

TOTAL
PROPERTY MANAGEMENT, INC.

FINANCIAL MANAGEMENT REPORT

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

CASH ON HAND

Pacific Western Bank Checking: \$276,723.19
Operating Accounts - Other \$976,994.36
Reserve Investments Balance: \$1,311,744.14

Special Assessment: _____ YES X NO

Total amount for Special Assessment: _____

If yes, special assessment is for: _____

Special Assessment effective date: _____

Current Loans:

Water Rights Loan Pacific Western Bank: \$3,000,000 @ 5.00%
Principal payments began March, 2015.
A balloon payment of \$1,260,000 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: Excess operating and reserve funds were transferred to Morgan Stanley brokerage accounts this month and are reflected on the Balance Sheet Support Schedule. Morgan Stanley statements and reconciliations are included.

CD INFORMATION

CD's Maturing Within the Next 90 Days:

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: 42.00% See Comment 1 Below

Date of Current Reserve Study: 03/26/14

Outstanding Aging Bal. (All Charges) \$707,149.40

Additional Comments: (1) \$400,000 in excess operating funds was transferred to reserves in March. 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%.)

T150 - SPRING VALLEY LAKE ASSOCIATION
 Unaudited Financial Statement-Modified Accrual Basis
BALANCE SHEET
 Fiscal Year End October 31, 2015
 As Of 05/31/15

ASSETS

Current Assets

1012-00	Operating - Pacific Western Bank	\$ 276,723.19	
	Operating Accounts-Other	976,994.36	
1160-00	Accounts Receivable	707,119.82	
1180-00	Notes Receivable-Lot 47	39,900.00	
1297-00	Allowance for Doubtful Accounts	(390,166.67)	
	Prepaid Expenses	55,194.33	
	Reserve Savings	1,311,744.14	

	Total Current Assets		\$ 2,977,509.17

	Facilities & Equipment	\$ 3,540,205.36	

Total Assets **\$ 6,517,714.53**

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LIABILITIES

Current Liabilities

2000-00	Loan (Water Purch):PWB 5.00% 2/21/25	\$ 2,965,431.29	
2100-00	Prepaid Assessments	125,959.48	
	Accounts Payable	202,699.12	
2510-00	Refundable Deposit-Arch & Clubhouse	2,979.50	
2530-00	Refundable Deposit-Parks/Improvement	5,357.24	

	Total Current Liabilities		\$ 3,302,426.63

Reserves

	ALLOCATED RESERVES	\$ 1,311,744.14	

	TOTAL ALLOCATED RESERVES		\$ 1,311,744.14

	TOTAL LIABILITIES & RESERVES		\$ 4,614,170.77

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)	636,628.16	

	TOTAL EQUITY		\$ 1,903,543.76

TOTAL LIAB, RESERVES & EQUITY **\$ 6,517,714.53**

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T150 - SPRING VALLEY LAKE ASSOCIATION
Balance Sheet Support Schedule - Page 1
Fiscal Year End October 31, 2015
As Of 05/31/15

Operating Accounts (minus PWB checking)

1110-00	Petty Cash-Office Petty Cash	\$ 1,503.00
1124-00	Morgan Stanley Excess Op MMA	467,002.01
1124-10	MSCD-Bank Hapoalim .30% 11/30/15	248,000.00
1124-15	MSCD-TowneBank .45% 5/27/16	105,000.00
1135-00	Payroll Checking - DCB	37,466.01
1136-00	GM Petty Cash Checking - DCB	25,039.12
1145-00	Marina Fuel - DCB	47,304.31
1150-00	Credit Card Clearing - DCB	45,679.91
	Total Operating Accounts	\$ 976,994.36

Reserve Savings

1410-00	Reserve Pacific Western Bank	\$ 225,017.70
1418-00	Reserve CD Mutual of Omaha .35% 2/02/16	123,522.29
1419-00	CDARS MOB Banco Popular .25% 9/3/15	101,943.31
1470-00	Morgan Stanley Reserves MMA	248,260.84
1470-05	MSCD-Everbank .30% 11/25/15	248,000.00
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	\$ 1,311,744.14

Total Cash Accounts **\$ 2,288,738.50**

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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 Workers Comp	19,230.00
1380-00	Prepaid Insurance	8,491.58
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	\$ 55,194.33

T150 - SPRING VALLEY LAKE ASSOCIATION
Balance Sheet Support Schedule - Page 2
Fiscal Year End October 31, 2015
As Of 05/31/15

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

	Total Facilities & Equipment	\$ 3,540,205.36

Accounts Payable

2112-00	AP-Accrued: Water	\$ 106,179.23
2210-00	Accrued Payroll	47,715.00
2215-00	Accrued Vacation	51,104.75
2260-00	IRA-Withholding	(3,819.48)
2290-00	Child Support/Garnishments	976.62
2330-00	Taxes Payable: Sales-Marina	543.00

	Total Accounts Payable	\$ 202,699.12

T150 - SPRING VALLEY LAKE ASSOCIATION
Fiscal Year End October 31, 2015
For The Period 05/01/15 To 05/31/15

	Beginning Balance at 05/01/15	-----Current Period-----			Ending Balance at 05/31/15	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
3300-00 General Reserves	\$ 542,800.00	\$ 23,800.00	\$ -	\$ -	\$ 566,600.00	\$ 23,800.00	\$ -
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	73,440.16	0.00	(17,282.50)	0.00	56,157.66	0.00	0.00
3350-00 Equestrian Center Reserve	58,873.26	0.00	0.00	0.00	58,873.26	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	0.00	0.00	(14,905.90)	0.00	0.00
3499-00 Interest Reserves	2,502.02	92.96	0.00	0.00	2,594.98	0.00	92.96
	\$ 1,305,133.68	\$ 23,892.96	\$ (17,282.50)	\$ -	\$ 1,311,744.14	\$ 23,800.00	\$ 92.96
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T150 - SPRING VALLEY LAKE ASSOCIATION

Fiscal Year End October 31, 2015

For The Period 11/01/14 To 05/31/15

	Beginning Balance at 11/01/14	-----Year to Date-----			Ending Balance at 05/31/15	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
3300-00 General Reserves	\$ -	\$ 566,600.00	\$ -	\$ -	\$ 566,600.00	\$ 166,600.00	\$ 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	(34,565.00)	0.00	56,157.66	0.00	0.00
3350-00 Equestrian Center Reserve	98,151.61	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	(13,382.44)	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	194,435.43	0.00	(40,943.45)	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	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	909.76	0.00	0.00	2,594.98	0.00	909.76
	<u>\$ 966,948.51</u>	<u>\$ 567,509.76</u>	<u>\$ (222,714.13)</u>	<u>\$ -</u>	<u>\$ 1,311,744.14</u>	<u>\$ 166,600.00</u>	<u>\$ 400,909.76</u>

T150 - SPRING VALLEY LAKE ASSOCIATION

INCOME STATEMENT

Fiscal Year End October 31, 2015

For The Period 05/01/15 To 05/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
INCOME							
Owner Assessments	#####	#####	\$ 254.00	\$ 3,209,798.00	\$ 3,208,782.00	\$ 1,016.00	\$ 4,278,376.00
Community Service Fees	3,679.00	2,016.67	1,662.33	15,078.00	14,116.67	961.33	24,200.00
Marina Fees	16,992.41	21,458.34	(4,465.93)	98,450.64	101,008.34	(2,557.70)	166,500.00
Equestrian Fees	3,465.00	4,136.67	(671.67)	26,005.78	28,956.65	(2,950.87)	49,639.96
Owner Fees	26,828.11	9,041.57	17,786.54	108,626.30	63,290.99	45,335.31	108,498.84
Collection Fees	(1,675.00)	0.00	(1,675.00)	(7,759.00)	0.00	(7,759.00)	0.00
Investments Income	294.47	166.66	127.81	1,693.33	1,166.62	526.71	1,999.92
Other Revenue	15,985.28	2,500.00	13,485.28	88,500.08	17,500.00	71,000.08	30,000.00
TOTAL INCOME	#####	#####	\$ 26,503.36	\$ 3,540,393.13	\$ 3,434,821.27	\$ 105,571.86	\$ 4,659,214.72
EXPENSES							
Compensation	\$ 151,979.94	\$ 167,937.89	\$ 15,957.95	\$ 1,090,078.38	\$ 1,175,565.23	\$ 85,486.85	\$ 2,015,254.72
Replacement & Reserve Funding	23,892.96	23,800.00	(92.96)	567,488.32	166,600.00	(400,888.32)	285,600.00
Lake, Marina & Equestrian	30,807.53	55,833.49	25,025.96	240,786.20	420,834.43	180,048.23	701,001.88
Professional Services	33,232.82	25,599.98	(7,632.84)	225,532.69	195,199.86	(30,332.83)	335,999.76
Administrative Support	15,128.88	11,841.63	(3,287.25)	76,761.48	82,891.41	6,129.93	142,099.56
Vehicles, Equip & Technology	5,509.44	15,303.32	9,793.88	62,022.86	107,123.24	45,100.38	188,639.84
Insurance	13,476.38	12,583.33	(893.05)	90,604.26	88,083.31	(2,520.95)	150,999.96
Utilities	18,355.59	20,999.97	2,644.38	132,010.35	146,999.79	14,989.44	251,999.64
Grounds & Building	95,214.95	34,301.63	(60,913.32)	377,331.06	240,111.41	(137,219.65)	411,619.56
Uncollectible & Other Losses	2,233.37	7,500.00	5,266.63	14,908.37	52,500.00	37,591.63	90,000.00
Assoc. Sponsored Events	2,320.44	5,999.99	3,679.55	24,986.00	41,999.93	17,013.93	71,999.88
Income Tax	0.00	1,166.66	1,166.66	1,255.00	8,166.62	6,911.62	13,999.92
Total Expenses	\$ 392,152.30	\$ 382,867.89	\$ (9,284.41)	\$ 2,903,764.97	\$ 2,726,075.23	\$ (177,689.74)	\$ 4,659,214.72
NET SURPLUS/(DEFICIT)	\$ 743,264.97	\$ 726,046.02	\$ 17,218.95	\$ 636,628.16	\$ 708,746.04	\$ (72,117.88)	\$ 0.00

T150 - Spring Valley Lake Association
Income Statement - Cash Receipts Received
Fiscal Year End October 31, 2015
For The Period 05/01/15 To 05/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Income							
4110-00 Assessments: Regular	\$ 550,739.63	#####	\$(518,854.37)	\$ 2,770,051.94	\$ 3,208,782.00	\$ (438,730.06)	\$ 4,278,376.00
4230-00 Rent-Community Building	0.00	666.67	(666.67)	100.00	4,666.67	(4,566.67)	8,000.00
4260-00 Recreation Dept. Fees	3,034.00	600.00	2,434.00	12,451.77	4,200.00	8,251.77	7,200.00
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	164.90	0.00	164.90	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	11,915.60	12,000.00	(84.40)	49,539.90	48,050.00	1,489.90	60,000.00
4330-00 Slip Rental	3,083.40	1,250.00	1,833.40	13,812.35	8,750.00	5,062.35	15,000.00
4380-00 Life Guard Fees	505.07	375.00	130.07	1,545.07	375.00	1,170.07	1,500.00
4399-00 Other-Lake & Marina Fees	10.00	0.00	10.00	110.00	0.00	110.00	0.00
4410-00 Boarding Fees - Monthly	3,756.00	3,333.34	422.66	17,381.36	23,333.34	(5,951.98)	40,000.00
4420-00 Boarding Fees - Daily	30.00	0.00	30.00	100.00	0.00	100.00	0.00
4499-00 Other Equestrian Fees	271.00	133.33	137.67	2,436.60	933.31	1,503.29	1,599.96
4510-00 Weed/Lot Maintenance	5,089.89	3,750.00	1,339.89	35,401.65	26,250.00	9,151.65	45,000.00
4520-00 Owner Interest	1,909.66	1,358.33	551.33	11,091.05	9,508.31	1,582.74	16,299.96
4530-00 Tenant Fees	13,831.53	2,916.66	10,914.87	30,679.03	20,416.62	10,262.41	34,999.92
4540-00 Architectural Fees	310.00	416.66	(106.66)	2,720.00	2,916.62	(196.62)	4,999.92
4550-00 Citation Income	4,853.00	583.29	4,269.71	31,289.80	4,083.03	27,206.77	6,999.48
4560-00 Membership Card Fees	0.00	16.63	(16.63)	30.00	116.41	(86.41)	199.56
4700-00 Collection Charges (mgmt)	8,401.83	0.00	8,401.83	40,854.44	0.00	40,854.44	0.00
4760-00 Escrow Income (mgmt)	1,750.00	0.00	1,750.00	6,100.00	0.00	6,100.00	0.00
4991-00 Late Fees	6,735.50	0.00	6,735.50	37,345.51	0.00	37,345.51	0.00
Total Cash Receipts Received	\$ 616,226.11	#####	\$(480,767.80)	\$ 3,063,256.37	\$ 3,362,381.31	\$ (299,124.94)	\$ 4,520,174.80

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 1
Fiscal Year End October 31, 2015
For The Period 05/01/15 To 05/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Assessment Income							
4110-00 Assessments: Regular	#####	#####	\$ 254.00	\$ 3,209,798.00	\$ 3,208,782.00	\$ 1,016.00	\$ 4,278,376.00
Total Owner Assessments	#####	#####	\$ 254.00	\$ 3,209,798.00	\$ 3,208,782.00	\$ 1,016.00	\$ 4,278,376.00
Community Service Fees							
4230-00 Rent-Community Building	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 0.00	\$ 4,666.67	\$ (4,666.67)	\$ 8,000.00
4250-00 Family Social Committee	60.00	625.00	(565.00)	145.00	4,375.00	(4,230.00)	7,500.00
4260-00 Recreation Dept. Fees	3,034.00	600.00	2,434.00	13,717.00	4,200.00	9,517.00	7,200.00
4265-00 Craft Fair Booth Fees	585.00	125.00	460.00	1,000.00	875.00	125.00	1,500.00
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	165.00	0.00	165.00	0.00
4299-00 Other Community Service Fees	0.00	0.00	0.00	51.00	0.00	51.00	0.00
Total Community Service Fees	\$ 3,679.00	\$ 2,016.67	\$ 1,662.33	\$ 15,078.00	\$ 14,116.67	\$ 961.33	\$ 24,200.00
Marina Fees							
4310-00 Vessel Registration	\$ 11,925.00	\$ 12,000.00	\$ (75.00)	\$ 49,810.00	\$ 48,050.00	\$ 1,760.00	\$ 60,000.00
4320-00 Electricity Reimb-Lake	0.00	5,833.34	(5,833.34)	31,698.51	40,833.34	(9,134.83)	70,000.00
4330-00 Slip Rental	2,490.34	1,250.00	1,240.34	12,955.53	8,750.00	4,205.53	15,000.00
4340-00 Fuel & Oil Sales	1,947.07	2,000.00	(52.93)	2,246.60	3,000.00	(753.40)	20,000.00
4380-00 Life Guard Fees	640.00	375.00	265.00	1,680.00	375.00	1,305.00	1,500.00
4399-00 Other-Lake & Marina Fees	(10.00)	0.00	(10.00)	60.00	0.00	60.00	0.00
Total Marina Fees	\$ 16,992.41	\$ 21,458.34	\$ (4,465.93)	\$ 98,450.64	\$ 101,008.34	\$ (2,557.70)	\$ 166,500.00
Equestrian Fees							
4410-00 Boarding Fees - Monthly	\$ 2,640.00	\$ 3,333.34	\$ (693.34)	\$ 19,470.78	\$ 23,333.34	\$ (3,862.56)	\$ 40,000.00
4420-00 Boarding Fees - Daily	30.00	0.00	30.00	100.00	0.00	100.00	0.00
4440-23 Equestrian Apt Rent	570.00	670.00	(100.00)	3,990.00	4,690.00	(700.00)	8,040.00
4499-00 Other Equestrian Fees	225.00	133.33	91.67	2,445.00	933.31	1,511.69	1,599.96
Total Equestrian Fees	\$ 3,465.00	\$ 4,136.67	\$ (671.67)	\$ 26,005.78	\$ 28,956.65	\$ (2,950.87)	\$ 49,639.96

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 2
 Fiscal Year End October 31, 2015
 For The Period 05/01/15 To 05/31/15

	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	\$ 5,110.00	\$ 3,750.00	\$ 1,360.00	\$ 37,288.00	\$ 26,250.00	\$ 11,038.00	\$ 45,000.00
4520-00 Owner Interest	2,050.75	1,358.33	692.42	20,440.27	9,508.31	10,931.96	16,299.96
4530-00 Tenant Fees	15,967.36	2,916.66	13,050.70	30,278.03	20,416.62	9,861.41	34,999.92
4540-00 Architectural Fees	100.00	416.66	(316.66)	2,690.00	2,916.62	(226.62)	4,999.92
4550-00 Citation Income	3,600.00	583.29	3,016.71	17,900.00	4,083.03	13,816.97	6,999.48
4560-00 Membership Card Fees	0.00	16.63	(16.63)	30.00	116.41	(86.41)	199.56
Total Owner Fees	\$ 26,828.11	\$ 9,041.57	\$ 17,786.54	\$ 108,626.30	\$ 63,290.99	\$ 45,335.31	\$ 108,498.84
Collections & Escrow							
4700-00 Collection Charges (mgmt)	\$ 2,800.00	\$ 0.00	\$ 2,800.00	\$ 38,050.00	\$ 0.00	\$ 38,050.00	\$ 0.00
4710-00 Collection Charges (contra)	(4,725.00)	0.00	(4,725.00)	(46,259.00)	0.00	(46,259.00)	0.00
4760-00 Escrow Income (mgmt)	1,250.00	0.00	1,250.00	5,850.00	0.00	5,850.00	0.00
4760-10 Escrow Income (contra)	(1,000.00)	0.00	(1,000.00)	(5,400.00)	0.00	(5,400.00)	0.00
Total Collections & Escrow	\$ (1,675.00)	\$ 0.00	\$ (1,675.00)	\$ (7,759.00)	\$ 0.00	\$ (7,759.00)	\$ 0.00
Investment Income							
4819-00 Interest Income	\$ 94.97	\$ 166.66	\$ (71.69)	\$ 895.33	\$ 1,166.62	\$ (271.29)	\$ 1,999.92
4825-00 Interest Income-Lot 47 Note	199.50	0.00	199.50	798.00	0.00	798.00	0.00
Total Investment Income	\$ 294.47	\$ 166.66	\$ 127.81	\$ 1,693.33	\$ 1,166.62	\$ 526.71	\$ 1,999.92
Other Revenue							
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	13,915.29	0.00	13,915.29	46,266.90	0.00	46,266.90	0.00
4999-00 Other Revenue	2,069.99	2,500.00	(430.01)	8,098.42	17,500.00	(9,401.58)	30,000.00
Total Other Revenue	\$ 15,985.28	\$ 2,500.00	\$ 13,485.28	\$ 88,500.08	\$ 17,500.00	\$ 71,000.08	\$ 30,000.00

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page1
Fiscal Year End October 31, 2015
For The Period 05/01/15 To 05/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Compensation							
5120-99 Gross Pay-Overtime	\$ 0.00	\$ 833.33	\$ 833.33	\$ 0.00	\$ 5,833.31	\$ 5,833.31	\$ 9,999.96
5130-99 Employer Taxes	9,937.62	11,909.08	1,971.46	88,307.31	83,363.56	(4,943.75)	142,908.96
Group Health, Etc.	11,513.03	16,551.83	5,038.80	76,082.30	115,862.81	39,780.51	198,621.96
5150-99 Workers Compensation	9,638.25	15,717.58	6,079.33	63,107.33	110,023.06	46,915.73	188,610.96
5180-99 Employer 401k Contribution	0.00	411.08	411.08	0.00	2,877.56	2,877.56	4,932.96
Compensation Allocation	119,395.32	120,848.33	1,453.01	851,357.48	845,938.31	(5,419.17)	1,450,180.00
HR Services (Payroll)	1,495.72	1,666.66	170.94	11,223.96	11,666.62	442.66	19,999.92
Total Compensation	\$ 151,979.94	\$ 167,937.89	\$ 15,957.95	\$ 1,090,078.38	\$ 1,175,565.23	\$ 85,486.85	\$ 2,015,254.72
Reserve Funding							
5210-19 Replacement Provision	\$ 23,800.00	\$ 23,800.00	\$ 0.00	\$ 166,600.00	\$ 166,600.00	\$ 0.00	\$ 285,600.00
5299-00 Interest Reserve Funding	92.96	0.00	(92.96)	888.32	0.00	(888.32)	0.00
9000-00 Reserve Funding	0.00	0.00	0.00	400,000.00	0.00	(400,000.00)	0.00
Total Reserve Funding	\$ 23,892.96	\$ 23,800.00	\$ (92.96)	\$ 567,488.32	\$ 166,600.00	\$ (400,888.32)	\$ 285,600.00
Lake, Marina & Equestrian							
5310-12 Water Assessment	\$ 15,833.33	\$ 15,833.33	\$ 0.00	\$ 110,833.31	\$ 110,833.31	\$ 0.00	\$ 189,999.96
5315-00 Water Contingency	0.00	2,500.00	2,500.00	0.00	17,500.00	17,500.00	30,000.00
5320-00 Lake Stock/Fishery	0.00	0.00	0.00	23,784.00	30,000.00	6,216.00	30,000.00
5320-12 Fish Stocking	0.00	0.00	0.00	1,392.00	0.00	(1,392.00)	0.00
5329-00 Loan Cost & Interest - Water P	12,403.59	23,833.50	11,429.91	85,625.43	166,834.50	81,209.07	286,002.00
5330-12 Pumping Watermaster	0.00	833.33	833.33	4,519.21	5,833.31	1,314.10	9,999.96
5340-00 Parks Maint & Supplies	0.00	0.00	0.00	49.45	0.00	(49.45)	0.00
Fishing Area Maint & Supplies	0.00	750.00	750.00	4,855.69	5,250.00	394.31	9,000.00
Lake Maintenance & Supplies	2,570.61	9,583.33	7,012.72	5,924.24	67,083.31	61,159.07	114,999.96
5370-12 Water Monitoring/Testing	0.00	0.00	0.00	2,506.18	0.00	(2,506.18)	1,000.00
5380-23 Horse Feed Equestrian	0.00	2,500.00	2,500.00	1,296.69	17,500.00	16,203.31	30,000.00
Total Lake, Marina & Equestrian	\$ 30,807.53	\$ 55,833.49	\$ 25,025.96	\$ 240,786.20	\$ 420,834.43	\$ 180,048.23	\$ 701,001.88

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 2
Fiscal Year End October 31, 2015
For The Period 05/01/15 To 05/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Professional Services							
5710-00 Accounting	\$ 7,725.00	\$ 7,725.00	\$ 0.00	\$ 52,725.00	\$ 54,075.00	\$ 1,350.00	\$ 92,700.00
5715-29 Accounting-Requested Service	0.00	625.00	625.00	0.00	4,375.00	4,375.00	7,500.00
Legal Expense	13,520.30	8,333.33	(5,186.97)	57,546.78	58,333.31	786.53	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	1,000.00	833.33	(166.67)	18,550.09	5,833.31	(12,716.78)	9,999.96
5740-98 Audit	0.00	0.00	0.00	5,925.00	6,000.00	75.00	6,000.00
5760-11 Technology	2,176.79	1,250.00	(926.79)	4,893.79	8,750.00	3,856.21	15,000.00
5760-91 Technology	0.00	0.00	0.00	313.15	0.00	(313.15)	0.00
5770-98 Web Site Maintenance/Design	55.00	0.00	(55.00)	2,262.00	0.00	(2,262.00)	0.00
5775-29 Fireworks-4th of July	0.00	0.00	0.00	10,000.00	10,000.00	0.00	20,000.00
Service Contracts	8,560.73	6,666.66	(1,894.07)	49,180.24	46,666.62	(2,513.62)	79,999.92
5785-98 Reserve Study	0.00	0.00	0.00	1,400.00	0.00	(1,400.00)	2,800.00
HR Admin	195.00	166.66	(28.34)	2,108.00	1,166.62	(941.38)	1,999.92
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Total Professional Services	\$ 33,232.82	\$ 25,599.98	\$ (7,632.84)	\$ 225,532.69	\$ 195,199.86	\$ (30,332.83)	\$ 335,999.76
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Administrative Support							
6005-91 Prof. Cert. Fees	\$ 0.00	\$ 250.00	\$ 250.00	\$ 2,633.50	\$ 1,750.00	\$ (883.50)	\$ 3,000.00
Licenses & Permits	819.90	1,000.00	180.10	6,124.05	7,000.00	875.95	12,000.00
Uniform Expense	3,392.27	1,500.00	(1,892.27)	12,518.37	10,500.00	(2,018.37)	18,000.00
Safety Equip/Supplies	471.82	500.00	28.18	1,643.53	3,500.00	1,856.47	6,000.00
Training Expense	308.95	833.33	524.38	2,806.72	5,833.31	3,026.59	9,999.96
Travel Expense	182.59	333.33	150.74	3,389.35	2,333.31	(1,056.04)	3,999.96
Office Supplies	1,297.37	1,250.00	(47.37)	8,633.02	8,750.00	116.98	15,000.00
Materials,Supplies & Signage	1,506.74	833.33	(673.41)	6,407.22	5,833.31	(573.91)	9,999.96
Postage	1,854.87	2,083.33	228.46	11,809.78	14,583.31	2,773.53	24,999.96
Printing	1,889.38	2,083.33	193.95	10,960.27	14,583.31	3,623.04	24,999.96
BOD & Committee Meals	749.96	416.66	(333.30)	2,827.65	2,916.62	88.97	4,999.92
Bank & CC Fees	290.65	216.66	(73.99)	1,472.31	1,516.62	44.31	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	202.31	208.33	6.02	389.33	1,458.31	1,068.98	2,499.96
6096-00 C.O.P. Program	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
Other Expense	2,162.07	83.33	(2,078.74)	3,266.38	583.31	(2,683.07)	999.96
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Total Administrative Support	\$ 15,128.88	\$ 11,841.63	\$ (3,287.25)	\$ 76,761.48	\$ 82,891.41	\$ 6,129.93	\$ 142,099.56
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T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 3
 Fiscal Year End October 31, 2015
 For The Period 05/01/15 To 05/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Vehicles, Equip & Technology							
	\$ 320.20	\$ 6,250.00	\$ 5,929.80	\$ 29,033.12	\$ 43,750.00	\$ 14,716.88	\$ 75,000.00
Vehicle: Fuel & Oil	0.00	2,916.66	2,916.66	1,350.09	20,416.62	19,066.53	34,999.92
Marina: Fuel & Oil	3,783.18	2,083.33	(1,699.85)	15,991.00	14,583.31	(1,407.69)	24,999.96
Equip/Vehicle Repair	720.10	720.00	(0.10)	5,040.70	5,040.00	(0.70)	8,640.00
5560-94 Software Licenses	0.00	2,500.00	2,500.00	3,430.78	17,500.00	14,069.22	30,000.00
Computer Equipment	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5580-98 Property Tax Expense	685.96	833.33	147.37	6,907.18	5,833.31	(1,073.87)	9,999.96
5590-11 Small Tools	0.00	0.00	0.00	269.99	0.00	(269.99)	0.00
Other Vehicles, Equip & Tech							
Total Vehicles, Equip & Tech	\$ 5,509.44	\$ 15,303.32	\$ 9,793.88	\$ 62,022.86	\$ 107,123.24	\$ 45,100.38	\$ 188,639.84
Insurance							
5810-98 Insurance: Umbrella & Liabilit	\$ 11,738.60	\$ 11,333.33	\$ (405.27)	\$ 81,356.00	\$ 79,333.31	\$ (2,022.69)	\$ 135,999.96
5820-99 Insurance: D&O	1,212.58	1,250.00	37.42	8,488.06	8,750.00	261.94	15,000.00
5890-91 Insurance: Other	525.20	0.00	(525.20)	760.20	0.00	(760.20)	0.00
Total Insurance	\$ 13,476.38	\$ 12,583.33	\$ (893.05)	\$ 90,604.26	\$ 88,083.31	\$ (2,520.95)	\$ 150,999.96
Utilities							
	\$ 3,123.46	\$ 2,916.66	\$ (206.80)	\$ 17,171.47	\$ 20,416.62	\$ 3,245.15	\$ 34,999.92
Electricity	5,671.74	7,083.33	1,411.59	36,591.11	49,583.31	12,992.20	84,999.96
5420-12 Electricity-Lake	370.97	583.33	212.36	4,445.83	4,083.31	(362.52)	6,999.96
Natural Gas	5,752.52	5,583.33	(169.19)	37,620.93	39,083.31	1,462.38	66,999.96
5440-11 Water/Sewer	508.40	1,916.66	1,408.26	10,454.48	13,416.62	2,962.14	22,999.92
Trash Collection	2,928.50	2,916.66	(11.84)	25,402.37	20,416.62	(4,985.75)	34,999.92
Telephone	0.00	0.00	0.00	324.16	0.00	(324.16)	0.00
Internet Service							
Total Utilities	\$ 18,355.59	\$ 20,999.97	\$ 2,644.38	\$ 132,010.35	\$ 146,999.79	\$ 14,989.44	\$ 251,999.64

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 4
 Fiscal Year End October 31, 2015
 For The Period 05/01/15 To 05/31/15

	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	\$ 3,337.50	\$ 2,951.66	\$ (385.84)	\$ 24,244.79	\$ 20,661.62	\$ (3,583.17)	\$ 35,419.92
Building Maintenance	7,997.18	3,333.33	(4,663.85)	28,036.83	23,333.31	(4,703.52)	39,999.96
Grounds Maintenance	8,711.06	4,166.66	(4,544.40)	51,865.87	29,166.62	(22,699.25)	49,999.92
Equipment Rental	201.60	666.66	465.06	6,411.65	4,666.62	(1,745.03)	7,999.92
Janitorial Supplies	378.99	683.33	304.34	4,626.51	4,783.31	156.80	8,199.96
5650-98 Surveillance Cameras	0.00	1,666.66	1,666.66	40,500.87	11,666.62	(28,834.25)	19,999.92
Capital Improvements	74,588.62	20,833.33	(53,755.29)	221,644.54	145,833.31	(75,811.23)	249,999.96
Total Grounds & Buildings	\$ 95,214.95	\$ 34,301.63	\$ (60,913.32)	\$ 377,331.06	\$ 240,111.41	\$ (137,219.65)	\$ 411,619.56
Uncollectible & Other Losses							
6110-91 Bad Debts Expense	\$ 2,233.37	\$ 7,500.00	\$ 5,266.63	\$ 2,548.37	\$ 52,500.00	\$ 49,951.63	\$ 90,000.00
6120-00 Collection Expenses	0.00	0.00	0.00	12,360.00	0.00	(12,360.00)	0.00
Total Uncollectible & Losses	\$ 2,233.37	\$ 7,500.00	\$ 5,266.63	\$ 14,908.37	\$ 52,500.00	\$ 37,591.63	\$ 90,000.00
Association Sponsored Events							
5910-28 Events	\$ 1,520.53	\$ 3,000.00	\$ 1,479.47	\$ 18,833.96	\$ 21,000.00	\$ 2,166.04	\$ 36,000.00
5910-29 Events	799.91	0.00	(799.91)	1,215.49	0.00	(1,215.49)	0.00
5915-29 Family Festival	0.00	1,333.33	1,333.33	1,040.00	9,333.31	8,293.31	15,999.96
5920-00 Concerts at the Beach	0.00	1,000.00	1,000.00	0.00	7,000.00	7,000.00	12,000.00
5925-00 SVL Event Meals	0.00	416.66	416.66	3,502.97	2,916.62	(586.35)	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	1,750.00	1,750.00	3,000.00
Total Events	\$ 2,320.44	\$ 5,999.99	\$ 3,679.55	\$ 24,986.00	\$ 41,999.93	\$ 17,013.93	\$ 71,999.88
Income Tax							
6910-92 Federal Taxes	\$ 0.00	\$ 833.33	\$ 833.33	\$ 0.00	\$ 5,833.31	\$ 5,833.31	\$ 9,999.96
6920-92 California State Taxes	0.00	333.33	333.33	1,255.00	2,333.31	1,078.31	3,999.96
Total Income Taxes	\$ 0.00	\$ 1,166.66	\$ 1,166.66	\$ 1,255.00	\$ 8,166.62	\$ 6,911.62	\$ 13,999.92

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT - Y.T.D.
Fiscal Year End October 31, 2015
For The Period 11/01/14 To 05/31/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
INCOME															
Owner Assessmen	1,069,594	0	637	1,069,719	0	0	1,069,848	0	0	0	0	0	3,209,798	3,208,782	1,016
Community Servi	5,497	66	1,736	100	610	3,391	3,679	0	0	0	0	0	15,078	14,117	961
Marina Fees	7,213	382	25,731	14,939	16,691	16,502	16,992	0	0	0	0	0	98,451	101,008	(2,558)
Equestrian Fees	3,730	5,005	3,800	3,730	3,510	2,766	3,465	0	0	0	0	0	26,006	28,957	(2,951)
Owner Fees	14,919	1,138	5,909	3,639	24,596	31,596	26,828	0	0	0	0	0	108,626	63,291	45,335
Collection Fees	(8,059)	10,125	(12,675)	4,325	4,050	(3,850)	(1,675)	0	0	0	0	0	(7,759)	0	(7,759)
Investments Inc	125	120	10	238	369	536	294	0	0	0	0	0	1,693	1,167	527
Other Revenue	16,011	1,960	34,021	20,180	(249)	591	15,985	0	0	0	0	0	88,500	17,500	71,000
TOTAL INCOME	1,109,031	18,796	59,168	1,116,871	49,578	51,532	1,135,417	0	0	0	0	0	3,540,393	3,434,821	105,572
EXPENSES															
Compensation	134,384	148,122	234,324	134,356	138,899	148,013	151,980	0	0	0	0	0	1,090,078	1,175,565	85,487
Replacement & R	23,925	23,920	23,805	424,038	23,969	23,937	23,893	0	0	0	0	0	567,488	166,600	(400,888)
Lake, Marina &	34,114	27,708	30,825	40,118	41,560	35,653	30,808	0	0	0	0	0	240,786	420,834	180,048
Professional Se	33,447	36,211	20,593	40,126	25,109	36,815	33,233	0	0	0	0	0	225,533	195,200	(30,333)
Administrative	7,284	12,611	10,621	11,142	8,960	11,014	15,129	0	0	0	0	0	76,761	82,891	6,130
Vehicles, Equip	14,749	8,106	7,143	3,846	14,044	8,625	5,509	0	0	0	0	0	62,023	107,123	45,100
Insurance	1,213	1,448	35,904	12,802	24,404	1,357	13,476	0	0	0	0	0	90,604	88,083	(2,521)
Utilities	27,859	14,343	28,452	12,236	17,177	13,588	18,356	0	0	0	0	0	132,010	147,000	14,989
Grounds & Build	64,044	26,812	55,646	46,343	67,333	21,938	95,215	0	0	0	0	0	377,331	240,111	(137,220)
Uncollectible &	0	6,180	0	15,575	(9,080)	0	2,233	0	0	0	0	0	14,908	52,500	37,592
Assoc. Sponsore	4,598	6,775	2,127	3,212	2,172	3,782	2,320	0	0	0	0	0	24,986	42,000	17,014
Income Tax	0	0	0	310	0	945	0	0	0	0	0	0	1,255	8,167	6,912
Total Expenses	345,617	312,236	449,440	744,105	354,548	305,666	392,152	0	0	0	0	0	2,903,765	2,726,075	(177,690)
NET SURPLUS/(DE	763,414	(293,440)	(390,272)	372,766	(304,970)	(254,134)	743,265	0	0	0	0	0	636,628	708,746	(72,118)

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 05/31/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Owner Assessments															
4110-00 Assessments: Re	1,069,594	0	637	1,069,719	0	0	1,069,848	0	0	0	0	0	3,209,798	3,208,782	1,016
Total Owner Ass	1,069,594	0	637	1,069,719	0	0	1,069,848	0	0	0	0	0	3,209,798	3,208,782	1,016
Community Service Fees															
4230-00 Rent-Community	0	0	0	0	0	0	0	0	0	0	0	0	0	4,667	(4,667)
4250-00 Family Social C	0	0	35	0	0	50	60	0	0	0	0	0	145	4,375	(4,230)
4260-00 Recreation Dept	5,487	0	1,626	100	550	2,921	3,034	0	0	0	0	0	13,717	4,200	9,517
4265-00 Craft Fair Boot	10	0	0	0	0	405	585	0	0	0	0	0	1,000	875	125
4270-00 Non Refundable	0	15	75	0	60	15	0	0	0	0	0	0	165	0	165
4299-00 Other Community	0	51	0	0	0	0	0	0	0	0	0	0	51	0	51
Total Community	5,497	66	1,736	100	610	3,391	3,679	0	0	0	0	0	15,078	14,117	961
Marina Fees															
4310-00 Vessel Registra	0	25	8,340	9,300	10,120	10,100	11,925	0	0	0	0	0	49,810	48,050	1,760
4320-00 Electricity Rei	6,620	0	12,331	4,809	3,685	4,254	0	0	0	0	0	0	31,699	40,833	(9,135)
4330-00 Slip Rental	325	325	4,920	820	2,887	1,188	2,490	0	0	0	0	0	12,956	8,750	4,206
4340-00 Fuel & Oil Sale	268	32	0	0	0	0	1,947	0	0	0	0	0	2,247	3,000	(753)
4380-00 Life Guard Fees	0	0	80	0	0	960	640	0	0	0	0	0	1,680	375	1,305
4399-00 Other-Lake & Ma	0	0	60	10	0	0	(10)	0	0	0	0	0	60	0	60
Total Marina Fe	7,213	382	25,731	14,939	16,691	16,502	16,992	0	0	0	0	0	98,451	101,008	(2,558)
Equestrian Fees															
4410-00 Boarding Fees -	2,860	3,310	3,210	2,860	2,640	1,951	2,640	0	0	0	0	0	19,471	23,333	(3,863)
4420-00 Boarding Fees -	0	30	20	0	0	20	30	0	0	0	0	0	100	0	100
4440-23 Equestrian Apt	570	570	570	570	570	570	570	0	0	0	0	0	3,990	4,690	(700)
4499-00 Other Equestria	300	1,095	0	300	300	225	225	0	0	0	0	0	2,445	933	1,512
Total Equestria	3,730	5,005	3,800	3,730	3,510	2,766	3,465	0	0	0	0	0	26,006	28,957	(2,951)

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 05/31/15

	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	660	165	0	0	8,453	22,900	5,110	0	0	0	0	0	37,288	26,250	11,038
4520-00 Owner Interest	4,069	(42)	43	1,262	11,340	1,718	2,051	0	0	0	0	0	20,440	9,508	10,932
4530-00 Tenant Fees	2,000	715	1,016	2,458	2,223	5,898	15,967	0	0	0	0	0	30,278	20,417	9,861
4540-00 Architectural F	290	30	850	960	80	380	100	0	0	0	0	0	2,690	2,917	(227)
4550-00 Citation Income	7,900	250	4,000	(1,050)	2,500	700	3,600	0	0	0	0	0	17,900	4,083	13,817
4560-00 Membership Card	0	20	0	10	0	0	0	0	0	0	0	0	30	116	(86)
Total Owner Fee	14,919	1,138	5,909	3,639	24,596	31,596	26,828	0	0	0	0	0	108,626	63,291	45,335
Collection & Escrow															
4700-00 Collection Char	3,150	13,075	450	5,025	8,825	4,725	2,800	0	0	0	0	0	38,050	0	38,050
4710-00 Collection Char	(11,209)	(2,950)	(13,075)	(450)	(5,025)	(8,825)	(4,725)	0	0	0	0	0	(46,259)	0	(46,259)
4760-00 Escrow Income (800	800	750	500	750	1,000	1,250	0	0	0	0	0	5,850	0	5,850
4760-10 Escrow Income ((800)	(800)	(800)	(750)	(500)	(750)	(1,000)	0	0	0	0	0	(5,400)	0	(5,400)
Total Collectio	(8,059)	10,125	(12,675)	4,325	4,050	(3,850)	(1,675)	0	0	0	0	0	(7,759)	0	(7,759)
Investment Income															
4819-00 Interest Income	125	120	10	238	169	137	95	0	0	0	0	0	895	1,167	(271)
4825-00 Interest Income	0	0	0	0	200	399	200	0	0	0	0	0	798	0	798
Total Investmen	125	120	10	238	369	536	294	0	0	0	0	0	1,693	1,167	527
Other Revenue															
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	(249)	(29)	13,915	0	0	0	0	0	46,267	0	46,267
4999-00 Other Revenue	499	2,265	77	2,568	0	620	2,070	0	0	0	0	0	8,098	17,500	(9,402)
Total Other Rev	16,011	1,960	34,021	20,180	(249)	591	15,985	0	0	0	0	0	88,500	17,500	71,000

T150 - 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 05/31/15

	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	0	0	0	0	0	0	0	0	0	0	0	5,833	5,833
5130-99 Employer Taxes	1,433	9,646	33,533	13,274	10,771	9,712	9,938	0	0	0	0	0	88,307	83,364	(4,944)
Group Health, E	12,139	(2,111)	31,627	(1,539)	1,518	22,935	11,513	0	0	0	0	0	76,082	115,863	39,781
5150-99 Workers Compens	14,212	14,212	7,946	9,638	9,638	(2,178)	9,638	0	0	0	0	0	63,107	110,023	46,916
5180-99 Employer 401k C	0	0	0	0	0	0	0	0	0	0	0	0	0	2,878	2,878
Compensation Al	99,016	124,905	165,173	111,526	115,442	115,901	119,395	0	0	0	0	0	851,357	845,938	(5,419)
HR Services (Pa	7,583	1,471	(3,955)	1,457	1,530	1,642	1,496	0	0	0	0	0	11,224	11,667	443
Total Compensat	134,384	148,122	234,324	134,356	138,899	148,013	151,980	0	0	0	0	0	1,090,078	1,175,565	85,487
Reserve Funding															
5210-19 Replacement Pro	23,800	23,800	23,800	23,800	23,800	23,800	23,800	0	0	0	0	0	166,600	166,600	0
5299-00 Interest Reserv	125	120	5	238	169	137	93	0	0	0	0	0	888	0	(888)
9000-00 Reserve Funding	0	0	0	400,000	0	0	0	0	0	0	0	0	400,000	0	(400,000)
Total Reserve F	23,925	23,920	23,805	424,038	23,969	23,937	23,893	0	0	0	0	0	567,488	166,600	(400,888)
Lake, Marina & Equestrian															
5310-12 Water Assessmen	15,833	15,833	15,833	15,833	15,833	15,833	15,833	0	0	0	0	0	110,833	110,833	0
5315-00 Water Contingen	0	0	0	0	0	0	0	0	0	0	0	0	0	17,500	17,500
5320-00 Lake Stock/Fish	4,500	0	0	8,784	10,500	0	0	0	0	0	0	0	23,784	30,000	6,216
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	11,667	12,868	12,404	0	0	0	0	0	85,625	166,835	81,209
5330-12 Pumping Waterma	0	0	2,643	0	0	1,876	0	0	0	0	0	0	4,519	5,833	1,314
5340-00 Parks Maint & S	0	0	0	0	0	49	0	0	0	0	0	0	49	0	(49)
Fishing Area Ma	0	0	0	1,612	1,710	1,534	0	0	0	0	0	0	4,856	5,250	394
Lake Maintenanc	0	0	78	226	1,850	1,200	2,571	0	0	0	0	0	5,924	67,083	61,159
5370-12 Water Monitorin	1,510	0	0	0	0	996	0	0	0	0	0	0	2,506	0	(2,506)
5380-23 Horse Feed Eque	0	0	0	0	0	1,297	0	0	0	0	0	0	1,297	17,500	16,203
Total Lake,Marl	34,114	27,708	30,825	40,118	41,560	35,653	30,808	0	0	0	0	0	240,786	420,834	180,048

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 05/31/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Professional Services															
5710-00 Accounting	7,500	7,500	7,500	7,500	7,500	7,500	7,725	0	0	0	0	0	52,725	54,075	1,350
5715-29 Accounting-Requ	0	0	0	0	0	0	0	0	0	0	0	0	0	4,375	4,375
Legal Expense	(190)	9,331	7,615	6,542	11,575	9,154	13,520	0	0	0	0	0	57,547	58,333	787
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	424	0	1,000	0	0	0	0	0	18,550	5,833	(12,717)
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	800	0	2,177	0	0	0	0	0	4,894	8,750	3,856
5760-91 Technology	0	0	0	0	313	0	0	0	0	0	0	0	313	0	(313)
5770-98 Web Site Mainte	1,298	147	55	137	269	301	55	0	0	0	0	0	2,262	0	(2,262)
5775-29 Fireworks-4th o	0	0	0	0	0	10,000	0	0	0	0	0	0	10,000	10,000	0
Service Contrac	3,603	6,226	5,018	14,438	4,217	7,117	8,561	0	0	0	0	0	49,180	46,667	(2,514)
5785-98 Reserve Study	0	0	0	0	0	1,400	0	0	0	0	0	0	1,400	0	(1,400)
HR Admin	45	105	405	4	11	1,343	195	0	0	0	0	0	2,108	1,167	(941)
Total Professio	33,447	36,211	20,593	40,126	25,109	36,815	33,233	0	0	0	0	0	225,533	195,200	(30,333)
Administrative Support															
6005-91 Prof. Cert. Fee	0	668	720	916	150	180	0	0	0	0	0	0	2,634	1,750	(884)
Licenses & Perm	179	548	1,033	2,205	682	657	820	0	0	0	0	0	6,124	7,000	876
Uniform Expense	706	1,165	2,323	1,154	1,031	2,747	3,392	0	0	0	0	0	12,518	10,500	(2,018)
Safety Equip/Su	0	165	346	194	204	262	472	0	0	0	0	0	1,644	3,500	1,856
Training Expens	332	750	87	886	443	0	309	0	0	0	0	0	2,807	5,833	3,027
Travel Expense	296	195	333	240	1,229	914	183	0	0	0	0	0	3,389	2,333	(1,056)
Office Supplies	1,090	1,871	979	865	986	1,545	1,297	0	0	0	0	0	8,633	8,750	117
Materials, Suppl	2,009	1,074	246	626	370	575	1,507	0	0	0	0	0	6,407	5,833	(574)
Postage	417	3,238	1,976	1,771	612	1,941	1,855	0	0	0	0	0	11,810	14,583	2,774
Printing	1,500	879	1,533	1,606	2,020	1,533	1,889	0	0	0	0	0	10,960	14,583	3,623
BOD & Committee	491	36	508	330	317	395	750	0	0	0	0	0	2,828	2,917	89
Bank & CC Fees	146	113	107	243	307	265	291	0	0	0	0	0	1,472	1,517	44
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	187	0	202	0	0	0	0	0	389	1,458	1,069
6096-00 C.O.P. Program	0	0	0	0	0	0	0	0	0	0	0	0	0	1,750	1,750
Other Expense	117	30	429	107	421	0	2,162	0	0	0	0	0	3,266	583	(2,683)
Total Administr	7,284	12,611	10,621	11,142	8,960	11,014	15,129	0	0	0	0	0	76,761	82,891	6,130

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 05/31/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Vehicles, Equip & Technology															
Vehicle: Fuel &	9,758	4,166	3,395	415	6,294	4,686	320	0	0	0	0	0	29,033	43,750	14,717
Marina: Fuel &	1,190	0	160	0	0	0	0	0	0	0	0	0	1,350	20,417	19,067
Equip/Vehicle R	1,863	1,670	1,147	978	4,273	2,278	3,783	0	0	0	0	0	15,991	14,583	(1,408)
5560-94 Software Licens	720	720	720	720	720	720	720	0	0	0	0	0	5,041	5,040	(1)
Computer Equipm	722	1,110	729	1,335	(466)	0	0	0	0	0	0	0	3,431	17,500	14,069
5590-11 Small Tools	226	441	992	398	3,223	941	686	0	0	0	0	0	6,907	5,833	(1,074)
Other Vehicles,	270	0	0	0	0	0	0	0	0	0	0	0	270	0	(270)
Total Vehicles,	14,749	8,106	7,143	3,846	14,044	8,625	5,509	0	0	0	0	0	62,023	107,123	45,100
Insurance															
5810-98 Insurance: Umbr	0	0	34,691	11,590	23,192	144	11,739	0	0	0	0	0	81,356	79,333	(2,023)
5820-99 Insurance: D&O	1,213	1,213	1,213	1,213	1,213	1,213	1,213	0	0	0	0	0	8,488	8,750	262
5890-91 Insurance: Othe	0	235	0	0	0	0	525	0	0	0	0	0	760	0	(760)
Total Insurance	1,213	1,448	35,904	12,802	24,404	1,357	13,476	0	0	0	0	0	90,604	88,083	(2,521)
Utilities															
Electricity	2,656	2,476	2,439	2,192	2,147	2,137	3,123	0	0	0	0	0	17,171	20,417	3,245
5420-12 Electricity-Lak	6,194	5,062	5,947	4,434	4,633	4,649	5,672	0	0	0	0	0	36,591	49,583	12,992
Natural Gas	134	447	1,136	1,102	485	769	371	0	0	0	0	0	4,446	4,083	(363)
5440-11 Water/Sewer	12,908	1,677	12,073	990	3,376	844	5,753	0	0	0	0	0	37,621	39,083	1,462
Trash Collectio	2,336	1,711	1,807	1,711	1,711	671	508	0	0	0	0	0	10,454	13,417	2,962
Telephone	3,515	2,870	5,049	1,807	4,717	4,517	2,929	0	0	0	0	0	25,402	20,417	(4,986)
Internet Servic	115	101	0	0	108	0	0	0	0	0	0	0	324	0	(324)
Total Utilities	27,859	14,343	28,452	12,236	17,177	13,588	18,356	0	0	0	0	0	132,010	147,000	14,989

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 05/31/15

	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	3,688	3,571	3,636	3,338	3,338	3,338	3,338	0	0	0	0	0	24,245	20,662	(3,583)
Building Mainte	2,989	3,428	2,693	3,436	1,213	6,281	7,997	0	0	0	0	0	28,037	23,333	(4,704)
Grounds Mainten	4,148	8,445	4,619	12,541	6,596	6,806	8,711	0	0	0	0	0	51,866	29,167	(22,699)
Equipment Renta	1,204	833	2,760	570	641	202	202	0	0	0	0	0	6,412	4,667	(1,745)
Janitorial Supp	1,052	808	688	0	1,002	698	379	0	0	0	0	0	4,627	4,783	157
5650-98 Surveillance Ca	15,901	0	8,657	0	15,943	0	0	0	0	0	0	0	40,501	11,667	(28,834)
Capital Improve	35,062	9,727	32,593	26,458	38,601	4,614	74,589	0	0	0	0	0	221,645	145,833	(75,811)
Total Grounds &	64,044	26,812	55,646	46,343	67,333	21,938	95,215	0	0	0	0	0	377,331	240,111	(137,220)
Uncollectible & Other Losses															
6110-91 Bad Debts Expen	0	0	0	14,540	(14,225)	0	2,233	0	0	0	0	0	2,548	52,500	49,952
6120-00 Collection Expe	0	6,180	0	1,035	5,145	0	0	0	0	0	0	0	12,360	0	(12,360)
Total Uncollect	0	6,180	0	15,575	(9,080)	0	2,233	0	0	0	0	0	14,908	52,500	37,592
Association Sponsored Events															
5910-28 Events	4,183	3,272	1,734	3,212	2,172	2,742	1,521	0	0	0	0	0	18,834	21,000	2,166
5910-29 Events	416	0	0	0	0	0	800	0	0	0	0	0	1,215	0	(1,215)
5915-29 Family Festival	0	0	0	0	0	1,040	0	0	0	0	0	0	1,040	9,333	8,293
5920-00 Concerts at the	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	7,000
5925-00 SVL Event Meals	0	3,503	0	0	0	0	0	0	0	0	0	0	3,503	2,917	(586)
5925-91 SVL Event Meals	0	0	394	0	0	0	0	0	0	0	0	0	394	0	(394)
5935-00 Committee Appre	0	0	0	0	0	0	0	0	0	0	0	0	0	1,750	1,750
Total Events	4,598	6,775	2,127	3,212	2,172	3,782	2,320	0	0	0	0	0	24,986	42,000	17,014
Income Tax															
6910-92 Federal Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	5,833	5,833
6920-92 California Stat	0	0	0	0	310	945	0	0	0	0	0	0	1,255	2,333	1,078
6920-98 California	0	0	0	310	(310)	0	0	0	0	0	0	0	0	0	0
Total Income Ta	0	0	0	310	0	945	0	0	0	0	0	0	1,255	8,167	6,912