

TOTAL

PROPERTY MANAGEMENT, INC.

FINANCIAL MANAGEMENT REPORT

DATE: July 31, 2013
ASSOCIATION NAME: Spring Valley Lake Association - T150
FISCAL YEAR END: 10/31

CASH ON HAND

Pacific Western Bank Checking: \$93,193.97
Operating Accounts - Other \$344,791.16
Reserve Investments Balance: \$944,015.40

Special Assessment: _____ YES X NO

Total amount for Special Assessment: \$ N/A

If yes, special assessment is for:

Special Assessment effective date: _____

Current Loans _____ YES X NO End date: N/A

Cash flow concerns: _____ YES X NO

Bank account(s) over FDIC limit _____ YES X NO

If yes, recommendations:

CD INFORMATION

CD'S maturing within the next 60 days: _____

gl #: 1413-00 Mutual of Omaha .25% 9/05/13

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%

Date of current Reserve Study: 06/01/12

Outstanding Aging Balance: \$756,958.38

Additional Comments:

Prepared by: BPM

T150 - SPRING VALLEY LAKE ASSOCIATION
Unaudited Financial Statement-Modified Accrual Basis
BALANCE SHEET
Fiscal Year End October 31, 2013
As Of 07/31/13

ASSETS

Current Assets

1010-00	Operating: Pacific Western Bank	\$ 93,193.97	
	Operating Accounts-Other	344,791.16	
1160-00	Accounts Receivable	753,430.60	
1297-00	A/R Allowance for Uncollectible Acc	(400,000.54)	
	Prepaid Expenses	41,722.34	
	Reserve Savings	944,015.40	
	Total Current Assets		\$ 1,777,152.93

Facilities & Equipment \$ 400,304.04

Total Assets \$ 2,177,456.97

LIABILITIES

Current Liabilities

2100-00	Prepaid Assessments	\$ 272,719.92	
	Accounts Payable	294,407.29	
2510-00	Refundable Deposit-Arch & CB	1,865.50	
2530-00	Refundable Deposit-Parks/Improvement	4,512.24	
	Total Current Liabilities		\$ 573,504.95

Reserves

	ALLOCATED RESERVES	\$ 944,015.39	
	TOTAL ALLOCATED RESERVES		\$ 944,015.39
	TOTAL LIABILITIES & RESERVES		\$ 1,517,520.34

EQUITY

3999-00	Prior Year Surplus/(Deficit)	\$ 203,027.00	
3210-00	Designated for Equipment Replacement	(758,748.64)	
3220-00	Undesignated	735,274.36	
3230-00	Transfer from (to) Designated	178,152.04	
	Current Year Surplus/(Deficit)	611,587.39	
	TOTAL EQUITY		\$ 659,936.63

TOTAL LIAB, RESERVES & EQUITY \$ 2,177,456.97

T150 - SPRING VALLEY LAKE ASSOCIATION

Balance Sheet Support Schedule - Page 1

Fiscal Year End October 31, 2013

As Of 07/31/13

Operating Accounts

1010-00	Operating: Pacific Western Bank	\$	93,193.97
1110-00	Petty Cash-Cash		1,500.00
1112-00	Petty Cash - GM @ ASB		3,741.36
1115-00	Petty Cash RBC 9447		143.54
1120-00	Checking-Operations RBC 9439		21.86
1125-00	Checking-Citizens Bank (Marina) 4226		90,440.62
1135-00	Payroll Checking- DCB 0601		95,398.09
1150-00	Credit Card Checking-DCB 7701		1,993.00
1151-00	Operating - ASB 9730		85.00
1152-00	Credit Card Clearing ASB 9755		151,467.69
	Total Operating Accounts	\$	437,985.13

Reserve Savings

1122-00	Reserves RBC 7775	\$	134.57
1412-00	Reserve ASB 9797		112,679.10
1413-00	Reserve CD Mutual of Omaha 8959 .25% 9/5/13		101,436.28
1414-00	Reserve Mutual of Omaha ICS 987		485,182.13
1417-00	Reserve CD Mutual of Omaha 9051 .20% 3/2/14		121,814.41
1418-00	Reserve CD Mutual of Omaha 9053 .35% 12/2/13		122,768.91
	Total Reserve Savings	\$	944,015.40

Total Cash Accounts \$ 1,382,000.53

Prepaid Expenses

1310-00	Prepaid Federal Income Taxes	\$	3,284.00
1320-00	Prepaid State Income Taxes		3,901.75
1340-00	Deposit Worker's Comp		19,230.00
1370-00	Prepaid Property Taxes		441.92
1380-00	Prepaid Insurance		14,864.67
	Total Prepaid Expenses	\$	41,722.34

T150 - SPRING VALLEY LAKE ASSOCIATION

Balance Sheet Support Schedule - Page 2

Fiscal Year End October 31, 2013

As Of 07/31/13

Facilities & Equipment

1510-00	Boats	\$	114,307.88
1520-00	Furniture		113,834.33
1530-00	Recreation		96,000.00
1540-10	Technology		168,065.52
1550-00	Vehicles		598,425.36
1560-00	Equipment		87,811.39
1590-00	Accumulated Depreciation		(827,600.24)
1992-00	Land Held for Investment		40,000.00
1994-00	Inventory - Marina Fuel		9,459.80

	Total Facilities & Equipment	\$	400,304.04

Accounts Payable

2111-00	AP-Accrued	\$	13,065.00
2112-00	AP-Accrued: Water		144,207.98
2210-00	Accrued Wages		37,995.00
2215-00	Accrued Vacation		54,306.75
2220-00	Accounts Payable		41,631.56
2310-00	Taxes Payable: Federal		2,250.00
2320-00	Taxes Payable: California		408.00
2330-00	Taxes Payable: Sales-Marina		543.00

	Total Accounts Payable	\$	294,407.29

T150 - SPRING VALLEY LAKE ASSOCIATION
 Fiscal Year End October 31, 2013
 For The Period 07/01/13 To 07/31/13

3300-00 General Reserves
 3499-00 Interest Reserves

	Beginning Balance at 07/01/13	-----Current Period-----			Ending Balance at 07/31/13	Contributions Per Budget	Variance
		Contributions	Expenditures	Transfers			
	\$ 883,905.61	\$ 60,000.00	\$ (3.00)	\$ -	\$ 943,902.61	\$ 20,000.00	\$ 40,000.00
	1.67	111.11	0.00	0.00	112.78	0.00	111.11
	-----	-----	-----	-----	-----	-----	-----
	\$ 883,907.28	\$ 60,111.11	\$ (3.00)	\$ -	\$ 944,015.39	\$ 20,000.00	\$ 40,111.11
	=====	=====	=====	=====	=====	=====	=====

T150 - Spring Valley Lake Association
Income Statement - Cash Receipts Received

Fiscal Year End October 31, 2013

For The Period 07/01/13 To 07/31/13

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Income							
4110-00 Assessments: Regular	\$ 168,400.97	\$ 315,975.00	\$ (147,574.03)				
4260-00 Recreation Dept. Fees	1,108.50	83.33	1,025.17				
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00				
4310-00 Vessel Registration	5,239.39	5,416.67	(177.28)				
4330-00 Slip Rental	1,766.37	1,166.66	599.71				
4380-00 Life Guard Fees	820.00	166.67	653.33				
4399-00 Other-Lake & Marina Fees	5.00	0.00	5.00				
4410-00 Boarding Fees - Monthly	4,560.25	4,166.67	393.58				
4510-00 Weed/Lot Maintenance	825.00	3,758.02	(2,933.02)				
4520-00 Owner Interest	315.15	4,166.66	(3,851.51)				
4530-00 Tenant Fees	6,256.66	1,666.67	4,589.99				
4540-00 Architectural Fees	350.00	292.00	58.00				
4550-93 Citation Income	2,400.01	0.00	2,400.01				
4550-94 Citation Income	250.00	0.00	250.00				
4560-00 Membership Card Fees	65.00	0.00	65.00				
4700-00 Collection Charges (Mgmt)	1,194.73	0.00	1,194.73				
4760-00 Escrow Income (Mgmt)	1,399.06	0.00	1,399.06				
4991-00 Late Fees	946.47	0.00	946.47				
	-----	-----	-----	-----	-----	-----	-----
Total Cash Receipts Received	\$ 195,902.56	\$ 336,858.35	\$ (140,955.79)				
	-----	-----	-----	-----	-----	-----	-----

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOMESTATEMENT
Fiscal Year End October 31, 2013
For The Period 07/01/13 To 07/31/13

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
INCOME							
Owner Assessments	\$ -	\$ 315,975.00	\$ (315,975.00)	\$ 2,844,000.00	\$ 2,843,775.00	\$ 225.00	\$ 3,791,700.00
Community Service Fees	3,507.50	2,708.33	799.17	15,367.50	24,374.97	(9,007.47)	32,499.96
Marina Fees	26,546.67	15,083.33	11,463.34	129,513.29	135,749.97	(6,236.68)	180,999.96
Equestrian Fees	5,190.00	4,750.00	440.00	38,856.97	42,750.00	(3,893.03)	57,000.00
Owner Fees	15,666.42	14,050.35	1,616.07	222,907.40	126,453.15	96,454.25	168,604.20
Investments Income	111.26	291.67	(180.41)	1,750.72	2,625.03	(874.31)	3,500.04
Other Revenue	(848.99)	83.33	(932.32)	315,893.18	749.97	315,143.21	999.96
TOTAL INCOME	\$ 50,172.86	\$ 352,942.01	\$ (302,769.15)	\$ 3,568,289.06	\$ 3,176,478.09	\$ 391,810.97	\$ 4,235,304.12
EXPENSES							
Compensation	\$ 144,708.93	\$ 148,484.33	\$ 3,775.40	\$ 1,454,997.30	\$ 1,336,358.97	\$ (118,638.33)	\$ 1,781,811.96
Replacement & Reserve Funding	60,111.11	19,999.99	(40,111.12)	180,112.78	179,999.91	(112.87)	239,999.88
Lake, Marina & Equestrian	2,918.83	40,308.29	37,389.46	291,625.01	362,774.61	71,149.60	483,699.48
Professional Services	33,138.65	28,874.97	(4,263.68)	267,076.86	259,874.73	(7,202.13)	346,499.64
Administrative Support	9,401.30	12,499.96	3,098.66	125,522.51	112,499.64	(13,022.87)	149,999.52
Vehicles, Equip & Technology	19,465.84	13,791.65	(5,674.19)	124,126.03	124,124.85	(1.18)	165,499.80
Insurance	37,612.18	11,250.00	(26,362.18)	116,746.72	101,250.00	(15,496.72)	135,000.00
Utilities	18,984.61	19,583.65	599.04	148,096.51	176,252.85	28,156.34	235,003.80
Grounds & Building	40,019.51	23,749.98	(16,269.53)	204,647.67	213,749.82	9,102.15	284,999.76
Uncollectible & Other Losses	0.00	13,166.66	13,166.66	17,290.86	118,499.94	101,209.08	157,999.92
Assoc. Sponsored Events	1,465.12	4,072.49	2,607.37	24,858.42	36,652.41	11,793.99	48,869.88
Income Tax	0.00	442.50	442.50	2,653.00	3,982.50	1,329.50	5,310.00
Budget Contingency	0.00	4,166.66	4,166.66	0.00	37,499.94	37,499.94	49,999.92
Total Expenses	\$ 367,826.08	\$ 340,391.13	\$ (27,434.95)	\$ 2,957,753.67	\$ 3,063,520.17	\$ 105,766.50	\$ 4,084,693.56
NET SURPLUS/(DEFICIT)	\$ (317,653.22)	\$ 12,550.88	\$ (330,204.10)	\$ 610,535.39	\$ 112,957.92	\$ 497,577.47	\$ 150,610.56

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - REVENUE -Page 1
Fiscal Year End October 31, 2013
For The Period 07/01/13 To 07/31/13

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Assessment Income							
4110-00 Assessments: Regular	\$ -	\$ 315,975.00	\$ (315,975.00)	\$ 2,844,000.00	\$ 2,843,775.00	\$ 225.00	\$ 3,791,700.00
Total Owner Assessments	\$ -	\$ 315,975.00	\$ (315,975.00)	\$ 2,844,000.00	\$ 2,843,775.00	\$ 225.00	\$ 3,791,700.00
Community Service Fees							
4230-00 Rent-Community Building	\$ -	\$ 1,875.00	\$ (1,875.00)	\$ 6,308.00	\$ 16,875.00	\$ (10,567.00)	\$ 22,500.00
4250-00 Family Social Committee	0.00	666.67	(666.67)	0.00	6,000.03	(6,000.03)	8,000.04
4260-00 Recreation Dept. Fees	1,033.50	83.33	950.17	3,015.50	749.97	2,265.53	999.96
4265-00 Craft Fair Booth Fees	0.00	83.33	(83.33)	350.00	749.97	(399.97)	999.96
4270-00 Non Refundable Booking Fee-Fac	30.00	0.00	30.00	60.00	0.00	60.00	0.00
4299-29 Other Community Service Fees	2,444.00	0.00	2,444.00	5,634.00	0.00	5,634.00	0.00
Total Community Service Fees	\$ 3,507.50	\$ 2,708.33	\$ 799.17	\$ 15,367.50	\$ 24,374.97	\$ (9,007.47)	\$ 32,499.96
Marina Fees							
4310-00 Vessel Registration	\$ 6,756.06	\$ 5,416.67	\$ 1,339.39	\$ 58,781.06	\$ 48,750.03	\$ 10,031.03	\$ 65,000.04
4320-00 Electricity Reimb-Lake	0.00	5,833.33	(5,833.33)	10,403.26	52,499.97	(42,096.71)	69,999.96
4320-12 Electricity Reimb-Lake	8,287.11	0.00	8,287.11	21,781.01	0.00	21,781.01	0.00
4330-00 Slip Rental	2,204.89	1,166.66	1,038.23	15,147.70	10,499.94	4,647.76	13,999.92
4340-00 Fuel & Oil Sales	0.00	2,500.00	(2,500.00)	3,486.44	22,500.00	(19,013.56)	30,000.00
4340-22 Fuel & Oil Sales	8,468.61	0.00	8,468.61	17,738.82	0.00	17,738.82	0.00
4380-00 Life Guard Fees	820.00	166.67	653.33	2,110.00	1,500.03	609.97	2,000.04
4399-00 Other-Lake & Marina Fees	10.00	0.00	10.00	65.00	0.00	65.00	0.00
Total Marina Fees	\$ 26,546.67	\$ 15,083.33	\$ 11,463.34	\$ 129,513.29	\$ 135,749.97	\$ (6,236.68)	\$ 180,999.96
Equestrian Fees							
4410-00 Boarding Fees - Monthly	\$ 4,690.00	\$ 4,166.67	\$ 523.33	\$ 34,105.88	\$ 37,500.03	\$ (3,394.15)	\$ 50,000.04
4440-23 Equestrian Apt Rent	500.00	500.00	0.00	4,500.00	4,500.00	0.00	6,000.00
4499-00 Other Equestrian Fees	0.00	83.33	(83.33)	251.09	749.97	(498.88)	999.96
Total Equestrian Fees	\$ 5,190.00	\$ 4,750.00	\$ 440.00	\$ 38,856.97	\$ 42,750.00	\$ (3,893.03)	\$ 57,000.00

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - REVENUE - Page 2
Fiscal Year End October 31, 2013
For The Period 07/01/13 To 07/31/13

	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	\$ 2,660.00	\$ 3,758.02	\$ (1,098.02)	\$ 48,090.00	\$ 33,822.18	\$ 14,267.82	\$ 45,096.24
4520-00 Owner Interest	(843.99)	4,166.66	(5,010.65)	26,104.50	37,499.94	(11,395.44)	49,999.92
4530-00 Tenant Fees	5,680.41	1,666.67	4,013.74	38,625.54	15,000.03	23,625.51	20,000.04
4540-00 Architectural Fees	550.00	292.00	258.00	3,460.00	2,628.00	832.00	3,504.00
4550-00 Citation Income	0.00	4,167.00	(4,167.00)	69,900.00	37,503.00	32,397.00	50,004.00
4550-93 Citation Income	12,900.00	0.00	12,900.00	26,900.00	0.00	26,900.00	0.00
4550-94 Citation Income	1,250.00	0.00	1,250.00	2,350.00	0.00	2,350.00	0.00
4560-00 Membership Card Fees	150.00	0.00	150.00	400.00	0.00	400.00	0.00
4580-00 Small Claims Court Fees	0.00	0.00	0.00	(100.00)	0.00	(100.00)	0.00
Escrow Fees: Haney	(6,680.00)	0.00	(6,680.00)	7,177.36	0.00	7,177.36	0.00
Total Owner Fees	\$ 15,666.42	\$ 14,050.35	\$ 1,616.07	\$ 222,907.40	\$ 126,453.15	\$ 96,454.25	\$ 168,604.20
Collections & Escrow							
4700-00 Collection Charges (Mgmt)	\$ (200.00)	\$ -	\$ (200.00)	\$ 1,142.00	\$ -	\$ 1,142.00	\$ -
4710-00 Collection Charges (Contra)	(90.00)	0.00	(90.00)	(90.00)	0.00	(90.00)	0.00
4760-00 Escrow Income (Mgmt)	820.00	0.00	820.00	14,677.36	0.00	14,677.36	0.00
4760-10 Escrow Income (Contra)	(7,500.00)	0.00	(7,500.00)	(7,500.00)	0.00	(7,500.00)	0.00
Total Collections & Escrow	\$ (6,970.00)	\$ -	\$ (6,970.00)	\$ 8,229.36	\$ -	\$ 8,229.36	\$ -
Investment Income							
4815-97 Int-RBC Petty Cash 9447	\$ -	\$ -	\$ -	\$ 3.10	\$ -	\$ 3.10	\$ -
4819-00 Interest Income	111.25	291.67	(180.42)	115.96	2,625.03	(2,509.07)	3,500.04
4820-97 Int-RBC Operating 9439	0.00	0.00	0.00	494.38	0.00	494.38	0.00
4822-97 Int-RBC Sav 7775	0.01	0.00	0.01	0.10	0.00	0.10	0.00
4829-97 Int-MO Reserve ICS 987	0.00	0.00	0.00	578.36	0.00	578.36	0.00
4831-97 Int-MO CD 8959	0.00	0.00	0.00	125.87	0.00	125.87	0.00
4832-97 Int-MO CD 9051	0.00	0.00	0.00	182.67	0.00	182.67	0.00
4834-97 Int-MO CD 9053	0.00	0.00	0.00	250.28	0.00	250.28	0.00
Total Investment Income	\$ 111.26	\$ 291.67	\$ (180.41)	\$ 1,750.72	\$ 2,625.03	\$ (874.31)	\$ 3,500.04
Other Revenue							
4950-91 Asset Sales Gains(Losses)	\$ -	\$ -	\$ -	\$ 20,200.00	\$ -	\$ 20,200.00	\$ -
4970-00 Donations	0.00	83.33	(83.33)	0.00	749.97	(749.97)	999.96
4991-00 Late Fees	(292.50)	0.00	(292.50)	246.28	0.00	246.28	0.00
4992-00 Late Letter Fees	(22.50)	0.00	(22.50)	(22.50)	0.00	(22.50)	0.00
4995-00 Collection, Transfer & Late	0.00	0.00	0.00	28,062.43	0.00	28,062.43	0.00
4998-00 2013 Financial Conversion	(533.99)	0.00	(533.99)	258,392.18	0.00	258,392.18	0.00
4999-00 Other Revenue	0.00	0.00	0.00	9,014.79	0.00	9,014.79	0.00
Total Other Revenue	\$ (848.99)	\$ 83.33	\$ (932.32)	\$ 315,893.18	\$ 749.97	\$ 315,143.21	\$ 999.96

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page1
Fiscal Year End October 31, 2013
For The Period 07/01/13 To 07/31/13

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Compensation							
5110-99 Gross Pay-Regular	\$ 120,300.96	\$ 112,358.00	\$ (7,942.96)	\$ 1,029,995.05	\$ 1,011,222.00	\$ (18,773.05)	\$ 1,348,296.00
5120-99 Gross Pay-Overtime	2,833.19	551.00	(2,282.19)	7,311.26	4,959.00	(2,352.26)	6,612.00
5130-99 Employer Taxes	10,711.13	11,035.00	323.87	106,832.55	99,315.00	(7,517.55)	132,420.00
Group Health, Etc.	9,024.16	15,542.00	6,517.84	120,694.82	139,878.00	19,183.18	186,504.00
5150-99 Workers Compensation	(2,281.82)	18,333.00	20,614.82	164,288.78	164,997.00	708.22	219,996.00
5180-99 Employer 401K Contribution	501.18	620.00	118.82	4,488.75	5,580.00	1,091.25	7,440.00
5190-99 Other Compensation	600.00	0.00	(600.00)	600.00	0.00	(600.00)	0.00
Compensation Allocation	(158.95)	(12,394.00)	(12,235.05)	(158.95)	(111,546.00)	(111,387.05)	(148,728.00)
HR Services (Payroll)	3,179.08	2,439.33	(739.75)	20,945.04	21,953.97	1,008.93	29,271.96
	-----	-----	-----	-----	-----	-----	-----
Total Compensation	\$ 144,708.93	\$ 148,484.33	\$ 3,775.40	\$ 1,454,997.30	\$ 1,336,358.97	\$ (118,638.33)	\$ 1,781,811.96
	=====	=====	=====	=====	=====	=====	=====
Replacement & Depreciation							
5210-19 Replacement Provision	\$ 38,000.01	\$ 12,666.66	\$ (25,333.35)	\$ 114,000.03	\$ 113,999.94	\$ (0.09)	\$ 151,999.92
5230-19 Depreciation	21,999.99	7,333.33	(14,666.66)	65,999.97	65,999.97	0.00	87,999.96
5299-00 Interest Reserve Funding	111.11	0.00	(111.11)	112.78	0.00	(112.78)	0.00
	-----	-----	-----	-----	-----	-----	-----
Total Replacement & Depreciati	\$ 60,111.11	\$ 19,999.99	\$ (40,111.12)	\$ 180,112.78	\$ 179,999.91	\$ (112.87)	\$ 239,999.88
	=====	=====	=====	=====	=====	=====	=====
Lake, Marina & Equestrian							
5310-12 Water Assessment	\$ -	\$ 13,333.33	\$ 13,333.33	\$ 79,999.98	\$ 119,999.97	\$ 39,999.99	\$ 159,999.96
5315-00 Water Contingency	0.00	7,333.33	7,333.33	0.00	65,999.97	65,999.97	87,999.96
5320-00 Lake Stock/Fishery	0.00	2,083.33	2,083.33	18,827.50	18,749.97	(77.53)	24,999.96
5325-12 Water Purchase	0.00	0.00	0.00	17,238.63	0.00	(17,238.63)	0.00
5330-12 Pumping Watermaster	3,236.83	833.33	(2,403.50)	7,674.67	7,499.97	(174.70)	9,999.96
5340-00 Parks Maint & Supplies	0.00	416.66	416.66	18.77	3,749.94	3,731.17	4,999.92
Fishing Area Maint & Supplies	0.00	1,250.00	1,250.00	9,297.66	11,250.00	1,952.34	15,000.00
Lake Maintenance & Supplies	(478.00)	9,583.33	10,061.33	134,730.77	86,249.97	(48,480.80)	114,999.96
5370-12 Water Monitoring/Testing	160.00	83.33	(76.67)	3,092.00	749.97	(2,342.03)	999.96
5380-23 Horse Feed Equestrian	0.00	3,500.00	3,500.00	14,974.20	31,500.00	16,525.80	42,000.00
5397-22 Lake Improvements	0.00	416.66	416.66	80.83	3,749.94	3,669.11	4,999.92
5398-00 Marina Improvements	0.00	1,058.33	1,058.33	0.00	9,524.97	9,524.97	12,699.96
5399-23 EQ Improvements	0.00	416.66	416.66	5,690.00	3,749.94	(1,940.06)	4,999.92
	-----	-----	-----	-----	-----	-----	-----
Total Lake, Marina & Equestrian	\$ 2,918.83	\$ 40,308.29	\$ 37,389.46	\$ 291,625.01	\$ 362,774.61	\$ 71,149.60	\$ 483,699.48
	=====	=====	=====	=====	=====	=====	=====

**T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 2**

Fiscal Year End October 31, 2013

For The Period 07/01/13 To 07/31/13

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Professional Services							
5710-28 Accounting	\$ -	\$ 7,916.66	\$ 7,916.66	\$ 47,592.28	\$ 71,249.94	\$ 23,657.66	\$ 94,999.92
5711-00 Accounting Services-Early Term	0.00	0.00	0.00	7,839.00	0.00	(7,839.00)	0.00
5715-29 Accounting-Requested Service	0.00	625.00	625.00	400.00	5,625.00	5,225.00	7,500.00
Legal Expense	20,426.59	2,083.33	(18,343.26)	50,612.87	18,749.97	(31,862.90)	24,999.96
5725-98 Legal Contingency	0.00	6,250.00	6,250.00	43,480.86	56,250.00	12,769.14	75,000.00
5730-98 Consulting	0.00	2,083.33	2,083.33	14,200.00	18,749.97	4,549.97	24,999.96
5740-98 Audit	0.00	1,500.00	1,500.00	5,975.00	13,500.00	7,525.00	18,000.00
5760-98 Technology	0.00	1,250.00	1,250.00	3,678.90	11,250.00	7,571.10	15,000.00
5770-98 Web Site Maintenance/Design	98.72	250.00	151.28	2,888.72	2,250.00	(638.72)	3,000.00
5775-29 Fireworks-4th of July	0.00	1,666.66	1,666.66	20,000.00	14,999.94	(5,000.06)	19,999.92
Service Contracts	5,143.34	5,000.00	(143.34)	43,160.23	45,000.00	1,839.77	60,000.00
5785-00 Reserve Study (In House)	0.00	83.33	83.33	0.00	749.97	749.97	999.96
HR Admin	370.00	166.66	(203.34)	2,449.00	1,499.94	(949.06)	1,999.92
8035-00 Management Fee	7,100.00	0.00	(7,100.00)	24,800.00	0.00	(24,800.00)	0.00
Total Professional Services	\$ 33,138.65	\$ 28,874.97	\$ (4,263.68)	\$ 267,076.86	\$ 259,874.73	\$ (7,202.13)	\$ 346,499.64
Administrative Support							
6005-91 Prof. Cert. Fees	\$ 1,585.00	\$ 166.66	\$ (1,418.34)	\$ 4,822.00	\$ 1,499.94	\$ (3,322.06)	\$ 1,999.92
Licenses & Permits	564.00	833.33	269.33	8,549.02	7,499.97	(1,049.05)	9,999.96
Uniform Expense	0.00	1,500.00	1,500.00	18,612.87	13,500.00	(5,112.87)	18,000.00
Safety Equip/Supplies	286.90	583.33	296.43	7,618.16	5,249.97	(2,368.19)	6,999.96
Training Expense	25.00	1,250.00	1,225.00	6,480.64	11,250.00	4,769.36	15,000.00
Travel Expense	1,409.23	583.33	(825.90)	7,021.80	5,249.97	(1,771.83)	6,999.96
Office Supplies	991.01	1,250.00	258.99	12,039.68	11,250.00	(789.68)	15,000.00
Materials,Supplies & Signage	2,149.95	1,250.00	(899.95)	13,800.40	11,250.00	(2,550.40)	15,000.00
Postage	416.33	2,083.33	1,667.00	15,471.30	18,749.97	3,278.67	24,999.96
Printing	1,000.00	1,666.66	666.66	16,007.65	14,999.94	(1,007.71)	19,999.92
BOD & Committee Meals	526.87	541.66	14.79	6,688.60	4,874.94	(1,813.66)	6,499.92
Bank & CC Fees	375.78	250.00	(125.78)	2,556.17	2,250.00	(306.17)	3,000.00
6095-91 Advertising	0.00	208.33	208.33	1,124.38	1,874.97	750.59	2,499.96
6096-00 C.O.P. Program	0.00	250.00	250.00	843.94	2,250.00	1,406.06	3,000.00
Other Expense	71.23	83.33	12.10	3,885.90	749.97	(3,135.93)	999.96
6910-92 Federal taxes	0.00	287.63	287.63	2,250.00	2,588.67	338.67	3,451.56
6920-92 California State Taxes	0.00	154.87	154.87	418.00	1,393.83	975.83	1,858.44
6930-99 Prior Year	0.00	0.00	0.00	(15.00)	0.00	15.00	0.00
Total Administrative Support	\$ 9,401.30	\$ 12,942.46	\$ 3,541.16	\$ 128,175.51	\$ 116,482.14	\$ (11,693.37)	\$ 155,309.52

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 3
Fiscal Year End October 31, 2013
For The Period 07/01/13 To 07/31/13

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Vehicles, Equip & Technology							
	\$ 62.06	\$ 6,250.00	\$ 6,187.94	\$ 41,661.18	\$ 56,250.00	\$ 14,588.82	\$ 75,000.00
	8,075.86	3,333.33	(4,742.53)	18,614.35	29,999.97	11,385.62	39,999.96
	1,978.96	1,250.00	(728.96)	17,572.02	11,250.00	(6,322.02)	15,000.00
5560-94	720.10	833.33	113.23	5,760.80	7,499.97	1,739.17	9,999.96
	8,423.01	583.33	(7,839.68)	14,773.74	5,249.97	(9,523.77)	6,999.96
5580-98	0.00	625.00	625.00	1,325.77	5,625.00	4,299.23	7,500.00
5590-11	159.43	500.00	340.57	8,457.70	4,500.00	(3,957.70)	6,000.00
	46.42	416.66	370.24	15,960.47	3,749.94	(12,210.53)	4,999.92
	-----	-----	-----	-----	-----	-----	-----
Total Vehicles, Equip & Tech	\$ 19,465.84	\$ 13,791.65	\$ (5,674.19)	\$ 124,126.03	\$ 124,124.85	\$ (1.18)	\$ 165,499.80
	=====	=====	=====	=====	=====	=====	=====
Insurance							
5810-98	\$ 44,902.74	\$ -	\$ (44,902.74)	\$ 85,097.54	\$ -	\$ (85,097.54)	\$ -
5820-99	(14,097.17)	0.00	14,097.17	4,421.33	0.00	(4,421.33)	0.00
5830-98	3,682.26	0.00	(3,682.26)	14,729.04	0.00	(14,729.04)	0.00
5840-98	1,347.64	0.00	(1,347.64)	5,390.62	0.00	(5,390.62)	0.00
5850-98	1,710.05	0.00	(1,710.05)	6,841.55	0.00	(6,841.55)	0.00
5860-98	16.66	0.00	(16.66)	66.64	0.00	(66.64)	0.00
5890-98	50.00	11,250.00	11,200.00	200.00	101,250.00	101,050.00	135,000.00
	-----	-----	-----	-----	-----	-----	-----
Total Insurance	\$ 37,612.18	\$ 11,250.00	\$ (26,362.18)	\$ 116,746.72	\$ 101,250.00	\$ (15,496.72)	\$ 135,000.00
	=====	=====	=====	=====	=====	=====	=====
Utilities							
	\$ 3,249.42	\$ 2,500.00	\$ (749.42)	\$ 21,480.36	\$ 22,500.00	\$ 1,019.64	\$ 30,000.00
5420-12	10,913.32	7,083.33	(3,829.99)	43,279.26	63,749.97	20,470.71	84,999.96
	59.64	625.00	565.36	4,499.40	5,625.00	1,125.60	7,500.00
5440-11	0.00	4,167.00	4,167.00	34,563.58	37,503.00	2,939.42	50,004.00
	1,674.10	1,666.66	(7.44)	14,502.92	14,999.94	497.02	19,999.92
	2,959.95	3,250.00	290.05	27,325.96	29,250.00	1,924.04	39,000.00
	128.18	250.00	121.82	2,503.73	2,250.00	(253.73)	3,000.00
5499-00	0.00	41.66	41.66	(58.70)	374.94	433.64	499.92
	-----	-----	-----	-----	-----	-----	-----
Total Utilities	\$ 18,984.61	\$ 19,583.65	\$ 599.04	\$ 148,096.51	\$ 176,252.85	\$ 28,156.34	\$ 235,003.80
	=====	=====	=====	=====	=====	=====	=====

T150 - SPRING VALLEY LAKE ASSOCIATION
INCOME STATEMENT SUPPORT SCHEDULE - EXPENSES - Page 4
Fiscal Year End October 31, 2013
For The Period 07/01/13 To 07/31/13

	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	\$ 3,500.00	\$ 3,750.00	\$ 250.00	\$ 34,837.50	\$ 33,750.00	\$ (1,087.50)	\$ 45,000.00
Building Maintenance	4,290.50	2,083.33	(2,207.17)	39,387.70	18,749.97	(20,637.73)	24,999.96
Grounds Maintenance	30,721.95	2,083.33	(28,638.62)	99,687.14	18,749.97	(80,937.17)	24,999.96
Equipment Rental	1,166.03	833.33	(332.70)	8,556.08	7,499.97	(1,056.11)	9,999.96
Janitorial Supplies	341.03	583.33	242.30	4,584.97	5,249.97	665.00	6,999.96
5640-00 Drainage Improvement	0.00	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
5650-00 Surveillance Cameras	0.00	4,916.66	4,916.66	1,038.78	44,249.94	43,211.16	58,999.92
5660-11 Parks Improvement	0.00	0.00	0.00	51.27	0.00	(51.27)	0.00
Capital Improvements	0.00	8,500.00	8,500.00	16,504.23	76,500.00	59,995.77	102,000.00
	-----	-----	-----	-----	-----	-----	-----
Total Grounds & Buildings	\$ 40,019.51	\$ 23,749.98	\$ (16,269.53)	\$ 204,647.67	\$ 213,749.82	\$ 9,102.15	\$ 284,999.76
	=====	=====	=====	=====	=====	=====	=====
Uncollectible & Other Losses							
6110-91 Bad Debts Expense	\$ -	\$ 12,500.00	\$ 12,500.00	\$ 4,402.36	\$ 112,500.00	\$ 108,097.64	\$ 150,000.00
6120-00 Collection Expenses	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
6130-00 Legal Settlement Costs	0.00	416.66	416.66	4,042.50	3,749.94	(292.56)	4,999.92
6140-00 PP Assets-Adjustments	0.00	0.00	0.00	8,846.00	0.00	(8,846.00)	0.00
	-----	-----	-----	-----	-----	-----	-----
Total Uncollectible & Losses	\$ -	\$ 13,166.66	\$ 13,166.66	\$ 17,290.86	\$ 118,499.94	\$ 101,209.08	\$ 157,999.92
	=====	=====	=====	=====	=====	=====	=====
Association Sponsored Events							
5910-21 Events	\$ -	\$ 1,483.33	\$ 1,483.33	\$ 10,886.06	\$ 13,349.97	\$ 2,463.91	\$ 17,799.96
5910-28 Events	1,116.91	0.00	(1,116.91)	2,825.33	0.00	(2,825.33)	0.00
5910-29 Events	248.85	0.00	(248.85)	680.85	0.00	(680.85)	0.00
5915-29 Family Festival	99.36	1,166.66	1,067.30	9,200.72	10,499.94	1,299.22	13,999.92
5920-00 Concerts at Beach	0.00	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
5925-00 SVL Event Meals	0.00	322.50	322.50	1,265.46	2,902.50	1,637.04	3,870.00
5935-00 Committee Appreciation	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
Total Events	\$ 1,465.12	\$ 4,072.49	\$ 2,607.37	\$ 24,858.42	\$ 36,652.41	\$ 11,793.99	\$ 48,869.88
	=====	=====	=====	=====	=====	=====	=====
6800-00 Budget Contingency	\$ -	\$ 4,166.66	\$ 4,166.66	\$ -	\$ 37,499.94	\$ 37,499.94	\$ 49,999.92
	=====	=====	=====	=====	=====	=====	=====

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STATEMENT - Y.T.D.
 Fiscal Year End October 31, 2013
 For The Period 11/01/12 To 07/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
INCOME															
Owner Assessmen	0	0	0	0	0	1,895,410	947,925	666	0	0	0	0	2,844,000	2,843,775	225
Community Servi	0	0	0	0	0	7,658	30	4,172	3,508	0	0	0	15,368	24,375	(9,007)
Marina Fees	0	0	0	0	0	49,047	24,503	29,417	26,547	0	0	0	129,513	135,750	(6,237)
Equestrian Fees	0	0	0	0	0	23,669	5,128	4,870	5,190	0	0	0	38,857	42,750	(3,893)
Owner Fees	0	0	0	0	0	112,867	55,050	39,324	15,666	0	0	0	222,907	126,453	96,454
Investments Inc	0	0	0	0	0	1,560	75	5	111	0	0	0	1,751	2,625	(874)
Other Revenue	0	0	0	0	0	57,277	246,093	13,372	(849)	0	0	0	315,893	750	315,143
TOTAL INCOME	0	0	0	0	0	2,147,486	1,278,804	91,826	50,173	0	0	0	3,568,289	3,176,478	391,811
EXPENSES															
Compensation	0	0	0	0	0	963,494	144,168	202,626	144,709	0	0	0	1,454,997	1,336,359	(118,638)
Replacement & R	0	0	0	0	0	120,000	0	2	60,111	0	0	0	180,113	180,000	(113)
Lake, Marina &	0	0	0	0	0	125,652	146,833	16,221	2,919	0	0	0	291,625	362,775	71,150
Professional Se	0	0	0	0	0	173,938	34,732	25,268	33,139	0	0	0	267,077	259,875	(7,202)
Administrative	0	0	0	0	0	86,255	16,724	13,142	9,401	0	0	0	125,523	112,500	(13,023)
Vehicles, Equip	0	0	0	0	0	68,795	24,188	11,677	19,466	0	0	0	124,126	124,125	(1)
Insurance	0	0	0	0	0	62,919	0	16,216	37,612	0	0	0	116,747	101,250	(15,497)
Utilities	0	0	0	0	0	86,269	15,990	26,853	18,985	0	0	0	148,097	176,253	28,156
Grounds & Build	0	0	0	0	0	93,405	28,656	42,568	40,020	0	0	0	204,648	213,750	9,102
Uncollectible &	0	0	0	0	0	17,291	0	0	0	0	0	0	17,291	118,500	101,209
Assoc. Sponsore	0	0	0	0	0	18,413	2,140	2,840	1,465	0	0	0	24,858	36,652	11,794
Income Tax	0	0	0	0	0	2,653	0	0	0	0	0	0	2,653	3,983	1,330
Budget Continge	0	0	0	0	0	0	0	0	0	0	0	0	0	37,500	37,500
Total Expenses	0	0	0	0	0	1,819,082	413,432	357,414	367,826	0	0	0	2,957,754	3,063,520	105,767
NET SURPLUS/(DE	0	0	0	0	0	328,404	865,372	(265,588)	(317,653)	0	0	0	610,535	112,958	497,577

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STMT SUPPORT SCHEDULE - REVENUE YTD - Page 1
 Fiscal Year End October 31, 2013
 For The Period 11/01/12 To 07/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Owner Assessments															
4110-00 Assessments: Re	0	0	0	0	0	1,895,850	948,150	0	0	0	0	0	2,844,000	2,843,775	225
4110-98 Assessments: Re	0	0	0	0	0	0	(225)	225	0	0	0	0	0	0	0
4140-10 Assessment Adju	0	0	0	0	0	(441)	0	441	0	0	0	0	0	0	0
Total Owner Ass	0	0	0	0	0	1,895,410	947,925	666	0	0	0	0	2,844,000	2,843,775	225
Community Service Fees															
4230-00 Rent-Community	0	0	0	0	0	6,308	0	0	0	0	0	0	6,308	16,875	(10,567)
4250-00 Family Social C	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000	(6,000)
4260-00 Recreation Dept	0	0	0	0	0	1,000	0	982	1,034	0	0	0	3,016	750	2,266
4265-00 Craft Fair Boot	0	0	0	0	0	350	0	0	0	0	0	0	350	750	(400)
4270-00 Non Refundable	0	0	0	0	0	0	30	0	30	0	0	0	60	0	60
4299-29 Other Community	0	0	0	0	0	0	0	3,190	2,444	0	0	0	5,634	0	5,634
Total Community	0	0	0	0	0	7,658	30	4,172	3,508	0	0	0	15,368	24,375	(9,007)
Marina Fees															
4310-00 Vessel Registra	0	0	0	0	0	27,250	10,570	14,205	6,756	0	0	0	58,781	48,750	10,031
4320-00 Electricity Rei	0	0	0	0	0	10,403	0	0	0	0	0	0	10,403	52,500	(42,097)
4320-12 Electricity Rei	0	0	0	0	0	0	7,111	6,382	8,287	0	0	0	21,781	0	21,781
4330-00 Slip Rental	0	0	0	0	0	7,772	2,409	2,762	2,205	0	0	0	15,148	10,500	4,648
4340-00 Fuel & Oil Sale	0	0	0	0	0	3,486	0	0	0	0	0	0	3,486	22,500	(19,014)
4340-22 Fuel & Oil Sale	0	0	0	0	0	0	3,512	5,758	8,469	0	0	0	17,739	0	17,739
4380-00 Life Guard Fees	0	0	0	0	0	135	855	300	820	0	0	0	2,110	1,500	610
4399-00 Other-Lake & Ma	0	0	0	0	0	0	45	10	10	0	0	0	65	0	65
Total Marina Fe	0	0	0	0	0	49,047	24,503	29,417	26,547	0	0	0	129,513	135,750	(6,237)
Equestrian Fees															
4410-00 Boarding Fees -	0	0	0	0	0	20,418	4,628	4,370	4,690	0	0	0	34,106	37,500	(3,394)
4440-23 Equestrian Apt	0	0	0	0	0	3,000	500	500	500	0	0	0	4,500	4,500	0
4499-00 Other Equestria	0	0	0	0	0	251	0	0	0	0	0	0	251	750	(499)
Total Equestria	0	0	0	0	0	23,669	5,128	4,870	5,190	0	0	0	38,857	42,750	(3,893)

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STMT SUPPORT SCHEDULE - REVENUE YTD - Page 2
 Fiscal Year End October 31, 2013
 For The Period 11/01/12 To 07/31/13

	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	0	0	0	0	0	2,330	40,730	2,370	2,660	0	0	0	48,090	33,822	14,268
4520-00 Owner Interest	0	0	0	0	0	26,833	115	0	(844)	0	0	0	26,105	37,500	(11,395)
4530-00 Tenant Fees	0	0	0	0	0	13,648	6,587	12,709	5,680	0	0	0	38,626	15,000	23,626
4540-00 Architectural F	0	0	0	0	0	190	1,870	850	550	0	0	0	3,460	2,628	832
4550-00 Citation Income	0	0	0	0	0	69,900	0	0	0	0	0	0	69,900	37,503	32,397
4550-93 Citation Income	0	0	0	0	0	0	0	14,000	12,900	0	0	0	26,900	0	26,900
4550-94 Citation Income	0	0	0	0	0	0	(400)	1,500	1,250	0	0	0	2,350	0	2,350
4560-00 Membership Card	0	0	0	0	0	65	0	185	150	0	0	0	400	0	400
4580-00 Small Claims Co	0	0	0	0	0	(100)	0	0	0	0	0	0	(100)	0	(100)
Total Owner Fee	0	0	0	0	0	112,867	48,903	31,614	22,346	0	0	0	215,730	126,453	89,277
Collection & Escrow															
4700-00 Collection Char	0	0	0	0	0	0	0	1,342	(200)	0	0	0	1,142	0	1,142
4710-00 Collection Char	0	0	0	0	0	0	0	0	(90)	0	0	0	(90)	0	(90)
4760-00 Escrow Income (	0	0	0	0	0	0	6,147	7,710	820	0	0	0	14,677	0	14,677
4760-10 Escrow Income (	0	0	0	0	0	0	0	0	(7,500)	0	0	0	(7,500)	0	(7,500)
Total Collectio	0	0	0	0	0	0	6,147	9,052	(6,970)	0	0	0	8,229	0	8,229
Investment Income															
4815-97 Int-RBC Petty C	0	0	0	0	0	3	0	0	0	0	0	0	3	0	3
4819-00 Interest Income	0	0	0	0	0	0	0	5	111	0	0	0	116	2,625	(2,509)
4820-97 Int-RBC Operati	0	0	0	0	0	476	19	0	0	0	0	0	494	0	494
4822-97 Int-RBC Sav 777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4829-97 Int-MO Reserve	0	0	0	0	0	523	56	0	0	0	0	0	578	0	578
4831-97 Int-MO CD 8959	0	0	0	0	0	126	0	0	0	0	0	0	126	0	126
4832-97 Int-MO CD 9051	0	0	0	0	0	183	0	0	0	0	0	0	183	0	183
4834-97 Int-MO CD 9053	0	0	0	0	0	250	0	0	0	0	0	0	250	0	250
Total Investmen	0	0	0	0	0	1,560	75	5	111	0	0	0	1,751	2,625	(874)
Other Revenue															
4950-91 Asset Sales Gai	0	0	0	0	0	20,200	0	0	0	0	0	0	20,200	0	20,200
4970-00 Donations	0	0	0	0	0	0	0	0	0	0	0	0	0	750	(750)
4991-00 Late Fees	0	0	0	0	0	0	0	539	(293)	0	0	0	246	0	246
4992-00 Late Letter Fee	0	0	0	0	0	0	0	0	(23)	0	0	0	(23)	0	(23)
4995-00 Collection, Tran	0	0	0	0	0	28,062	0	0	0	0	0	0	28,062	0	28,062
4998-00 2013 Financial	0	0	0	0	0	0	246,093	12,834	(534)	0	0	0	258,392	0	258,392
4999-00 Other Revenue	0	0	0	0	0	9,015	0	0	0	0	0	0	9,015	0	9,015
Total Other Rev	0	0	0	0	0	57,277	246,093	13,372	(849)	0	0	0	315,893	750	315,143

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 1
 Fiscal Year End October 31, 2013
 For The Period 11/01/12 To 07/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Compensation															
5110-99 Gross Pay-Regul	0	0	0	0	0	693,630	102,354	113,710	120,301	0	0	0	1,029,995	1,011,222	(18,773)
5120-99 Gross Pay-Overt	0	0	0	0	0	2,115	1,287	1,076	2,833	0	0	0	7,311	4,959	(2,352)
5130-99 Employer Taxes	0	0	0	0	0	73,989	8,113	14,019	10,711	0	0	0	106,833	99,315	(7,518)
Group Health, E	0	0	0	0	0	84,647	13,317	13,707	9,024	0	0	0	120,695	139,878	19,183
5150-99 Workers Compens	0	0	0	0	0	93,970	16,025	56,576	(2,282)	0	0	0	164,289	164,997	708
5180-99 Employer 401K C	0	0	0	0	0	2,983	533	472	501	0	0	0	4,489	5,580	1,091
5190-99 Other Compensat	0	0	0	0	0	0	0	0	600	0	0	0	600	0	(600)
Compensation Al	0	0	0	0	0	0	0	0	(159)	0	0	0	(159)	(111,546)	(111,387)
HR Services (Pa	0	0	0	0	0	12,160	2,540	3,066	3,179	0	0	0	20,945	21,954	1,009
Total Compensat	0	0	0	0	0	963,494	144,168	202,626	144,709	0	0	0	1,454,997	1,336,359	(118,638)
Replacement & Depreciation															
5210-19 Replacement Pro	0	0	0	0	0	76,000	0	0	38,000	0	0	0	114,000	114,000	0
5230-19 Depreciation	0	0	0	0	0	44,000	0	0	22,000	0	0	0	66,000	66,000	0
5299-00 Interest Reserv	0	0	0	0	0	0	0	2	111	0	0	0	113	0	(113)
Total Replaceme	0	0	0	0	0	120,000	0	2	60,111	0	0	0	180,113	180,000	(113)
Lake, Marina & Equestrian															
5310-12 Water Assessmen	0	0	0	0	0	80,000	0	0	0	0	0	0	80,000	120,000	40,000
5315-00 Water Contingen	0	0	0	0	0	0	0	0	0	0	0	0	0	66,000	66,000
5320-00 Lake Stock/Fish	0	0	0	0	0	18,828	0	0	0	0	0	0	18,828	18,750	(78)
5325-12 Water Purchase	0	0	0	0	0	0	12,143	5,096	0	0	0	0	17,239	0	(17,239)
5330-12 Pumping Waterma	0	0	0	0	0	4,438	0	0	3,237	0	0	0	7,675	7,500	(175)
5340-00 Parks Maint & S	0	0	0	0	0	19	0	0	0	0	0	0	19	3,750	3,731
Fishing Area Ma	0	0	0	0	0	8,018	0	1,280	0	0	0	0	9,298	11,250	1,952
Lake Maintenanc	0	0	0	0	0	6,426	127,560	1,223	(478)	0	0	0	134,731	86,250	(48,481)
5370-12 Water Monitorin	0	0	0	0	0	0	0	2,932	160	0	0	0	3,092	750	(2,342)
5380-23 Horse Feed Eque	0	0	0	0	0	7,925	7,050	0	0	0	0	0	14,974	31,500	16,526
5397-22 Lake Improvemen	0	0	0	0	0	0	81	0	0	0	0	0	81	3,750	3,669
5398-00 Marina Improvem	0	0	0	0	0	0	0	0	0	0	0	0	0	9,525	9,525
5399-23 EQ Improvements	0	0	0	0	0	0	0	5,690	0	0	0	0	5,690	3,750	(1,940)
Total Lake,Mari	0	0	0	0	0	125,652	146,833	16,221	2,919	0	0	0	291,625	362,775	71,150

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 2
 Fiscal Year End October 31, 2013
 For The Period 11/01/12 To 07/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Professional Services															
5710-28 Accounting	0	0	0	0	0	47,034	0	558	0	0	0	0	47,592	71,250	23,658
5711-00 Accounting Serv	0	0	0	0	0	7,839	0	0	0	0	0	0	7,839	0	(7,839)
5715-29 Accounting-Req	0	0	0	0	0	0	0	400	0	0	0	0	400	5,625	5,225
Legal Expense	0	0	0	0	0	17,376	0	12,810	20,427	0	0	0	50,613	18,750	(31,863)
5725-98 Legal Contingen	0	0	0	0	0	29,806	13,675	0	0	0	0	0	43,481	56,250	12,769
5730-98 Consulting	0	0	0	0	0	14,200	0	0	0	0	0	0	14,200	18,750	4,550
5740-98 Audit	0	0	0	0	0	5,975	0	0	0	0	0	0	5,975	13,500	7,525
5760-98 Technology	0	0	0	0	0	280	3,399	0	0	0	0	0	3,679	11,250	7,571
5770-98 Web Site Mainte	0	0	0	0	0	300	2,440	50	99	0	0	0	2,889	2,250	(639)
5775-29 Fireworks-4th o	0	0	0	0	0	20,000	0	0	0	0	0	0	20,000	15,000	(5,000)
Service Contrac	0	0	0	0	0	30,294	4,268	3,455	5,143	0	0	0	43,160	45,000	1,840
5785-00 Reserve Study (	0	0	0	0	0	0	0	0	0	0	0	0	0	750	750
HR Admin	0	0	0	0	0	834	350	895	370	0	0	0	2,449	1,500	(949)
8035-00 Management Fee	0	0	0	0	0	0	10,600	7,100	7,100	0	0	0	24,800	0	(24,800)
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Total Professio	0	0	0	0	0	173,938	34,732	25,268	33,139	0	0	0	267,077	259,875	(7,202)
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
Administrative Support															
6005-91 Prof. Cert. Fee	0	0	0	0	0	2,112	1,006	119	1,585	0	0	0	4,822	1,500	(3,322)
Licenses & Perm	0	0	0	0	0	6,948	406	631	564	0	0	0	8,549	7,500	(1,049)
Uniform Expense	0	0	0	0	0	11,013	5,285	2,315	0	0	0	0	18,613	13,500	(5,113)
Safety Equip/Su	0	0	0	0	0	6,584	311	437	287	0	0	0	7,618	5,250	(2,368)
Training Expens	0	0	0	0	0	1,644	280	4,531	25	0	0	0	6,481	11,250	4,769
Travel Expense	0	0	0	0	0	4,031	868	713	1,409	0	0	0	7,022	5,250	(1,772)
Office Supplies	0	0	0	0	0	8,708	1,285	1,056	991	0	0	0	12,040	11,250	(790)
Materials, Suppl	0	0	0	0	0	9,332	1,646	673	2,150	0	0	0	13,800	11,250	(2,550)
Postage	0	0	0	0	0	12,576	1,934	546	416	0	0	0	15,471	18,750	3,279
Printing	0	0	0	0	0	11,816	2,031	1,161	1,000	0	0	0	16,008	15,000	(1,008)
BOD & Committee	0	0	0	0	0	4,862	881	419	527	0	0	0	6,689	4,875	(1,814)
Bank & CC Fees	0	0	0	0	0	1,391	291	498	376	0	0	0	2,556	2,250	(306)
6095-91 Advertising	0	0	0	0	0	1,124	0	0	0	0	0	0	1,124	1,875	751
6096-00 C.O.P. Program	0	0	0	0	0	844	0	0	0	0	0	0	844	2,250	1,406
Other Expense	0	0	0	0	0	3,270	500	45	71	0	0	0	3,886	750	(3,136)
6910-92 Federal taxes	0	0	0	0	0	2,250	0	0	0	0	0	0	2,250	2,589	339
6920-92 California Stat	0	0	0	0	0	418	0	0	0	0	0	0	418	1,394	976
6930-99 Prior Year	0	0	0	0	0	(15)	0	0	0	0	0	0	(15)	0	15
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Total Administr	0	0	0	0	0	88,908	16,724	13,142	9,401	0	0	0	128,176	116,482	(11,693)
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 3
 Fiscal Year End October 31, 2013
 For The Period 11/01/12 To 07/31/13

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Vehicles, Equip & Technology															
Vehicle: Fuel &	0	0	0	0	0	28,367	4,985	8,247	62	0	0	0	41,661	56,250	14,589
Marina: Fuel &	0	0	0	0	0	2,746	7,867	(75)	8,076	0	0	0	18,614	30,000	11,386
Equip/Vehicle R	0	0	0	0	0	10,984	2,935	1,675	1,979	0	0	0	17,572	11,250	(6,322)
5560-94 Software Licens	0	0	0	0	0	4,321	720	0	720	0	0	0	5,761	7,500	1,739
Computer Equipm	0	0	0	0	0	3,790	3,089	(528)	8,423	0	0	0	14,774	5,250	(9,524)
5580-98 Property Tax Ex	0	0	0	0	0	1,326	0	0	0	0	0	0	1,326	5,625	4,299
5590-11 Small Tools	0	0	0	0	0	7,101	957	241	159	0	0	0	8,458	4,500	(3,958)
Other Vehicles,	0	0	0	0	0	10,160	3,636	2,118	46	0	0	0	15,960	3,750	(12,211)
Total Vehicles,	0	0	0	0	0	68,795	24,188	11,677	19,466	0	0	0	124,126	124,125	(1)
Insurance															
5810-98 Insurance: Umbr	0	0	0	0	0	40,195	0	0	44,903	0	0	0	85,098	0	(85,098)
5820-99 Insurance: D&O	0	0	0	0	0	2,303	0	16,216	(14,097)	0	0	0	4,421	0	(4,421)
5830-98 Insurance: Auto	0	0	0	0	0	11,047	0	0	3,682	0	0	0	14,729	0	(14,729)
5840-98 Insurance: Mari	0	0	0	0	0	4,043	0	0	1,348	0	0	0	5,391	0	(5,391)
5850-98 Insurance: Comm	0	0	0	0	0	5,132	0	0	1,710	0	0	0	6,842	0	(6,842)
5860-98 Insurance: Crim	0	0	0	0	0	50	0	0	17	0	0	0	67	0	(67)
5890-98 Insurance: Othe	0	0	0	0	0	150	0	0	50	0	0	0	200	101,250	101,050
Total Insurance	0	0	0	0	0	62,919	0	16,216	37,612	0	0	0	116,747	101,250	(15,497)
Utilities															
Electricity	0	0	0	0	0	13,182	2,451	2,598	3,249	0	0	0	21,480	22,500	1,020
5420-12 Electricity-Lak	0	0	0	0	0	18,798	5,805	7,763	10,913	0	0	0	43,279	63,750	20,471
Natural Gas	0	0	0	0	0	4,268	102	70	60	0	0	0	4,499	5,625	1,126
5440-11 Water/Sewer	0	0	0	0	0	20,187	2,040	12,337	0	0	0	0	34,564	37,503	2,939
Trash Collectio	0	0	0	0	0	9,934	2,160	734	1,674	0	0	0	14,503	15,000	497
Telephone	0	0	0	0	0	18,177	3,135	3,054	2,960	0	0	0	27,326	29,250	1,924
Internet Servic	0	0	0	0	0	1,781	297	297	128	0	0	0	2,504	2,250	(254)
5499-00 Other-Utilities	0	0	0	0	0	(59)	0	0	0	0	0	0	(59)	375	434
Total Utilities	0	0	0	0	0	86,269	15,990	26,853	18,985	0	0	0	148,097	176,253	28,156

T150 - SPRING VALLEY LAKE ASSOCIATION
 INCOME STMT SUPPORT SCHEDULE - EXPENSES YTD - Page 4
 Fiscal Year End October 31, 2013
 For The Period 11/01/12 To 07/31/13

	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	0	0	0	0	0	21,625	3,638	6,075	3,500	0	0	0	34,838	33,750	(1,088)
Building Mainte	0	0	0	0	0	29,380	3,287	2,431	4,291	0	0	0	39,388	18,750	(20,638)
Grounds Mainten	0	0	0	0	0	29,124	8,108	31,733	30,722	0	0	0	99,687	18,750	(80,937)
Equipment Renta	0	0	0	0	0	4,540	1,187	1,663	1,166	0	0	0	8,556	7,500	(1,056)
Janitorial Supp	0	0	0	0	0	2,682	895	666	341	0	0	0	4,585	5,250	665
5640-00 Drainage Improv	0	0	0	0	0	0	0	0	0	0	0	0	0	9,000	9,000
5650-00 Surveillance Ca	0	0	0	0	0	1,039	0	0	0	0	0	0	1,039	44,250	43,211
5660-11 Parks Improve	0	0	0	0	0	51	0	0	0	0	0	0	51	0	(51)
Capital Improve	0	0	0	0	0	4,963	11,541	0	0	0	0	0	16,504	76,500	59,996
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Total Grounds &	0	0	0	0	0	93,405	28,656	42,568	40,020	0	0	0	204,648	213,750	9,102
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
Uncollectible & Other Losses															
6110-91 Bad Debts Expen	0	0	0	0	0	4,402	0	0	0	0	0	0	4,402	112,500	108,098
6120-00 Collection Expe	0	0	0	0	0	0	0	0	0	0	0	0	0	2,250	2,250
6130-00 Legal Settlemen	0	0	0	0	0	4,043	0	0	0	0	0	0	4,043	3,750	(293)
6140-00 PP Assets-Adjus	0	0	0	0	0	8,846	0	0	0	0	0	0	8,846	0	(8,846)
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Total Uncollect	0	0	0	0	0	17,291	0	0	0	0	0	0	17,291	118,500	101,209
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
Association Sponsored Events															
5910-21 Events	0	0	0	0	0	10,886	0	0	0	0	0	0	10,886	13,350	2,464
5910-28 Events	0	0	0	0	0	0	1,708	0	1,117	0	0	0	2,825	0	(2,825)
5910-29 Events	0	0	0	0	0	0	432	0	249	0	0	0	681	0	(681)
5915-29 Family Festival	0	0	0	0	0	6,261	0	2,840	99	0	0	0	9,201	10,500	1,299
5920-00 Concerts at Bea	0	0	0	0	0	0	0	0	0	0	0	0	0	9,000	9,000
5925-00 SVL Event Meals	0	0	0	0	0	1,265	0	0	0	0	0	0	1,265	2,903	1,637
5935-00 Committee Appre	0	0	0	0	0	0	0	0	0	0	0	0	0	900	900
Total Events	0	0	0	0	0	18,413	2,140	2,840	1,465	0	0	0	24,858	36,652	11,794
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
6800-00 Budget Continge	0	0	0	0	0	0	0	0	0	0	0	0	0	37,500	37,500
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====