; Depreciation</b>															
5210-19 Replacement Pro	0	0	0	0	0	76,000	0	0	0	0	0	0	76,000	88,667	12,667
5230-19 Depreciation	0	0	0	0	0	44,000	0	0	0	0	0	0	44,000	51,333	7,333
Total Replaceme	0	0	0	0	0	120,000	0	0	0	0	0	0	120,000	140,000	20,000
<b>Lake, Marina &amp; Equestrian</b>															
5310-12 Water Assessmen	0	0	0	0	0	80,000	0	0	0	0	0	0	80,000	93,333	13,333
5315-00 Water Contingen	0	0	0	0	0	0	0	0	0	0	0	0	0	51,333	51,333
5320-00 Lake Stock/Fish	0	0	0	0	0	18,828	0	0	0	0	0	0	18,828	14,583	(4,244)
5325-12 Water Purchase	0	0	0	0	0	0	12,143	0	0	0	0	0	12,143	0	(12,143)
5330-12 Pumping Waterma	0	0	0	0	0	4,438	0	0	0	0	0	0	4,438	5,833	1,395
5340-00 Parks Maint & S	0	0	0	0	0	19	0	0	0	0	0	0	19	2,917	2,898
Fishing Area Ma	0	0	0	0	0	8,018	0	0	0	0	0	0	8,018	8,750	732
Lake Maintenanc	0	0	0	0	0	6,426	127,560	0	0	0	0	0	133,986	67,083	(66,903)
5370-12 Water Monitorin	0	0	0	0	0	0	0	0	0	0	0	0	0	583	583
5380-23 Horse Feed Equ	0	0	0	0	0	7,925	7,050	0	0	0	0	0	14,974	24,500	9,526
5397-22 Lake Improvemen	0	0	0	0	0	0	81	0	0	0	0	0	81	2,917	2,836
5398-00 Marina Improvem	0	0	0	0	0	0	0	0	0	0	0	0	0	7,408	7,408
5399-23 EQ Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	2,917	2,917
Total Lake,Mar	0	0	0	0	0	125,652	146,833	0	0	0	0	0	272,485	282,158	9,673

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 2  
 Fiscal Year End October 31, 2013  
 For The Period 11/01/12 To 05/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Professional Services</b>															
5710-28 Accounting	0	0	0	0	0	47,034	0	0	0	0	0	0	47,034	55,417	8,383
5711-00 Accounting Serv	0	0	0	0	0	7,839	0	0	0	0	0	0	7,839	0	(7,839)
5715-29 Accounting-Requ	0	0	0	0	0	0	0	0	0	0	0	0	0	4,375	4,375
Legal Expense	0	0	0	0	0	17,376	0	0	0	0	0	0	17,376	14,583	(2,793)
5725-98 Legal Contingen	0	0	0	0	0	29,806	13,675	0	0	0	0	0	43,481	43,750	269
5730-98 Consulting	0	0	0	0	0	14,200	0	0	0	0	0	0	14,200	14,583	383
5740-98 Audit	0	0	0	0	0	5,975	0	0	0	0	0	0	5,975	10,500	4,525
5760-98 Technology	0	0	0	0	0	280	3,399	0	0	0	0	0	3,679	8,750	5,071
5770-98 Web Site Mainte	0	0	0	0	0	300	2,440	0	0	0	0	0	2,740	1,750	(990)
5775-29 Fireworks-4th o	0	0	0	0	0	20,000	0	0	0	0	0	0	20,000	11,667	(8,333)
Service Contrac	0	0	0	0	0	30,294	4,268	0	0	0	0	0	34,562	35,000	438
5785-00 Reserve Study (	0	0	0	0	0	0	0	0	0	0	0	0	0	583	583
HR Admin	0	0	0	0	0	834	350	0	0	0	0	0	1,184	1,167	(17)
8035-00 Management Fee	0	0	0	0	0	0	10,600	0	0	0	0	0	10,600	0	(10,600)
<b>Total Professio</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>173,938</b>	<b>34,732</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>208,670</b>	<b>202,125</b>	<b>(6,545)</b>
<b>Administrative Support</b>															
6005-91 Prof. Cert. Fee	0	0	0	0	0	2,112	1,003	0	0	0	0	0	3,115	1,167	(1,948)
Licenses & Perm	0	0	0	0	0	6,948	408	0	0	0	0	0	7,354	5,833	(1,521)
Uniform Expense	0	0	0	0	0	11,013	5,285	0	0	0	0	0	16,298	10,500	(5,798)
Safety Equip/Su	0	0	0	0	0	6,584	311	0	0	0	0	0	6,894	4,083	(2,811)
Training Expens	0	0	0	0	0	1,644	280	0	0	0	0	0	1,925	8,750	6,825
Travel Expense	0	0	0	0	0	4,031	868	0	0	0	0	0	4,900	4,083	(816)
Office Supplies	0	0	0	0	0	8,708	1,285	0	0	0	0	0	9,993	8,750	(1,243)
Materials, Suppl	0	0	0	0	0	9,332	1,646	0	0	0	0	0	10,977	8,750	(2,227)
Postage	0	0	0	0	0	12,576	1,934	0	0	0	0	0	14,509	14,583	74
Printing	0	0	0	0	0	11,816	2,031	0	0	0	0	0	13,847	11,667	(2,181)
BOD & Committee	0	0	0	0	0	4,862	881	0	0	0	0	0	5,743	3,792	(1,951)
Bank & CC Fees	0	0	0	0	0	1,391	291	0	0	0	0	0	1,683	1,750	67
6095-91 Advertising	0	0	0	0	0	1,124	0	0	0	0	0	0	1,124	1,458	334
6096-00 C.O.P. Program	0	0	0	0	0	844	0	0	0	0	0	0	844	1,750	906
Other Expense	0	0	0	0	0	3,270	500	0	0	0	0	0	3,770	583	(3,187)
6910-92 Federal taxes	0	0	0	0	0	2,250	0	0	0	0	0	0	2,250	2,013	(237)
6920-92 California Stat	0	0	0	0	0	418	0	0	0	0	0	0	418	1,084	666
6930-99 Prior Year	0	0	0	0	0	(15)	0	0	0	0	0	0	(15)	0	15
<b>Total Adminstr</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88,908</b>	<b>16,721</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>105,629</b>	<b>90,597</b>	<b>(15,032)</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 3  
 Fiscal Year End October 31, 2013  
 For The Period 11/01/12 To 05/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Vehicles, Equip &amp; Technology</b>															
Vehicles: Fuel & Marina: Fuel & Equip/Vehicle R	0	0	0	0	0	28,367	4,985	0	0	0	0	0	33,352	43,750	10,398
5560-94 Software Licens	0	0	0	0	0	2,746	7,867	0	0	0	0	0	10,614	23,333	12,720
5580-98 Computer Equipm	0	0	0	0	0	10,984	2,935	0	0	0	0	0	13,919	8,750	(5,169)
5590-11 Property Tax Ex	0	0	0	0	0	4,321	720	0	0	0	0	0	5,041	5,833	793
Other Vehicles,	0	0	0	0	0	3,790	3,089	0	0	0	0	0	6,879	4,083	(2,795)
	0	0	0	0	0	1,326	0	0	0	0	0	0	1,326	4,375	3,049
	0	0	0	0	0	7,101	957	0	0	0	0	0	8,058	3,500	(4,558)
	0	0	0	0	0	10,180	3,636	0	0	0	0	0	13,796	2,917	(10,879)
<b>Total Vehicles,</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>68,795</b>	<b>24,188</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>92,983</b>	<b>96,542</b>	<b>3,558</b>
<b>Insurance</b>															
5810-98 Insurance: Umbr	0	0	0	0	0	40,195	0	0	0	0	0	0	40,195	0	(40,195)
5820-99 Insurance: D&O	0	0	0	0	0	2,303	0	0	0	0	0	0	2,303	0	(2,303)
5830-98 Insurance: Auto	0	0	0	0	0	11,047	0	0	0	0	0	0	11,047	0	(11,047)
5840-98 Insurance: Mari	0	0	0	0	0	4,043	0	0	0	0	0	0	4,043	0	(4,043)
5850-98 Insurance: Comm	0	0	0	0	0	5,132	0	0	0	0	0	0	5,132	0	(5,132)
5860-98 Insurance: Crim	0	0	0	0	0	50	0	0	0	0	0	0	50	0	(50)
5890-98 Insurance: Othe	0	0	0	0	0	150	0	0	0	0	0	0	150	78,750	78,600
<b>Total Insurance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>62,919</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>62,919</b>	<b>78,750</b>	<b>15,831</b>
<b>Utilities</b>															
Electricity	0	0	0	0	0	13,182	2,451	0	0	0	0	0	15,633	17,500	1,867
5420-12 Electricity-Lak	0	0	0	0	0	18,798	5,805	0	0	0	0	0	24,603	49,583	24,980
Natural Gas	0	0	0	0	0	4,288	102	0	0	0	0	0	4,390	4,375	6
5440-11 Water/Sewer	0	0	0	0	0	20,187	2,040	0	0	0	0	0	22,227	29,169	6,942
Trash Collectio	0	0	0	0	0	9,934	2,160	0	0	0	0	0	12,094	11,667	(428)
Telephone	0	0	0	0	0	18,177	3,135	0	0	0	0	0	21,312	22,750	1,438
Internet Servic	0	0	0	0	0	1,781	297	0	0	0	0	0	2,078	1,750	(328)
5499-00 Other-Utilities	0	0	0	0	0	(59)	0	0	0	0	0	0	(59)	292	350
<b>Total Utilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>86,269</b>	<b>15,990</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>102,259</b>	<b>137,086</b>	<b>34,827</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 4  
 Fiscal Year End October 31, 2013  
 For The Period 11/01/12 To 05/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Grounds &amp; Buildings</b>															
5610-11 Weed/Lot Mainte	0	0	0	0	0	21,625	3,638	0	0	0	0	0	25,263	26,250	988
Building Mainte	0	0	0	0	0	29,380	3,287	0	0	0	0	0	32,667	14,583	(18,083)
Grounds Mainten	0	0	0	0	0	29,124	8,108	0	0	0	0	0	37,232	14,583	(22,649)
Equipment Renta	0	0	0	0	0	4,540	1,187	0	0	0	0	0	5,727	5,833	106
Janitorial Supp	0	0	0	0	0	2,682	895	0	0	0	0	0	3,578	4,083	506
5640-00 Drainage Improv	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	7,000
5650-00 Surveillance Ca	0	0	0	0	0	1,039	0	0	0	0	0	0	1,039	34,417	33,378
5660-11 Parks Improveme	0	0	0	0	0	51	0	0	0	0	0	0	51	0	(51)
Capital Improve	0	0	0	0	0	4,963	11,541	0	0	0	0	0	16,504	59,500	42,996
<b>Total Grounds &amp;</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>93,405</b>	<b>28,656</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122,060</b>	<b>166,250</b>	<b>44,189</b>
<b>Uncollectible &amp; Other Losses</b>															
6110-91 Bad Debts Expen	0	0	0	0	0	4,402	0	0	0	0	0	0	4,402	87,500	83,098
6120-00 Collection Expe	0	0	0	0	0	0	0	0	0	0	0	0	0	1,750	1,750
6130-00 Legal Settlemen	0	0	0	0	0	4,043	0	0	0	0	0	0	4,043	2,917	(1,126)
6140-00 PP Assets-Adjus	0	0	0	0	0	8,846	0	0	0	0	0	0	8,846	0	(8,846)
<b>Total Uncollect</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,291</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,291</b>	<b>92,167</b>	<b>74,876</b>
<b>Association Sponsored Events</b>															
5910-21 Events	0	0	0	0	0	10,886	0	0	0	0	0	0	10,886	10,383	(503)
5910-28 Events	0	0	0	0	0	0	1,708	0	0	0	0	0	1,708	0	(1,708)
5910-29 Events	0	0	0	0	0	0	432	0	0	0	0	0	432	0	(432)
5915-29 Family Festival	0	0	0	0	0	6,261	0	0	0	0	0	0	6,261	8,167	1,906
5920-00 Concerts at Bea	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	7,000
5925-00 SVL Event Meals	0	0	0	0	0	1,265	0	0	0	0	0	0	1,265	2,258	992
5935-00 Committee Appre	0	0	0	0	0	0	0	0	0	0	0	0	0	700	700
<b>Total Events</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,413</b>	<b>2,140</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,553</b>	<b>28,507</b>	<b>7,954</b>
6800-00 Budget Continge	0	0	0	0	0	0	0	0	0	0	0	0	0	29,167	29,167

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Balance Sheet Support Schedule - Page 1  
Fiscal Year End October 31, 2013  
As Of 05/31/13

**Operating Accounts**

1010-00	Operating: Pacific Western Bank	\$ 359,970.22
1110-00	Petty Cash-Cash	1,500.00
1112-00	Petty Cash - GM @ ASB	1,058.91
1115-00	Petty Cash RBC	5,777.60
1120-00	Checking-Operations RBC	218,734.47
1125-00	Checking-Citizens	76,573.73
1135-00	Payroll Checking- DCB	32,043.31
1150-00	Credit Card Checking-DCB	2,000.00
1151-00	Operating - ASB	91.00
1152-00	New Credit Card Clearing Am-Sec	138,077.82
	<b>Total Operating Accounts</b>	<b>\$ 835,827.06</b>

**Reserve Savings**

1122-00	Savings-Operations RBC	\$ 134.55
1412-00	Reserve ASB	100,018.43
1413-00	Reserve CD Mutual of Omaha .25% 9/5/13	101,436.28
1414-00	Reserve Mutual of Omaha ICS	437,739.07
1417-00	Reserve CD Mutual of Omaha	121,753.68
1418-00	Reserve CD Mutual of Omaha	122,661.83
1480-00	Interest Receivable	164.77
	<b>Total Reserve Savings</b>	<b>\$ 883,908.61</b>

**Total Cash Accounts** **\$ 1,718,735.67**

**Prepaid Expenses**

1310-00	Prepaid Federal Income Taxes	\$ 3,284.00
1320-00	Prepaid State Income Taxes	3,901.75
1340-00	Deposit Worker's Comp	19,230.00
1370-00	Prepaid Property Taxes	441.92
1380-00	Prepaid Insurance	22,379.02
1380-98	Prepaid Insurance	9,520.73
	<b>Total Prepaid Expenses</b>	<b>\$ 58,757.42</b>