

TOTAL

PROPERTY MANAGEMENT, INC.

FINANCIAL MANAGEMENT REPORT

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

CASH ON HAND

Pacific Western Bank Checking: \$501,385.45
 Operating Accounts - Other: \$657,095.40
 Reserve Investments Balance: \$1,376,044.82

Special Assessment: _____ YES X 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 X NO

Bank Account(s) Over FDIC Limit X 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 #: 1470-05 MSCD-Everbank .30% 11/25/15 (Reserves)
 gl #: 1124-10 MSCD-Bank Hapoalim .30% 11/30/15 (Operating)
 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: 55.90%

Date of Current Reserve Study: 08/27/15

Outstanding Aging Bal. (All Charges) \$688,291.64

Additional Comments: Reserve Funded % updated per the Association Reserves study dated 8/27/15. Mutual of Omaha CD a/c 1419-00 matured 9/3/15, funds have been transferred to Morgan Stanley.

Prepared by: LQuesada

T150 - SPRING VALLEY LAKE ASSOCIATION
Unaudited Financial Statement-Modified Accrual Basis
BALANCESHEET
Fiscal Year End October 31, 2015
As Of 08/31/15

ASSETS

Current Assets

1012-00	Operating - Pacific Western Bank	\$	501,385.45	
	Operating Accounts-Other		657,095.40	
1160-00	Accounts Receivable		688,291.64	
1180-00	Notes Receivable-Lot 47		39,900.00	
1297-00	Allowance for Doubtful Accounts		(379,636.12)	
	Prepaid Expenses		61,541.17	
	Reserve Savings		1,376,044.82	
	Total Current Assets			\$ 2,944,622.36

Facilities & Equipment \$ 3,540,205.36

Total Assets **\$ 6,484,827.72**

LIABILITIES

Current Liabilities

2000-00	Loan (Water Purch):PWB 5.00% 2/21/25	\$	2,931,674.39	
2100-00	Prepaid Assessments		38,549.79	
	Accounts Payable		254,018.59	
2510-00	Refundable Deposit-Arch & Clubhouse		3,464.50	
2530-00	Refundable Deposit-Parks/Improvement		5,357.24	
	Total Current Liabilities			\$ 3,233,064.51

Reserves

ALLOCATED RESERVES \$ 1,376,044.82

TOTAL ALLOCATED RESERVES **\$ 1,376,044.82**

TOTAL LIABILITIES & RESERVES **\$ 4,609,109.33**

EQUITY

3999-00	Prior Year Surplus/(Deficit)	\$	1,029,594.36	
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)		1,008,802.79	
	TOTAL EQUITY			\$ 1,875,718.39

TOTAL LIAB, RESERVES & EQUITY **\$ 6,484,827.72**

T150 - SPRING VALLEY LAKE ASSOCIATION
Balance Sheet Support Schedule - Page 1
Fiscal Year End October 31, 2015
As Of 08/31/15

Operating Accounts (minus PWB checking)

1110-00	Petty Cash-Office Petty Cash	\$ 2,574.67
1124-00	Morgan Stanley Excess Op MMA	117,008.08
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	6,654.32
1145-00	Marina Fuel - DCB	67,127.37
1150-00	Credit Card Clearing - DCB	63,180.95

	Total Operating Accounts	\$ 657,095.40

Reserve Savings

1410-00	Reserve Pacific Western Bank	\$ 289,166.35
1418-00	Reserve CD Mutual of Omaha .35% 2/02/16	123,668.05
1419-00	CDARS MOB Banco Popular .25% 9/3/15	101,943.31
1470-00	Morgan Stanley Reserves MMA	248,267.11
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	\$ 1,376,044.82

Total Cash Accounts

\$ 2,033,140.22
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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	14,838.42
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	\$ 61,541.17

T150 - SPRING VALLEY LAKE ASSOCIATION
Balance Sheet Support Schedule - Page 2
Fiscal Year End October 31, 2015
As Of 08/31/15

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	\$ 153,679.22
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	\$ 254,018.59

T150 - SPRING VALLEY LAKE ASSOCIATION
Fiscal Year End October 31, 2015
For The Period 08/01/15 To 08/31/15

	Beginning Balance at 08/01/15	-----Current Period-----			Ending Balance at 08/31/15	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
3300-00 General Reserves	\$ 614,200.00	\$ 23,800.00	\$ -	\$ -	\$ 638,000.00	\$ 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	54,517.66	0.00	0.00	0.00	54,517.66	0.00	0.00
3350-00 Equestrian Center Reserve	53,193.26	0.00	0.00	0.00	53,193.26	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	2,751.76	63.90	0.00	0.00	2,815.66	0.00	63.90
	\$ 1,352,180.92	\$ 23,863.90	\$ -	\$ -	\$ 1,376,044.82	\$ 23,800.00	\$ 63.90
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T150 - SPRING VALLEY LAKE ASSOCIATION
Fiscal Year End October 31, 2015
For The Period 11/01/14 To 08/31/15

	Beginning Balance at 11/01/14	-----Year to Date-----			Ending Balance at 08/31/15	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
3300-00 General Reserves	\$ -	\$ 638,000.00	\$ -	\$ -	\$ 638,000.00	\$ 238,000.00	\$ 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	(36,205.00)	0.00	54,517.66	0.00	0.00
3350-00 Equestrian Center Reserve	98,151.61	0.00	(44,958.35)	0.00	53,193.26	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	1,130.44	0.00	0.00	2,815.66	0.00	1,130.44
	\$ 966,948.51	\$ 639,130.44	\$ (230,034.13)	\$ -	\$ 1,376,044.82	\$ 238,000.00	\$ 401,130.44
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T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT
Fiscal Year End October 31, 2015
For The Period 08/01/15 To 08/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
INCOME							
Owner Assessments	\$ 1,069,594.00	\$ 1,069,594.00	\$ 0.00	\$ 4,279,646.00	\$ 4,278,376.00	\$ 1,270.00	\$ 4,278,376.00
Community Service Fees	3,325.50	2,016.67	1,308.83	28,095.00	20,166.68	7,928.32	24,200.00
Marina Fees	15,763.48	10,808.33	4,955.15	173,211.38	144,483.34	28,728.04	166,500.00
Equestrian Fees	3,100.00	4,136.66	(1,036.66)	36,115.78	41,366.64	(5,250.86)	49,639.96
Owner Fees	8,902.66	9,041.57	(138.91)	137,712.80	90,415.70	47,297.10	108,498.84
Collection Fees	(1,800.00)	0.00	(1,800.00)	(8,509.00)	0.00	(8,509.00)	0.00
Investments Income	264.40	166.66	97.74	2,518.58	1,666.60	851.98	1,999.92
Other Revenue	14,500.95	2,500.00	12,000.95	103,111.57	25,000.00	78,111.57	30,000.00
TOTAL INCOME	\$ 1,113,650.99	\$ 1,098,263.89	\$ 15,387.10	\$ 4,751,902.11	\$ 4,601,474.96	\$ 150,427.15	\$ 4,659,214.72
EXPENSES							
Compensation	\$ 154,261.83	\$ 167,937.89	\$ 13,676.06	\$ 1,660,838.96	\$ 1,679,378.90	\$ 18,539.94	\$ 2,015,254.72
Replacement & Reserve Funding Lake, Marina & Equestrian	(376,136.10)	23,800.00	399,936.10	239,109.00	238,000.00	(1,109.00)	285,600.00
Professional Services	44,562.04	56,166.82	11,604.78	352,073.75	589,001.56	236,927.81	701,001.88
Administrative Support	46,686.73	25,599.98	(21,086.75)	350,708.70	284,799.80	(65,908.90)	335,999.76
Vehicles, Equip & Technology	9,374.86	11,841.63	2,466.77	105,403.64	118,416.30	13,012.66	142,099.56
Insurance	27,426.90	20,303.32	(7,123.58)	121,159.29	158,033.20	36,873.91	188,639.84
Utilities	12,718.70	12,583.33	(135.37)	132,282.02	125,833.30	(6,448.72)	150,999.96
Grounds & Building	15,230.78	20,999.97	5,769.19	185,823.59	209,999.70	24,176.11	251,999.64
Uncollectible & Other Losses	58,467.60	34,301.63	(24,165.97)	515,736.20	343,016.30	(172,719.90)	411,619.56
Assoc. Sponsored Events	5,525.36	7,500.00	1,974.64	29,383.57	75,000.00	45,616.43	90,000.00
Income Tax	5,687.61	5,999.99	312.38	48,380.60	59,999.90	11,619.30	71,999.88
	0.00	1,166.66	1,166.66	2,200.00	11,666.60	9,466.60	13,999.92
Total Expenses	\$ 3,806.31	\$ 388,201.22	\$ 384,394.91	\$ 3,743,099.32	\$ 3,893,145.56	\$ 150,046.24	\$ 4,659,214.72
NET SURPLUS/(DEFICIT)	\$ 1,109,844.68	\$ 710,062.67	\$ 399,782.01	\$ 1,008,802.79	\$ 708,329.40	\$ 300,473.39	\$ 0.00

T150 - Spring Valley Lake Association
Income Statement - Cash Receipts Received
Fiscal Year End October 31, 2015
For The Period 08/01/15 To 08/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Income							
4110-00 Assessments: Regular	\$ 491,409.34	\$ 1,069,594.00	\$ (578,184.66)	\$ 3,762,634.75	\$ 4,278,376.00	\$ (515,741.25)	\$ 4,278,376.00
4230-00 Community Building Rental	2,132.04	666.67	1,465.37	18,314.77	6,666.68	11,648.09	8,000.00
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	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	2,648.46	600.00	2,048.46	70,928.58	55,850.00	15,078.58	60,000.00
4330-00 Slip Rental	1,809.68	1,250.00	559.68	21,966.85	12,500.00	9,466.85	15,000.00
4380-00 Life Guard Fees	562.00	375.00	187.00	4,060.00	1,500.00	2,560.00	1,500.00
4399-00 Other-Lake & Marina Fees	15.00	0.00	15.00	142.46	0.00	142.46	0.00
4410-00 Boarding Fees - Monthly	1,100.00	3,333.33	(2,233.33)	23,965.36	33,333.34	(9,367.98)	40,000.00
4420-00 Boarding Fees - Daily	30.00	0.00	30.00	340.00	0.00	340.00	0.00
4499-00 Other Equestrian Fees	46.00	133.33	(87.33)	3,082.60	1,333.30	1,749.30	1,599.96
4510-00 Weed/Lot Maintenance	515.02	3,750.00	(3,234.98)	37,433.13	37,500.00	(66.87)	45,000.00
4520-00 Owner Interest	945.96	1,358.33	(412.37)	16,593.79	13,583.30	3,010.49	16,299.96
4530-00 Tenant Fees	182.74	2,916.66	(2,733.92)	43,075.63	29,166.60	13,909.03	34,999.92
4540-00 Architectural Fees	1,476.00	416.66	1,059.34	4,723.46	4,166.60	556.86	4,999.92
4550-00 Citation Income	1,698.12	583.29	1,114.83	37,358.41	5,832.90	31,525.51	6,999.48
4560-00 Membership Card Fees	25.00	16.63	8.37	80.00	166.30	(86.30)	199.56
4700-00 Collection Charges (mgmt)	2,373.71	0.00	2,373.71	54,198.14	0.00	54,198.14	0.00
4760-00 Escrow Income (mgmt)	0.00	0.00	0.00	7,750.00	0.00	7,750.00	0.00
4991-00 Late Fees	4,582.60	0.00	4,582.60	50,928.51	0.00	50,928.51	0.00
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Total Cash Receipts Received	\$ 511,551.67	\$ 1,084,993.90	\$ (573,442.23)	\$ 4,157,837.24	\$ 4,479,975.02	\$ (322,137.78)	\$ 4,512,974.80
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T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 1
Fiscal Year End October 31, 2015
For The Period 08/01/15 To 08/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Assessment Income							
4110-00 Assessments: Regular	\$ 1,069,594.00	\$ 1,069,594.00	\$ 0.00	\$ 4,279,646.00	\$ 4,278,376.00	\$ 1,270.00	\$ 4,278,376.00
Total Owner Assessments	\$ 1,069,594.00	\$ 1,069,594.00	\$ 0.00	\$ 4,279,646.00	\$ 4,278,376.00	\$ 1,270.00	\$ 4,278,376.00
Community Service Fees							
4230-00 Community Building Rental	\$ 2,129.50	\$ 666.67	\$ 1,462.83	\$ 19,480.00	\$ 6,666.68	\$ 12,813.32	\$ 8,000.00
4250-00 Family Social Committee	0.00	625.00	(625.00)	225.00	6,250.00	(6,025.00)	7,500.00
4260-00 Recreation Dept. Fees	0.00	600.00	(600.00)	0.00	6,000.00	(6,000.00)	7,200.00
4265-00 Craft Fair Booth Fees	230.00	125.00	105.00	1,660.00	1,250.00	410.00	1,500.00
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	225.00	0.00	225.00	0.00
4299-00 Other Community Service Fees	966.00	0.00	966.00	6,505.00	0.00	6,505.00	0.00
Total Community Service Fees	\$ 3,325.50	\$ 2,016.67	\$ 1,308.83	\$ 28,095.00	\$ 20,166.68	\$ 7,928.32	\$ 24,200.00
Marina Fees							
4310-00 Vessel Registration	\$ 2,475.00	\$ 600.00	\$ 1,875.00	\$ 71,110.00	\$ 55,850.00	\$ 15,260.00	\$ 60,000.00
4320-00 Electricity Reimb-Lake	3,510.50	5,833.33	(2,322.83)	54,165.78	58,333.34	(4,167.56)	70,000.00
4330-00 Slip Rental	1,656.72	1,250.00	406.72	21,355.95	12,500.00	8,855.95	15,000.00
4340-00 Fuel & Oil Sales	7,536.26	2,750.00	4,786.26	22,324.65	16,300.00	6,024.65	20,000.00
4380-00 Life Guard Fees	560.00	375.00	185.00	4,140.00	1,500.00	2,640.00	1,500.00
4399-00 Other-Lake & Marina Fees	25.00	0.00	25.00	115.00	0.00	115.00	0.00
Total Marina Fees	\$ 15,763.48	\$ 10,808.33	\$ 4,955.15	\$ 173,211.38	\$ 144,483.34	\$ 28,728.04	\$ 166,500.00
Equestrian Fees							
4410-00 Boarding Fees - Monthly	\$ 2,200.00	\$ 3,333.33	\$ (1,133.33)	\$ 26,730.78	\$ 33,333.34	\$ (6,602.56)	\$ 40,000.00
4420-00 Boarding Fees - Daily	30.00	0.00	30.00	340.00	0.00	340.00	0.00
4440-23 Equestrian Apt Rent	570.00	670.00	(100.00)	5,700.00	6,700.00	(1,000.00)	8,040.00
4499-00 Other Equestrian Fees	300.00	133.33	166.67	3,345.00	1,333.30	2,011.70	1,599.96
Total Equestrian Fees	\$ 3,100.00	\$ 4,136.66	\$ (1,036.66)	\$ 36,115.78	\$ 41,366.64	\$ (5,250.86)	\$ 49,639.96

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 2
 Fiscal Year End October 31, 2015
 For The Period 08/01/15 To 08/31/15

		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	\$ 350.00	\$ 3,750.00	\$ (3,400.00)	\$ 38,628.00	\$ 37,500.00	\$ 1,128.00	\$ 45,000.00
4520-00	Owner Interest	3,315.75	1,358.33	1,957.42	31,068.77	13,583.30	17,485.47	16,299.96
4530-00	Tenant Fees	182.74	2,916.66	(2,733.92)	41,286.86	29,166.60	12,120.26	34,999.92
4540-00	Architectural Fees	1,730.00	416.66	1,313.34	4,900.00	4,166.60	733.40	4,999.92
4550-00	Citation Income	3,299.17	583.29	2,715.88	21,749.17	5,832.90	15,916.27	6,999.48
4560-00	Membership Card Fees	25.00	16.63	8.37	80.00	166.30	(86.30)	199.56
	Total Owner Fees	\$ 8,902.66	\$ 9,041.57	\$ (138.91)	\$ 137,712.80	\$ 90,415.70	\$ 47,297.10	\$ 108,498.84
Collections & Escrow								
4700-00	Collection Charges (mgmt)	\$ 2,450.00	\$ 0.00	\$ 2,450.00	\$ 51,125.00	\$ 0.00	\$ 51,125.00	\$ 0.00
4710-00	Collection Charges (contra)	(5,250.00)	0.00	(5,250.00)	(59,834.00)	0.00	(59,834.00)	0.00
4760-00	Escrow Income (mgmt)	1,000.00	0.00	1,000.00	5,600.00	0.00	5,600.00	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	\$ (1,800.00)	\$ 0.00	\$ (1,800.00)	\$ (8,509.00)	\$ 0.00	\$ (8,509.00)	\$ 0.00
Investment Income								
4819-00	Interest Income	\$ 64.90	\$ 166.66	\$ (101.76)	\$ 1,122.08	\$ 1,666.60	\$ (544.52)	\$ 1,999.92
4825-00	Interest Income-Lot 47 Note	199.50	0.00	199.50	1,396.50	0.00	1,396.50	0.00
	Total Investment Income	\$ 264.40	\$ 166.66	\$ 97.74	\$ 2,518.58	\$ 1,666.60	\$ 851.98	\$ 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	13,692.60	0.00	13,692.60	60,048.70	0.00	60,048.70	0.00
4999-00	Other Revenue	808.35	2,500.00	(1,691.65)	8,928.11	25,000.00	(16,071.89)	30,000.00
	Total Other Revenue	\$ 14,500.95	\$ 2,500.00	\$ 12,000.95	\$ 103,111.57	\$ 25,000.00	\$ 78,111.57	\$ 30,000.00

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page1
 Fiscal Year End October 31, 2015
 For The Period 08/01/15 To 08/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Compensation							
5120-99 Gross Pay-Overtime	\$ 1,139.18	\$ 833.33	\$ (305.85)	\$ 27,603.90	\$ 8,333.30	\$ (19,270.60)	\$ 9,999.96
5130-99 Employer Taxes	11,342.02	11,909.08	567.06	129,813.98	119,090.80	(10,723.18)	142,908.96
Group Health, Etc.	955.39	16,551.83	15,596.44	98,479.16	165,518.30	67,039.14	198,621.96
5150-99 Workers Compensation	9,638.25	15,717.58	6,079.33	87,587.96	157,175.80	69,587.84	188,610.96
5180-99 Employer 401k Contribution	513.66	411.08	(102.58)	5,632.13	4,110.80	(1,521.33)	4,932.96
Compensation Allocation	128,713.85	120,848.33	(7,865.52)	1,293,677.28	1,208,483.30	(85,193.98)	1,450,180.00
HR Services (Payroll)	1,959.48	1,666.66	(292.82)	18,044.55	16,666.60	(1,377.95)	19,999.92
Total Compensation	\$ 154,261.83	\$ 167,937.89	\$ 13,676.06	\$ 1,660,838.96	\$ 1,679,378.90	\$ 18,539.94	\$ 2,015,254.72
Reserve Funding							
5210-19 Replacement Provision	\$ 23,800.00	\$ 23,800.00	\$ 0.00	\$ 238,000.00	\$ 238,000.00	\$ 0.00	\$ 285,600.00
5299-00 Interest Reserve Funding	63.90	0.00	(63.90)	1,109.00	0.00	(1,109.00)	0.00
9000-00 Reserve Funding	(400,000.00)	0.00	400,000.00	0.00	0.00	0.00	0.00
Total Reserve Funding	\$ (376,136.10)	\$ 23,800.00	\$ 399,936.10	\$ 239,109.00	\$ 238,000.00	\$ (1,109.00)	\$ 285,600.00
Lake, Marina & Equestrian							
5310-12 Water Assessment	\$ 15,833.33	\$ 15,833.33	\$ 0.00	\$ 158,333.30	\$ 158,333.30	\$ 0.00	\$ 189,999.96
5315-00 Water Contingency	0.00	2,500.00	2,500.00	0.00	25,000.00	25,000.00	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	12,670.55	23,833.50	11,162.95	123,375.18	238,335.00	114,959.82	286,002.00
5330-12 Pumping Watermaster	0.00	833.33	833.33	8,095.39	8,333.30	237.91	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	9,572.98	750.00	(8,822.98)	15,756.42	7,500.00	(8,256.42)	9,000.00
Lake Maintenance & Supplies	337.18	9,583.33	9,246.15	9,572.14	95,833.30	86,261.16	114,999.96
5370-12 Water Monitoring/Testing	160.00	333.33	173.33	2,906.18	666.66	(2,239.52)	1,000.00
5380-23 Horse Feed Equestrian	5,988.00	2,500.00	(3,488.00)	8,809.69	25,000.00	16,190.31	30,000.00
Total Lake, Marina & Equestrian	\$ 44,562.04	\$ 56,166.82	\$ 11,604.78	\$ 352,073.75	\$ 589,001.56	\$ 236,927.81	\$ 701,001.88

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 2
Fiscal Year End October 31, 2015
For The Period 08/01/15 To 08/31/15

	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	\$ 75,900.00	\$ 77,250.00	\$ 1,350.00	\$ 92,700.00
5715-29 Accounting-Requested Service	0.00	625.00	625.00	0.00	6,250.00	6,250.00	7,500.00
Legal Expense	32,171.14	8,333.33	(23,837.81)	135,192.28	83,333.30	(51,858.98)	99,999.96
5730-98 Consulting	0.00	833.33	833.33	18,775.61	8,333.30	(10,442.31)	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	2,279.20	0.00	(2,279.20)	18,459.30	0.00	(18,459.30)	0.00
5760-11 Technology	0.00	1,250.00	1,250.00	7,693.79	12,500.00	4,806.21	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	219.00	0.00	(219.00)	2,802.50	0.00	(2,802.50)	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	4,257.39	6,666.66	2,409.27	61,579.07	66,666.60	5,087.53	79,999.92
5785-98 Reserve Study	0.00	0.00	0.00	1,400.00	2,800.00	1,400.00	2,800.00
HR Admin	35.00	166.66	131.66	2,668.00	1,666.60	(1,001.40)	1,999.92
Total Professional Services	\$ 46,686.73	\$ 25,599.98	\$ (21,086.75)	\$ 350,708.70	\$ 284,799.80	\$ (65,908.90)	\$ 335,999.76
Administrative Support							
6005-91 Prof. Cert. Fees	\$ 341.59	\$ 250.00	\$ (91.59)	\$ 2,975.09	\$ 2,500.00	\$ (475.09)	\$ 3,000.00
Licenses & Permits	1,289.65	1,000.00	(289.65)	8,046.20	10,000.00	1,953.80	12,000.00
Uniform Expense	966.40	1,500.00	533.60	15,895.88	15,000.00	(895.88)	18,000.00
Safety Equip/Supplies	255.69	500.00	244.31	2,826.56	5,000.00	2,173.44	6,000.00
Training Expense	209.99	833.33	623.34	5,794.96	8,333.30	2,538.34	9,999.96
Travel Expense	301.88	333.33	31.45	4,220.33	3,333.30	(887.03)	3,999.96
Office Supplies	1,668.29	1,250.00	(418.29)	14,690.28	12,500.00	(2,190.28)	15,000.00
Materials,Supplies & Signage	0.00	833.33	833.33	7,319.32	8,333.30	1,013.98	9,999.96
Postage	1,884.64	2,083.33	198.69	15,906.30	20,833.30	4,927.00	24,999.96
Printing	1,500.00	2,083.33	583.33	15,460.27	20,833.30	5,373.03	24,999.96
BOD & Committee Meals	490.24	416.66	(73.58)	4,326.73	4,166.60	(160.13)	4,999.92
Bank & CC Fees	114.49	216.66	102.17	2,029.01	2,166.60	137.59	2,599.92
6095-21 Advertising	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00
6095-29 Advertising	352.00	0.00	(352.00)	2,232.00	0.00	(2,232.00)	0.00
6095-91 Advertising	0.00	208.33	208.33	389.33	2,083.30	1,693.97	2,499.96
6096-00 C.O.P. Program	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
Other Expense	0.00	83.33	83.33	3,266.38	833.30	(2,433.08)	999.96
Total Administrative Support	\$ 9,374.86	\$ 11,841.63	\$ 2,466.77	\$ 105,403.64	\$ 118,416.30	\$ 13,012.66	\$ 142,099.56

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 3
 Fiscal Year End October 31, 2015
 For The Period 08/01/15 To 08/31/15

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Vehicles, Equip & Technology							
Vehicle: Fuel & Oil	\$ 11,601.32	\$ 6,250.00	\$ (5,351.32)	\$ 52,163.23	\$ 62,500.00	\$ 10,336.77	\$ 75,000.00
Marina: Fuel & Oil	12,377.62	2,916.66	(9,460.96)	21,124.11	29,166.60	8,042.49	34,999.92
Equip/Vehicle Repair	660.16	2,083.33	1,423.17	22,324.23	20,833.30	(1,490.93)	24,999.96
5560-94 Software Licenses	720.10	720.00	(0.10)	7,201.00	7,200.00	(1.00)	8,640.00
Computer Equipment	(419.94)	2,500.00	2,919.94	7,319.66	25,000.00	17,680.34	30,000.00
5580-98 Property Tax Expense	236.20	5,000.00	4,763.80	236.20	5,000.00	4,763.80	5,000.00
5590-11 Small Tools	2,251.44	833.33	(1,418.11)	10,520.87	8,333.30	(2,187.57)	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	\$ 27,426.90	\$ 20,303.32	\$ (7,123.58)	\$ 121,159.29	\$ 158,033.20	\$ 36,873.91	\$ 188,639.84
Insurance							
5810-98 Insurance: Umbrella & Liabilit	\$ 11,622.20	\$ 11,333.33	\$ (288.87)	\$ 116,222.60	\$ 113,333.30	\$ (2,889.30)	\$ 135,999.96
5820-99 Insurance: D&O	1,096.50	1,250.00	153.50	15,299.22	12,500.00	(2,799.22)	15,000.00
5890-91 Insurance: Other	0.00	0.00	0.00	760.20	0.00	(760.20)	0.00
Total Insurance	\$ 12,718.70	\$ 12,583.33	\$ (135.37)	\$ 132,282.02	\$ 125,833.30	\$ (6,448.72)	\$ 150,999.96
Utilities							
Electricity	\$ 3,704.03	\$ 2,916.66	\$ (787.37)	\$ 26,871.67	\$ 29,166.60	\$ 2,294.93	\$ 34,999.92
5420-12 Electricity-Lake	4,025.42	7,083.33	3,057.91	54,517.82	70,833.30	16,315.48	84,999.96
Natural Gas	105.18	583.33	478.15	4,828.21	5,833.30	1,005.09	6,999.96
5440-11 Water/Sewer	1,212.71	5,583.33	4,370.62	49,688.28	55,833.30	6,145.02	66,999.96
Trash Collection	2,215.67	1,916.66	(299.01)	14,882.57	19,166.60	4,284.03	22,999.92
Telephone	3,967.77	2,916.66	(1,051.11)	34,710.88	29,166.60	(5,544.28)	34,999.92
Internet Service	0.00	0.00	0.00	324.16	0.00	(324.16)	0.00
Total Utilities	\$ 15,230.78	\$ 20,999.97	\$ 5,769.19	\$ 185,823.59	\$ 209,999.70	\$ 24,176.11	\$ 251,999.64

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 4
 Fiscal Year End October 31, 2015
 For The Period 08/01/15 To 08/31/15

	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	\$ 2,737.50	\$ 2,951.66	\$ 214.16	\$ 32,457.29	\$ 29,516.60	\$ (2,940.69)	\$ 35,419.92
Building Maintenance	7,412.39	3,333.33	(4,079.06)	47,373.34	33,333.30	(14,040.04)	39,999.96
Grounds Maintenance	7,317.99	4,166.66	(3,151.33)	67,480.13	41,666.60	(25,813.53)	49,999.92
Equipment Rental	2,398.14	666.66	(1,731.48)	11,308.73	6,666.60	(4,642.13)	7,999.92
Janitorial Supplies	484.58	683.33	198.75	8,090.60	6,833.30	(1,257.30)	8,199.96
5650-98 Surveillance Cameras	719.45	1,666.66	947.21	42,921.53	16,666.60	(26,254.93)	19,999.92
Capital Improvements	37,397.55	20,833.33	(16,564.22)	306,104.58	208,333.30	(97,771.28)	249,999.96
Total Grounds & Buildings	\$ 58,467.60	\$ 34,301.63	\$ (24,165.97)	\$ 515,736.20	\$ 343,016.30	\$ (172,719.90)	\$ 411,619.56
Uncollectible & Other Losses							
6110-91 Bad Debts Expense	\$ 740.36	\$ 7,500.00	\$ 6,759.64	\$ 3,288.73	\$ 75,000.00	\$ 71,711.27	\$ 90,000.00
6120-00 Collection Expenses	4,785.00	0.00	(4,785.00)	22,775.00	0.00	(22,775.00)	0.00
6190-00 Other Losses	0.00	0.00	0.00	3,319.84	0.00	(3,319.84)	0.00
Total Uncollectible & Losses	\$ 5,525.36	\$ 7,500.00	\$ 1,974.64	\$ 29,383.57	\$ 75,000.00	\$ 45,616.43	\$ 90,000.00
Association Sponsored Events							
5910-28 Events	\$ 4,809.05	\$ 3,000.00	\$ (1,809.05)	\$ 30,073.47	\$ 30,000.00	\$ (73.47)	\$ 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	0.00	1,333.33	1,333.33	11,513.21	13,333.30	1,820.09	15,999.96
5920-00 Concerts at the Beach	492.48	1,000.00	507.52	882.86	10,000.00	9,117.14	12,000.00
5925-00 SVL Event Meals	70.20	416.66	346.46	3,986.11	4,166.60	180.49	4,999.92
5925-91 SVL Event Meals	278.08	0.00	(278.08)	671.66	0.00	(671.66)	0.00
5935-00 Committee Appreciation	37.80	250.00	212.20	37.80	2,500.00	2,462.20	3,000.00
Total Events	\$ 5,687.61	\$ 5,999.99	\$ 312.38	\$ 48,380.60	\$ 59,999.90	\$ 11,619.30	\$ 71,999.88
Income Tax							
6910-92 Federal Taxes	\$ 0.00	\$ 833.33	\$ 833.33	\$ 0.00	\$ 8,333.30	\$ 8,333.30	\$ 9,999.96
6920-92 California State Taxes	0.00	333.33	333.33	2,200.00	3,333.30	1,133.30	3,999.96
Total Income Taxes	\$ 0.00	\$ 1,166.66	\$ 1,166.66	\$ 2,200.00	\$ 11,666.60	\$ 9,466.60	\$ 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 08/31/15

	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	1,069,594	0	0	4,279,646	4,278,376	1,270
Community Servi	5,497	66	1,736	100	610	3,391	3,679	6,691	3,001	3,326	0	0	28,095	20,167	7,928
Marina Fees	7,213	382	25,731	14,939	16,691	16,502	16,992	30,228	28,769	15,763	0	0	173,211	144,483	28,728
Equestrian Fees	3,730	5,005	3,800	3,730	3,510	2,766	3,465	3,510	3,500	3,100	0	0	36,116	41,367	(5,251)
Owner Fees	14,919	1,138	5,909	3,639	24,596	31,596	26,828	12,341	7,843	8,903	0	0	137,713	90,416	47,297
Collection Fees	(8,059)	10,125	(12,675)	4,325	4,050	(3,850)	(1,675)	1,625	(575)	(1,800)	0	0	(8,509)	0	(8,509)
Investments Inc	125	120	10	238	369	536	294	103	458	264	0	0	2,519	1,667	852
Other Revenue	16,011	1,960	34,021	20,180	(249)	591	15,985	111	0	14,501	0	0	103,112	25,000	78,112
TOTAL INCOME	1,109,031	18,796	59,168	1,116,871	49,578	51,532	1,135,417	54,608	43,250	1,113,651	0	0	4,751,902	4,601,475	150,427
EXPENSES															
Compensation	134,384	148,122	234,324	134,356	138,899	148,013	151,980	174,958	241,541	154,262	0	0	1,660,839	1,679,379	18,540
Replacement & R	23,925	23,920	23,805	424,038	23,969	23,937	23,893	23,899	23,858	(376,136)	0	0	239,109	238,000	(1,109)
Lake, Marina &	34,114	27,708	30,825	40,118	41,560	35,653	30,808	34,737	31,989	44,562	0	0	352,074	589,002	236,928
Professional Se	33,447	36,211	20,593	40,126	25,109	36,815	33,233	44,739	33,750	46,687	0	0	350,709	284,800	(65,909)
Administrative	7,284	12,611	10,621	11,142	8,960	11,014	15,129	12,942	6,325	9,375	0	0	105,404	118,416	13,013
Vehicles, Equip	14,749	8,106	7,143	3,846	14,044	8,625	5,509	22,925	8,785	27,427	0	0	121,159	158,033	36,874
Insurance	1,213	1,448	35,904	12,802	24,404	1,357	13,476	25,993	2,966	12,719	0	0	132,282	125,833	(6,449)
Utilities	27,859	14,343	28,452	12,236	17,177	13,588	18,356	12,804	25,778	15,231	0	0	185,824	210,000	24,176
Grounds & Build	64,044	26,812	55,646	46,343	67,333	21,938	95,215	37,039	42,898	58,468	0	0	515,736	343,016	(172,720)
Uncollectible &	0	6,180	0	15,575	(9,080)	0	2,233	7,416	1,534	5,525	0	0	29,384	75,000	45,616
Assoc. Sponsore	4,598	6,775	2,127	3,212	2,172	3,782	2,320	15,667	2,040	5,688	0	0	48,381	60,000	11,619
Income Tax	0	0	0	310	0	945	0	945	0	0	0	0	2,200	11,667	9,467
Total Expenses	345,617	312,236	449,440	744,105	354,548	305,666	392,152	414,064	421,464	3,806	0	0	3,743,099	3,893,146	150,046
NET SURPLUS/(DE	763,414	(293,440)	(390,272)	372,766	(304,970)	(254,134)	743,265	(359,456)	(378,214)	1,109,845	0	0	1,008,803	708,329	300,473

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 08/31/15

	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	1,069,594	0	0	4,279,646	4,278,376	1,270
Total Owner Ass	1,069,594	0	637	1,069,719	0	0	1,069,848	0	254	1,069,594	0	0	4,279,646	4,278,376	1,270
Community Service Fees															
4230-00 Community Build	0	0	0	0	0	0	0	17,351	0	2,130	0	0	19,480	6,667	12,813
4250-00 Family Social C	0	0	35	0	0	50	60	80	0	0	0	0	225	6,250	(6,025)
4260-00 Recreation Dept	5,487	0	1,626	100	550	2,921	3,034	(13,717)	0	0	0	0	0	6,000	(6,000)
4265-00 Craft Fair Boot	10	0	0	0	0	405	585	330	100	230	0	0	1,660	1,250	410
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	966	0	0	6,505	0	6,505
Total Community	5,497	66	1,736	100	610	3,391	3,679	6,691	3,001	3,326	0	0	28,095	20,167	7,928
Marina Fees															
4310-00 Vessel Registra	0	25	8,340	9,300	10,120	10,100	11,925	11,875	6,950	2,475	0	0	71,110	55,850	15,260
4320-00 Electricity Rei	6,620	0	12,331	4,809	3,685	4,254	0	5,674	13,283	3,511	0	0	54,166	58,333	(4,168)
4330-00 Slip Rental	325	325	4,920	820	2,887	1,188	2,490	4,574	2,170	1,657	0	0	21,356	12,500	8,856
4340-00 Fuel & Oil Sale	268	32	0	0	0	0	1,947	7,270	5,272	7,536	0	0	22,325	16,300	6,025
4380-00 Life Guard Fees	0	0	80	0	0	960	640	820	1,080	560	0	0	4,140	1,500	2,640
4399-00 Other-Lake & Ma	0	0	60	10	0	0	(10)	15	15	25	0	0	115	0	115
Total Marina Fe	7,213	382	25,731	14,939	16,691	16,502	16,992	30,228	28,769	15,763	0	0	173,211	144,483	28,728
Equestrian Fees															
4410-00 Boarding Fees -	2,860	3,310	3,210	2,860	2,640	1,951	2,640	2,640	2,420	2,200	0	0	26,731	33,333	(6,603)
4420-00 Boarding Fees -	0	30	20	0	0	20	30	0	210	30	0	0	340	0	340
4440-23 Equestrian Apt	570	570	570	570	570	570	570	570	570	570	0	0	5,700	6,700	(1,000)
4499-00 Other Equestria	300	1,095	0	300	300	225	225	300	300	300	0	0	3,345	1,333	2,012
Total Equestria	3,730	5,005	3,800	3,730	3,510	2,766	3,465	3,510	3,500	3,100	0	0	36,116	41,367	(5,251)

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 08/31/15

	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	350	0	0	38,628	37,500	1,128
4520-00 Owner Interest	4,069	(42)	43	1,262	11,340	1,718	2,051	2,591	4,721	3,316	0	0	31,069	13,583	17,485
4530-00 Tenant Fees	2,000	715	1,016	2,458	2,223	5,898	15,967	7,810	3,017	183	0	0	41,287	29,167	12,120
4540-00 Architectural F	290	30	850	960	80	380	100	230	250	1,730	0	0	4,900	4,167	733
4550-00 Citation Income	7,900	250	4,000	(1,050)	2,500	700	3,600	1,050	(500)	3,299	0	0	21,749	5,833	15,916
4560-00 Membership Card	0	20	0	10	0	0	0	0	25	25	0	0	80	166	(86)
Total Owner Fee	14,919	1,138	5,909	3,639	24,596	31,596	26,828	12,341	7,843	8,903	0	0	137,713	90,416	47,297
Collection & Escrow															
4700-00 Collection Char	3,150	13,075	450	5,025	8,825	4,725	2,800	5,475	5,150	2,450	0	0	51,125	0	51,125
4710-00 Collection Char	(11,209)	(2,950)	(13,075)	(450)	(5,025)	(8,825)	(4,725)	(2,850)	(5,475)	(5,250)	0	0	(59,834)	0	(59,834)
4760-00 Escrow Income (800	800	750	500	750	1,000	1,250	(1,000)	(250)	1,000	0	0	5,600	0	5,600
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)	(1,800)	0	0	(8,509)	0	(8,509)
Investment Income															
4819-00 Interest Income	125	120	10	238	169	137	95	103	59	65	0	0	1,122	1,667	(545)
4825-00 Interest Income	0	0	0	0	200	399	200	0	399	200	0	0	1,397	0	1,397
Total Investmen	125	120	10	238	369	536	294	103	458	264	0	0	2,519	1,667	852
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	13,693	0	0	60,049	0	60,049
4999-00 Other Revenue	499	2,265	77	2,568	0	620	2,070	21	0	808	0	0	8,928	25,000	(16,072)
Total Other Rev	16,011	1,960	34,021	20,180	(249)	591	15,985	111	0	14,501	0	0	103,112	25,000	78,112

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 08/31/15

	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	1,139	0	0	27,604	8,333	(19,271)
5130-99 Employer Taxes	1,433	9,646	33,533	13,274	10,771	9,712	9,938	12,079	18,086	11,342	0	0	129,814	119,091	(10,723)
Group Health, E	12,139	(2,111)	31,627	(1,539)	1,518	22,935	11,513	11,695	9,747	955	0	0	98,479	165,518	67,039
5150-99 Workers Compens	14,212	14,212	7,946	9,638	9,638	(2,178)	9,638	9,638	5,204	9,638	0	0	87,588	157,176	69,588
5180-99 Employer 401k C	0	0	0	0	0	0	0	4,347	772	514	0	0	5,632	4,111	(1,521)
Compensation Al	99,016	124,905	165,173	111,526	115,442	115,901	119,395	113,179	200,427	128,714	0	0	1,293,677	1,208,483	(85,194)
HR Services (Pa	7,583	1,471	(3,955)	1,457	1,530	1,642	1,496	1,916	2,945	1,959	0	0	18,045	16,667	(1,378)
Total Compensat	134,384	148,122	234,324	134,356	138,899	148,013	151,980	174,958	241,541	154,262	0	0	1,660,839	1,679,379	18,540
Reserve Funding															
5210-19 Replacement Pro	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	0	0	238,000	238,000	0
5299-00 Interest Reserv	125	120	5	238	169	137	93	99	58	64	0	0	1,109	0	(1,109)
9000-00 Reserve Funding	0	0	0	400,000	0	0	0	0	0	(400,000)	0	0	0	0	0
Total Reserve F	23,925	23,920	23,805	424,038	23,969	23,937	23,893	23,899	23,858	(376,136)	0	0	239,109	238,000	(1,109)
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	15,833	0	0	158,333	158,333	0
5315-00 Water Contingen	0	0	0	0	0	0	0	0	0	0	0	0	0	25,000	25,000
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	12,671	0	0	123,375	238,335	114,960
5330-12 Pumping Waterma	0	0	2,643	0	0	1,876	0	0	3,576	0	0	0	8,095	8,333	238
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	9,573	0	0	15,756	7,500	(8,256)
Lake Maintenanc	0	0	78	226	1,850	1,200	2,571	3,203	108	337	0	0	9,572	95,833	86,261
5370-12 Water Monitorin	1,510	0	0	0	0	996	0	80	160	160	0	0	2,906	667	(2,240)
5380-23 Horse Feed Eque	0	0	0	0	0	1,297	0	1,525	0	5,988	0	0	8,810	25,000	16,190
Total Lake,Mari	34,114	27,708	30,825	40,118	41,560	35,653	30,808	34,737	31,989	44,562	0	0	352,074	589,002	236,928

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 08/31/15

	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	7,725	0	0	75,900	77,250	1,350
5715-29 Accounting-Requ	0	0	0	0	0	0	0	0	0	0	0	0	0	6,250	6,250
Legal Expense	(190)	9,331	7,615	6,542	11,575	9,154	13,520	31,360	14,114	32,171	0	0	135,192	83,333	(51,859)
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	8,333	(10,442)
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	0	0	0	0	11,755	4,425	2,279	0	0	18,459	0	(18,459)
5760-11 Technology	562	662	0	693	800	0	2,177	0	2,800	0	0	0	7,694	12,500	4,806
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	185	137	219	0	0	2,803	0	(2,803)
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	4,257	0	0	61,579	66,667	5,088
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	35	0	0	2,668	1,667	(1,001)
Total Professio	33,447	36,211	20,593	40,126	25,109	36,815	33,233	44,739	33,750	46,687	0	0	350,709	284,800	(65,909)
Administrative Support															
6005-91 Prof. Cert. Fee	0	668	720	916	150	180	0	0	0	342	0	0	2,975	2,500	(475)
Licenses & Perm	179	548	1,033	2,205	682	657	820	506	126	1,290	0	0	8,046	10,000	1,954
Uniform Expense	706	1,165	2,323	1,154	1,031	2,747	3,392	1,558	853	966	0	0	15,896	15,000	(896)
Safety Equip/Su	0	165	346	194	204	262	472	640	288	256	0	0	2,827	5,000	2,173
Training Expens	332	750	87	886	443	0	309	2,778	0	210	0	0	5,795	8,333	2,538
Travel Expense	296	195	333	240	1,229	914	183	262	267	302	0	0	4,220	3,333	(887)
Office Supplies	1,090	1,871	979	865	986	1,545	1,297	2,850	1,539	1,668	0	0	14,690	12,500	(2,190)
Materials,Suppl	2,009	1,074	246	626	370	575	1,507	409	504	0	0	0	7,319	8,333	1,014
Postage	417	3,238	1,976	1,771	612	1,941	1,855	1,836	376	1,885	0	0	15,906	20,833	4,927
Printing	1,500	879	1,533	1,606	2,020	1,533	1,889	1,500	1,500	1,500	0	0	15,460	20,833	5,373
BOD & Committee	491	36	508	330	317	395	750	387	621	490	0	0	4,327	4,167	(160)
Bank & CC Fees	146	113	107	243	307	265	291	216	226	114	0	0	2,029	2,167	138
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	352	0	0	2,232	0	(2,232)
6095-91 Advertising	0	0	0	0	187	0	202	0	0	0	0	0	389	2,083	1,694
6096-00 C.O.P. Program	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	2,500
Other Expense	117	30	429	107	421	0	2,162	0	0	0	0	0	3,266	833	(2,433)
Total Administr	7,284	12,611	10,621	11,142	8,960	11,014	15,129	12,942	6,325	9,375	0	0	105,404	118,416	13,013

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 08/31/15

	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	11,601	0	0	52,163	62,500	10,337
5560-94 Software Licens	1,190	0	160	0	0	0	0	7,404	(7)	12,378	0	0	21,124	29,167	8,042
5580-98 Property Tax Ex	1,863	1,670	1,147	978	4,273	2,278	3,783	2,477	3,196	660	0	0	22,324	20,833	(1,491)
5590-11 Small Tools	720	720	720	720	720	720	720	720	720	720	0	0	7,201	7,200	(1)
Other Vehicles,	722	1,110	729	1,335	(466)	0	0	289	4,020	(420)	0	0	7,320	25,000	17,680
Total Vehicles,	14,749	8,106	7,143	3,846	14,044	8,625	5,509	22,925	8,785	27,427	0	0	121,159	158,033	36,874
Insurance															
5810-98 Insurance: Umbr	0	0	34,691	11,590	23,192	144	11,739	11,622	11,622	11,622	0	0	116,223	113,333	(2,889)
5820-99 Insurance: D&O	1,213	1,213	1,213	1,213	1,213	1,213	1,213	14,371	(8,656)	1,097	0	0	15,299	12,500	(2,799)
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	25,993	2,966	12,719	0	0	132,282	125,833	(6,449)
Utilities															
5420-12 Electricity-Lak	2,656	2,476	2,439	2,192	2,147	2,137	3,123	1,721	4,276	3,704	0	0	26,872	29,167	2,295
5440-11 Water/Sewer	6,194	5,062	5,947	4,434	4,633	4,649	5,672	5,460	8,441	4,025	0	0	54,518	70,833	16,315
Trash Collectio	134	447	1,136	1,102	485	769	371	154	123	105	0	0	4,828	5,833	1,005
Telephone	12,908	1,677	12,073	990	3,376	844	5,753	1,375	9,480	1,213	0	0	49,688	55,833	6,145
Internet Servic	2,336	1,711	1,807	1,711	1,711	671	508	771	1,441	2,216	0	0	14,883	19,167	4,284
Total Utilities	3,515	2,870	5,049	1,807	4,717	4,517	2,929	3,323	2,018	3,968	0	0	34,711	29,167	(5,544)
	115	101	0	0	108	0	0	0	0	0	0	0	324	0	(324)

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 08/31/15

	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	2,738	0	0	32,457	29,517	(2,941)
Building Mainte	2,989	3,428	2,693	3,436	1,213	6,281	7,997	3,432	8,492	7,412	0	0	47,373	33,333	(14,040)
Grounds Mainten	4,148	8,445	4,619	12,541	6,596	6,806	8,711	4,486	3,810	7,318	0	0	67,480	41,667	(25,814)
Equipment Renta	1,204	833	2,760	570	641	202	202	696	1,803	2,398	0	0	11,309	6,667	(4,642)
Janitorial Supp	1,052	808	688	0	1,002	698	379	2,198	782	485	0	0	8,091	6,833	(1,257)
5650-98 Surveillance Ca	15,901	0	8,657	0	15,943	0	0	0	1,701	719	0	0	42,922	16,667	(26,255)
Capital Improve	35,062	9,727	32,593	26,458	38,601	4,614	74,589	23,515	23,547	37,398	0	0	306,105	208,333	(97,771)
Total Grounds &	64,044	26,812	55,646	46,343	67,333	21,938	95,215	37,039	42,898	58,468	0	0	515,736	343,016	(172,720)
Uncollectible & Other Losses															
6110-91 Bad Debts Expen	0	0	0	14,540	(14,225)	0	2,233	0	0	740	0	0	3,289	75,000	71,711
6120-00 Collection Expe	0	6,180	0	1,035	5,145	0	0	5,580	50	4,785	0	0	22,775	0	(22,775)
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	5,525	0	0	29,384	75,000	45,616
Association Sponsored Events															
5910-28 Events	4,183	3,272	1,734	3,212	2,172	2,742	1,521	7,288	(857)	4,809	0	0	30,073	30,000	(73)
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	13,333	1,820
5920-00 Concerts at the	0	0	0	0	0	0	0	0	390	492	0	0	883	10,000	9,117
5925-00 SVL Event Meals	0	3,503	0	0	0	0	0	0	413	70	0	0	3,986	4,167	180
5925-91 SVL Event Meals	0	0	394	0	0	0	0	0	0	278	0	0	672	0	(672)
5935-00 Committee Appre	0	0	0	0	0	0	0	0	0	38	0	0	38	2,500	2,462
Total Events	4,598	6,775	2,127	3,212	2,172	3,782	2,320	15,667	2,040	5,688	0	0	48,381	60,000	11,619
Income Tax															
6910-92 Federal Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	8,333	8,333
6920-92 California Stat	0	0	0	0	310	945	0	945	0	0	0	0	2,200	3,333	1,133
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	945	0	0	0	0	2,200	11,667	9,467