

# TOTAL

PROPERTY MANAGEMENT, INC.

## FINANCIAL MANAGEMENT REPORT

DATE: February 28, 2015  
ASSOCIATION NAME: Spring Valley Lake Association - T150  
FISCAL YEAR END: 10/31

### CASH ON HAND

Pacific Western Bank Checking: \$993,290.24  
Operating Accounts - Other: \$334,255.48  
Reserve Investments Balance: \$1,295,877.54

Special Assessment:            YES       X       NO

Total amount for Special Assessment: \$ N/A

If yes, special assessment is for:

Special Assessment effective date:

Current Loans       X       YES            NO End date: 2/21/2025

Water Rights Loan            YES            NO  
Pacific Western Bank: \$3,000,000 @ 4.75%  
A balloon payment of \$1,000,000 is due at maturity, 2/21/2025  
An additional 5 year term can be negotiated for the balance.

Cash flow concerns:            YES       X       NO

Bank account(s) over FDIC limit       X       YES            NO

If yes, recommendations or comment: Investments to be placed with Morgan Stanley within the next 60-90 days.

### CD INFORMATION

CD'S maturing within the next 60 days:             
gl #: 1417-11 Mutual of Omaha .20% 5/2/15  
gl #: N/A  
gl #: N/A

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 42.00% *See Comment Below*

Date of Current Reserve Study: 03/26/14

Outstanding Aging Bal. (All Charges) \$783,353.85

Additional Comments: *\$400,000 in excess operating funds was transferred to reserves this month. Percent Funded per Reserve Study to be updated upon receipt of current year reserve study. (With the addition of these funds the percent funded is estimated to currently be approximately 58%.)*

Prepared by: LQuesada

T160 - SPRING VALLEY LAKE ASSOCIATION  
 Unaudited Financial Statement-Modified Accrual Basis  
**B A L A N C E S H E E T**  
 Fiscal Year End October 31, 2015  
 As Of 02/28/15

**ASSETS**

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**Current Assets**

1012-00	Operating - Pacific Western Bank	\$ 993,290.24	
	Operating Accounts-Other	334,255.48	
1160-00	Accounts Receivable	783,353.85	
1180-00	Notes Receivable-Lot 47	39,900.00	
1297-00	Allowance for Doubtful Accounts	(426,392.35)	
	Prepaid Expenses	58,832.07	
	Reserve Savings	1,295,877.54	
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	<b>Total Current Assets</b>		<b>\$ 3,079,116.83</b>

Facilities & Equipment	\$ 3,540,205.36		
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<b>Total Assets</b>			<b>\$ 6,619,322.19</b>
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**LIABILITIES**

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**Current Liabilities**

2000-00	Loan:Water Purch.:PWB 4.75% 2/21/25	\$ 3,000,000.00	
2100-00	Prepaid Assessments	199,410.77	
	Accounts Payable	391,397.37	
2510-00	Refundable Deposit-Arch & CB	7,796.50	
2530-00	Refundable Deposit-Parks/Improvement	5,357.24	
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	<b>Total Current Liabilities</b>		<b>\$ 3,603,961.88</b>

**Reserves**

ALLOCATED RESERVES	\$ 1,295,877.54		
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<b>TOTAL ALLOCATED RESERVES</b>			<b>\$ 1,295,877.54</b>

<b>TOTAL LIABILITIES &amp; RESERVES</b>			<b>\$ 4,899,839.42</b>
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**EQUITY**

3999-00	Prior Year Surplus/(Deficit)	\$ 1,429,594.36	
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)	452,567.17	
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<b>TOTAL EQUITY</b>			<b>\$ 1,719,482.77</b>

<b>TOTAL LIAB, RESERVES &amp; EQUITY</b>			<b>\$ 6,619,322.19</b>
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**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**Balance Sheet Support Schedule - Page 1**  
**Fiscal Year End October 31, 2015**  
**As Of 02/28/15**

**Operating Accounts (minus PWB checking)**

1110-00	Petty Cash-Office Petty Cash	\$ 1,503.00
1112-00	Petty Cash - GM @ Citizens Business Bank	3,463.16
1135-00	Payroll Checking- DCB	38,350.01
1136-00	GM Petty Cash Checking - DCB	6,988.00
1145-00	Marina Fuel - DCB	45,153.34
1150-00	Credit Card Clearing-DCB	236,547.97
1151-00	Citizens Business Bank - Marina Fuel	495.00
1152-00	Credit Card Clearing-Citizens Business Bank	1,755.00

**Total Operating Accounts** \$ 334,255.48

**Reserve Savings**

1410-00	Reserve: Pacific Western Bank	\$ 509,390.41
1414-00	Reserve Mutual of Omaha ICS	438,888.02
1417-00	Reserve CD Mutual of Omaha .20% 5/2/15	122,202.20
1418-00	Reserve CD Mutual of Omaha .35% 2/16/16	123,453.60
1419-00	CDARS MOB Banco Popular .25% 9/3/15	101,943.31

**Total Reserve Savings** \$ 1,295,877.54

**Total Cash Accounts** \$ 1,630,133.02

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**Prepaid Expenses**

1310-00	Prepaid Federal Income Taxes	\$ 3,195.00
1320-00	Prepaid State Income Taxes	5,499.75
1340-00	Deposit Worker's Comp	19,230.00
1380-00	Prepaid Insurance	12,129.32
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** \$ 58,832.07

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**Balance Sheet Support Schedule - Page 2**  
**Fiscal Year End October 31, 2015**  
**As Of 02/28/15**

**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	29,366.39
1590-00	Accumulated Depreciation	(241,926.24)
1994-00	Inventory - Marina Fuel	6,136.80
1995-00	Water Rights	3,241,941.32
	<b>Total Facilities &amp; Equipment</b>	<b>\$ 3,540,205.36</b>

**Accounts Payable**

2112-00	AP-Accrued: Water	\$ 293,333.24
2210-00	Accrued Payroll	47,715.00
2215-00	Accrued Vacation	51,104.75
2260-00	IRA-Withholding	(2,275.24)
2290-00	Child Support/Garnishments	976.62
2330-00	Taxes Payable: Sales-Marina	543.00
	<b>Total Accounts Payable</b>	<b>\$ 391,397.37</b>

T150 - SPRING VALLEY LAKE ASSOCIATION

Fiscal Year End October 31, 2015

For The Period 11/01/14 To 02/28/15

	Beginning Balance at 11/01/14	-----Year to Date-----			Ending Balance at 02/28/15	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
3300-00 General Reserves	\$ -	\$ 495,200.00	\$ -	\$ -	\$ 495,200.00	\$ 95,200.00	\$ 400,000.00
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	90,722.66	0.00	0.00	0.00	90,722.66	0.00	0.00
3350-00 Equestrian Center Reserve	98,151.81	0.00	(39,278.35)	0.00	58,873.26	0.00	0.00
3370-00 Asphalt Reserves	(86,528.44)	0.00	(23,580.00)	0.00	(110,108.44)	0.00	0.00
3380-00 Lake & Marina Reserves	447,703.86	0.00	0.00	0.00	447,703.86	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	194,435.43	0.00	(32,936.51)	0.00	161,498.92	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	18,448.09	0.00	(6,464.08)	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	49,594.91	0.00	(64,500.81)	0.00	(14,905.90)	0.00	0.00
3499-00 Interest Reserves	1,685.22	488.78	0.00	0.00	2,174.00	0.00	488.78
	<b>\$ 966,948.51</b>	<b>\$ 495,688.78</b>	<b>\$ (166,759.75)</b>	<b>\$ -</b>	<b>\$ 1,295,877.54</b>	<b>\$ 95,200.00</b>	<b>\$ 400,488.78</b>
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**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT**  
**Fiscal Year End October 31, 2015**  
**For The Period 02/01/15 To 02/28/15**

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
<b>INCOME</b>							
Owner Assessments	\$ 1,069,719.00	\$ 1,069,594.00	\$ 125.00	\$ 2,139,950.00	\$ 2,139,188.00	\$ 762.00	\$ 4,278,376.00
Community Service Fees	100.00	2,016.67	(1,916.67)	7,398.50	8,066.66	(668.16)	24,200.00
Marina Fees	14,939.31	12,083.33	2,855.98	48,264.61	39,383.32	8,881.29	166,500.00
Equestrian Fees	3,730.00	4,136.66	(406.66)	16,265.00	16,546.64	(281.64)	49,639.96
Owner Fees	3,639.47	9,041.57	(5,402.10)	25,605.55	36,166.28	(10,560.73)	108,498.84
Collection Fees	4,325.00	0.00	4,325.00	(6,284.00)	0.00	(6,284.00)	0.00
Investments Income	238.28	166.66	71.62	493.78	666.64	(172.86)	1,999.92
Other Revenue	20,180.25	2,500.00	17,680.25	72,172.34	10,000.00	62,172.34	30,000.00
<b>TOTAL INCOME</b>	<b>\$ 1,116,871.31</b>	<b>\$ 1,099,538.89</b>	<b>\$ 17,332.42</b>	<b>\$ 2,303,866.78</b>	<b>\$ 2,250,017.54</b>	<b>\$ 53,848.24</b>	<b>\$ 4,659,214.72</b>
<b>EXPENSES</b>							
Compensation	\$ 134,356.25	\$ 167,937.89	\$ 33,581.64	\$ 651,186.28	\$ 671,751.56	\$ 20,565.28	\$ 2,015,254.72
Replacement & Reserve Funding	424,038.28	23,800.00	(400,238.28)	495,688.78	95,200.00	(400,488.78)	285,600.00
Lake, Marina & Equestrian	40,118.45	61,833.49	21,715.04	132,766.31	247,333.96	114,567.65	701,001.88
Professional Services	40,125.60	31,599.98	(8,525.62)	130,376.27	108,399.92	(21,976.35)	335,999.76
Administrative Support	11,042.33	11,841.63	799.30	41,558.57	47,366.52	5,807.95	142,099.56
Vehicles, Equip & Technology	3,845.88	15,303.32	11,457.44	33,844.04	61,213.28	27,369.24	188,639.84
Insurance	12,802.30	12,583.33	(218.97)	51,366.44	50,333.32	(1,033.12)	150,999.96
Utilities	12,236.16	20,999.97	8,763.81	82,889.92	83,999.88	1,109.96	251,999.64
Grounds & Building	46,343.26	34,301.63	(12,041.63)	192,845.24	137,206.52	(55,638.72)	411,619.56
Uncollectible & Other Losses	15,574.74	7,500.00	(8,074.74)	21,754.74	30,000.00	8,245.26	90,000.00
Assoc. Sponsored Events	3,211.92	5,999.99	2,788.07	16,712.02	23,999.96	7,287.94	71,999.88
Income Tax	310.00	1,166.66	856.66	310.00	4,666.64	4,356.64	13,999.92
<b>Total Expenses</b>	<b>\$ 744,005.17</b>	<b>\$ 394,867.89</b>	<b>\$ (349,137.28)</b>	<b>\$ 1,851,298.61</b>	<b>\$ 1,561,471.56</b>	<b>\$ (289,827.05)</b>	<b>\$ 4,659,214.72</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$ 372,866.14</b>	<b>\$ 704,671.00</b>	<b>\$ (331,804.86)</b>	<b>\$ 452,567.17</b>	<b>\$ 688,545.98</b>	<b>\$ (235,978.81)</b>	<b>\$ 0.00</b>

**T150 - Spring Valley Lake Association**  
**Income Statement - Cash Receipts Received**  
**Fiscal Year End October 31, 2015**  
**For The Period 02/01/15 To 02/28/15**

	<b>Current-Prd Actual</b>	<b>Current-Prd Budget</b>	<b>Variance</b>	<b>Year-To-Date Actual</b>	<b>Year-To-Date Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
Income							
4110-00 Assessments: Regular	\$ 822,246.07	\$ 1,069,594.00	\$ (247,347.93)	\$ 1,731,127.33	\$ 2,139,188.00	\$ (408,060.67)	\$ 4,278,376.00
4260-00 Recreation Dept. Fees	100.00	600.00	(500.00)	5,780.63	2,400.00	3,380.63	7,200.00
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	75.00	0.00	75.00	0.00
4299-00 Other Community Service Fees	0.00	0.00	0.00	51.00	0.00	51.00	0.00
4310-00 Vessel Registration	8,233.40	5,000.00	3,233.40	17,928.61	11,050.00	6,878.61	60,000.00
4330-00 Slip Rental	1,106.97	1,250.00	(143.03)	6,720.62	5,000.00	1,720.62	15,000.00
4380-00 Life Guard Fees	0.00	0.00	0.00	80.00	0.00	80.00	1,500.00
4399-00 Other-Lake & Marina Fees	30.00	0.00	30.00	67.46	0.00	67.46	0.00
4410-00 Boarding Fees - Monthly	1,760.00	3,333.33	(1,573.33)	10,339.97	13,333.32	(2,993.35)	40,000.00
4420-00 Boarding Fees - Daily	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4499-00 Other Equestrian Fees	20.60	133.33	(112.73)	1,365.60	533.32	832.28	1,599.96
4510-00 Weed/Lot Maintenance	0.00	3,750.00	(3,750.00)	992.47	15,000.00	(14,007.53)	45,000.00
4520-00 Owner Interest	1,628.46	1,358.33	270.13	4,697.40	5,433.32	(735.92)	16,299.96
4530-00 Tenant Fees	2,456.38	2,916.66	(460.28)	6,187.84	11,666.64	(5,478.80)	34,999.92
4540-00 Architectural Fees	990.00	416.66	573.34	2,030.00	1,666.64	363.36	4,999.92
4550-00 Citation Income	5,574.72	583.29	4,991.43	12,492.17	2,333.16	10,159.01	6,999.48
4560-00 Membership Card Fees	10.00	16.63	(6.63)	30.00	66.52	(36.52)	199.56
4700-00 Collection Charges (Mgmt)	4,067.12	0.00	4,067.12	14,732.68	0.00	14,732.68	0.00
4760-00 Escrow Income (Mgmt)	650.00	0.00	650.00	3,350.00	0.00	3,350.00	0.00
4991-00 Late Fees	5,615.50	0.00	5,615.50	18,890.55	0.00	18,890.55	0.00
<b>Total Cash Receipts Received</b>	<b>\$ 854,489.22</b>	<b>\$ 1,088,952.23</b>	<b>\$ (234,463.01)</b>	<b>\$ 1,836,989.33</b>	<b>\$ 2,207,670.92</b>	<b>\$ (370,681.59)</b>	<b>\$ 4,512,174.80</b>

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 1**  
 Fiscal Year End October 31, 2015  
 For The Period 02/01/15 To 02/28/15

	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	\$ 1,069,719.00	\$ 1,069,594.00	\$ 125.00	\$ 2,139,950.00	\$ 2,139,188.00	\$ 762.00	\$ 4,278,376.00
<b>Total Owner Assessments</b>	<b>\$ 1,069,719.00</b>	<b>\$ 1,069,594.00</b>	<b>\$ 125.00</b>	<b>\$ 2,139,950.00</b>	<b>\$ 2,139,188.00</b>	<b>\$ 762.00</b>	<b>\$ 4,278,376.00</b>
<b>Community Service Fees</b>							
4230-00 Rent-Community Building	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 0.00	\$ 2,666.66	\$ (2,666.66)	\$ 8,000.00
4250-00 Family Social Committee	0.00	625.00	(625.00)	35.00	2,500.00	(2,465.00)	7,500.00
4260-00 Recreation Dept. Fees	100.00	600.00	(500.00)	7,212.50	2,400.00	4,812.50	7,200.00
4265-00 Craft Fair Booth Fees	0.00	125.00	(125.00)	10.00	500.00	(490.00)	1,500.00
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	90.00	0.00	90.00	0.00
4299-00 Other Community Service Fees	0.00	0.00	0.00	51.00	0.00	51.00	0.00
<b>Total Community Service Fees</b>	<b>\$ 100.00</b>	<b>\$ 2,016.67</b>	<b>\$ (1,916.67)</b>	<b>\$ 7,398.50</b>	<b>\$ 8,066.66</b>	<b>\$ (668.16)</b>	<b>\$ 24,200.00</b>
<b>Marina Fees</b>							
4310-00 Vessel Registration	\$ 9,300.00	\$ 5,000.00	\$ 4,300.00	\$ 17,665.00	\$ 11,050.00	\$ 6,615.00	\$ 60,000.00
4320-00 Electricity Reimb-Lake	4,809.31	5,833.33	(1,024.02)	23,760.08	23,333.32	426.76	70,000.00
4330-00 Slip Rental	820.00	1,250.00	(430.00)	6,390.00	5,000.00	1,390.00	15,000.00
4340-00 Fuel & Oil Sales	0.00	0.00	0.00	299.53	0.00	299.53	20,000.00
4380-00 Life Guard Fees	0.00	0.00	0.00	80.00	0.00	80.00	1,500.00
4399-00 Other-Lake & Marina Fees	10.00	0.00	10.00	70.00	0.00	70.00	0.00
<b>Total Marina Fees</b>	<b>\$ 14,939.31</b>	<b>\$ 12,083.33</b>	<b>\$ 2,855.98</b>	<b>\$ 48,264.61</b>	<b>\$ 39,383.32</b>	<b>\$ 8,881.29</b>	<b>\$ 166,500.00</b>
<b>Equestrian Fees</b>							
4410-00 Boarding Fees - Monthly	\$ 2,860.00	\$ 3,333.33	\$ (473.33)	\$ 12,240.00	\$ 13,333.32	\$ (1,093.32)	\$ 40,000.00
4420-00 Boarding Fees - Daily	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4440-23 Equestrian Apt Rent	570.00	670.00	(100.00)	2,280.00	2,680.00	(400.00)	8,040.00
4499-00 Other Equestrian Fees	300.00	133.33	166.67	1,695.00	533.32	1,161.68	1,599.96
<b>Total Equestrian Fees</b>	<b>\$ 3,730.00</b>	<b>\$ 4,136.66</b>	<b>\$ (406.66)</b>	<b>\$ 16,265.00</b>	<b>\$ 16,546.64</b>	<b>\$ (281.64)</b>	<b>\$ 49,639.96</b>



**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 2**  
**Fiscal Year End October 31, 2015**  
**For The Period 02/01/15 To 02/28/15**

	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	\$ 0.00	\$ 3,750.00	\$ (3,750.00)	\$ 825.00	\$ 15,000.00	\$ (14,175.00)	\$ 45,000.00
4520-00 Owner Interest	1,261.92	1,358.33	(96.41)	5,331.54	5,433.32	(101.78)	16,299.96
4530-00 Tenant Fees	2,457.55	2,916.66	(459.11)	6,189.01	11,666.64	(5,477.63)	34,999.92
4540-00 Architectural Fees	960.00	416.66	543.34	2,130.00	1,666.64	463.36	4,999.92
4550-00 Citation Income	(1,050.00)	583.29	(1,633.29)	11,100.00	2,333.16	8,766.84	6,999.48
4560-00 Membership Card Fees	10.00	16.63	(6.63)	30.00	66.52	(36.52)	199.56
<b>Total Owner Fees</b>	<b>\$ 3,639.47</b>	<b>\$ 9,041.67</b>	<b>\$ (5,402.10)</b>	<b>\$ 25,605.55</b>	<b>\$ 36,166.28</b>	<b>\$ (10,560.73)</b>	<b>\$ 108,498.84</b>
<b>Collections &amp; Escrow</b>							
4700-00 Collection Charges (Mgmt)	\$ 5,025.00	\$ 0.00	\$ 5,025.00	\$ 21,700.00	\$ 0.00	\$ 21,700.00	\$ 0.00
4710-00 Collection Charges (Contra)	(450.00)	0.00	(450.00)	(27,684.00)	0.00	(27,684.00)	0.00
4760-00 Escrow Income (Mgmt)	500.00	0.00	500.00	2,850.00	0.00	2,850.00	0.00
4760-10 Escrow Income (Contra)	(750.00)	0.00	(750.00)	(3,150.00)	0.00	(3,150.00)	0.00
<b>Total Collections &amp; Escrow</b>	<b>\$ 4,325.00</b>	<b>\$ 0.00</b>	<b>\$ 4,325.00</b>	<b>\$ (6,284.00)</b>	<b>\$ 0.00</b>	<b>\$ (6,284.00)</b>	<b>\$ 0.00</b>
<b>Investment Income</b>							
4819-00 Interest Income	\$ 238.28	\$ 166.66	\$ 71.62	\$ 493.78	\$ 666.64	\$ (172.86)	\$ 1,999.92
<b>Total Investment Income</b>	<b>\$ 238.28</b>	<b>\$ 166.66</b>	<b>\$ 71.62</b>	<b>\$ 493.78</b>	<b>\$ 666.64</b>	<b>\$ (172.86)</b>	<b>\$ 1,999.92</b>
<b>Other Revenue</b>							
4960-00 Sale of Land	\$ 0.00	\$ 0.00	\$ 0.00	\$ 34,134.76	\$ 0.00	\$ 34,134.76	\$ 0.00
4991-00 Late Fees	17,612.48	0.00	17,612.48	32,628.81	0.00	32,628.81	0.00
4999-00 Other Revenue	2,567.77	2,500.00	67.77	5,408.77	10,000.00	(4,591.23)	30,000.00
<b>Total Other Revenue</b>	<b>\$ 20,180.25</b>	<b>\$ 2,500.00</b>	<b>\$ 17,680.25</b>	<b>\$ 72,172.34</b>	<b>\$ 10,000.00</b>	<b>\$ 62,172.34</b>	<b>\$ 30,000.00</b>

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page1**  
 Fiscal Year End October 31, 2015  
 For The Period 02/01/15 To 02/28/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget	
<b>Compensation</b>								
5120-99	Gross Pay-Overtime	\$ 0.00	\$ 833.33	\$ 833.33	\$ 0.00	\$ 3,333.32	\$ 3,333.32	\$ 9,999.96
5130-99	Employer Taxes	13,274.30	11,909.08	(1,365.22)	57,886.76	47,636.32	(10,250.44)	142,908.96
	Group Health, Etc.	(1,538.93)	16,551.83	18,090.76	40,116.02	66,207.32	26,091.30	198,621.96
5150-99	Workers Compensation	9,638.25	15,717.58	6,079.33	46,008.46	62,870.32	16,861.86	188,610.96
5180-99	Employer 401K Contribution	0.00	411.08	411.08	0.00	1,644.32	1,644.32	4,932.96
	Compensation Allocation	111,525.54	120,848.33	9,322.79	500,619.17	483,393.32	(17,225.85)	1,450,180.00
	HR Services (Payroll)	1,457.09	1,666.66	209.57	6,555.87	6,666.64	110.77	19,999.92
	<b>Total Compensation</b>	<b>\$ 134,356.25</b>	<b>\$ 167,937.89</b>	<b>\$ 33,581.64</b>	<b>\$ 651,186.28</b>	<b>\$ 671,751.56</b>	<b>\$ 20,565.28</b>	<b>\$ 2,015,254.72</b>
<b>Reserve Funding</b>								
5210-19	Replacement Provision	\$ 23,800.00	\$ 23,800.00	\$ 0.00	\$ 95,200.00	\$ 95,200.00	\$ 0.00	\$ 285,600.00
5299-00	Interest Reserve Funding	238.28	0.00	(238.28)	488.78	0.00	(488.78)	0.00
9000-00	Reserve Funding	400,000.00	0.00	(400,000.00)	400,000.00	0.00	(400,000.00)	0.00
	<b>Total Reserve Funding</b>	<b>\$ 424,038.28</b>	<b>\$ 23,800.00</b>	<b>\$ (400,238.28)</b>	<b>\$ 495,688.78</b>	<b>\$ 95,200.00</b>	<b>\$ (400,488.78)</b>	<b>\$ 285,600.00</b>
<b>Lake, Marina &amp; Equestrian</b>								
5310-12	Water Assessment	\$ 15,833.33	\$ 15,833.33	\$ 0.00	\$ 63,333.32	\$ 63,333.32	\$ 0.00	\$ 189,999.96
5315-00	Water Contingency	0.00	2,500.00	2,500.00	0.00	10,000.00	10,000.00	30,000.00
5320-00	Lake Stock/Fishery	8,784.00	6,000.00	(2,784.00)	13,284.00	24,000.00	10,716.00	30,000.00
5320-12	Fish Stocking	1,392.00	0.00	(1,392.00)	1,392.00	0.00	(1,392.00)	0.00
5329-00	Loan Cost & Interest - Water P	12,270.83	23,833.50	11,562.67	48,687.49	95,334.00	46,646.51	286,002.00
5330-12	Pumping Watermaster	0.00	833.33	833.33	2,643.45	3,333.32	689.87	9,999.96
	Fishing Area Maint & Supplies	1,612.42	750.00	(862.42)	1,612.42	3,000.00	1,387.58	9,000.00
	Lake Maintenance & Supplies	225.87	9,583.33	9,357.46	303.63	38,333.32	38,029.69	114,999.96
5370-12	Water Monitoring/Testing	0.00	0.00	0.00	1,510.00	0.00	(1,510.00)	1,000.00
5380-23	Horse Feed Equestrian	0.00	2,500.00	2,500.00	0.00	10,000.00	10,000.00	30,000.00
	<b>Total Lake, Marina &amp; Equestrian</b>	<b>\$ 40,118.45</b>	<b>\$ 61,833.49</b>	<b>\$ 21,715.04</b>	<b>\$ 132,766.31</b>	<b>\$ 247,333.96</b>	<b>\$ 114,567.65</b>	<b>\$ 701,001.88</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 2  
 Fiscal Year End October 31, 2015  
 For The Period 02/01/15 To 02/28/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
<b>Professional Services</b>							
5710-00 Accounting	\$ 7,500.00	\$ 7,725.00	\$ 225.00	\$ 30,000.00	\$ 30,900.00	\$ 900.00	\$ 92,700.00
5715-29 Accounting-Requested Service	0.00	625.00	625.00	0.00	2,500.00	2,500.00	7,500.00
Legal Expense	6,542.08	8,333.33	1,791.25	23,297.84	33,333.32	10,035.68	99,999.96
5725-98 Legal Contingency	0.00	0.00	0.00	20,628.64	0.00	(20,628.64)	0.00
5730-98 Consulting	4,886.28	833.33	(4,052.95)	17,126.28	3,333.32	(13,792.96)	9,999.96
5740-98 Audit	5,925.00	6,000.00	75.00	5,925.00	6,000.00	75.00	6,000.00
5760-11 Technology	693.00	1,250.00	557.00	1,917.00	5,000.00	3,083.00	15,000.00
5770-98 Web Site Maintenance/Design	137.00	0.00	(137.00)	1,637.25	0.00	(1,637.25)	0.00
5775-29 Fireworks-4th of July	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Service Contracts	14,438.24	6,666.66	(7,771.58)	29,285.46	26,666.64	(2,618.82)	79,999.92
5785-98 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
HR Admin	4.00	166.66	162.66	559.00	666.64	107.64	1,999.92
<b>Total Professional Services</b>	<b>\$ 40,125.60</b>	<b>\$ 31,599.98</b>	<b>\$ (8,525.62)</b>	<b>\$ 130,376.27</b>	<b>\$ 108,399.92</b>	<b>\$ (21,976.35)</b>	<b>\$ 335,999.76</b>
<b>Administrative Support</b>							
6005-91 Prof. Cert. Fees	\$ 916.00	\$ 250.00	\$ (666.00)	\$ 2,303.50	\$ 1,000.00	\$ (1,303.50)	\$ 3,000.00
Licenses & Permits	2,204.70	1,000.00	(1,204.70)	3,965.37	4,000.00	34.63	12,000.00
Uniform Expense	1,153.87	1,500.00	346.13	5,347.96	6,000.00	652.04	18,000.00
Safety Equip/Supplies	194.28	500.00	305.72	705.18	2,000.00	1,294.82	6,000.00
Training Expense	885.95	833.33	(52.62)	2,054.82	3,333.32	1,278.50	9,999.96
Travel Expense	240.03	333.33	93.30	1,063.64	1,333.32	269.68	3,999.96
Office Supplies	864.74	1,250.00	385.26	4,804.86	5,000.00	195.14	15,000.00
Materials,Supplies & Signage	626.27	833.33	207.06	3,955.04	3,333.32	(621.72)	9,999.96
Postage	1,670.83	2,083.33	412.50	7,302.29	8,333.32	1,031.03	24,999.96
Printing	1,605.99	2,083.33	477.34	5,517.86	8,333.32	2,815.46	24,999.96
BOD & Committee Meals	330.10	416.66	86.56	1,365.74	1,666.64	300.90	4,999.92
Bank & CC Fees	242.65	216.66	(25.99)	609.00	866.64	257.64	2,599.92
6095-29 Advertising	0.00	0.00	0.00	1,880.00	0.00	(1,880.00)	0.00
6095-91 Advertising	0.00	208.33	208.33	0.00	833.32	833.32	2,499.96
6096-00 C.O.P. Program	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
Other Expense	106.92	83.33	(23.59)	683.31	333.32	(349.99)	999.96
<b>Total Administrative Support</b>	<b>\$ 11,042.33</b>	<b>\$ 11,841.63</b>	<b>\$ 799.30</b>	<b>\$ 41,558.57</b>	<b>\$ 47,366.52</b>	<b>\$ 5,807.95</b>	<b>\$ 142,099.56</b>

**T160 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 3**  
**Fiscal Year End October 31, 2015**  
**For The Period 02/01/15 To 02/28/15**

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
<b>Vehicles, Equip &amp; Technology</b>							
Vehicle: Fuel & Oil	\$ 414.63	\$ 6,250.00	\$ 5,835.37	\$ 17,732.78	\$ 25,000.00	\$ 7,267.22	\$ 75,000.00
Marina: Fuel & Oil	0.00	2,916.66	2,916.66	1,350.09	11,666.64	10,316.55	34,999.92
Equip/Vehicle Repair	977.98	2,083.33	1,105.35	5,657.04	8,333.32	2,676.28	24,999.96
5560-94 Software Licenses	720.10	720.00	(0.10)	2,880.40	2,880.00	(0.40)	8,640.00
Computer Equipment	1,335.24	2,500.00	1,164.76	3,896.71	10,000.00	6,103.29	30,000.00
5580-98 Property Tax Expense	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5590-11 Small Tools	397.93	833.33	435.40	2,057.03	3,333.32	1,276.29	9,999.96
Other Vehicles, Equip & Tech	0.00	0.00	0.00	269.99	0.00	(269.99)	0.00
<b>Total Vehicles, Equip &amp; Tech</b>	<b>\$ 3,845.88</b>	<b>\$ 15,303.32</b>	<b>\$ 11,457.44</b>	<b>\$ 33,844.04</b>	<b>\$ 61,213.28</b>	<b>\$ 27,369.24</b>	<b>\$ 188,639.84</b>
	=====	=====	=====	=====	=====	=====	=====
<b>Insurance</b>							
5810-98 Insurance: Umbrella & Liabilt	\$ 11,589.72	\$ 11,333.33	\$ (256.39)	\$ 46,281.12	\$ 45,333.32	\$ (947.80)	\$ 135,999.96
5820-99 Insurance: D&O	1,212.58	1,250.00	37.42	4,850.32	5,000.00	149.68	15,000.00
5890-91 Insurance: Other	0.00	0.00	0.00	235.00	0.00	(235.00)	0.00
<b>Total Insurance</b>	<b>\$ 12,802.30</b>	<b>\$ 12,583.33</b>	<b>\$ (218.97)</b>	<b>\$ 51,366.44</b>	<b>\$ 50,333.32</b>	<b>\$ (1,033.12)</b>	<b>\$ 150,999.96</b>
	=====	=====	=====	=====	=====	=====	=====
<b>Utilities</b>							
Electricity	\$ 2,192.11	\$ 2,916.66	\$ 724.55	\$ 9,763.71	\$ 11,666.64	\$ 1,902.93	\$ 34,999.92
5420-12 Electricity-Lake	4,434.13	7,083.33	2,649.20	21,637.87	28,333.32	6,695.45	84,999.96
Natural Gas	1,102.29	583.33	(518.96)	2,820.33	2,333.32	(487.01)	6,999.96
5440-11 Water/Sewer	990.45	5,583.33	4,592.88	27,648.03	22,333.32	(5,314.71)	66,999.96
Trash Collection	1,710.64	1,916.66	206.02	7,564.23	7,666.64	102.41	22,999.92
Telephone	1,806.54	2,916.66	1,110.12	13,239.92	11,666.64	(1,573.28)	34,999.92
Internet Service	0.00	0.00	0.00	215.83	0.00	(215.83)	0.00
<b>Total Utilities</b>	<b>\$ 12,236.16</b>	<b>\$ 20,999.97</b>	<b>\$ 8,763.81</b>	<b>\$ 82,889.92</b>	<b>\$ 83,999.88</b>	<b>\$ 1,109.96</b>	<b>\$ 251,999.64</b>
	=====	=====	=====	=====	=====	=====	=====

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 4**  
**Fiscal Year End October 31, 2015**  
**For The Period 02/01/15 To 02/28/15**

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
<b>Grounds &amp; Buildings</b>								
5610-11	Weed/Lot Maintenance	\$ 3,337.50	\$ 2,951.66	\$ (385.84)	\$ 14,232.29	\$ 11,806.64	\$ (2,425.65)	\$ 35,419.92
	Building Maintenance	3,436.11	3,333.33	(102.78)	12,545.51	13,333.32	787.81	39,999.96
	Grounds Maintenance	12,541.17	4,166.66	(8,374.51)	29,753.26	16,666.64	(13,086.62)	49,999.92
	Equipment Rental	570.35	666.66	96.31	5,367.84	2,666.64	(2,701.20)	7,999.92
	Janitorial Supplies	0.00	683.33	683.33	2,548.02	2,733.32	185.30	8,199.96
5650-98	Surveillance Cameras	0.00	1,666.66	1,666.66	24,557.77	6,666.64	(17,891.13)	19,999.92
	Capital Improvements	26,458.13	20,833.33	(5,624.80)	103,840.55	83,333.32	(20,507.23)	249,999.96
	<b>Total Grounds &amp; Buildings</b>	<b>\$ 46,343.26</b>	<b>\$ 34,301.63</b>	<b>\$ (12,041.63)</b>	<b>\$ 192,845.24</b>	<b>\$ 137,206.52</b>	<b>\$ (55,638.72)</b>	<b>\$ 411,619.56</b>
<b>Uncollectible &amp; Other Losses</b>								
6110-91	Bad Debts Expense	\$ 14,539.74	\$ 7,500.00	\$ (7,039.74)	\$ 14,539.74	\$ 30,000.00	\$ 15,460.26	\$ 90,000.00
6120-00	Collection Expenses	1,035.00	0.00	(1,035.00)	7,215.00	0.00	(7,215.00)	0.00
	<b>Total Uncollectible &amp; Losses</b>	<b>\$ 15,574.74</b>	<b>\$ 7,500.00</b>	<b>\$ (8,074.74)</b>	<b>\$ 21,754.74</b>	<b>\$ 30,000.00</b>	<b>\$ 8,245.26</b>	<b>\$ 90,000.00</b>
<b>Association Sponsored Events</b>								
5910-28	Events	\$ 3,211.92	\$ 3,000.00	\$ (211.92)	\$ 12,399.89	\$ 12,000.00	\$ (399.89)	\$ 36,000.00
5910-29	Events	0.00	0.00	0.00	415.58	0.00	(415.58)	0.00
5915-29	Family Festival	0.00	1,333.33	1,333.33	0.00	5,333.32	5,333.32	15,999.96
5920-00	Concerts at Beach	0.00	1,000.00	1,000.00	0.00	4,000.00	4,000.00	12,000.00
5925-00	SVL Event Meals	0.00	416.66	416.66	3,502.97	1,666.64	(1,836.33)	4,999.92
5925-91	SVL Event Meals	0.00	0.00	0.00	393.58	0.00	(393.58)	0.00
5935-00	Committee Appreciation	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
	<b>Total Events</b>	<b>\$ 3,211.92</b>	<b>\$ 5,999.99</b>	<b>\$ 2,788.07</b>	<b>\$ 16,712.02</b>	<b>\$ 23,999.96</b>	<b>\$ 7,287.94</b>	<b>\$ 71,999.88</b>
<b>Income Tax</b>								
6910-92	Federal Taxes	\$ 0.00	\$ 833.33	\$ 833.33	\$ 0.00	\$ 3,333.32	\$ 3,333.32	\$ 9,999.96
6920-92	California State Taxes	0.00	333.33	333.33	0.00	1,333.32	1,333.32	3,999.96
6920-98	California	310.00	0.00	(310.00)	310.00	0.00	(310.00)	0.00
	<b>Total Income Taxes</b>	<b>\$ 310.00</b>	<b>\$ 1,166.66</b>	<b>\$ 856.66</b>	<b>\$ 310.00</b>	<b>\$ 4,666.64</b>	<b>\$ 4,356.64</b>	<b>\$ 13,999.92</b>

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STATEMENT - Y.T.D.**  
**Fiscal Year End October 31, 2016**  
**For The Period 11/01/14 To 02/28/15**

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>INCOME</b>															
Owner Assessmen	1,069,594	0	637	1,069,719	0	0	0	0	0	0	0	0	2,139,950	2,139,188	762
Community Servi	5,497	66	1,736	100	0	0	0	0	0	0	0	0	7,399	8,067	(668)
Marina Fees	7,213	382	25,731	14,939	0	0	0	0	0	0	0	0	48,265	39,383	8,881
Equestrian Fees	3,730	5,005	3,800	3,730	0	0	0	0	0	0	0	0	16,265	16,547	(282)
Owner Fees	14,919	1,138	5,909	3,639	0	0	0	0	0	0	0	0	25,606	36,166	(10,561)
Collection Fees	(8,059)	10,125	(12,675)	4,325	0	0	0	0	0	0	0	0	(6,284)	0	(6,284)
Investments Inc	125	120	10	238	0	0	0	0	0	0	0	0	494	667	(173)
Other Revenue	16,011	1,960	34,021	20,180	0	0	0	0	0	0	0	0	72,172	10,000	62,172
<b>TOTAL INCOME</b>	<b>1,109,031</b>	<b>18,796</b>	<b>59,168</b>	<b>1,116,871</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,303,866</b>	<b>2,250,018</b>	<b>53,848</b>
<b>EXPENSES</b>															
Compensation	134,384	148,122	234,324	134,356	0	0	0	0	0	0	0	0	651,186	671,752	20,565
Replacement & R	23,925	23,920	23,805	424,038	0	0	0	0	0	0	0	0	495,689	95,200	(400,489)
Lake, Marina &	34,114	27,708	30,825	40,118	0	0	0	0	0	0	0	0	132,766	247,334	114,568
Professional Se	33,447	36,211	20,593	40,126	0	0	0	0	0	0	0	0	130,376	108,400	(21,976)
Administrative	7,284	12,611	10,621	11,042	0	0	0	0	0	0	0	0	41,559	47,367	5,808
Vehicles, Equip	14,749	8,106	7,143	3,846	0	0	0	0	0	0	0	0	33,844	61,213	27,369
Insurance	1,213	1,448	35,904	12,802	0	0	0	0	0	0	0	0	51,366	50,333	(1,033)
Utilities	27,859	14,343	28,452	12,236	0	0	0	0	0	0	0	0	82,890	84,000	1,110
Grounds & Build	64,044	26,812	55,646	46,343	0	0	0	0	0	0	0	0	192,845	137,207	(55,639)
Uncollectible &	0	6,180	0	15,575	0	0	0	0	0	0	0	0	21,755	30,000	8,245
Assoc. Sponsors	4,598	6,775	2,127	3,212	0	0	0	0	0	0	0	0	16,712	24,000	7,288
Income Tax	0	0	0	310	0	0	0	0	0	0	0	0	310	4,667	4,357
<b>Total Expenses</b>	<b>345,617</b>	<b>312,236</b>	<b>449,440</b>	<b>744,005</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,851,299</b>	<b>1,561,472</b>	<b>(289,827)</b>
<b>NET SURPLUS/(DE)</b>	<b>763,414</b>	<b>(293,440)</b>	<b>(390,272)</b>	<b>372,866</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>452,567</b>	<b>688,546</b>	<b>(235,979)</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - REVENUE YTD - Page 1  
 Fiscal Year End October 31, 2015  
 For The Period 11/01/14 To 02/28/15

	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	1,069,594	0	637	1,069,719	0	0	0	0	0	0	0	0	2,139,950	2,139,188	762
<b>Total Owner Ass</b>	<b>1,069,594</b>	<b>0</b>	<b>637</b>	<b>1,069,719</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,139,950</b>	<b>2,139,188</b>	<b>762</b>
<b>Community Service Fees</b>															
4230-00 Rent-Community	0	0	0	0	0	0	0	0	0	0	0	0	0	2,667	(2,667)
4250-00 Family Social C	0	0	35	0	0	0	0	0	0	0	0	0	35	2,500	(2,465)
4260-00 Recreation Dept	5,487	0	1,626	100	0	0	0	0	0	0	0	0	7,213	2,400	4,813
4265-00 Craft Fair Boot	10	0	0	0	0	0	0	0	0	0	0	0	10	500	(490)
4270-00 Non Refundable	0	15	75	0	0	0	0	0	0	0	0	0	90	0	90
4299-00 Other Community	0	51	0	0	0	0	0	0	0	0	0	0	51	0	51
<b>Total Community</b>	<b>5,497</b>	<b>66</b>	<b>1,736</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,399</b>	<b>8,067</b>	<b>(668)</b>
<b>Marina Fees</b>															
4310-00 Vessel Registra	0	25	8,340	9,300	0	0	0	0	0	0	0	0	17,665	11,050	6,615
4320-00 Electricity Rei	6,620	0	12,331	4,809	0	0	0	0	0	0	0	0	23,760	23,333	427
4330-00 Slip Rental	325	325	4,920	820	0	0	0	0	0	0	0	0	6,390	5,000	1,390
4340-00 Fuel & Oil Sale	268	32	0	0	0	0	0	0	0	0	0	0	300	0	300
4380-00 Life Guard Fees	0	0	80	0	0	0	0	0	0	0	0	0	80	0	80
4399-00 Other-Lake & Ma	0	0	60	10	0	0	0	0	0	0	0	0	70	0	70
<b>Total Marina Fe</b>	<b>7,213</b>	<b>382</b>	<b>25,731</b>	<b>14,939</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48,265</b>	<b>39,383</b>	<b>8,881</b>
<b>Equestrian Fees</b>															
4410-00 Boarding Fees -	2,860	3,310	3,210	2,860	0	0	0	0	0	0	0	0	12,240	13,333	(1,093)
4420-00 Boarding Fees -	0	30	20	0	0	0	0	0	0	0	0	0	50	0	50
4440-23 Equestrian Apt	570	570	570	570	0	0	0	0	0	0	0	0	2,280	2,680	(400)
4499-00 Other Equestria	300	1,095	0	300	0	0	0	0	0	0	0	0	1,695	533	1,162
<b>Total Equestria</b>	<b>3,730</b>	<b>5,005</b>	<b>3,800</b>	<b>3,730</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,265</b>	<b>16,547</b>	<b>(282)</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - REVENUE YTD - Page 2  
 Fiscal Year End October 31, 2015  
 For The Period 11/01/14 To 02/28/15

	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	660	165	0	0	0	0	0	0	0	0	0	0	825	15,000	(14,175)
4520-00 Owner Interest	4,069	(42)	43	1,262	0	0	0	0	0	0	0	0	5,332	5,433	(102)
4530-00 Tenant Fees	2,000	715	1,016	2,458	0	0	0	0	0	0	0	0	6,189	11,667	(5,478)
4540-00 Architectural F	290	30	850	960	0	0	0	0	0	0	0	0	2,130	1,667	463
4550-00 Citation Income	7,900	250	4,000	(1,050)	0	0	0	0	0	0	0	0	11,100	2,333	8,767
4560-00 Membership Card	0	20	0	10	0	0	0	0	0	0	0	0	30	67	(37)
<b>Total Owner Fee</b>	<b>14,919</b>	<b>1,138</b>	<b>5,909</b>	<b>3,639</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,606</b>	<b>36,166</b>	<b>(10,561)</b>
<b>Collection &amp; Escrow</b>															
4700-00 Collection Char	3,150	13,075	450	5,025	0	0	0	0	0	0	0	0	21,700	0	21,700
4710-00 Collection Char	(11,209)	(2,950)	(13,075)	(450)	0	0	0	0	0	0	0	0	(27,684)	0	(27,684)
4760-00 Escrow Income (	800	800	750	500	0	0	0	0	0	0	0	0	2,850	0	2,850
4760-10 Escrow Income (	(800)	(800)	(800)	(750)	0	0	0	0	0	0	0	0	(3,150)	0	(3,150)
<b>Total Collectio</b>	<b>(8,059)</b>	<b>10,125</b>	<b>(12,675)</b>	<b>4,325</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(6,284)</b>	<b>0</b>	<b>(6,284)</b>
<b>Investment Income</b>															
4819-00 Interest Income	125	120	10	238	0	0	0	0	0	0	0	0	494	667	(173)
<b>Total Investmen</b>	<b>125</b>	<b>120</b>	<b>10</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>494</b>	<b>667</b>	<b>(173)</b>
<b>Other Revenue</b>															
4960-00 Sale of Land	0	0	34,135	0	0	0	0	0	0	0	0	0	34,135	0	34,135
4991-00 Late Fees	15,512	(305)	(191)	17,612	0	0	0	0	0	0	0	0	32,629	0	32,629
4999-00 Other Revenue	499	2,265	77	2,568	0	0	0	0	0	0	0	0	5,409	10,000	(4,591)
<b>Total Other Rev</b>	<b>16,011</b>	<b>1,960</b>	<b>34,021</b>	<b>20,180</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>72,172</b>	<b>10,000</b>	<b>62,172</b>



T160 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 1  
 Fiscal Year End October 31, 2015  
 For The Period 11/01/14 To 02/28/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Compensation</b>															
5120-99 Gross Pay-Overt	0	0	0	0	0	0	0	0	0	0	0	0	0	3,333	3,333
5130-99 Employer Taxes	1,433	9,646	33,533	13,274	0	0	0	0	0	0	0	0	57,887	47,636	(10,250)
Group Health, E	12,139	(2,111)	31,627	(1,539)	0	0	0	0	0	0	0	0	40,116	66,207	26,091
5150-99 Workers Compens	14,212	14,212	7,946	9,638	0	0	0	0	0	0	0	0	46,008	62,870	16,862
5180-99 Employer 401K C	0	0	0	0	0	0	0	0	0	0	0	0	0	1,644	1,644
Compensation Al	99,016	124,905	165,173	111,526	0	0	0	0	0	0	0	0	500,619	483,393	(17,226)
HR Services (Pa	7,583	1,471	(3,955)	1,457	0	0	0	0	0	0	0	0	6,556	6,667	111
<b>Total Compensat</b>	<b>134,384</b>	<b>148,122</b>	<b>234,324</b>	<b>134,356</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>651,186</b>	<b>671,752</b>	<b>20,566</b>
<b>Reserve Funding</b>															
5210-19 Replacement Pro	23,800	23,800	23,800	23,800	0	0	0	0	0	0	0	0	95,200	95,200	0
5299-00 Interest Reserv	125	120	5	238	0	0	0	0	0	0	0	0	489	0	(489)
9000-00 Reserve Funding	0	0	0	400,000	0	0	0	0	0	0	0	0	400,000	0	(400,000)
<b>Total Reserve F</b>	<b>23,925</b>	<b>23,920</b>	<b>23,805</b>	<b>424,038</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>495,689</b>	<b>95,200</b>	<b>(400,489)</b>
<b>Lake, Marina &amp; Equestrian</b>															
5310-12 Water Assessmen	15,833	15,833	15,833	15,833	0	0	0	0	0	0	0	0	63,333	63,333	0
5315-00 Water Contingen	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	10,000
5320-00 Lake Stock/Fish	4,500	0	0	8,784	0	0	0	0	0	0	0	0	13,284	24,000	10,716
5320-12 Fish Stocking	0	0	0	1,392	0	0	0	0	0	0	0	0	1,392	0	(1,392)
5329-00 Loan Cost & Int	12,271	11,875	12,271	12,271	0	0	0	0	0	0	0	0	48,687	95,334	46,647
5330-12 Pumping Waterma	0	0	2,643	0	0	0	0	0	0	0	0	0	2,643	3,333	690
Fishing Area Ma	0	0	0	1,612	0	0	0	0	0	0	0	0	1,612	3,000	1,388
Lake Maintenanc	0	0	78	226	0	0	0	0	0	0	0	0	304	38,333	38,030
5370-12 Water Monitorin	1,510	0	0	0	0	0	0	0	0	0	0	0	1,510	0	(1,510)
5380-23 Horse Feed Eque	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	10,000
<b>Total Lake, Mari</b>	<b>34,114</b>	<b>27,708</b>	<b>30,825</b>	<b>40,118</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>132,766</b>	<b>247,334</b>	<b>114,568</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 2  
 Fiscal Year End October 31, 2015  
 For The Period 11/01/14 To 02/28/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Professional Services</b>															
5710-00 Accounting	7,500	7,500	7,500	7,500	0	0	0	0	0	0	0	0	30,000	30,900	900
5715-29 Accounting-Requ	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	2,500
Legal Expense	(190)	9,331	7,615	6,542	0	0	0	0	0	0	0	0	23,298	33,333	10,036
5725-98 Legal Contingen	20,629	0	0	0	0	0	0	0	0	0	0	0	20,629	0	(20,629)
5730-98 Consulting	0	12,240	0	4,886	0	0	0	0	0	0	0	0	17,126	3,333	(13,793)
5740-98 Audit	0	0	0	5,925	0	0	0	0	0	0	0	0	5,925	6,000	75
5760-11 Technology	562	662	0	693	0	0	0	0	0	0	0	0	1,917	5,000	3,083
5770-98 Web Site Mainte	1,298	147	55	137	0	0	0	0	0	0	0	0	1,637	0	(1,637)
Service Contrac	3,603	6,226	5,018	14,438	0	0	0	0	0	0	0	0	29,285	26,667	(2,619)
HR Admin	45	105	405	4	0	0	0	0	0	0	0	0	559	667	108
<b>Total Professio</b>	<b>33,447</b>	<b>36,211</b>	<b>20,593</b>	<b>40,126</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130,376</b>	<b>108,400</b>	<b>(21,976)</b>
<b>Administrative Support</b>															
6005-91 Prof. Cert. Fee	0	668	720	916	0	0	0	0	0	0	0	0	2,304	1,000	(1,304)
Licenses & Perm	179	548	1,033	2,205	0	0	0	0	0	0	0	0	3,965	4,000	35
Uniform Expense	706	1,165	2,323	1,154	0	0	0	0	0	0	0	0	5,348	6,000	652
Safety Equip/Su	0	165	348	194	0	0	0	0	0	0	0	0	705	2,000	1,295
Training Expens	332	750	87	886	0	0	0	0	0	0	0	0	2,055	3,333	1,279
Travel Expense	296	195	333	240	0	0	0	0	0	0	0	0	1,064	1,333	270
Office Supplles	1,090	1,871	979	865	0	0	0	0	0	0	0	0	4,805	5,000	195
Materials,Suppl	2,009	1,074	246	626	0	0	0	0	0	0	0	0	3,955	3,333	(622)
Postage	417	3,238	1,976	1,671	0	0	0	0	0	0	0	0	7,302	8,333	1,031
Printing	1,500	879	1,533	1,606	0	0	0	0	0	0	0	0	5,518	8,333	2,815
BOD & Committee	491	36	508	330	0	0	0	0	0	0	0	0	1,366	1,667	301
Bank & CC Fees	146	113	107	243	0	0	0	0	0	0	0	0	609	867	258
6095-29 Advertising	0	1,880	0	0	0	0	0	0	0	0	0	0	1,880	0	(1,880)
6095-91 Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	833	833
6096-00 C.O.P. Program	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	1,000
Other Expense	117	30	429	107	0	0	0	0	0	0	0	0	683	333	(350)
<b>Total Administr</b>	<b>7,284</b>	<b>12,611</b>	<b>10,621</b>	<b>11,042</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>41,559</b>	<b>47,367</b>	<b>5,808</b>

T150 - SPRING VALLEY LAKE ASSOCIATION  
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 3  
 Fiscal Year End October 31, 2015  
 For The Period 11/01/14 To 02/28/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
<b>Vehicles, Equip &amp; Technology</b>															
Vehicle: Fuel & Marina: Fuel & Equip/Vehicle R	9,758	4,166	3,395	415	0	0	0	0	0	0	0	0	17,733	25,000	7,267
5560-94 Software Licens	1,190	0	160	0	0	0	0	0	0	0	0	0	1,350	11,667	10,317
Computer Equipm	1,863	1,670	1,147	978	0	0	0	0	0	0	0	0	5,657	8,333	2,676
5590-11 Small Tools	720	720	720	720	0	0	0	0	0	0	0	0	2,880	2,880	0
Other Vehicles,	722	1,110	729	1,335	0	0	0	0	0	0	0	0	3,897	10,000	6,103
	226	441	992	398	0	0	0	0	0	0	0	0	2,057	3,333	1,276
	270	0	0	0	0	0	0	0	0	0	0	0	270	0	(270)
<b>Total Vehicles,</b>	<b>14,749</b>	<b>8,106</b>	<b>7,143</b>	<b>3,846</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33,844</b>	<b>61,213</b>	<b>27,369</b>
<b>Insurance</b>															
5810-98 Insurance: Umbr	0	0	34,691	11,590	0	0	0	0	0	0	0	0	46,281	45,333	(948)
5820-99 Insurance: D&O	1,213	1,213	1,213	1,213	0	0	0	0	0	0	0	0	4,850	5,000	150
5890-91 Insurance: Othe	0	235	0	0	0	0	0	0	0	0	0	0	235	0	(235)
<b>Total Insurance</b>	<b>1,213</b>	<b>1,448</b>	<b>35,904</b>	<b>12,802</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51,366</b>	<b>50,333</b>	<b>(1,033)</b>
<b>Utilities</b>															
Electricity	2,656	2,476	2,439	2,192	0	0	0	0	0	0	0	0	9,764	11,667	1,903
5420-12 Electricity-Lak	6,194	5,062	5,947	4,434	0	0	0	0	0	0	0	0	21,638	28,333	6,695
Natural Gas	134	447	1,136	1,102	0	0	0	0	0	0	0	0	2,820	2,333	(487)
5440-11 Water/Sewer	12,908	1,677	12,073	990	0	0	0	0	0	0	0	0	27,648	22,333	(5,315)
Trash Collectio	2,336	1,711	1,807	1,711	0	0	0	0	0	0	0	0	7,564	7,667	102
Telephone	3,515	2,870	5,049	1,807	0	0	0	0	0	0	0	0	13,240	11,667	(1,573)
Internet Servc	115	101	0	0	0	0	0	0	0	0	0	0	216	0	(216)
<b>Total Utilities</b>	<b>27,859</b>	<b>14,343</b>	<b>28,452</b>	<b>12,236</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>82,890</b>	<b>84,000</b>	<b>1,110</b>

**T150 - SPRING VALLEY LAKE ASSOCIATION**  
**INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 4**  
**Fiscal Year End October 31, 2015**  
**For The Period 11/01/14 To 02/28/15**

	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	3,688	3,571	3,636	3,338	0	0	0	0	0	0	0	0	14,232	11,807	(2,426)
Building Mainte	2,989	3,428	2,693	3,436	0	0	0	0	0	0	0	0	12,546	13,333	788
Grounds Mainten	4,148	8,445	4,619	12,541	0	0	0	0	0	0	0	0	29,753	16,667	(13,087)
Equipment Renta	1,204	833	2,760	570	0	0	0	0	0	0	0	0	5,368	2,667	(2,701)
Janitorial Supp	1,052	808	688	0	0	0	0	0	0	0	0	0	2,548	2,733	185
5650-98 Surveillance Ca	15,901	0	8,657	0	0	0	0	0	0	0	0	0	24,558	6,667	(17,891)
Capital Improve	35,062	9,727	32,593	26,468	0	0	0	0	0	0	0	0	103,841	83,333	(20,507)
<b>Total Grounds &amp;</b>	<b>64,044</b>	<b>26,812</b>	<b>55,646</b>	<b>46,343</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>192,845</b>	<b>137,207</b>	<b>(55,639)</b>
<b>Uncollectible &amp; Other Losses</b>															
6110-91 Bad Debts Expen	0	0	0	14,540	0	0	0	0	0	0	0	0	14,540	30,000	15,460
6120-00 Collection Expe	0	6,180	0	1,035	0	0	0	0	0	0	0	0	7,215	0	(7,215)
<b>Total Uncollect</b>	<b>0</b>	<b>6,180</b>	<b>0</b>	<b>15,575</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21,755</b>	<b>30,000</b>	<b>8,245</b>
<b>Association Sponsored Events</b>															
5910-28 Events	4,183	3,272	1,734	3,212	0	0	0	0	0	0	0	0	12,400	12,000	(400)
5910-29 Events	416	0	0	0	0	0	0	0	0	0	0	0	416	0	(416)
5915-29 Family Festival	0	0	0	0	0	0	0	0	0	0	0	0	0	5,333	5,333
5920-00 Concerts at Bea	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	4,000
5925-00 SVL Event Meals	0	3,503	0	0	0	0	0	0	0	0	0	0	3,503	1,667	(1,836)
5925-91 SVL Event Meals	0	0	394	0	0	0	0	0	0	0	0	0	394	0	(394)
5935-00 Commlltee Appre	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	1,000
<b>Total Events</b>	<b>4,598</b>	<b>6,775</b>	<b>2,127</b>	<b>3,212</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,712</b>	<b>24,000</b>	<b>7,288</b>
<b>Income Tax</b>															
6910-92 Federal Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	3,333	3,333
6920-92 California Stat	0	0	0	0	0	0	0	0	0	0	0	0	0	1,333	1,333
6920-98 California	0	0	0	310	0	0	0	0	0	0	0	0	310	0	(310)
<b>Total Income Ta</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>310</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>310</b>	<b>4,667</b>	<b>4,357</b>