Spring Valley Lake Association – P605

Financial Summary Report – Month Ending January 31, 2016
FYE 10/31

Current Cash & Investment Summary:

Operating-PWB:	**$710,297**
Operating-Other:	**$171,825**
Operating-Investments:	**$470,394**
Reserves-PWB:	**$384,706**
Reserves-Investments:	**$1,088,721**

Loans:

Pacific Western Bank **$3,000,000** *Water Rights - Balance $2,885,723, interest 5.00%, matures 2/21/25 with a balloon payment of $1,260,000 due at maturity. An additional 5-year term can be negotiated for the balance.*

Reserve Study: *Completed 8/27/15, 55.90% funded*

Accounts Receivable: *Accounts receivable total $646,453. Outstanding assessments total $360,693, late fees total $85,922, collection fees total $84,996, violation fees total $113,567, other fees total $1,275.*

Accounts Payable: *With the exception of the long term accrued accounts payable reflected on page 2 of the Balance Sheet Support Schedule the association has no accounts payable exceeding 30 days past due.*

Items of Note:

- *Investments to be reviewed in February.*
- *Cash balances exceed the FDIC limit. Upcoming cash requirements will be reviewed in February, funds transferred as needed.*
- *Prior management PWB accounts were closed this month. Mutual of Omaha operating CD was redeemed at 2/12/16.*
- *Due to a weather related power failure experienced at Asyst the current Income Statement-Cash Receipts Received report includes homeowner payments received after January 31st. Receipts are over stated for the month of January and will be understated in February.*
- *YTD overtime has been allocated to a/c #5120-99.*

ProActive
PROFESSIONAL MANAGEMENT

P605 - SPRING VALLEY LAKE ASSOCIATION
Unaudited Financial Statement-Modified Accrual Basis
Balance Sheet
Fiscal Year End October 31, 2016
As Of 01/31/16

ASSETS					
Curent Assets					
1000-00	Operating - Pacific Western Bank	$ 710,297.52			
	Operating Accounts-Other	642,219.64			
1160-00	Accounts Receivable	646,453.10			
1180-00	Notes Receivable-Lot 47	39,900.00			
1297-00	Allowance for Doubtful Accounts	(374,710.46)			
	Prepaid Expenses	55,710.43			
	Reserve Savings	1,473,427.05			
	Total Current Assets		**$ 3,193,297.28**		
	Facilities & Equipment	$ 3,543,233.92			
	Total Assets			**$**	**6,736,531.20**
LIABILITIES					
Current Liabilities					
2000-00	Loan (Water Purch):PWB 5.00% 2/21/25	$ 2,874,312.29			
2100-00	Prepaid Assessments	684,083.02			
	Accounts Payable	333,185.24			
2510-00	Refundable Deposit-Arch & Clubhouse	8,757.25			
2530-00	Refundable Deposit-Parks/Improvement	5,557.24			
	Total Current Liabilities		**$ 3,905,895.04**		
Reserves					
	Allocated Reserves	$ 1,473,427.05			
	Total Allocated Reserves		**$ 1,473,427.05**		
	Total Liabilities & Reserves		**$ 5,379,322.09**		
EQUITY					
3999-00	Prior Year Surplus/(Deficit)	$ 1,408,270.94			
3210-00	Designated for Equipment Replacement	(758,748.64)			
3220-00	Undesignated	743,275.36			
3230-00	Transfer From (To) Designated	178,152.04			
	Current Year Surplus/(Deficit)	111,616.93			
	Total Equity		**$ 1,357,209.11**		
	Total Liab, Reserves & Equity			**$**	**6,736,531.20**

P605 - SPRING VALLEY LAKE ASSOCIATION
Balance Sheet Support Schedule - Page 1
Fiscal Year End October 31, 2016
As Of 01/31/16

Operating Accounts (Not Including PWB Checking)				
1110-00	Petty Cash-Office Petty Cash	$ 2,354.42		
1124-00	Morgan Stanley Excess Op MMA	365,394.36		
1124-15	MSCD-TowneBank .45% 5/27/16	105,000.00		
1135-00	Payroll Checking - DCB	5,142.29		
1136-00	GM Petty Cash Checking - DCB	5,234.37		
1145-00	Marina Fuel - DCB	75,017.31		
1150-00	Credit Card Clearing - DCB	84,076.89		

	Total Operating Accounts	**$ 642,219.64**		
Reserve Savings				
1405-00	Reserves - Pacific Western Bank	$ 384,706.44		
1418-00	Reserve CD Mutual of Omaha .35% 2/02/16	123,849.62		
1470-00	Morgan Stanley Reserves MMA	599,870.99		
1470-15	MSCD-Goldman Sachs .45% 5/27/16	125,000.00		
1470-20	MSCD-Ally Bank .65% 11/28/16	125,000.00		
1470-25	MSCD-Amex Centurion 1.05% 5/30/17	115,000.00		

	Total Reserve Savings	**$ 1,473,427.05**		
	Total Cash Accounts		**$**	**2,115,646.69**
				==========
Prepaid Expenses				
1310-00	Prepaid Federal Income Taxes	$ 3,195.00		
1320-00	Prepaid State Income Taxes	5,499.75		
1340-00	Deposit Workers Comp	19,230.00		
1380-00	Prepaid Insurance	9,007.68		
1385-00	Attorney Trust Funds	5,000.00		
1390-00	Capitalized Loan Costs	15,000.00		
1395-00	Accumulated Amortization	(1,222.00)		

	Total Prepaid Expenses	**$ 55,710.43**		

P605 - SPRING VALLEY LAKE ASSOCIATION
Balance Sheet Support Schedule - Page 2
Fiscal Year End October 31, 2016
As Of 01/31/16

Facilities & Equipment			
1510-00	Boats	$	93,950.88
1520-00	Furniture		67,285.33
1540-10	Technology		34,451.52
1550-00	Vehicles		308,999.36
1560-00	Equipment		32,394.95
1590-00	Accumulated Depreciation		(241,926.24)
1994-00	Inventory - Marina Fuel		6,136.80
1995-00	Water Rights		3,241,941.32

	Total Facilities & Equipment	**$**	**3,543,233.92**
Accounts Payable			
2112-00	AP-Accrued: Water	$	232,845.87
2210-00	Accrued Payroll		47,715.00
2215-00	Accrued Vacation		51,104.75
2290-00	Child Support/Garnishments		976.62
2330-00	Taxes Payable: Sales-Marina		543.00

	Total Accounts Payable	**$**	**333,185.24**

P605 - SPRING VALLEY LAKE ASSOCIATION
Reserve Allocation Report - MTD
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Beginning Balance at 01/01/16	----------Current Period----------			Ending Balance at 01/31/16	Contributions Per Budget	Variance
			Contributions	Expenditures	Transfers			
3300-00	General Reserves	$ 735,100.00	$ 24,750.00	$ -	$ -	$ 759,850.00	$ 24,750.00	$ -
3310-00	Admin & Maint. Bldg Reser	35,240.59	0.00	0.00	0.00	35,240.59	0.00	0.00
3330-00	Community Bldg Reserves	54,517.66	0.00	0.00	0.00	54,517.66	0.00	0.00
3350-00	Equestrian Center Reserve	46,903.65	0.00	0.00	0.00	46,903.65	0.00	0.00
3370-00	Asphalt Reserves	(110,108.44)	0.00	0.00	0.00	(110,108.44)	0.00	0.00
3380-00	Lake & Marina Reserves	434,321.42	0.00	0.00	0.00	434,321.42	0.00	0.00
3390-00	Beach Park Reserves	32,305.09	0.00	0.00	0.00	32,305.09	0.00	0.00
3400-00	Meadow Lark Park Reserves	22,134.50	0.00	0.00	0.00	22,134.50	0.00	0.00
3410-00	Common Area Reserves	11,055.99	0.00	0.00	0.00	11,055.99	0.00	0.00
3420-00	Vehicles Reserves	153,491.98	0.00	0.00	0.00	153,491.98	0.00	0.00
3440-00	Boats Reserves	18,901.36	0.00	0.00	0.00	18,901.36	0.00	0.00
3450-00	Furniture Reserves	11,984.01	0.00	0.00	0.00	11,984.01	0.00	0.00
3460-00	Office Equipment Reserves	17,242.84	0.00	0.00	0.00	17,242.84	0.00	0.00
3470-00	Maint. Equipment Reserves	15,854.80	0.00	0.00	0.00	15,854.80	0.00	0.00
3480-00	Recreation Equipment Rese	(25,854.10)	0.00	(9,188.58)	0.00	(35,042.68)	0.00	0.00
3499-00	Interest Reserves	4,724.86	49.42	0.00	0.00	4,774.28	0.00	49.42
		$ 1,457,816.21	**$ 24,799.42**	**$ (9,188.58)**	**$ -**	**$ 1,473,427.05**	**$ 24,750.00**	**$ 49.42**

P605 - SPRING VALLEY LAKE ASSOCIATION
Reserve Allocation Report - YTD
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

		Beginning Balance at 11/01/15	----------Year to Date----------			Ending Balance at 01/31/16	Contributions Per Budget	Variance
			Contributions	Expenditures	Transfers			
3300-00	General Reserves	$ 685,600.00	$ 74,250.00	$ -	$ -	$ 759,850.00	$ 74,250.00	$ -
3310-00	Admin & Maint. Bldg Reser	35,240.59	0.00	0.00	0.00	35,240.59	0.00	0.00
3330-00	Community Bldg Reserves	54,517.66	0.00	0.00	0.00	54,517.66	0.00	0.00
3350-00	Equestrian Center Reserve	46,903.65	0.00	0.00	0.00	46,903.65	0.00	0.00
3370-00	Asphalt Reserves	(110,108.44)	0.00	0.00	0.00	(110,108.44)	0.00	0.00
3380-00	Lake & Marina Reserves	434,321.42	0.00	0.00	0.00	434,321.42	0.00	0.00
3390-00	Beach Park Reserves	32,305.09	0.00	0.00	0.00	32,305.09	0.00	0.00
3400-00	Meadow Lark Park Reserves	22,134.50	0.00	0.00	0.00	22,134.50	0.00	0.00
3410-00	Common Area Reserves	11,055.99	0.00	0.00	0.00	11,055.99	0.00	0.00
3420-00	Vehicles Reserves	153,491.98	0.00	0.00	0.00	153,491.98	0.00	0.00
3440-00	Boats Reserves	18,901.36	0.00	0.00	0.00	18,901.36	0.00	0.00
3450-00	Furniture Reserves	11,984.01	0.00	0.00	0.00	11,984.01	0.00	0.00
3460-00	Office Equipment Reserves	17,242.84	0.00	0.00	0.00	17,242.84	0.00	0.00
3470-00	Maint. Equipment Reserves	15,854.80	0.00	0.00	0.00	15,854.80	0.00	0.00
3480-00	Recreation Equipment Rese	(14,905.90)	0.00	(20,136.78)	0.00	(35,042.68)	0.00	0.00
3499-00	Interest Reserves	3,199.17	1,575.11	0.00	0.00	4,774.28	0.00	1,575.11
		$ 1,417,738.72	**$ 75,825.11**	**$ (20,136.78)**	**$ -**	**$ 1,473,427.05**	**$ 74,250.00**	**$ 1,575.11**

T150 - SPRING VALLEY LAKE ASSOCIATION
Income Statement
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
INCOME							
Owner Assessments	$ (868.40)	$ 0.00	$ (868.40)	$ 1,112,232.00	$ 1,112,232.00	$ 0.00	$ 4,448,928.00
Community Service Fees	2,137.50	2,075.00	62.50	11,616.25	6,225.00	5,391.25	24,900.00
Marina Fees	10,560.00	8,333.33	2,226.67	30,465.78	24,999.99	5,465.79	183,999.96
Equestrian Fees	4,350.00	3,569.99	780.01	12,325.00	10,709.97	1,615.03	42,839.88
Owner Fees	11,779.63	8,599.90	3,179.73	23,970.07	25,799.70	(1,829.63)	103,198.80
Collection Fees	(1,245.00)	0.00	(1,245.00)	1,520.00	0.00	1,520.00	0.00
Investments Income	52.50	233.33	(180.83)	1,959.44	699.99	1,259.45	2,799.96
Other Revenue	(63.79)	4,166.67	(4,230.46)	39,703.16	12,500.01	27,203.15	50,000.04
TOTAL INCOME	$ 26,702.44	$ 26,978.22	$ (275.78)	$ 1,233,791.70	$ 1,193,166.66	$ 40,625.04	$ 4,856,666.64
EXPENSES							
Compensation	$ 173,626.39	$ 184,876.58	$ 11,250.19	$ 585,282.85	$ 554,629.74	$ (30,653.11)	$ 2,218,518.96
Replacement & Reserve Funding	24,799.42	24,750.00	(49.42)	75,825.11	74,250.00	(1,575.11)	297,000.00
Lake, Marina & Equestrian	31,035.10	55,916.83	24,881.73	103,996.71	167,750.49	63,753.78	671,001.96
Professional Services	39,610.49	34,970.07	(4,640.42)	103,072.51	92,550.21	(10,522.30)	374,570.84
Administrative Support	12,306.98	11,966.63	(340.35)	36,943.97	35,899.89	(1,044.08)	143,599.56
Vehicles, Equip & Technology	5,061.03	14,303.32	9,242.29	29,334.88	42,909.96	13,575.08	171,639.84
Insurance	37,821.07	13,179.83	(24,641.24)	40,481.23	39,539.49	(941.74)	158,157.96
Utilitites	14,174.82	21,016.67	6,841.85	47,828.64	63,050.01	15,221.37	252,200.04
Grounds & Buildings	42,817.66	33,589.82	(9,227.84)	87,446.63	100,769.46	13,322.83	403,077.52
Uncollectible & Other Losses	85.00	5,833.33	5,748.33	510.00	17,499.99	16,989.99	69,999.96
Assoc. Sponsored Events	(3,081.85)	7,616.67	10,698.52	9,647.80	22,850.01	13,202.21	91,400.04
Income Tax	485.00	458.33	(26.67)	1,804.44	1,374.99	(429.45)	5,499.96
Total Expenses	$ 378,741.11	$ 408,478.08	$ 29,736.97	$ 1,122,174.77	$ 1,213,074.24	$ 90,899.47	$ 4,856,666.64
NET SURPLUS/(DEFICIT)	$ (352,038.67)	$ (381,499.86)	$ 29,461.19	$ 111,616.93	$ (19,907.58)	$ 131,524.51	$ 0.00

P605 - Spring Valley Lake Association
Income Statement - Cash Receipts Received
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Current-Prd Actual	Prior Year Actual	Variance	Year-To-Date Actual	Prior Year Actual	Variance	Annual Budget
Income								
4110-00	Assessments: Regular	$ 481,315.90	$ 0.00	$ 481,315.90	$ 1,517,251.57	$ 0.00	$ 1,517,251.57	$ 2,224,464.00
4260-00	Recreation Dept. Fees	950.00	0.00	950.00	5,105.50	0.00	5,105.50	3,600.00
4270-00	Non Refundable Booking Fee-Fac	45.00	0.00	45.00	105.00	0.00	105.00	0.00
4299-00	Other Community Service Fees	1,127.50	0.00	1,127.50	6,138.75	0.00	6,138.75	0.00
4310-00	Vessel Registration	7,290.00	0.00	7,290.00	7,465.00	0.00	7,465.00	60,000.00
4330-00	Slip Rental	2,880.00	0.00	2,880.00	3,778.36	0.00	3,778.36	7,500.00
4380-00	Life Guard Fees	0.00	0.00	0.00	260.00	0.00	260.00	2,000.00
4410-00	Boarding Fees - Monthly	2,132.00	0.00	2,132.00	10,000.00	0.00	10,000.00	16,999.98
4420-00	Boarding Fees - Daily	0.00	0.00	0.00	30.00	50.00	(20.00)	0.00
4499-00	Equestrian Room Rental	300.00	0.00	300.00	945.00	0.00	945.00	999.96
4510-00	Weed/Lot Maintenance	1,010.00	0.00	1,010.00	2,185.00	0.00	2,185.00	19,999.98
4520-00	Owner Interest	39.63	0.00	39.63	1,177.12	0.00	1,177.12	7,999.98
4530-00	Tenant Fees	264.00	0.00	264.00	6,072.50	0.00	6,072.50	17,499.96
4540-00	Architectural Fees	690.00	0.00	690.00	1,680.00	0.00	1,680.00	2,499.96
4550-00	Citation Income	2,700.00	0.00	2,700.00	5,618.13	0.00	5,618.13	3,499.74
4560-00	Membership Card Fees	0.00	0.00	0.00	150.00	0.00	150.00	99.78
4700-00	Collection Charges (Mgmt)	1,728.37	0.00	1,728.37	8,064.52	0.00	8,064.52	0.00
4760-00	Escrow Income (Mgmt)	500.00	0.00	500.00	500.00	0.00	500.00	0.00
4991-00	Late Fees	864.51	0.00	864.51	5,749.35	0.00	5,749.35	0.00
	Total Cash Receipts Received	**$ 503,836.91**	**$ 0.00**	**$ 503,836.91**	**$ 1,582,275.80**	**$ 50.00**	**$ 1,582,225.80**	**$ 2,367,163.34**

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Revenue Pg1
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Assessment Income								
4110-00	Assessments: Regular	$ (868.40)	$ 0.00	$ (868.40)	$ 1,112,232.00	$ 1,112,232.00	$ 0.00	$ 4,448,928.00
	Total Owner Assessments	$ (868.40)	$ 0.00	$ (868.40)	$ 1,112,232.00	$ 1,112,232.00	$ 0.00	$ 4,448,928.00
Community Service Fees								
4230-00	Community Building Rental	$ 0.00	$ 666.67	$ (666.67)	$ 0.00	$ 2,000.01	$ (2,000.01)	$ 8,000.04
4250-00	Family Social Committee	0.00	625.00	(625.00)	72.00	1,875.00	(1,803.00)	7,500.00
4260-00	Recreation Dept. Fees	950.00	600.00	350.00	5,105.50	1,800.00	3,305.50	7,200.00
4265-00	Craft Fair Booth Fees	0.00	183.33	(183.33)	180.00	549.99	(369.99)	2,199.96
4270-00	Non Refundable Booking Fee-Fac	60.00	0.00	60.00	120.00	0.00	120.00	0.00
4299-00	Other Community Service Fees	1,127.50	0.00	1,127.50	6,138.75	0.00	6,138.75	0.00
	Total Community Service Fees	$ 2,137.50	$ 2,075.00	$ 62.50	$ 11,616.25	$ 6,225.00	$ 5,391.25	$ 24,900.00
Marina Fees								
4310-00	Vessel Registration	$ 7,590.00	$ 0.00	$ 7,590.00	$ 7,765.00	$ 0.00	$ 7,765.00	$ 60,000.00
4320-00	Electricity Reimb-Lake	0.00	7,083.33	(7,083.33)	18,400.02	21,249.99	(2,849.97)	84,999.96
4330-00	Slip Rental	2,980.00	1,250.00	1,730.00	3,778.36	3,750.00	28.36	15,000.00
4340-00	Fuel & Oil Sales	0.00	0.00	0.00	292.40	0.00	292.40	22,000.00
4380-00	Life Guard Fees	0.00	0.00	0.00	260.00	0.00	260.00	2,000.00
4399-00	Other-Lake & Marina Fees	(10.00)	0.00	(10.00)	(30.00)	0.00	(30.00)	0.00
	Total Marina Fees	$ 10,560.00	$ 8,333.33	$ 2,226.67	$ 30,465.78	$ 24,999.99	$ 5,465.79	$ 183,999.96
Equestrian Fees								
4410-00	Boarding Fees - Monthly	$ 3,180.00	$ 2,833.33	$ 346.67	$ 9,340.00	$ 8,499.99	$ 840.01	$ 33,999.96
4420-00	Boarding Fees - Daily	0.00	0.00	0.00	30.00	0.00	30.00	0.00
4440-23	Equestrian Apt Rent	570.00	570.00	0.00	1,710.00	1,710.00	0.00	6,840.00
4499-00	Equestrian Room Rental	600.00	166.66	433.34	1,245.00	499.98	745.02	1,999.92
	Total Equestrian Fees	$ 4,350.00	$ 3,569.99	$ 780.01	$ 12,325.00	$ 10,709.97	$ 1,615.03	$ 42,839.88

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Revenue Pg2
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Owner Fees								
4510-00	Weed/Lot Maintenance	$ 1,010.00	$ 3,333.33	$ (2,323.33)	$ 2,350.00	$ 9,999.99	$ (7,649.99)	$ 39,999.96
4520-00	Owner Interest	39.63	1,333.33	(1,293.70)	1,289.57	3,999.99	(2,710.42)	15,999.96
4530-00	Tenant Fees	2,640.00	2,916.66	(276.66)	6,600.50	8,749.98	(2,149.48)	34,999.92
4540-00	Architectural Fees	690.00	416.66	273.34	1,680.00	1,249.98	430.02	4,999.92
4550-00	Citation Income	7,400.00	583.29	6,816.71	12,050.00	1,749.87	10,300.13	6,999.48
4560-00	Membership Card Fees	0.00	16.63	(16.63)	0.00	49.89	(49.89)	199.56
	Total Owner Fees	$ 11,779.63	$ 8,599.90	$ 3,179.73	$ 23,970.07	$ 25,799.70	$ (1,829.63)	$ 103,198.80
Collections & Escrow								
4700-00	Collection Charges (Mgmt)	$ 1,270.00	$ 0.00	$ 1,270.00	$ 5,320.00	$ 0.00	$ 5,320.00	$ 0.00
4710-00	Collection Charges (Contra)	(2,765.00)	0.00	(2,765.00)	(3,115.00)	0.00	(3,115.00)	0.00
4760-00	Escrow Income (Mgmt)	250.00	0.00	250.00	(685.00)	0.00	(685.00)	0.00
	Total Collections & Escrow	$ (1,245.00)	$ 0.00	$ (1,245.00)	$ 1,520.00	$ 0.00	$ 1,520.00	$ 0.00
Investment Income								
4819-00	Interest Income	$ 52.50	$ 233.33	$ (180.83)	$ 1,959.44	$ 699.99	$ 1,259.45	$ 2,799.96
	Total Investment Income	$ 52.50	$ 233.33	$ (180.83)	$ 1,959.44	$ 699.99	$ 1,259.45	$ 2,799.96
Other Revenue								
4991-00	Late Fees	$ (63.79)	$ 0.00	$ (63.79)	$ (194.64)	$ 0.00	$ (194.64)	$ 0.00
4999-00	Other Revenue	0.00	4,166.67	(4,166.67)	39,897.80	12,500.01	27,397.79	50,000.04
	Total Other Revenue	$ (63.79)	$ 4,166.67	$ (4,230.46)	$ 39,703.16	$ 12,500.01	$ 27,203.15	$ 50,000.04

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Expenses Pg1
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Compensation								
5120-99	Gross Pay-Overtime	$ 5,896.26	$ 833.33	$ (5,062.93)	$ 5,896.26	$ 2,499.99	$ (3,396.27)	$ 9,999.96
5130-99	Employer Taxes	23,886.13	13,991.33	(9,894.80)	50,197.91	41,973.99	(8,223.92)	167,895.96
	Group Health, Etc.	13,386.20	15,390.42	2,004.22	37,800.82	46,171.26	8,370.44	184,685.04
5150-99	Workers Compensation	9,143.69	12,592.17	3,448.48	28,420.19	37,776.51	9,356.32	151,106.04
5180-99	Employer 401k Contribution	577.94	489.67	(88.27)	1,956.23	1,469.01	(487.22)	5,876.04
	Compensation Allocation	119,177.69	139,913.00	20,735.31	455,557.14	419,739.00	(35,818.14)	1,678,956.00
	HR Services (Payroll)	1,558.48	1,666.66	108.18	5,454.30	4,999.98	(454.32)	19,999.92
	Total Compensation	$ 173,626.39	$ 184,876.58	$ 11,250.19	$ 585,282.85	$ 554,629.74	$ (30,653.11)	$ 2,218,518.96
Reserve Funding								
5210-19	Replacement Provision	$ 24,750.00	$ 24,750.00	$ 0.00	$ 74,250.00	$ 74,250.00	$ 0.00	$ 297,000.00
5299-00	Interest Reserve Funding	49.42	0.00	(49.42)	1,575.11	0.00	(1,575.11)	0.00
	Total Reserve Funding	$ 24,799.42	$ 24,750.00	$ (49.42)	$ 75,825.11	$ 74,250.00	$ (1,575.11)	$ 297,000.00
Lake, Marina & Equestrian								
5310-12	Water Assessment	$ 15,833.33	$ 13,750.00	$ (2,083.33)	$ 47,499.99	$ 41,250.00	$ (6,249.99)	$ 165,000.00
5315-00	Water Contingency	0.00	2,500.00	2,500.00	0.00	7,500.00	7,500.00	30,000.00
5320-00	Lake Stock/Fishery	0.00	2,500.00	2,500.00	10,500.00	7,500.00	(3,000.00)	30,000.00
5329-00	Loan Cost & Interest - Water P	12,424.64	23,833.50	11,408.86	37,024.59	71,500.50	34,475.91	286,002.00
5330-12	Watermaster Bio/Admin Fee	2,777.13	833.33	(1,943.80)	2,777.13	2,499.99	(277.14)	9,999.96
	Fishing Area Maint & Supplies	0.00	833.33	833.33	0.00	2,499.99	2,499.99	9,999.96
	Lake Maintenance & Supplies	0.00	9,583.33	9,583.33	0.00	28,749.99	28,749.99	114,999.96
5370-12	Water Monitoring/Testing	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.04
5380-23	Horse Feed Equestrian	0.00	1,666.67	1,666.67	6,195.00	5,000.01	(1,194.99)	20,000.04
	Total Lake,Marina & Equestrian	$ 31,035.10	$ 55,916.83	$ 24,881.73	$ 103,996.71	$ 167,750.49	$ 63,753.78	$ 671,001.96

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Expenses Pg2
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Professional Services								
5710-00	Accounting	$ 7,500.00	$ 7,956.75	$ 456.75	$ 26,250.00	$ 23,870.25	$ (2,379.75)	$ 95,481.00
5715-00	Accounting-Requested Service	0.00	208.33	208.33	0.00	624.99	624.99	2,499.96
	Legal Expense	15,843.01	10,000.00	(5,843.01)	42,190.55	30,000.00	(12,190.55)	120,000.00
5730-98	Consulting	600.00	2,083.33	1,483.33	4,616.05	6,249.99	1,633.94	24,999.96
5740-98	Audit	5,725.00	6,180.00	455.00	5,725.00	6,180.00	455.00	6,180.00
5760-11	Technology	0.00	833.33	833.33	2,662.50	2,499.99	(162.51)	9,999.96
5770-98	Web Site Maintenance/Design	137.00	166.67	29.67	411.00	500.01	89.01	2,000.04
5775-29	Fireworks-4th of July	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
	Service Contracts	9,625.48	7,333.33	(2,292.15)	20,352.41	21,999.99	1,647.58	87,999.96
5785-98	Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	2,910.00
	HR Administration	180.00	208.33	28.33	865.00	624.99	(240.01)	2,499.96
	Total Professional Services	$ 39,610.49	$ 34,970.07	$ (4,640.42)	$ 103,072.51	$ 92,550.21	$ (10,522.30)	$ 374,570.84
Administrative Support								
6005-91	Professional Certification Fee	$ 435.00	$ 250.00	$ (185.00)	$ 2,054.00	$ 750.00	$ (1,304.00)	$ 3,000.00
	Licenses & Permits	734.00	1,000.00	266.00	2,140.91	3,000.00	859.09	12,000.00
	Uniform Expense	1,418.95	1,833.33	414.38	5,723.45	5,499.99	(223.46)	21,999.96
	Safety Equip/Supplies	237.60	416.67	179.07	990.82	1,250.01	259.19	5,000.04
	Training Expense	239.97	833.33	593.36	1,211.97	2,499.99	1,288.02	9,999.96
	Travel Expense	69.00	458.33	389.33	194.92	1,374.99	1,180.07	5,499.96
	Office Supplies	1,482.03	1,250.00	(232.03)	3,411.76	3,750.00	338.24	15,000.00
	Materials,Supplies & Signage	1,488.54	833.33	(655.21)	3,225.94	2,499.99	(725.95)	9,999.96
	Postage	3,665.47	1,833.33	(1,832.14)	7,527.51	5,499.99	(2,027.52)	21,999.96
	Printing	1,836.96	2,083.33	246.37	5,049.66	6,249.99	1,200.33	24,999.96
	BOD & Committee Meals	174.80	416.66	241.86	792.71	1,249.98	457.27	4,999.92
	Bank & CC Fees	80.09	216.66	136.57	313.25	649.98	336.73	2,599.92
6095-29	Advertising	444.57	0.00	(444.57)	444.57	0.00	(444.57)	0.00
6095-91	Advertising	0.00	208.33	208.33	0.00	624.99	624.99	2,499.96
6096-00	C.O.P. Program	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
	Other Expense	0.00	83.33	83.33	3,862.50	249.99	(3,612.51)	999.96
	Total Administrative Support	$ 12,306.98	$ 11,966.63	$ (340.35)	$ 36,943.97	$ 35,899.89	$ (1,044.08)	$ 143,599.56

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses Pg3
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Vehicles, Equip & Technology								
	Vehicle: Fuel & Oil	$ 311.30	$ 5,833.33	$ 5,522.03	$ 14,955.96	$ 17,499.99	$ 2,544.03	$ 69,999.96
	Marina: Fuel & Oil	236.00	2,916.66	2,680.66	1,313.66	8,749.98	7,436.32	34,999.92
	Equip/Vehicle Repair	2,641.66	2,083.33	(558.33)	6,483.12	6,249.99	(233.13)	24,999.96
5560-94	Software Licenses	720.10	720.00	(0.10)	2,160.30	2,160.00	(0.30)	8,640.00
	Computer Equipment	149.99	1,666.67	1,516.68	860.62	5,000.01	4,139.39	20,000.04
5580-98	Property Tax Expense	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
5590-11	Small Tools	1,001.98	833.33	(168.65)	3,561.22	2,499.99	(1,061.23)	9,999.96
	Total Vehicles, Equip & Tech	$ 5,061.03	$ 14,303.32	$ 9,242.29	$ 29,334.88	$ 42,909.96	$ 13,575.08	$ 171,639.84
Insurance								
5810-98	Insurance: Umbrella,Liability,	$ 36,608.49	$ 13,179.83	$ (23,428.66)	$ 36,608.49	$ 39,539.49	$ 2,931.00	$ 158,157.96
5820-99	Insurance: D&O	1,212.58	0.00	(1,212.58)	3,637.74	0.00	(3,637.74)	0.00
5890-91	Insurance: Other	0.00	0.00	0.00	235.00	0.00	(235.00)	0.00
	Total Insurance	$ 37,821.07	$ 13,179.83	$ (24,641.24)	$ 40,481.23	$ 39,539.49	$ (941.74)	$ 158,157.96
Utilities								
	Electricity	$ 2,346.93	$ 3,150.00	$ 803.07	$ 6,999.55	$ 9,450.00	$ 2,450.45	$ 37,800.00
5420-12	Electricity-Lake	1,976.39	7,083.33	5,106.94	9,999.48	21,249.99	11,250.51	84,999.96
	Natural Gas	1,289.79	666.67	(623.12)	2,199.14	2,000.01	(199.13)	8,000.04
5440-11	Water/Sewer	4,085.77	5,583.33	1,497.56	14,577.13	16,749.99	2,172.86	66,999.96
	Trash Collection	1,553.91	1,916.67	362.76	4,703.09	5,750.01	1,046.92	23,000.04
	Telephone	2,922.03	2,616.67	(305.36)	9,350.25	7,850.01	(1,500.24)	31,400.04
	Total Utilities	$ 14,174.82	$ 21,016.67	$ 6,841.85	$ 47,828.64	$ 63,050.01	$ 15,221.37	$ 252,200.04

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses Pg4
Fiscal Year End October 31, 2016
For The Period 01/01/16 To 01/31/16

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Grounds & Buildings								
5610-11	Weed/Lot Maintenance	$ 3,875.00	$ 2,833.33	$ (1,041.67)	$ 10,387.50	$ 8,499.99	$ (1,887.51)	$ 33,999.64
	Building Maintenance	2,797.25	3,844.00	1,046.75	8,606.38	11,532.00	2,925.62	46,128.00
	Grounds Maintenance	3,623.51	3,862.50	238.99	23,075.54	11,587.50	(11,488.04)	46,350.00
	Equipment Rental	308.90	666.66	357.76	4,081.79	1,999.98	(2,081.81)	7,999.92
	Janitorial Supplies	378.13	716.67	338.54	1,044.91	2,150.01	1,105.10	8,600.04
5650-98	Surveillance Cameras	3,310.13	833.33	(2,476.80)	3,338.60	2,499.99	(838.61)	9,999.96
	Capital Improvements	28,524.74	20,833.33	(7,691.41)	36,911.91	62,499.99	25,588.08	249,999.96
	Total Grounds & Buildings	$ 42,817.66	$ 33,589.82	$ (9,227.84)	$ 87,446.63	$ 100,769.46	$ 13,322.83	$ 403,077.52
Uncollectible & Other Losses								
6110-91	Bad Debt Expense	$ 0.00	$ 5,833.33	$ 5,833.33	$ 0.00	$ 17,499.99	$ 17,499.99	$ 69,999.96
6120-00	Collection Expenses	85.00	0.00	(85.00)	510.00	0.00	(510.00)	0.00
	Total Uncollectible & Losses	$ 85.00	$ 5,833.33	$ 5,748.33	$ 510.00	$ 17,499.99	$ 16,989.99	$ 69,999.96
Association Sponsored Events								
5910-28	Scheduled Events	$ (3,081.85)	$ 3,491.67	$ 6,573.52	$ 5,697.99	$ 10,475.01	$ 4,777.02	$ 41,900.04
5910-29	Optional Events	0.00	666.67	666.67	0.00	2,000.01	2,000.01	8,000.04
5915-29	Family Festival	0.00	1,333.33	1,333.33	0.00	3,999.99	3,999.99	15,999.96
5920-00	Concerts	0.00	1,500.00	1,500.00	0.00	4,500.00	4,500.00	18,000.00
5925-00	SVL Employee Appreciation	0.00	458.33	458.33	3,417.54	1,374.99	(2,042.55)	5,499.96
5925-91	SVL Event Meals	0.00	0.00	0.00	376.37	0.00	(376.37)	0.00
5935-00	Committee Appreciation	0.00	166.67	166.67	155.90	500.01	344.11	2,000.04
	Total Events	$ (3,081.85)	$ 7,616.67	$ 10,698.52	$ 9,647.80	$ 22,850.01	$ 13,202.21	$ 91,400.04
Income Tax								
6910-92	Income Taxes	$ 0.00	$ 458.33	$ 458.33	$ 0.00	$ 1,374.99	$ 1,374.99	$ 5,499.96
6920-92	California State Taxes	485.00	0.00	(485.00)	485.00	0.00	(485.00)	0.00
6990-98	Property Taxes	0.00	0.00	0.00	1,319.44	0.00	(1,319.44)	0.00
	Total Income Taxes	$ 485.00	$ 458.33	$ (26.67)	$ 1,804.44	$ 1,374.99	$ (429.45)	$ 5,499.96

P605 - Spring Valley Lake Association
Income Statement - YTD
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
INCOME															
Owner Assessmen	1,112,496	604	(868)	0	0	0	0	0	0	0	0	0	1,112,232	1,112,232	0
Community Servi	5,608	3,871	2,138	0	0	0	0	0	0	0	0	0	11,616	6,225	5,391
Marina Fees	10,886	9,020	10,560	0	0	0	0	0	0	0	0	0	30,466	25,000	5,466
Equestrian Fees	3,410	4,565	4,350	0	0	0	0	0	0	0	0	0	12,325	10,710	1,615
Owner Fees	9,201	2,989	11,780	0	0	0	0	0	0	0	0	0	23,970	25,800	(1,830)
Collection Fees	2,035	730	(1,245)	0	0	0	0	0	0	0	0	0	1,520	0	1,520
Investments Inc	1,836	71	53	0	0	0	0	0	0	0	0	0	1,959	700	1,259
Other Revenue	40,030	(263)	(64)	0	0	0	0	0	0	0	0	0	39,703	12,500	27,203
TOTAL INCOME	1,185,502	21,588	26,702	0	0	0	0	0	0	0	0	0	1,233,792	1,193,167	40,625
EXPENSES															
Compensation	156,607	255,049	173,626	0	0	0	0	0	0	0	0	0	585,283	554,630	(30,653)
Replacement & R	26,208	24,818	24,799	0	0	0	0	0	0	0	0	0	75,825	74,250	(1,575)
Lake, Marina &	39,802	33,159	31,035	0	0	0	0	0	0	0	0	0	103,997	167,750	63,754
Professional Se	39,006	24,456	39,610	0	0	0	0	0	0	0	0	0	103,073	92,550	(10,522)
Administrative	14,148	10,489	12,307	0	0	0	0	0	0	0	0	0	36,944	35,900	(1,044)
Vehicles, Equip	20,500	3,774	5,061	0	0	0	0	0	0	0	0	0	29,335	42,910	13,575
Insurance	1,448	1,213	37,821	0	0	0	0	0	0	0	0	0	40,481	39,539	(942)
Utilitites	20,909	12,744	14,175	0	0	0	0	0	0	0	0	0	47,829	63,050	15,221
Grounds & Build	21,990	22,639	42,818	0	0	0	0	0	0	0	0	0	87,447	100,769	13,323
Uncollectible &	170	255	85	0	0	0	0	0	0	0	0	0	510	17,500	16,990
Assoc. Sponsore	3,705	9,024	(3,082)	0	0	0	0	0	0	0	0	0	9,648	22,850	13,202
Income Tax	1,319	0	485	0	0	0	0	0	0	0	0	0	1,804	1,375	(429)
Total Expenses	345,814	397,620	378,741	0	0	0	0	0	0	0	0	0	1,122,175	1,213,074	90,899
NET SURPLUS/(DE	839,688	(376,032)	(352,039)	0	0	0	0	0	0	0	0	0	111,617	(19,908)	131,525

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Revenue YTD
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Assessment Income															
4110-00 Assessments: Re	1,112,496	604	(868)	0	0	0	0	0	0	0	0	0	1,112,232	1,112,232	0
Total Owner Ass	1,112,496	604	(868)	0	0	0	0	0	0	0	0	0	1,112,232	1,112,232	0
Community Service Fees															
4230-00 Community Build	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	(2,000)
4250-00 Family Social C	0	72	0	0	0	0	0	0	0	0	0	0	72	1,875	(1,803)
4260-00 Recreation Dept	2,356	1,800	950	0	0	0	0	0	0	0	0	0	5,106	1,800	3,306
4265-00 Craft Fair Boot	180	0	0	0	0	0	0	0	0	0	0	0	180	550	(370)
4270-00 Non Refundable	45	15	60	0	0	0	0	0	0	0	0	0	120	0	120
4299-00 Other Community	3,027	1,984	1,128	0	0	0	0	0	0	0	0	0	6,139	0	6,139
Total Community	5,608	3,871	2,138	0	0	0	0	0	0	0	0	0	11,616	6,225	5,391
Marina Fees															
4310-00 Vessel Registra	175	0	7,590	0	0	0	0	0	0	0	0	0	7,765	0	7,765
4320-00 Electricity Rei	9,648	8,752	0	0	0	0	0	0	0	0	0	0	18,400	21,250	(2,850)
4330-00 Slip Rental	610	188	2,980	0	0	0	0	0	0	0	0	0	3,778	3,750	28
4340-00 Fuel & Oil Sale	292	0	0	0	0	0	0	0	0	0	0	0	292	0	292
4380-00 Life Guard Fees	160	100	0	0	0	0	0	0	0	0	0	0	260	0	260
4399-00 Other-Lake & Ma	0	(20)	(10)	0	0	0	0	0	0	0	0	0	(30)	0	(30)
Total Marina Fe	10,886	9,020	10,560	0	0	0	0	0	0	0	0	0	30,466	25,000	5,466
Equestrian Fees															
4410-00 Boarding Fees -	2,420	3,740	3,180	0	0	0	0	0	0	0	0	0	9,340	8,500	840
4420-00 Boarding Fees -	0	30	0	0	0	0	0	0	0	0	0	0	30	0	30
4440-23 Equestrian Apt	570	570	570	0	0	0	0	0	0	0	0	0	1,710	1,710	0
4499-00 Equestrian Room	420	225	600	0	0	0	0	0	0	0	0	0	1,245	500	745
Total Equestria	3,410	4,565	4,350	0	0	0	0	0	0	0	0	0	12,325	10,710	1,615

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Revenue YTD Pg2
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Owner Fees															
4510-00 Weed/Lot Mainte	1,010	330	1,010	0	0	0	0	0	0	0	0	0	2,350	10,000	(7,650)
4520-00 Owner Interest	247	1,003	40	0	0	0	0	0	0	0	0	0	1,290	4,000	(2,710)
4530-00 Tenant Fees	2,905	1,056	2,640	0	0	0	0	0	0	0	0	0	6,601	8,750	(2,149)
4540-00 Architectural F	240	750	690	0	0	0	0	0	0	0	0	0	1,680	1,250	430
4550-00 Citation Income	4,800	(150)	7,400	0	0	0	0	0	0	0	0	0	12,050	1,750	10,300
4560-00 Membership Card	0	0	0	0	0	0	0	0	0	0	0	0	0	50	(50)
Total Owner Fee	9,201	2,989	11,780	0	0	0	0	0	0	0	0	0	23,970	25,800	(1,830)
Collections & Escrow															
4700-00 Collection Char	1,285	2,765	1,270	0	0	0	0	0	0	0	0	0	5,320	0	5,320
4710-00 Collection Char	0	(350)	(2,765)	0	0	0	0	0	0	0	0	0	(3,115)	0	(3,115)
4760-00 Escrow Income (	750	(1,685)	250	0	0	0	0	0	0	0	0	0	(685)	0	(685)
Total Collectio	2,035	730	(1,245)	0	0	0	0	0	0	0	0	0	1,520	0	1,520
Investment Income															
4819-00 Interest Income	1,836	71	53	0	0	0	0	0	0	0	0	0	1,959	700	1,259
Total Investmen	1,836	71	53	0	0	0	0	0	0	0	0	0	1,959	700	1,259
Other Revenue															
4991-00 Late Fees	(131)	0	(64)	0	0	0	0	0	0	0	0	0	(195)	0	(195)
4999-00 Other Revenue	40,161	(263)	0	0	0	0	0	0	0	0	0	0	39,898	12,500	27,398
Total Other Rev	40,030	(263)	(64)	0	0	0	0	0	0	0	0	0	39,703	12,500	27,203

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg1
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Compensation															
5120-99 Gross Pay-Overt	0	0	5,896	0	0	0	0	0	0	0	0	0	5,896	2,500	(3,396)
5130-99 Employer Taxes	9,941	16,371	23,886	0	0	0	0	0	0	0	0	0	50,198	41,974	(8,224)
Group Health, E	13,017	11,398	13,386	0	0	0	0	0	0	0	0	0	37,801	46,171	8,370
5150-99 Workers Compens	9,638	9,638	9,144	0	0	0	0	0	0	0	0	0	28,420	37,777	9,356
5180-99 Employer 401k C	542	836	578	0	0	0	0	0	0	0	0	0	1,956	1,469	(487)
Compensation Al	121,907	214,473	119,178	0	0	0	0	0	0	0	0	0	455,557	419,739	(35,818)
HR Services (Pa	1,563	2,333	1,558	0	0	0	0	0	0	0	0	0	5,454	5,000	(454)
Total Compensat	156,607	255,049	173,626	0	0	0	0	0	0	0	0	0	585,283	554,630	(30,653)
Reserve Funding															
5210-19 Replacement Pro	24,750	24,750	24,750	0	0	0	0	0	0	0	0	0	74,250	74,250	0
5299-00 Interest Reserv	1,458	68	49	0	0	0	0	0	0	0	0	0	1,575	0	(1,575)
Total Reserve F	26,208	24,818	24,799	0	0	0	0	0	0	0	0	0	75,825	74,250	(1,575)
Lake, Marina & Equestrian															
5310-12 Water Assessmen	15,833	15,833	15,833	0	0	0	0	0	0	0	0	0	47,500	41,250	(6,250)
5315-00 Water Contingen	0	0	0	0	0	0	0	0	0	0	0	0	0	7,500	7,500
5320-00 Lake Stock/Fish	5,250	5,250	0	0	0	0	0	0	0	0	0	0	10,500	7,500	(3,000)
5329-00 Loan Cost & Int	12,524	12,076	12,425	0	0	0	0	0	0	0	0	0	37,025	71,501	34,476
5330-12 Watermaster Bio	0	0	2,777	0	0	0	0	0	0	0	0	0	2,777	2,500	(277)
Fishing Area Ma	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	2,500
Lake Maintenane	0	0	0	0	0	0	0	0	0	0	0	0	0	28,750	28,750
5370-12 Water Monitorin	0	0	0	0	0	0	0	0	0	0	0	0	0	1,250	1,250
5380-23 Horse Feed Eque	6,195	0	0	0	0	0	0	0	0	0	0	0	6,195	5,000	(1,195)
Total Lake,Mari	39,802	33,159	31,035	0	0	0	0	0	0	0	0	0	103,997	167,750	63,754

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg2
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Professional Services															
5710-00 Accounting	11,250	7,500	7,500	0	0	0	0	0	0	0	0	0	26,250	23,870	(2,380)
5715-00 Accounting-Requ	0	0	0	0	0	0	0	0	0	0	0	0	0	625	625
Legal Expense	18,834	7,514	15,843	0	0	0	0	0	0	0	0	0	42,191	30,000	(12,191)
5730-98 Consulting	2,240	1,776	600	0	0	0	0	0	0	0	0	0	4,616	6,250	1,634
5740-98 Audit	0	0	5,725	0	0	0	0	0	0	0	0	0	5,725	6,180	455
5760-11 Technology	988	1,674	0	0	0	0	0	0	0	0	0	0	2,663	2,500	(163)
5770-98 Web Site Mainte	137	137	137	0	0	0	0	0	0	0	0	0	411	500	89
Service Contrac	5,328	5,399	9,625	0	0	0	0	0	0	0	0	0	20,352	22,000	1,648
HR Administrati	230	455	180	0	0	0	0	0	0	0	0	0	865	625	(240)
Total Professio	39,006	24,456	39,610	0	0	0	0	0	0	0	0	0	103,073	92,550	(10,522)
Administrative Support															
6005-91 Professional Ce	1,259	360	435	0	0	0	0	0	0	0	0	0	2,054	750	(1,304)
Licenses & Perm	373	1,034	734	0	0	0	0	0	0	0	0	0	2,141	3,000	859
Uniform Expense	2,465	1,840	1,419	0	0	0	0	0	0	0	0	0	5,723	5,500	(223)
Safety Equip/Su	0	753	238	0	0	0	0	0	0	0	0	0	991	1,250	259
Training Expens	0	972	240	0	0	0	0	0	0	0	0	0	1,212	2,500	1,288
Travel Expense	56	70	69	0	0	0	0	0	0	0	0	0	195	1,375	1,180
Office Supplies	958	971	1,482	0	0	0	0	0	0	0	0	0	3,412	3,750	338
Materials,Suppl	1,103	634	1,489	0	0	0	0	0	0	0	0	0	3,226	2,500	(726)
Postage	1,969	1,893	3,665	0	0	0	0	0	0	0	0	0	7,528	5,500	(2,028)
Printing	1,533	1,680	1,837	0	0	0	0	0	0	0	0	0	5,050	6,250	1,200
BOD & Committee	430	188	175	0	0	0	0	0	0	0	0	0	793	1,250	457
Bank & CC Fees	140	94	80	0	0	0	0	0	0	0	0	0	313	650	337
6095-29 Advertising	0	0	445	0	0	0	0	0	0	0	0	0	445	0	(445)
6095-91 Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	625	625
6096-00 C.O.P. Program	0	0	0	0	0	0	0	0	0	0	0	0	0	750	750
Other Expense	3,863	0	0	0	0	0	0	0	0	0	0	0	3,863	250	(3,613)
Total Administr	14,148	10,489	12,307	0	0	0	0	0	0	0	0	0	36,944	35,900	(1,044)

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg3
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

		Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Vehicles, Equip & Technology																
	Vehicle: Fuel &	14,431	214	311	0	0	0	0	0	0	0	0	0	14,956	17,500	2,544
	Marina: Fuel &	0	1,078	236	0	0	0	0	0	0	0	0	0	1,314	8,750	7,436
	Equip/Vehicle R	2,436	1,405	2,642	0	0	0	0	0	0	0	0	0	6,483	6,250	(233)
5560-94	Software Licens	720	720	720	0	0	0	0	0	0	0	0	0	2,160	2,160	0
	Computer Equipm	711	0	150	0	0	0	0	0	0	0	0	0	861	5,000	4,139
5580-98	Property Tax Ex	0	0	0	0	0	0	0	0	0	0	0	0	0	750	750
5590-11	Small Tools	2,203	357	1,002	0	0	0	0	0	0	0	0	0	3,561	2,500	(1,061)
	Total Vehicles,	20,500	3,774	5,061	0	0	0	0	0	0	0	0	0	29,335	42,910	13,575
Insurance																
5810-98	Insurance: Umbr	0	0	36,608	0	0	0	0	0	0	0	0	0	36,608	39,539	2,931
5820-99	Insurance: D&O	1,213	1,213	1,213	0	0	0	0	0	0	0	0	0	3,638	0	(3,638)
5890-91	Insurance: Othe	235	0	0	0	0	0	0	0	0	0	0	0	235	0	(235)
	Total Insurance	1,448	1,213	37,821	0	0	0	0	0	0	0	0	0	40,481	39,539	(942)
Utilities																
	Electricity	2,539	2,113	2,347	0	0	0	0	0	0	0	0	0	7,000	9,450	2,450
5420-12	Electricity-Lak	4,066	3,958	1,976	0	0	0	0	0	0	0	0	0	9,999	21,250	11,251
	Natural Gas	141	768	1,290	0	0	0	0	0	0	0	0	0	2,199	2,000	(199)
5440-11	Water/Sewer	9,348	1,144	4,086	0	0	0	0	0	0	0	0	0	14,577	16,750	2,173
	Trash Collectio	1,708	1,441	1,554	0	0	0	0	0	0	0	0	0	4,703	5,750	1,047
	Telephone	3,108	3,321	2,922	0	0	0	0	0	0	0	0	0	9,350	7,850	(1,500)
	Total Utilities	20,909	12,744	14,175	0	0	0	0	0	0	0	0	0	47,829	63,050	15,221

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg4
Fiscal Year End October 31, 2016
For The Period 11/01/15 To 01/31/16

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Grounds & Buildings															
5610-11 Weed/Lot Mainte	3,163	3,350	3,875	0	0	0	0	0	0	0	0	0	10,388	8,500	(1,888)
Building Mainte	3,745	2,064	2,797	0	0	0	0	0	0	0	0	0	8,606	11,532	2,926
Grounds Mainten	10,485	8,967	3,624	0	0	0	0	0	0	0	0	0	23,076	11,588	(11,488)
Equipment Renta	2,416	1,357	309	0	0	0	0	0	0	0	0	0	4,082	2,000	(2,082)
Janitorial Supp	223	444	378	0	0	0	0	0	0	0	0	0	1,045	2,150	1,105
5650-98 Surveillance Ca	28	0	3,310	0	0	0	0	0	0	0	0	0	3,339	2,500	(839)
Capital Improve	1,929	6,458	28,525	0	0	0	0	0	0	0	0	0	36,912	62,500	25,588
Total Grounds &	21,990	22,639	42,818	0	0	0	0	0	0	0	0	0	87,447	100,769	13,323
Uncollectible & Other Losses															
6110-91 Bad Debt Expens	0	0	0	0	0	0	0	0	0	0	0	0	0	17,500	17,500
6120-00 Collection Expe	170	255	85	0	0	0	0	0	0	0	0	0	510	0	(510)
Total Uncollect	170	255	85	0	0	0	0	0	0	0	0	0	510	17,500	16,990
Association Sponsored Events															
5910-28 Scheduled Event	3,705	5,075	(3,082)	0	0	0	0	0	0	0	0	0	5,698	10,475	4,777
5910-29 Optional Events	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000
5915-29 Family Festival	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	4,000
5920-00 Concerts	0	0	0	0	0	0	0	0	0	0	0	0	0	4,500	4,500
5925-00 SVL Employee Ap	0	3,418	0	0	0	0	0	0	0	0	0	0	3,418	1,375	(2,043)
5925-91 SVL Event Meals	0	376	0	0	0	0	0	0	0	0	0	0	376	0	(376)
5935-00 Committee Appre	0	156	0	0	0	0	0	0	0	0	0	0	156	500	344
Total Events	3,705	9,024	(3,082)	0	0	0	0	0	0	0	0	0	9,648	22,850	13,202
Income Tax															
6910-92 Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	1,375	1,375
6920-92 California Stat	0	0	485	0	0	0	0	0	0	0	0	0	485	0	(485)
6990-98 Property Taxes	1,319	0	0	0	0	0	0	0	0	0	0	0	1,319	0	(1,319)
Total Income Ta	1,319	0	485	0	0	0	0	0	0	0	0	0	1,804	1,375	(429)