

TOTAL

PROPERTY MANAGEMENT, INC.

FINANCIAL MANAGEMENT REPORT

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

CASH ON HAND

Pacific Western Bank Checking: \$378,769.33
Operating Accounts - Other: \$653,806.49
Reserve Investments Balance: \$1,352,180.92

Special Assessment: _____ YES NO

Special Assessment Total: _____

Special Assessment Purpose: _____

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 NO

Bank Account(s) Over FDIC Limit YES _____ NO

If yes, recommendations or comment: Pacific Western Bank combined accounts exceed the FDIC maximum. This is temporary in nature and due in part to payroll cash requirements. Brokerage accounts have been opened at Morgan Stanley, cash flow is being monitored and funds are being transferred monthly.

CD INFORMATION

CD's Maturing Within the Next 90 Days:

gl #: 1419-00 MOB Banco Popular .25% 9/3/15 To be redeemed

gl #: _____

gl #: _____

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

RESERVE BALANCE INFORMATION

Reserve Cash in Balance with

Allocated Reserves: 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) \$589,457.58

Additional Comments: *\$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%.)*

Prepared by: LQuesada

T150 - 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 07/31/15

ASSETS

Current Assets

1012-00	Operating - Pacific Western Bank	\$ 378,769.33
	Operating Accounts-Other	653,806.49
1160-00	Accounts Receivable	589,457.58
1180-00	Notes Receivable-Lot 47	39,900.00
1297-00	Allowance for Doubtful Accounts	(384,298.13)
	Prepaid Expenses	62,637.67
	Reserve Savings	1,352,180.92
	Total Current Assets	\$ 2,692,453.86

Facilities & Equipment \$ 3,540,205.36

Total Assets \$ **6,232,659.22**

LIABILITIES

Current Liabilities

2000-00	Loan (Water Purch):PWB 5.00% 2/21/25	\$ 2,942,839.39
2100-00	Prepaid Assessments	529,393.20
	Accounts Payable	238,185.26
2510-00	Refundable Deposit-Arch & Clubhouse	(1,170.50)
2530-00	Refundable Deposit-Parks/Improvement	5,357.24
	Total Current Liabilities	\$ 3,714,604.59

Reserves

ALLOCATED RESERVES \$ 1,352,180.92

TOTAL ALLOCATED RESERVES \$ **1,352,180.92**

TOTAL LIABILITIES & RESERVES \$ **5,066,785.51**

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)	(101,041.89)
	TOTAL EQUITY	\$ 1,165,873.71

TOTAL LIAB, RESERVES & EQUITY \$ **6,232,659.22**

T150 - SPRING VALLEY LAKE ASSOCIATION
 Balance Sheet Support Schedule - Page 1
 Fiscal Year End October 31, 2015
 As Of 07/31/15

Operating Accounts (minus PWB checking)		
1110-00	Petty Cash-Office Petty Cash	\$ 1,503.00
1124-00	Morgan Stanley Excess Op MMA	117,007.08
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	47,550.01
1136-00	GM Petty Cash Checking - DCB	15,449.64
1145-00	Marina Fuel - DCB	59,796.35
1150-00	Credit Card Clearing - DCB	59,500.41

Total Operating Accounts \$ **653,806.49**

Reserve Savings		
1410-00	Reserve Pacific Western Bank	\$ 265,341.31
1418-00	Reserve CD Mutual of Omaha .35% 2/02/16	123,631.30
1419-00	CDARS MOB Banco Popular .25% 9/3/15	101,943.31
1470-00	Morgan Stanley Reserves MMA	248,265.00
1470-05	MSCD-Everbank .30% 1/25/15	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 \$ **1,352,180.92**

Total Cash Accounts \$ **2,005,987.41**

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	15,934.92
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 \$ **62,637.67**

T150 - SPRING VALLEY LAKE ASSOCIATION
 Balance Sheet Support Schedule - Page 2
 Fiscal Year End October 31, 2015
 As Of 07/31/15

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	\$ 137,845.89
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	\$ 238,185.26

T150 - SPRING VALLEY LAKE ASSOCIATION

Fiscal Year End October 31, 2015

For The Period 07/01/15 To 07/31/15

	Beginning Balance at 07/01/15	Current Period			Ending Balance at 07/31/15	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
	\$ 590,400.00	\$ 23,800.00	\$ -	\$ -	\$ 614,200.00	\$ 23,800.00	\$ -
3300-00 General Reserves	35,240.59	0.00	0.00	0.00	35,240.59	0.00	0.00
3310-00 Admin & Maint. Bldg Reser	54,517.66	0.00	0.00	0.00	54,517.66	0.00	0.00
3330-00 Community Bldg Reserves	58,873.26	0.00	(5,680.00)	0.00	53,193.26	0.00	0.00
3350-00 Equestrian Center Reserve	(110,108.44)	0.00	0.00	0.00	(110,108.44)	0.00	0.00
3370-00 Asphalt Reserves	434,321.42	0.00	0.00	0.00	434,321.42	0.00	0.00
3380-00 Lake & Marina Reserves	32,305.09	0.00	0.00	0.00	32,305.09	0.00	0.00
3390-00 Beach Park Reserves	22,134.50	0.00	0.00	0.00	22,134.50	0.00	0.00
3400-00 Meadow Lark Park Reserves	11,055.99	0.00	0.00	0.00	11,055.99	0.00	0.00
3410-00 Common Area Reserves	153,491.98	0.00	0.00	0.00	153,491.98	0.00	0.00
3420-00 Vehicles Reserves	18,901.36	0.00	0.00	0.00	18,901.36	0.00	0.00
3440-00 Boats Reserves	11,984.01	0.00	0.00	0.00	11,984.01	0.00	0.00
3450-00 Furniture Reserves	17,242.84	0.00	0.00	0.00	17,242.84	0.00	0.00
3460-00 Office Equipment Reserves	15,854.80	0.00	0.00	0.00	15,854.80	0.00	0.00
3470-00 Maint. Equipment Reserves	(14,905.90)	0.00	0.00	0.00	(14,905.90)	0.00	0.00
3480-00 Recreation Equipment Rese	2,694.11	57.65	0.00	0.00	2,751.76	0.00	57.65
3499-00 Interest Reserves							
	\$ 1,334,003.27	\$ 23,857.65	\$ (5,680.00)	\$ -	\$ 1,352,180.92	\$ 23,800.00	\$ 57.65

T150 - SPRING VALLEY LAKE ASSOCIATION
 Fiscal Year End October 31, 2015
 For The Period 11/01/14 To 07/31/15

	Beginning Balance at 11/01/14	Year to Date			Ending Balance at 07/31/15	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
	\$ -	\$ 614,200.00	\$ -	\$ -	\$ 614,200.00	\$ 214,200.00	\$ 400,000.00
3300-00 General Reserves	35,240.59	0.00	0.00	0.00	35,240.59	0.00	0.00
3310-00 Admin & Maint. Bldg Reser	90,722.66	0.00	(36,205.00)	0.00	54,517.66	0.00	0.00
3330-00 Community Bldg Reserves	98,151.61	0.00	(44,958.35)	0.00	53,193.26	0.00	0.00
3350-00 Equestrian Center Reserve	(86,528.44)	0.00	(23,580.00)	0.00	(110,108.44)	0.00	0.00
3370-00 Asphalt Reserves	447,703.86	0.00	(13,382.44)	0.00	434,321.42	0.00	0.00
3380-00 Lake & Marina Reserves	32,305.09	0.00	0.00	0.00	32,305.09	0.00	0.00
3390-00 Beach Park Reserves	22,134.50	0.00	0.00	0.00	22,134.50	0.00	0.00
3400-00 Meadow Lark Park Reserves	11,055.99	0.00	0.00	0.00	11,055.99	0.00	0.00
3410-00 Common Area Reserves	194,435.43	0.00	(40,943.45)	0.00	153,491.98	0.00	0.00
3420-00 Vehicles Reserves	18,901.36	0.00	0.00	0.00	18,901.36	0.00	0.00
3440-00 Boats Reserves	18,448.09	0.00	(6,464.08)	0.00	11,984.01	0.00	0.00
3450-00 Furniture Reserves	17,242.84	0.00	0.00	0.00	17,242.84	0.00	0.00
3460-00 Office Equipment Reserves	15,854.80	0.00	0.00	0.00	15,854.80	0.00	0.00
3470-00 Maint. Equipment Reserves	49,594.91	0.00	(64,500.81)	0.00	(14,905.90)	0.00	0.00
3480-00 Recreation Equipment Rese	1,685.22	1,066.54	0.00	2,751.76		0.00	1,066.54
3499-00 Interest Reserves							
	\$ 966,948.51	\$ 615,266.54	\$ (230,034.13)	\$ -	\$ 1,352,180.92	\$ 214,200.00	\$ 401,066.54

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT
 Fiscal Year End October 31, 2015
 For The Period 07/01/15 To 07/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
INCOME							
Owner Assessments	\$ 254.00	\$ 0.00	\$ 254.00	\$ 3,210,052.00	\$ 3,208,782.00	\$ 1,270.00	\$ 4,278,376.00
Community Service Fees	3,001.00	2,016.67	984.33	24,769.50	18,150.01	6,619.49	24,200.00
Marina Fees	28,769.23	17,008.33	11,760.90	157,447.90	133,675.01	23,772.89	166,500.00
Equestrian Fees	3,500.00	4,136.66	(636.66)	33,015.78	37,229.98	(4,214.20)	49,639.96
Owner Fees	7,842.91	9,041.57	(1,198.66)	128,810.14	81,374.13	47,436.01	108,498.84
Collection Fees	(575.00)	0.00	(575.00)	(6,709.00)	0.00	(6,709.00)	0.00
Investments Income	458.22	166.66	291.56	2,254.18	1,499.94	754.24	1,999.92
Other Revenue	0.00	2,500.00	(2,500.00)	88,610.62	22,500.00	66,110.62	30,000.00
TOTAL INCOME	\$ 43,250.36	\$ 34,869.89	\$ 8,380.47	\$ 3,638,251.12	\$ 3,503,211.07	\$ 135,040.05	\$ 4,659,214.72
EXPENSES							
Compensation	\$ 241,540.81	\$ 167,937.89	\$ (73,602.92)	\$ 1,506,577.13	\$ 1,511,441.01	\$ 4,863.88	\$ 2,015,254.72
Replacement & Reserve Funding	23,857.65	23,800.00	(57.65)	615,245.10	214,200.00	(401,045.10)	285,600.00
Lake, Marina & Equestrian	31,988.88	56,166.82	24,177.94	307,511.71	532,834.74	225,323.03	701,001.88
Professional Services	33,750.47	28,399.98	(5,350.49)	304,021.97	259,199.82	(44,822.15)	335,999.76
Administrative Support	6,325.44	11,841.63	5,516.19	96,028.78	106,574.67	10,545.89	142,099.56
Vehicles, Equip & Technology	8,784.59	15,303.32	6,518.73	93,732.39	137,729.88	43,997.49	188,639.84
Insurance	2,966.28	12,583.33	9,617.05	119,563.32	113,249.97	(6,313.35)	150,999.96
Utilities	25,778.00	20,999.97	(4,778.03)	170,592.81	188,999.73	18,406.92	251,999.64
Grounds & Building	42,898.05	34,301.63	(8,596.42)	457,268.60	308,714.67	(148,553.93)	411,619.56
Uncollectible & Other Losses	1,534.02	7,500.00	5,965.98	23,858.21	67,500.00	43,641.79	90,000.00
Assoc. Sponsored Events	2,040.16	5,999.99	3,959.83	42,692.99	53,999.91	11,306.92	71,999.88
Income Tax	0.00	1,166.66	1,166.66	2,200.00	10,499.94	8,299.94	13,999.92
Total Expenses	\$ 421,464.35	\$ 386,001.22	\$ (35,463.13)	\$ 3,739,293.01	\$ 3,504,944.34	\$ (234,348.67)	\$ 4,659,214.72
NET SURPLUS/(DEFICIT)	\$ (378,213.99)	\$ (351,131.33)	\$ (27,082.66)	\$ (101,041.89)	\$ (1,733.27)	\$ (99,308.62)	\$ 0.00

T150 - Spring Valley Lake Association
Income Statement - Cash Receipts Received
Fiscal Year End October 31, 2015
For The Period 07/01/15 To 07/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Income							
4110-00 Assessments: Regular	\$ 422,731.43	\$ 0.00	\$ 422,731.43	\$ 3,271,363.41	\$ 3,208,782.00	\$ 62,581.41	\$ 4,278,376.00
4230-00 Community Building Rental	0.00	666.67	(666.67)	16,182.73	6,000.01	10,182.72	8,000.00
4270-00 Non Refundable Booking Fee-Fac	29.80	0.00	29.80	209.80	0.00	209.80	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	6,936.84	2,000.00	4,936.84	68,280.12	55,250.00	13,030.12	60,000.00
4330-00 Slip Rental	2,147.37	1,250.00	897.37	20,157.17	11,250.00	8,907.17	15,000.00
4380-00 Life Guard Fees	1,057.93	375.00	682.93	3,498.00	1,125.00	2,373.00	1,500.00
4399-00 Other-Lake & Marina Fees	5.00	0.00	5.00	127.46	0.00	127.46	0.00
4410-00 Boarding Fees - Monthly	3,759.77	3,333.33	426.44	22,865.36	30,000.01	(7,134.65)	40,000.00
4420-00 Boarding Fees - Daily	210.00	0.00	210.00	310.00	0.00	310.00	0.00
4499-00 Other Equestrian Fees	300.00	133.33	166.67	3,036.60	1,199.97	1,836.63	1,599.96
4510-00 Weed/Lot Maintenance	334.80	3,750.00	(3,415.20)	36,918.11	33,750.00	3,168.11	45,000.00
4520-00 Owner Interest	1,042.26	1,358.33	(316.07)	15,647.83	12,224.97	3,422.86	16,299.96
4530-00 Tenant Fees	3,270.59	2,916.66	353.93	42,892.89	26,249.94	16,642.95	34,999.92
4540-00 Architectural Fees	250.00	416.66	(166.66)	3,247.46	3,749.94	(502.48)	4,999.92
4550-00 Citation Income	1,707.68	583.29	1,124.39	35,660.29	5,249.61	30,410.68	6,999.48
4560-00 Membership Card Fees	25.00	16.63	8.37	55.00	149.67	(94.67)	199.56
4700-00 Collection Charges (mgmt)	5,453.61	0.00	5,453.61	51,824.43	0.00	51,824.43	0.00
4760-00 Escrow Income (mgmt)	650.00	0.00	650.00	7,750.00	0.00	7,750.00	0.00
4991-00 Late Fees	2,850.28	0.00	2,850.28	46,345.91	0.00	46,345.91	0.00
Total Cash Receipts Received	\$ 452,762.36	\$ 16,799.90	\$ 435,962.46	\$ 3,646,423.57	\$ 3,394,981.12	\$ 251,442.45	\$ 4,512,974.80

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 1
 Fiscal Year End October 31, 2015
 For The Period 07/01/15 To 07/31/15

	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	\$ 0.00	\$ 254.00	\$ 3,210,052.00	\$ 3,208,782.00	\$ 1,270.00	\$ 4,278,376.00
Total Owner Assessments	\$ 254.00	\$ 0.00	\$ 254.00	\$ 3,210,052.00	\$ 3,208,782.00	\$ 1,270.00	\$ 4,278,376.00
Community Service Fees							
4230-00 Community Building Rental	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 17,350.50	\$ 6,000.01	\$ 11,350.49	\$ 8,000.00
4250-00 Family Social Committee	0.00	625.00	(625.00)	225.00	5,625.00	(5,400.00)	7,500.00
4260-00 Recreation Dept. Fees	0.00	600.00	(600.00)	0.00	5,400.00	(5,400.00)	7,200.00
4265-00 Craft Fair Booth Fees	100.00	125.00	(25.00)	1,430.00	1,125.00	305.00	1,500.00
4270-00 Non Refundable Booking Fee-Fac	45.00	0.00	45.00	225.00	0.00	225.00	0.00
4299-00 Other Community Service Fees	2,856.00	0.00	2,856.00	5,539.00	0.00	5,539.00	0.00
Total Community Service Fees	\$ 3,001.00	\$ 2,016.67	\$ 984.33	\$ 24,769.50	\$ 18,150.01	\$ 6,619.49	\$ 24,200.00
Marina Fees							
4310-00 Vessel Registration	\$ 6,950.00	\$ 2,000.00	\$ 4,950.00	\$ 68,635.00	\$ 55,250.00	\$ 13,385.00	\$ 60,000.00
4320-00 Electricity Reimb-Lake	13,282.62	5,833.33	7,449.29	50,655.28	52,500.01	(1,844.73)	70,000.00
4330-00 Slip Rental	2,170.00	1,250.00	920.00	19,699.23	11,250.00	8,449.23	15,000.00
4340-00 Fuel & Oil Sales	5,271.61	7,550.00	(2,278.39)	14,788.39	13,550.00	1,238.39	20,000.00
4380-00 Life Guard Fees	1,080.00	375.00	705.00	3,580.00	1,125.00	2,455.00	1,500.00
4399-00 Other-Lake & Marina Fees	15.00	0.00	15.00	90.00	0.00	90.00	0.00
Total Marina Fees	\$ 28,769.23	\$ 17,008.33	\$ 11,760.90	\$ 157,447.90	\$ 133,675.01	\$ 23,772.89	\$ 166,500.00
Equestrian Fees							
4410-00 Boarding Fees - Monthly	\$ 2,420.00	\$ 3,333.33	\$ (913.33)	\$ 24,530.78	\$ 30,000.01	\$ (5,469.23)	\$ 40,000.00
4420-00 Boarding Fees - Daily	210.00	0.00	210.00	310.00	0.00	310.00	0.00
4440-23 Equestrian Apt Rent	570.00	670.00	(100.00)	5,130.00	6,030.00	(900.00)	8,040.00
4499-00 Other Equestrian Fees	300.00	133.33	166.67	3,045.00	1,199.97	1,845.03	1,599.96
Total Equestrian Fees	\$ 3,500.00	\$ 4,136.66	\$ (636.66)	\$ 33,015.78	\$ 37,229.98	\$ (4,214.20)	\$ 49,639.96

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 2
 Fiscal Year End October 31, 2015
 For The Period 07/01/15 To 07/31/15

	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	\$ 330.00	\$ 3,750.00	\$ (3,420.00)	\$ 38,278.00	\$ 33,750.00	\$ 4,528.00	\$ 45,000.00
4520-00 Owner Interest	4,721.32	1,358.33	3,362.99	27,753.02	12,224.97	15,528.05	16,299.96
4530-00 Tenant Fees	3,016.59	2,916.66	99.93	41,104.12	26,249.94	14,854.18	34,999.92
4540-00 Architectural Fees	250.00	416.66	(166.66)	3,170.00	3,749.94	(579.94)	4,999.92
4550-00 Citation Income	(500.00)	583.29	(1,083.29)	18,450.00	5,249.61	13,200.39	6,999.48
4560-00 Membership Card Fees	25.00	16.63	8.37	55.00	149.67	(94.67)	199.56
Total Owner Fees	\$ 7,842.91	\$ 9,041.57	\$ (1,198.66)	\$ 128,810.14	\$ 81,374.13	\$ 47,436.01	\$ 108,498.84
Collections & Escrow							
4700-00 Collection Charges (mgmt)	\$ 5,150.00	\$ 0.00	\$ 5,150.00	\$ 48,675.00	\$ 0.00	\$ 48,675.00	\$ 0.00
4710-00 Collection Charges (contra)	(5,475.00)	0.00	(5,475.00)	(54,584.00)	0.00	(54,584.00)	0.00
4760-00 Escrow Income (mgmt)	(250.00)	0.00	(250.00)	4,600.00	0.00	4,600.00	0.00
4760-10 Escrow Income (contra)	0.00	0.00	0.00	(5,400.00)	0.00	(5,400.00)	0.00
Total Collections & Escrow	\$ (575.00)	\$ 0.00	\$ (575.00)	\$ (6,709.00)	\$ 0.00	\$ (6,709.00)	\$ 0.00
Investment Income							
4819-00 Interest Income	\$ 59.22	\$ 166.66	\$ (107.44)	\$ 1,057.18	\$ 1,499.94	\$ (442.76)	\$ 1,999.92
4825-00 Interest Income-Lot 47 Note	399.00	0.00	399.00	1,197.00	0.00	1,197.00	0.00
Total Investment Income	\$ 458.22	\$ 166.66	\$ 291.56	\$ 2,254.18	\$ 1,499.94	\$ 754.24	\$ 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	0.00	0.00	0.00	46,356.10	0.00	46,356.10	0.00
4999-00 Other Revenue	0.00	2,500.00	(2,500.00)	8,119.76	22,500.00	(14,380.24)	30,000.00
Total Other Revenue	\$ 0.00	\$ 2,500.00	\$ (2,500.00)	\$ 88,610.62	\$ 22,500.00	\$ 66,110.62	\$ 30,000.00

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page1
 Fiscal Year End October 31, 2015
 For The Period 07/01/15 To 07/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Compensation							
5120-99 Gross Pay-Overtime	\$ 4,361.09	\$ 833.33	\$ (3,527.76)	\$ 26,464.72	\$ 7,499.97	\$ (18,964.75)	\$ 9,999.96
5130-99 Employer Taxes	18,085.77	11,909.08	(6,176.69)	118,471.96	107,181.72	(11,290.24)	142,908.96
Group Health, Etc.	9,746.63	16,551.83	6,805.20	97,523.77	148,966.47	51,442.70	198,621.96
Workers Compensation	5,204.13	15,717.58	10,513.45	77,949.71	141,458.22	63,508.51	188,610.96
Employer 401k Contribution	771.62	411.08	(360.54)	5,118.47	3,699.72	(1,418.75)	4,932.96
5180-99 Compensation Allocation	200,426.50	120,848.33	(79,578.17)	1,164,963.43	1,087,634.97	(77,328.46)	1,450,180.00
HR Services (Payroll)	2,945.07	1,666.66	(1,278.41)	16,085.07	14,999.94	(1,085.13)	19,999.92
Total Compensation	\$ 241,540.81	\$ 167,937.89	\$ (73,602.92)	\$ 1,506,577.13	\$ 1,511,441.01	\$ 4,863.88	\$ 2,015,254.72
Reserve Funding							
5210-19 Replacement Provision	\$ 23,800.00	\$ 23,800.00	\$ 0.00	\$ 214,200.00	\$ 214,200.00	\$ 0.00	\$ 285,600.00
5299-00 Interest Reserve Funding	57.65	0.00	(57.65)	1,045.10	0.00	(1,045.10)	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	\$ 23,857.65	\$ 23,800.00	\$ (57.65)	\$ 615,245.10	\$ 214,200.00	\$ (401,045.10)	\$ 285,600.00
Lake, Marina & Equestrian							
5310-12 Water Assessment	\$ 15,833.33	\$ 15,833.33	\$ 0.00	\$ 142,499.97	\$ 142,499.97	\$ 0.00	\$ 189,999.96
5315-00 Water Contingency	0.00	2,500.00	2,500.00	0.00	22,500.00	22,500.00	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	12,311.38	23,833.50	11,522.12	110,704.63	214,501.50	103,796.87	286,002.00
5330-12 Pumping Watermaster	3,576.18	833.33	(2,742.85)	8,095.39	7,499.97	(595.42)	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	6,183.44	6,750.00	566.56	9,000.00
Lake Maintenance & Supplies	107.99	9,583.33	9,475.34	9,234.96	86,249.97	77,015.01	114,999.96
5370-12 Water Monitoring/Testing	160.00	333.33	173.33	2,746.18	333.33	(2,412.85)	1,000.00
5380-23 Horse Feed Equestrian	0.00	2,500.00	2,500.00	2,821.69	22,500.00	19,678.31	30,000.00
Total Lake, Marina & Equestrian	\$ 31,988.88	\$ 56,166.82	\$ 24,177.94	\$ 307,511.71	\$ 532,834.74	\$ 225,323.03	\$ 701,001.88

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 2
 Fiscal Year End October 31, 2015
 For The Period 07/01/15 To 07/31/15

	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	68,175.00	69,525.00	1,350.00	92,700.00
5715-29 Accounting-Requested Service	0.00	625.00	625.00	0.00	5,625.00	5,625.00	7,500.00
Legal Expense	14,114.26	8,333.33	(5,780.93)	103,021.14	74,999.97	(28,021.17)	99,999.96
5730-98 Consulting	0.00	833.33	833.33	18,775.61	7,499.97	(11,275.64)	9,999.96
5740-98 Audit	0.00	0.00	0.00	5,925.00	6,000.00	75.00	6,000.00
5751-00 Staff Leasing-Parkway Maintena	4,425.20	0.00	(4,425.20)	16,180.10	0.00	(16,180.10)	0.00
5760-11 Technology	2,800.00	1,250.00	(1,550.00)	7,693.79	11,250.00	3,556.21	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	137.00	0.00	(137.00)	2,583.50	0.00	(2,583.50)	0.00
5775-29 Fireworks-4th of July	0.00	0.00	0.00	20,000.00	20,000.00	0.00	20,000.00
Service Contracts	3,919.01	6,666.66	2,747.65	57,321.68	59,999.94	2,678.26	79,999.92
Reserve Study	0.00	2,800.00	2,800.00	1,400.00	2,800.00	1,400.00	2,800.00
HR Admin	630.00	166.66	(463.34)	2,633.00	1,499.94	(1,133.06)	1,999.92
Total Professional Services	\$ 33,750.47	\$ 28,399.98	\$ (5,350.49)	\$ 304,021.97	\$ 259,199.82	\$ (44,822.15)	\$ 335,999.76
Administrative Support							
6005-91 Prof. Cert. Fees	0.00	250.00	250.00	2,633.50	2,250.00	(383.50)	3,000.00
Licenses & Permits	126.25	1,000.00	873.75	6,756.55	9,000.00	2,243.45	12,000.00
Uniform Expense	852.91	1,500.00	647.09	14,929.48	13,500.00	(1,429.48)	18,000.00
Safety Equip/Supplies	287.83	500.00	212.17	2,570.87	4,500.00	1,929.13	6,000.00
Training Expense	0.00	833.33	833.33	5,584.97	7,499.97	1,915.00	9,999.96
Travel Expense	266.90	333.33	66.43	3,918.45	2,999.97	(918.48)	3,999.96
Office Supplies	1,539.42	1,250.00	(289.42)	13,021.99	11,250.00	(1,771.99)	15,000.00
Materials,Supplies & Signage	503.59	833.33	329.74	7,319.32	7,499.97	180.65	9,999.96
Postage	375.80	2,083.33	1,707.53	14,021.66	18,749.97	4,728.31	24,999.96
Printing	1,500.00	2,083.33	583.33	13,960.27	18,749.97	4,789.70	24,999.96
BOD & Committee Meals	621.49	416.66	(204.83)	3,836.49	3,749.94	(86.55)	4,999.92
Bank & CC Fees	226.25	216.66	(9.59)	1,914.52	1,949.94	35.42	2,599.92
Advertising	25.00	0.00	(25.00)	1,880.00	0.00	(1,880.00)	0.00
6095-21 Advertising	0.00	0.00	0.00	1,880.00	0.00	(1,880.00)	0.00
6095-29 Advertising	0.00	208.33	208.33	389.33	1,874.97	1,485.64	2,499.96
6095-91 C.O.P. Program	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
6096-00 Other Expense	0.00	83.33	83.33	3,266.38	749.97	(2,516.41)	999.96
Total Administrative Support	\$ 6,325.44	\$ 11,841.63	\$ 5,516.19	\$ 96,028.78	\$ 106,574.67	\$ 10,545.89	\$ 142,099.56

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 3
 Fiscal Year End October 31, 2015
 For The Period 07/01/15 To 07/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Vehicles, Equip & Technology							
Vehicle: Fuel & Oil	\$ 83.46	\$ 6,250.00	\$ 6,166.54	\$ 40,561.91	\$ 56,250.00	\$ 15,688.09	\$ 75,000.00
Marina: Fuel & Oil	(7.38)	2,916.66	2,924.04	8,746.49	26,249.94	17,503.45	34,999.92
Equip/Vehicle Repair	3,196.26	2,083.33	(1,112.93)	21,664.07	18,749.97	(2,914.10)	24,999.96
Software Licenses	720.10	720.00	(0.10)	6,480.90	6,480.00	(0.90)	8,640.00
Computer Equipment	4,020.04	2,500.00	(1,520.04)	7,739.60	22,500.00	14,760.40	30,000.00
Property Tax Expense	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Small Tools	772.11	833.33	61.22	8,269.43	7,499.97	(769.46)	9,999.96
Other Vehicles, Equip & Tech	0.00	0.00	0.00	269.99	0.00	(269.99)	0.00
Total Vehicles, Equip & Tech	\$ 8,784.59	\$ 15,303.32	\$ 6,518.73	\$ 93,732.39	\$ 137,729.88	\$ 43,997.49	\$ 188,639.84
Insurance							
5810-98 Insurance: Umbrella & Liabilt	\$ 11,622.20	\$ 11,333.33	\$ (288.87)	\$ 104,600.40	\$ 101,999.97	\$ (2,600.43)	\$ 135,999.96
5820-99 Insurance: D&O	(8,655.92)	1,250.00	9,905.92	14,202.72	11,250.00	(2,952.72)	15,000.00
5890-91 Insurance: Other	0.00	0.00	0.00	760.20	0.00	(760.20)	0.00
Total Insurance	\$ 2,966.28	\$ 12,583.33	\$ 9,617.05	\$ 119,563.32	\$ 113,249.97	\$ (6,313.35)	\$ 150,999.96
Utilities							
5420-12 Electricity	\$ 4,275.55	\$ 2,916.66	\$ (1,358.89)	\$ 23,167.64	\$ 26,249.94	\$ 3,082.30	\$ 34,999.92
Electricity-Lake	8,441.02	7,083.33	(1,357.69)	50,492.40	63,749.97	13,257.57	84,999.96
Natural Gas	122.76	583.33	460.57	4,723.03	5,249.97	526.94	6,999.96
Water/Sewer	9,479.88	5,583.33	(3,896.55)	48,475.57	50,249.97	1,774.40	66,999.96
Trash Collection	1,441.22	1,916.66	475.44	12,666.90	17,249.94	4,583.04	22,999.92
Telephone	2,017.57	2,916.66	899.09	30,743.11	26,249.94	(4,493.17)	34,999.92
Internet Service	0.00	0.00	0.00	324.16	0.00	(324.16)	0.00
Total Utilities	\$ 25,778.00	\$ 20,999.97	\$ (4,778.03)	\$ 170,592.81	\$ 188,999.73	\$ 18,406.92	\$ 251,999.64

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 4
 Fiscal Year End October 31, 2015
 For The Period 07/01/15 To 07/31/15

	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	\$ 2,762.50	\$ 2,951.66	\$ 189.16	\$ 29,719.79	\$ 26,564.94	\$ (3,154.85)	\$ 35,419.92
Building Maintenance	8,491.95	3,333.33	(5,158.62)	39,960.95	29,999.97	(9,960.98)	39,999.96
Grounds Maintenance	3,810.19	4,166.66	356.47	60,162.14	37,499.94	(22,662.20)	49,999.92
Equipment Rental	1,803.25	666.66	(1,136.59)	8,910.59	5,999.94	(2,910.65)	7,999.92
Janitorial Supplies	781.88	683.33	(98.55)	7,606.02	6,149.97	(1,456.05)	8,199.96
Surveillance Cameras	1,701.21	1,666.66	(34.55)	42,202.08	14,999.94	(27,202.14)	19,999.92
Capital Improvements	23,547.07	20,833.33	(2,713.74)	266,707.03	187,499.97	(81,207.06)	249,999.96
Total Grounds & Buildings	\$ 42,898.05	\$ 34,301.63	\$ (8,596.42)	\$ 457,268.60	\$ 308,714.67	\$ (148,553.93)	\$ 411,619.56
Uncollectible & Other Losses							
6110-91 Bad Debts Expense	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 2,548.37	\$ 67,500.00	\$ 64,951.63	\$ 90,000.00
6120-00 Collection Expenses	50.00	0.00	(50.00)	17,990.00	0.00	(17,990.00)	0.00
6190-00 Other Losses	1,484.02	0.00	(1,484.02)	3,319.84	0.00	(3,319.84)	0.00
Total Uncollectible & Losses	\$ 1,534.02	\$ 7,500.00	\$ 5,965.98	\$ 23,858.21	\$ 67,500.00	\$ 43,641.79	\$ 90,000.00
Association Sponsored Events							
5910-28 Events	\$ (857.37)	\$ 3,000.00	\$ 3,857.37	\$ 25,264.42	\$ 27,000.00	\$ 1,735.58	\$ 36,000.00
5910-29 Events	0.00	0.00	0.00	1,215.49	0.00	(1,215.49)	0.00
5915-29 Family Festival	2,094.21	1,333.33	(760.88)	11,513.21	11,999.97	486.76	15,999.96
5920-00 Concerts at the Beach	390.38	1,000.00	609.62	390.38	9,000.00	8,609.62	12,000.00
5925-00 SVL Event Meals	412.94	416.66	3.72	3,915.91	3,749.94	(165.97)	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	2,250.00	2,250.00	3,000.00
Total Events	\$ 2,040.16	\$ 5,999.99	\$ 3,959.83	\$ 42,692.99	\$ 53,999.91	\$ 11,306.92	\$ 71,999.88
Income Tax							
6910-92 Federal Taxes	\$ 0.00	\$ 833.33	\$ 833.33	\$ 0.00	\$ 7,499.97	\$ 7,499.97	\$ 9,999.96
6920-92 California State Taxes	0.00	333.33	333.33	2,200.00	2,999.97	799.97	3,999.96
Total Income Taxes	\$ 0.00	\$ 1,166.66	\$ 1,166.66	\$ 2,200.00	\$ 10,499.94	\$ 8,299.94	\$ 13,999.92

T1150 - SPRING VALLEY LAKE ASSOCIATION

INCOME STATEMENT - Y.T.D.

Fiscal Year End October 31, 2015

For The Period 11/01/14 To 07/31/15

	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	254	0	0	0	3,210,052	3,208,782	1,270
Community Servi	5,497	66	1,736	100	610	3,391	3,679	6,691	3,001	0	0	0	24,770	18,150	6,619
Marina Fees	7,213	382	25,731	14,939	16,691	16,502	16,992	30,228	28,769	0	0	0	157,448	133,675	23,773
Equestrian Fees	3,730	5,005	3,800	3,730	3,510	2,766	3,465	3,510	3,500	0	0	0	33,016	37,230	(4,214)
Owner Fees	14,919	1,138	5,909	3,639	24,596	31,596	26,828	12,341	7,843	0	0	0	128,810	81,374	47,436
Collection Fees	(8,059)	10,125	(12,675)	4,325	4,050	(3,850)	(1,675)	1,625	(575)	0	0	0	(6,709)	0	(6,709)
Investments Inc	125	120	10	238	369	536	294	103	458	0	0	0	2,254	1,500	754
Other Revenue	16,011	1,960	34,021	20,180	(249)	591	15,985	111	0	0	0	0	88,611	22,500	66,111
TOTAL INCOME	1,109,031	18,796	59,168	1,116,871	49,578	51,532	1,135,417	54,608	43,250	0	0	0	3,638,251	3,503,211	135,040
EXPENSES															
Compensation	134,384	148,122	234,324	134,356	138,899	148,013	151,980	174,958	241,541	0	0	0	1,506,577	1,511,441	4,864
Replacement & R	23,925	23,920	23,805	424,038	23,969	23,937	23,893	23,899	23,858	0	0	0	615,245	214,200	(401,045)
Lake, Marina &	34,114	27,708	30,825	40,118	41,560	35,653	30,808	34,737	31,989	0	0	0	307,512	532,835	225,323
Professional Se	33,447	36,211	20,593	40,126	25,109	36,815	33,233	44,739	33,750	0	0	0	304,022	259,200	(44,822)
Administrative	7,284	12,611	10,621	11,142	8,960	11,014	15,129	12,942	6,325	0	0	0	96,029	106,575	10,546
Vehicles, Equip	14,749	8,106	7,143	3,846	14,044	8,625	5,509	22,925	8,785	0	0	0	93,732	137,730	43,997
Insurance	1,213	1,448	35,904	12,802	24,404	1,357	13,476	25,993	2,966	0	0	0	119,563	113,250	(6,313)
Utilities	27,859	14,343	28,452	12,236	17,177	13,588	18,356	12,804	25,778	0	0	0	170,593	189,000	18,407
Grounds & Build	64,044	26,812	55,646	46,343	67,333	21,938	95,215	37,039	42,898	0	0	0	457,269	308,715	(148,554)
Uncollectible &	0	6,180	0	15,575	(9,080)	0	2,233	7,416	1,534	0	0	0	23,858	67,500	43,642
Assoc. Sponsor	4,598	6,775	2,127	3,212	2,172	3,782	2,320	15,667	2,040	0	0	0	42,693	54,000	11,307
Income Tax	0	0	0	310	0	945	0	945	0	0	0	0	2,200	10,500	8,300
Total Expenses	345,617	312,236	449,440	744,105	354,548	305,666	392,152	414,064	421,464	0	0	0	3,739,293	3,504,944	(234,349)
NET SURPLUS/(DE	763,414	(293,440)	(390,272)	372,766	(304,970)	(254,134)	743,265	(359,456)	(378,214)	0	0	0	(101,042)	(1,733)	(99,309)

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 07/31/15

	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	254	0	0	0	3,210,052	3,208,782	1,270
Total Owner Ass	1,069,594	0	637	1,069,719	0	0	1,069,848	0	254	0	0	0	3,210,052	3,208,782	1,270
Community Service Fees															
4230-00 Community Build	0	0	0	0	0	0	0	17,351	0	0	0	0	17,351	6,000	11,350
4250-00 Family Social C	0	0	35	0	0	50	60	80	0	0	0	0	225	5,625	(5,400)
4260-00 Recreation Dept	5,487	0	1,626	100	550	2,921	3,034	(13,717)	0	0	0	0	0	5,400	(5,400)
4265-00 Craft Fair Boot	10	0	0	0	0	405	585	330	100	0	0	0	1,430	1,125	305
4270-00 Non Refundable	0	15	75	0	60	15	0	15	45	0	0	0	225	0	225
4299-00 Other Community	0	51	0	0	0	0	0	2,632	2,856	0	0	0	5,539	0	5,539
Total Community	5,497	66	1,736	100	610	3,391	3,679	6,691	3,001	0	0	0	24,770	18,150	6,619
Marina Fees															
4310-00 Vessel Registra	0	25	8,340	9,300	10,120	10,100	11,925	11,875	6,950	0	0	0	68,635	55,250	13,385
4320-00 Electricity Rei	6,620	0	12,331	4,809	3,685	4,254	0	5,674	13,283	0	0	0	50,655	52,500	(1,845)
4330-00 Slip Rental	325	325	4,920	820	2,887	1,188	2,490	4,574	2,170	0	0	0	19,699	11,250	8,449
4340-00 Fuel & Oil Sale	268	32	0	0	0	0	1,947	7,270	5,272	0	0	0	14,788	13,550	1,238
4380-00 Life Guard Fees	0	0	80	0	0	960	640	820	1,080	0	0	0	3,580	1,125	2,455
4399-00 Other-Lake & Ma	0	0	60	10	0	0	(10)	15	15	0	0	0	90	0	90
Total Marina Fe	7,213	382	25,731	14,939	16,691	16,502	16,992	30,228	28,769	0	0	0	157,448	133,675	23,773
Equestrian Fees															
4410-00 Boarding Fees -	2,860	3,310	3,210	2,860	2,640	1,951	2,640	2,640	2,420	0	0	0	24,531	30,000	(5,469)
4420-00 Boarding Fees -	0	30	20	0	0	20	30	0	210	0	0	0	310	0	310
4440-23 Equestrian Apt	570	570	570	570	570	570	570	570	570	0	0	0	5,130	6,030	(900)
4499-00 Other Equestria	300	1,095	0	300	300	225	225	300	300	0	0	0	3,045	1,200	1,845
Total Equestria	3,730	5,005	3,800	3,730	3,510	2,766	3,465	3,510	3,500	0	0	0	33,016	37,230	(4,214)

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 07/31/15

	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	660	330	0	0	0	38,278	33,750	4,528
4520-00 Owner Interest	4,069	(42)	43	1,262	11,340	1,718	2,051	2,591	4,721	0	0	0	27,753	12,225	15,528
4530-00 Tenant Fees	2,000	715	1,016	2,458	2,223	5,898	15,967	7,810	3,017	0	0	0	41,104	26,250	14,854
4540-00 Architectural F	290	30	850	960	80	380	100	230	250	0	0	0	3,170	3,750	(580)
4550-00 Citation Income	7,900	250	4,000	(1,050)	2,500	700	3,600	1,050	(500)	0	0	0	18,450	5,250	13,200
4560-00 Membership Card	0	20	0	10	0	0	0	0	25	0	0	0	55	150	(95)
Total Owner Fee	14,919	1,138	5,909	3,639	24,596	31,596	26,828	12,341	7,843	0	0	0	128,810	81,374	47,436
Collection & Escrow															
4700-00 Collection Char	3,150	13,075	450	5,025	8,825	4,725	2,800	5,475	5,150	0	0	0	48,675	0	48,675
4710-00 Collection Char	(11,209)	(2,950)	(13,075)	(450)	(5,025)	(8,825)	(4,725)	(2,850)	(5,475)	0	0	0	(54,584)	0	(54,584)
4760-00 Escrow Income (800	800	750	500	750	1,000	1,250	(1,000)	(250)	0	0	0	4,600	0	4,600
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)	1,625	(575)	0	0	0	(6,709)	0	(6,709)
Investment Income															
4819-00 Interest Income	125	120	10	238	169	137	95	103	59	0	0	0	1,057	1,500	(443)
4825-00 Interest Income	0	0	0	0	200	399	200	0	399	0	0	0	1,197	0	1,197
Total Investment	125	120	10	238	369	536	294	103	458	0	0	0	2,254	1,500	754
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	89	0	0	0	0	46,356	0	46,356
4999-00 Other Revenue	499	2,265	77	2,568	0	620	2,070	21	0	0	0	0	8,120	22,500	(14,380)
Total Other Rev	16,011	1,960	34,021	20,180	(249)	591	15,985	111	0	0	0	0	88,611	22,500	66,111

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 07/31/15

	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	22,104	4,361	0	0	0	26,465	7,500	(18,965)
5130-99 Employer Taxes	1,433	9,646	33,533	13,274	10,771	9,712	9,938	12,079	18,086	0	0	0	118,472	107,182	(11,290)
Group Health, E	12,139	(2,111)	31,627	(1,539)	1,518	22,935	11,513	11,695	9,747	0	0	0	97,524	148,966	51,443
5150-99 Workers Compens	14,212	14,212	7,946	9,638	9,638	(2,178)	9,638	9,638	5,204	0	0	0	77,950	141,458	63,509
5180-99 Employer 401k C	0	0	0	0	0	0	0	4,347	772	0	0	0	5,118	3,700	(1,419)
Compensation Al	99,016	124,905	165,173	111,526	115,442	115,901	119,395	113,179	200,427	0	0	0	1,164,963	1,087,635	(77,328)
HR Services (Pa	7,583	1,471	(3,955)	1,457	1,530	1,642	1,496	1,916	2,945	0	0	0	16,085	15,000	(1,085)
Total Compensat	134,384	148,122	234,324	134,356	138,899	148,013	151,980	174,958	241,541	0	0	0	1,506,577	1,511,441	4,864
Reserve Funding															
5210-19 Replacement Pro	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	0	0	0	214,200	214,200	0
5299-00 Interest Reserv	125	120	5	238	169	137	93	99	58	0	0	0	1,045	0	(1,045)
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	23,899	23,858	0	0	0	615,245	214,200	(401,045)
Lake, Marina & Equestrian															
5310-12 Water Assessmen	15,833	15,833	15,833	15,833	15,833	15,833	15,833	15,833	15,833	0	0	0	142,500	142,500	0
5315-00 Water Contingen	0	0	0	0	0	0	0	0	0	0	0	0	0	22,500	22,500
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	12,768	12,311	0	0	0	110,705	214,502	103,797
5330-12 Pumping Waterma	0	0	2,643	0	0	1,876	0	0	3,576	0	0	0	8,095	7,500	(595)
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	1,328	0	0	0	0	6,183	6,750	567
Lake Maintenanc	0	0	78	226	1,850	1,200	2,571	3,203	108	0	0	0	9,235	86,250	77,015
5370-12 Water Monitorin	1,510	0	0	0	0	996	0	80	160	0	0	0	2,746	333	(2,413)
5380-23 Horse Feed Equ	0	0	0	0	0	1,297	0	1,525	0	0	0	0	2,822	22,500	19,678
Total Lake, Mari	34,114	27,708	30,825	40,118	41,560	35,653	30,808	34,737	31,989	0	0	0	307,512	532,835	225,323

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 07/31/15

	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	7,725	7,725	0	0	0	68,175	69,525	1,350
5715-29 Accounting-Req	0	0	0	0	0	0	0	0	0	0	0	0	0	5,625	5,625
Legal Expense	(190)	9,331	7,615	6,542	11,575	9,154	13,520	31,360	14,114	0	0	0	103,021	75,000	(28,021)
5725-98 Legal Contingen	20,629	0	0	0	0	0	0	(20,629)	0	0	0	0	0	0	0
5730-98 Consulting	0	12,240	0	4,886	424	0	1,000	226	0	0	0	0	18,776	7,500	(11,276)
5740-98 Audit	0	0	0	5,925	0	0	0	0	0	0	0	0	5,925	6,000	75
5751-00 Staff Leasing-P	0	0	0	693	800	0	2,177	11,755	4,425	0	0	0	16,180	0	(16,180)
5760-11 Technology	562	662	0	0	313	0	0	0	2,800	0	0	0	7,694	11,250	3,556
5760-91 Technology	0	0	0	137	269	301	55	185	137	0	0	0	313	0	(313)
5770-98 Web Site Mainte	1,298	147	55	137	269	301	55	185	137	0	0	0	2,584	0	(2,584)
5775-29 Fireworks-4th o	0	0	0	0	0	10,000	0	10,000	0	0	0	0	20,000	20,000	0
Service Contrac	3,603	6,226	5,018	14,438	4,217	7,117	8,561	4,222	3,919	0	0	0	57,322	60,000	2,678
5785-98 Reserve Study	0	0	0	0	0	1,400	0	0	0	0	0	0	1,400	2,800	1,400
HR Admin	45	105	405	4	11	1,343	195	(105)	630	0	0	0	2,633	1,500	(1,133)
Total Professio	33,447	36,211	20,593	40,126	25,109	36,815	33,233	44,739	33,750	0	0	0	304,022	259,200	(44,822)
Administrative Support															
6005-91 Prof. Cert. Fee	0	668	720	916	150	180	0	0	0	0	0	0	2,634	2,250	(384)
Licenses & Perm	179	548	1,033	2,205	682	657	820	506	126	0	0	0	6,757	9,000	2,243
Uniform Expense	706	1,165	2,323	1,154	1,031	2,747	3,392	1,558	853	0	0	0	14,929	13,500	(1,429)
Safety Equip/Su	0	165	346	194	204	262	472	640	288	0	0	0	2,571	4,500	1,929
Training Expens	332	750	87	886	443	0	309	2,778	0	0	0	0	5,585	7,500	1,915
Travel Expense	296	195	333	240	1,229	914	183	262	267	0	0	0	3,918	3,000	(918)
Office Supplies	1,090	1,871	979	865	986	1,545	1,297	2,850	1,539	0	0	0	13,022	11,250	(1,772)
Materials, Suppl	2,009	1,074	246	626	370	575	1,507	409	504	0	0	0	7,319	7,500	181
Postage	417	3,238	1,976	1,771	612	1,941	1,855	1,836	376	0	0	0	14,022	18,750	4,728
Printing	1,500	879	1,533	1,606	2,020	1,533	1,889	1,500	1,500	0	0	0	13,960	18,750	4,790
BOD & Committee	491	36	508	330	317	395	750	387	621	0	0	0	3,836	3,750	(87)
Bank & CC Fees	146	113	107	243	307	265	291	216	226	0	0	0	1,915	1,950	35
6095-21 Advertising	0	0	0	0	0	0	0	0	25	0	0	0	25	0	(25)
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	1,875	1,486
6096-00 C.O.P. Program	0	0	0	0	0	0	0	0	0	0	0	0	0	2,250	2,250
Other Expense	117	30	429	107	421	0	2,162	0	0	0	0	0	3,266	750	(2,516)
Total Administ	7,284	12,611	10,621	11,142	8,960	11,014	15,129	12,942	6,325	0	0	0	96,029	106,575	10,546

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 07/31/15

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Vehicles, Equip & Technology															
Vehicle: Fuel & Marina: Fuel & Equip/Vehicle R	9,758	4,166	3,395	415	6,294	4,686	320	11,445	83	0	0	0	40,562	56,250	15,688
5560-94 Software Licens	1,190	0	160	0	0	0	0	7,404	(7)	0	0	0	8,746	26,250	17,503
5590-11 Small Tools	1,863	1,670	1,147	978	4,273	2,278	3,783	2,477	3,196	0	0	0	21,664	18,750	(2,914)
Other Vehicles,	720	720	720	720	720	720	720	720	720	0	0	0	6,481	6,480	(1)
Total Vehicles,	722	1,110	729	1,335	(466)	0	0	289	4,020	0	0	0	7,740	22,500	14,760
Insurance	226	441	992	398	3,223	941	686	590	772	0	0	0	8,269	7,500	(769)
5810-98 Insurance: Umbr	270	0	0	0	0	0	0	0	0	0	0	0	270	0	(270)
5820-99 Insurance: D&O	14,749	8,106	7,143	3,846	14,044	8,625	5,509	22,925	8,785	0	0	0	93,732	137,730	43,997
5890-91 Insurance: Othe	0	0	34,691	11,590	23,192	144	11,739	11,622	11,622	0	0	0	104,600	102,000	(2,600)
Total Insurance	1,213	1,213	1,213	1,213	1,213	1,213	525	14,371	(8,656)	0	0	0	14,203	11,250	(2,953)
Utilities	0	235	0	0	0	0	0	0	0	0	0	0	760	0	(760)
5420-12 Electricity-Lak	1,213	1,448	35,904	12,802	24,404	1,357	13,476	25,993	2,966	0	0	0	119,563	113,250	(6,313)
5440-11 Water/Sewer	2,656	2,476	2,439	2,192	2,147	2,137	3,123	1,721	4,276	0	0	0	23,168	26,250	3,082
Telephone	6,194	5,062	5,947	4,434	4,633	4,649	5,672	5,460	8,441	0	0	0	50,492	63,750	13,258
Internet Serv	134	447	1,136	1,102	485	769	371	154	123	0	0	0	4,723	5,250	527
Total Utilities	12,908	1,677	12,073	990	3,376	844	5,753	1,375	9,480	0	0	0	48,476	50,250	1,774
	2,336	1,711	1,807	1,711	1,711	671	508	771	1,441	0	0	0	12,667	17,250	4,583
	3,515	2,870	5,049	1,807	4,717	4,517	2,929	3,323	2,018	0	0	0	30,743	26,250	(4,493)
	115	101	0	0	108	0	0	0	0	0	0	0	324	0	(324)
	27,859	14,343	28,452	12,236	17,177	13,588	18,356	12,804	25,778	0	0	0	170,593	189,000	18,407

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 07/31/15

	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	2,713	2,763	0	0	0	29,720	26,565	(3,155)
Building Mainte	2,989	3,428	2,693	3,436	1,213	6,281	7,997	3,432	8,492	0	0	0	39,961	30,000	(9,961)
Grounds Mainten	4,148	8,445	4,619	12,541	6,596	6,806	8,711	4,486	3,810	0	0	0	60,162	37,500	(22,662)
Equipment Renta	1,204	833	2,760	570	641	202	202	696	1,803	0	0	0	8,911	6,000	(2,911)
Janitorial Supp	1,052	808	688	0	1,002	698	379	2,198	782	0	0	0	7,606	6,150	(1,456)
5650-98 Surveillance Ca	15,901	0	8,657	0	15,943	0	0	0	1,701	0	0	0	42,202	15,000	(27,202)
Capital Improve	35,062	9,727	32,593	26,458	38,601	4,614	74,589	23,515	23,547	0	0	0	268,707	187,500	(81,207)
Total Grounds &	64,044	26,812	55,646	46,343	67,333	21,938	95,215	37,039	42,898	0	0	0	457,269	308,715	(148,554)
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	67,500	64,952
6120-00 Collection Expe	0	6,180	0	1,035	5,145	0	0	5,580	50	0	0	0	17,990	0	(17,990)
6190-00 Other Losses	0	0	0	0	0	0	0	1,836	1,484	0	0	0	3,320	0	(3,320)
Total Uncollect	0	6,180	0	15,575	(9,080)	0	2,233	7,416	1,534	0	0	0	23,858	67,500	43,642
Association Sponsored Events															
5910-28 Events	4,183	3,272	1,734	3,212	2,172	2,742	1,521	7,288	(857)	0	0	0	25,264	27,000	1,736
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	8,379	2,094	0	0	0	11,513	12,000	487
5920-00 Concerts at the	0	0	0	0	0	0	0	0	390	0	0	0	390	9,000	8,610
5925-00 SVL Event Meals	0	3,503	0	0	0	0	0	0	413	0	0	0	3,916	3,750	(166)
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	2,250	2,250
Total Events	4,598	6,775	2,127	3,212	2,172	3,782	2,320	15,667	2,040	0	0	0	42,693	54,000	11,307
Income Tax															
6910-92 Federal Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	7,500	7,500
6920-92 California Stat	0	0	0	310	310	945	0	945	0	0	0	0	2,200	3,000	800
6920-98 California	0	0	0	0	(310)	0	0	0	0	0	0	0	0	0	0
Total Income Ta	0	0	0	310	0	945	0	945	0	0	0	0	2,200	10,500	8,300