



**SPRING VALLEY LAKE ASSOCIATION
FINANCIAL SUMMARY REPORT
MARCH 2018**

Current Cash & Investment Summary:

Operating-PWB:	\$739,287
Operating-Other:	\$167,191
Operating-Investments:	\$845,863
Reserves-Investments:	\$2,104,598

Accounts Receivable:

Accounts Receivable = \$434,168

Outstanding assessments =\$204,024, late charges =\$54,965, collection charges =\$68,561 violations=\$103,716 and other fees=\$1,402

Loans:

Pacific Western Bank: \$3,000,000 for Water Rights - Balance \$2,553,409 interest 5.00%, matures 2/21/25 with a balloon payment of \$1,260,000 due at maturity. An additional 5-year term can be negotiated for the balance.

Accounts Payable:

The association has no accounts payable exceeding 30 days past due.

Reserve Study:

Completed 8/28/17, 48.5% funded.

Items of Note:

- Desert Community Bank was acquired by Flagstar bank in March. There was an issue with their bank statements so transaction histories have been used for this months bank statements
- Reserves have been funded for the full fiscal year so that the funds start earning interest immediately
- Continue to see a year over year reduction in receivables as noted in the A/R Aging chart with the exception being violations

Board Action:

- Review and approve Morgan Stanley investment recommendations

P605 - Spring Valley Lake Association
Unaudited Financial Statement-Modified Accrual Basis
Balance Sheet
Fiscal Year End October 31, 2018
As Of 03/31/18

ASSETS

Current Assets

1000-00	Operating - Pacific Western Bank	\$	739,287.23
	Operating Accounts-Other		1,013,599.14
1160-00	Accounts Receivable		430,582.00
1290-00	A/R Other Receivables		(722.74)
1297-00	Allowance for Doubtful Accounts		(298,829.28)
1298-00	Allowance for Doubtful Violations		(36,170.87)
	Prepaid Expenses		74,934.27
	Reserve Savings		2,104,597.89

Total Current Assets \$ 4,027,277.64

Facilities & Equipment \$ 3,829,173.92

Total Assets \$ 7,856,451.56

LIABILITIES

Current Liabilities

2000-00	Loan (Water Purch):PWB 5.00% 2/21/25	\$	2,553,409.41
2100-00	Prepaid Assessments		191,296.75
	Accounts Payable		445,866.58
2510-00	Refundable Deposit-Arch & Clubhouse		(1,255.29)
2530-00	Refundable Deposit-Parks/Improvement		6,512.24
Total Current Liabilities		\$	3,195,829.69

Reserves

Allocated Reserves	\$	2,103,350.79
Total Allocated Reserves	\$	2,103,350.79
Total Liabilities & Reserves	\$	5,299,180.48

EQUITY

3999-00	Prior Year Surplus/(Deficit)	\$	2,785,066.26
3210-00	Property Fund		656,313.76
	Current Year Surplus/(Deficit)		428,518.58
Total Equity		\$	2,557,271.08

Total Liab, Reserves & Equity \$ 7,856,451.56

P605 - Spring Valley Lake Association
Balance Sheet Support Schedule - Page 1
Fiscal Year End October 31, 2018
As Of 03/31/18

Operating Accounts (Not Including PWB Checking)

1110-00	Office Petty Cash	\$ 1,141.18
1124-00	Morgan Stanley Excess Op MMA	91,409.34
1124-31	MSCD-Bank of Baroda 1.05% 4/13/18	100,000.00
1124-32	MSCD-Draper UT 1.20% 5/25/18	130,000.00
1124-35	MSCD-Capital One Bank 1.40% 8/8/18	75,000.00
1124-38	MSCD-Compass Bk 1.35% 6/08/18	50,000.00
1124-39	MSCD-Goldman 1.45% 9/06/18	50,000.00
1124-40	MSCD-GoldmanSachs 1.50% 7/31/18	50,000.00
1124-41	MSCD-State Bk & TR 1.75% 12/31/18	50,000.00
1124-42	MSCD-Safra Natl Bk 1.80% 1/30/19	50,000.00
1124-43	MSCD-MS Private Bk 1.65% 11/01/18	50,000.00
1124-44	MSCD-Goldman Sachs 1.60% 10/31/18	50,000.00
1124-48	MSCD-Compass Bk 2.10% 4/05/19	50,000.00
1124-49	MSCD-First Fin 2.25% 10/10/19	50,000.00
1135-01	Payroll Checking - DCB	75,032.33
1136-00	GM Petty Cash Checking - DCB	11,601.73
1145-00	Marina Fuel - DCB	30,909.86
1150-00	Credit Card Clearing - DCB	48,504.70

	Total Operating Accounts	\$ 1,013,599.14

Reserve Savings

1470-00	Morgan Stanley Reserves MMA	\$ 169,597.89
1470-32	MSCD-Comenity Bank 1.00% 4/19/18	100,000.00
1470-33	MSCD-Ally Bank 1.05% 6/4/18	125,000.00
1470-34	MSCD-Wells Fargo 1.25% 5/14/18	100,000.00
1470-35	MSCD-Republic Bank .85% 8/27/18	150,000.00
1470-38	MSCD-Amex Centurion 1.50% 10/12/18	100,000.00
1470-39	MSCD-Old Missouri .90% 11/5/18	150,000.00
1470-40	MSCD-BMW 1.30% 11/30/18	125,000.00
1470-43	MSCD-Franklin Syn Bk 1.35% 1/18/19	70,000.00
1470-44	MSCD-Capital One 1.55% 2/15/19	100,000.00
1470-48	MSCD-Capital One 1.65% 6/3/19	115,000.00
1470-50	MSCD-Investors Cmty 1.50% 8/15/19	100,000.00
1470-51	MSCD-Discover Bk 1.60% 3/07/19	100,000.00
1470-52	MSCD-Comenity Bank 1.75% 9/09/19	100,000.00
1470-53	MSCD-MS Bank 2.30% 2/03/20	100,000.00
1470-54	MSCD-Ally Bank 1.05% 6/04/18	100,000.00
1470-55	MSCD-TCF 1.90% 7/31/19	100,000.00
1470-56	MSCD-Comenity Bk 2.55% 4/06/20	100,000.00
1470-57	MSCD-Comenity Bk 2.75% 4/05/21	100,000.00

	Total Reserve Savings	\$ 2,104,597.89

Total Cash Accounts \$ 3,118,197.03

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P605 - Spring Valley Lake Association
Balance Sheet Support Schedule - Page 2
Fiscal Year End October 31, 2018
As Of 03/31/18

Prepaid Expenses

1320-00	Prepaid State Income Taxes	\$	498.75
1340-00	Deposit Workers Comp		14,372.00
1360-00	Prepaid Expenses		2,689.52
1385-00	Attorney Trust Funds		5,000.00
1390-00	Capitalized Loan Costs		15,000.00
1395-00	Accumulated Amortization		37,374.00
	Total Prepaid Expenses	\$	74,934.27

Facilities & Equipment

1510-00	Boats	\$	93,950.88
1520-00	Furniture		4,946.33
1540-10	Technology		37,685.52
1550-00	Vehicles		338,679.36
1560-00	Equipment		131,696.95
1590-00	Accumulated Depreciation		(350,329.24)
1994-00	Inventory - Marina Fuel		4,902.80
1995-00	Water Rights		3,567,641.32
	Total Facilities & Equipment	\$	3,829,173.92

Accounts Payable

2112-00	AP-Accrued: Water	\$	256,159.21
2210-00	Accrued Payroll		77,538.00
2215-00	Accrued Vacation		110,649.75
2290-00	Child Support/Garnishments		976.62
2330-00	Taxes Payable: Sales-Marina		543.00
	Total Accounts Payable	\$	445,866.58

**P605 - Spring Valley Lake Association
Reserve Allocation Report - MTD
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18**

		Beginning Balance at 03/01/18	-----Current Period-----			Ending Balance at 03/31/18	Contributions Per Budget	Variance
			Contributions	Expenditures	Transfers			
3300-00	General Reserves	\$ 1,528,083.54	\$ 216,000.00	\$ -	\$ -	\$ 1,744,083.54	\$ 27,000.00	\$ 189,000.00
3310-00	Admin & Maint. Bldg Reser	24,773.59	0.00	0.00	0.00	24,773.59	0.00	0.00
3330-00	Community Bldg Reserves	(41,676.68)	0.00	0.00	0.00	(41,676.68)	0.00	0.00
3350-00	Equestrian Center Reserve	43,995.17	0.00	(2,801.50)	0.00	41,193.67	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	424,116.75	0.00	0.00	0.00	424,116.75	0.00	0.00
3390-00	Beach Park Reserves	32,305.09	0.00	(9,172.88)	0.00	23,132.21	0.00	0.00
3400-00	Meadow Lark Park Reserves	(8,132.15)	0.00	(40,000.00)	0.00	(48,132.15)	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	(7,786.28)	0.00	(2,430.71)	0.00	(10,216.99)	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	(53,513.12)	0.00	0.00	0.00	(53,513.12)	0.00	0.00
3499-00	Interest Reserves	33,140.28	1,519.13	0.00	0.00	34,659.41	0.00	1,519.13
		<u>\$ 1,940,236.75</u>	<u>\$ 217,519.13</u>	<u>\$ (54,405.09)</u>	<u>\$ -</u>	<u>\$ 2,103,350.79</u>	<u>\$ 27,000.00</u>	<u>\$ 190,519.13</u>
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P605 - Spring Valley Lake Association
Reserve Allocation Report - YTD
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

		-----Year to Date-----			Ending Balance at 03/31/18	Contributions Per Budget	Variance
		Beginning Balance at 11/01/17	Contributions	Expenditures	Transfers		
3300-00	General Reserves	\$ 1,420,083.54	\$ 324,000.00	\$ -	\$ -	\$ 1,744,083.54	\$ 135,000.00
3310-00	Admin & Maint. Bldg Reser	24,773.59	0.00	0.00	0.00	24,773.59	0.00
3330-00	Community Bldg Reserves	(41,676.68)	0.00	0.00	0.00	(41,676.68)	0.00
3350-00	Equestrian Center Reserve	43,995.17	0.00	(2,801.50)	0.00	41,193.67	0.00
3370-00	Asphalt Reserves	(110,108.44)	0.00	0.00	0.00	(110,108.44)	0.00
3380-00	Lake & Marina Reserves	424,116.75	0.00	0.00	0.00	424,116.75	0.00
3390-00	Beach Park Reserves	32,305.09	0.00	(9,172.88)	0.00	23,132.21	0.00
3400-00	Meadow Lark Park Reserves	(8,132.15)	0.00	(40,000.00)	0.00	(48,132.15)	0.00
3410-00	Common Area Reserves	11,055.99	0.00	0.00	0.00	11,055.99	0.00
3420-00	Vehicles Reserves	88,491.62	0.00	(98,708.61)	0.00	(10,216.99)	0.00
3440-00	Boats Reserves	18,901.36	0.00	0.00	0.00	18,901.36	0.00
3450-00	Furniture Reserves	11,984.01	0.00	0.00	0.00	11,984.01	0.00
3460-00	Office Equipment Reserves	17,242.84	0.00	0.00	0.00	17,242.84	0.00
3470-00	Maint. Equipment Reserves	15,854.80	0.00	0.00	0.00	15,854.80	0.00
3480-00	Recreation Equipment Rese	(53,513.12)	0.00	0.00	0.00	(53,513.12)	0.00
3499-00	Interest Reserves	25,858.65	8,800.76	0.00	0.00	34,659.41	8,800.76
		<u>\$ 1,921,233.02</u>	<u>\$ 332,800.76</u>	<u>\$ (150,682.99)</u>	<u>\$ -</u>	<u>\$ 2,103,350.79</u>	<u>\$ 135,000.00</u>
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P605 - Spring Valley Lake Association
Income Statement
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
INCOME							
Owner Assessments	\$ (207.35)	\$ 372,361.00	\$ (372,568.35)	\$ 2,232,625.00	\$ 1,861,805.00	\$ 370,820.00	\$ 4,468,332.00
Community Service Fees	6,480.00	4,408.33	2,071.67	28,056.50	22,041.65	6,014.85	52,899.96
Marina Fees	7,346.76	12,816.65	(5,469.89)	34,977.82	62,483.25	(27,505.43)	171,999.80
Equestrian Fees	4,570.00	3,533.33	1,036.67	27,760.00	17,666.65	10,093.35	42,399.96
Owner Fees	11,055.45	6,583.34	4,472.11	56,643.40	32,916.70	23,726.70	79,000.08
Collection Fees	1,355.00	0.00	1,355.00	(1,010.00)	0.00	(1,010.00)	0.00
Investments Income	1,903.04	833.35	1,069.69	10,752.68	4,166.75	6,585.93	10,000.20
Other Revenue	(459.28)	3,500.00	(3,959.28)	32,567.60	17,500.00	15,067.60	42,000.00
TOTAL INCOME	\$ 32,043.62	\$ 404,036.00	\$ (371,992.38)	\$ 2,422,373.00	\$ 2,018,580.00	\$ 403,793.00	\$ 4,866,632.00
EXPENSES							
Compensation	\$ 171,532.76	\$ 204,661.66	\$ 33,128.90	\$ 929,709.54	\$ 1,023,308.30	\$ 93,598.76	\$ 2,455,939.92
Replacement & Reserve Funding	217,519.13	27,000.00	(190,519.13)	332,800.76	135,000.00	(197,800.76)	324,000.00
Lake, Marina & Equestrian	19,722.80	57,333.50	37,610.70	158,069.56	286,667.50	128,597.94	651,002.00
Professional Services	90,687.33	27,100.01	(63,587.32)	176,396.62	146,500.05	(29,896.57)	350,100.12
Administrative Support	11,468.08	11,616.64	148.56	64,103.58	58,083.20	(6,020.38)	139,399.68
Vehicles, Equip & Technology	5,697.85	12,678.33	6,980.48	41,015.89	63,391.65	22,375.76	155,139.96
Insurance	6,622.51	14,916.67	8,294.16	79,293.03	74,583.35	(4,709.68)	179,000.04
Utilities	12,632.74	17,916.67	5,283.93	64,493.36	89,583.35	25,089.99	215,000.04
Grounds & Buildings	68,373.15	24,487.51	(43,885.64)	114,423.30	122,437.55	8,014.25	293,850.12
Uncollectible & Other Losses	0.00	2,916.69	2,916.69	13,299.29	14,583.45	1,284.16	35,000.28
Assoc. Sponsored Events	3,335.50	5,458.32	2,122.82	19,239.49	27,291.60	8,052.11	65,499.84
Income Tax	0.00	225.00	225.00	1,010.00	1,125.00	115.00	2,700.00
Total Expenses	\$ 607,591.85	\$ 406,311.00	\$ (201,280.85)	\$ 1,993,854.42	\$ 2,042,555.00	\$ 48,700.58	\$ 4,866,632.00
NET SURPLUS/(DEFICIT)	\$ (575,548.23)	\$ (2,275.00)	\$ (573,273.23)	\$ 428,518.58	\$ (23,975.00)	\$ 452,493.58	\$ 0.00

P605 - Spring Valley Lake Association
Income Statement - Cash Receipts Received
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Income							
4110-00 Assessments: Regular	\$ 82,693.45	\$ 372,361.00	\$ (289,667.55)	\$ 1,858,199.24	\$ 1,861,805.00	\$ (3,605.76)	\$ 4,468,332.00
4230-00 Community Building Rental	4,138.00	2,916.67	1,221.33	21,695.00	14,583.35	7,111.65	35,000.04
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	60.00	0.00	60.00	0.00
4310-00 Vessel Registration	3,600.00	5,583.33	(1,983.33)	18,820.00	27,916.65	(9,096.65)	66,999.96
4330-00 Slip Rental	1,908.14	1,416.66	491.48	6,908.39	7,083.30	(174.91)	16,999.92
4399-00 Other-Lake & Marina Fees	10.00	0.00	10.00	20.00	0.00	20.00	0.00
4410-00 Boarding Fees - Monthly	660.00	2,500.00	(1,840.00)	1,760.00	12,500.00	(10,740.00)	30,000.00
4420-00 Boarding Fees - Daily	130.00	0.00	130.00	280.00	0.00	280.00	0.00
4510-00 Weed/Lot Maintenance	0.00	3,500.00	(3,500.00)	2,355.00	17,500.00	(15,145.00)	42,000.00
4520-00 Owner Interest	667.81	916.67	(248.86)	4,049.34	4,583.35	(534.01)	11,000.04
4530-00 Tenant Fees	795.00	750.00	45.00	4,428.50	3,750.00	678.50	9,000.00
4540-00 Architectural Fees	390.00	666.67	(276.67)	3,100.00	3,333.35	(233.35)	8,000.04
4550-00 Citation Income	2,453.82	500.00	1,953.82	13,636.10	2,500.00	11,136.10	6,000.00
4560-00 Membership Card Fees	20.00	250.00	(230.00)	80.00	1,250.00	(1,170.00)	3,000.00
4700-00 Collection Charges (Mgmt)	7,273.42	0.00	7,273.42	21,661.71	0.00	21,661.71	0.00
4760-00 Escrow Income (Mgmt)	500.00	0.00	500.00	2,000.00	0.00	2,000.00	0.00
4991-00 Late Fees	5,323.54	0.00	5,323.54	25,704.82	0.00	25,704.82	0.00
Total Cash Receipts Received	\$ 110,563.18	\$ 391,361.00	\$ (280,797.82)	\$ 1,984,758.10	\$ 1,956,805.00	\$ 27,953.10	\$ 4,696,332.00

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Revenue Pg1
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Assessment Income							
4110-00 Assessments: Regular	\$ (207.35)	\$ 372,361.00	\$ (372,568.35)	\$ 2,232,625.00	\$ 1,861,805.00	\$ 370,820.00	\$ 4,468,332.00
Total Owner Assessments	\$ (207.35)	\$ 372,361.00	\$ (372,568.35)	\$ 2,232,625.00	\$ 1,861,805.00	\$ 370,820.00	\$ 4,468,332.00
Community Service Fees							
4230-00 Community Building Rental	\$ 5,093.00	\$ 2,916.67	\$ 2,176.33	\$ 22,765.00	\$ 14,583.35	\$ 8,181.65	\$ 35,000.04
4250-00 Event Fees	1,387.00	708.33	678.67	3,542.50	3,541.65	0.85	8,499.96
4250-28 Family Social Committee	0.00	0.00	0.00	1,599.00	0.00	1,599.00	0.00
4260-00 Recreation Dept. Fees	0.00	600.00	(600.00)	0.00	3,000.00	(3,000.00)	7,200.00
4265-00 Craft Fair Booth Fees	0.00	183.33	(183.33)	75.00	916.65	(841.65)	2,199.96
4270-00 Non Refundable Booking Fee-Fac	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Total Community Service Fees	\$ 6,480.00	\$ 4,408.33	\$ 2,071.67	\$ 28,056.50	\$ 22,041.65	\$ 6,014.85	\$ 52,899.96
Marina Fees							
4310-00 Vessel Registration	\$ 3,450.00	\$ 5,583.33	\$ (2,133.33)	\$ 18,670.00	\$ 27,916.65	\$ (9,246.65)	\$ 66,999.96
4320-00 Electricity Reimb-Lake	2,195.43	5,416.66	(3,221.23)	8,674.73	27,083.30	(18,408.57)	64,999.92
4330-00 Slip Rental	1,608.39	1,416.66	191.73	6,908.39	7,083.30	(174.91)	16,999.92
4340-00 Fuel & Oil Sales	92.94	400.00	(307.06)	744.70	400.00	344.70	18,000.00
4380-00 Life Guard Fees	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
4399-00 Other-Lake & Marina Fees	0.00	0.00	0.00	(20.00)	0.00	(20.00)	0.00
Total Marina Fees	\$ 7,346.76	\$ 12,816.65	\$ (5,469.89)	\$ 34,977.82	\$ 62,483.25	\$ (27,505.43)	\$ 171,999.80
Equestrian Fees							
4410-00 Boarding Fees - Monthly	\$ 3,740.00	\$ 2,500.00	\$ 1,240.00	\$ 23,980.00	\$ 12,500.00	\$ 11,480.00	\$ 30,000.00
4420-00 Boarding Fees - Daily	130.00	0.00	130.00	280.00	0.00	280.00	0.00
4440-23 Equestrian Apt Rent	700.00	700.00	0.00	3,500.00	3,500.00	0.00	8,400.00
4499-00 Equestrian Room Rental	0.00	333.33	(333.33)	0.00	1,666.65	(1,666.65)	3,999.96
Total Equestrian Fees	\$ 4,570.00	\$ 3,533.33	\$ 1,036.67	\$ 27,760.00	\$ 17,666.65	\$ 10,093.35	\$ 42,399.96

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Revenue Pg2
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

		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	\$ 0.00	\$ 3,500.00	\$ (3,500.00)	\$ 2,355.00	\$ 17,500.00	\$ (15,145.00)	\$ 42,000.00
4520-00	Owner Interest	(2,442.10)	916.67	(3,358.77)	6,177.35	4,583.35	1,594.00	11,000.04
4530-00	Tenant Fees	1,887.55	750.00	1,137.55	5,521.05	3,750.00	1,771.05	9,000.00
4540-00	Architectural Fees	390.00	666.67	(276.67)	3,100.00	3,333.35	(233.35)	8,000.04
4550-00	Citation Income	11,200.00	500.00	10,700.00	39,450.00	2,500.00	36,950.00	6,000.00
4560-00	Membership Card Fees	20.00	250.00	(230.00)	40.00	1,250.00	(1,210.00)	3,000.00
	Total Owner Fees	\$ 11,055.45	\$ 6,583.34	\$ 4,472.11	\$ 56,643.40	\$ 32,916.70	\$ 23,726.70	\$ 79,000.08
Collections & Escrow								
4700-00	Collection Charges (Mgmt)	\$ 7,625.00	\$ 0.00	\$ 7,625.00	\$ 24,250.00	\$ 0.00	\$ 24,250.00	\$ 0.00
4710-00	Collection Charges (Contra)	(6,520.00)	0.00	(6,520.00)	(25,760.00)	0.00	(25,760.00)	0.00
4760-00	Escrow Income (Mgmt)	250.00	0.00	250.00	500.00	0.00	500.00	0.00
	Total Collections & Escrow	\$ 1,355.00	\$ 0.00	\$ 1,355.00	\$ (1,010.00)	\$ 0.00	\$ (1,010.00)	\$ 0.00
Investment Income								
4819-00	Interest Income	\$ 1,903.04	\$ 833.35	\$ 1,069.69	\$ 10,752.68	\$ 4,166.75	\$ 6,585.93	\$ 10,000.20
	Total Investment Income	\$ 1,903.04	\$ 833.35	\$ 1,069.69	\$ 10,752.68	\$ 4,166.75	\$ 6,585.93	\$ 10,000.20
Other Revenue								
4991-00	Late Fees	\$ (459.28)	\$ 0.00	\$ (459.28)	\$ 28,567.60	\$ 0.00	\$ 28,567.60	\$ 0.00
4999-00	Other Revenue	0.00	3,500.00	(3,500.00)	4,000.00	17,500.00	(13,500.00)	42,000.00
	Total Other Revenue	\$ (459.28)	\$ 3,500.00	\$ (3,959.28)	\$ 32,567.60	\$ 17,500.00	\$ 15,067.60	\$ 42,000.00

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Expenses Pg1
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Compensation								
5120-99	Gross Pay-Overtime	\$ 698.29	\$ 1,500.00	\$ 801.71	\$ 5,468.91	\$ 7,500.00	\$ 2,031.09	\$ 18,000.00
5130-99	Employer Taxes	13,379.93	15,221.00	1,841.07	68,446.68	76,105.00	7,658.32	182,652.00
	Group Health, Etc.	23,478.59	17,666.66	(5,811.93)	95,655.62	88,333.30	(7,322.32)	211,999.92
5150-99	Workers Compensation	5,813.92	11,250.00	5,436.08	22,220.65	56,250.00	34,029.35	135,000.00
5180-99	Employer 401k Contribution	1,538.27	1,083.33	(454.94)	9,254.61	5,416.65	(3,837.96)	12,999.96
	Compensation Allocation	124,856.84	156,024.00	31,167.16	718,954.85	780,120.00	61,165.15	1,872,288.00
	HR Services (Payroll)	1,766.92	1,916.67	149.75	9,708.22	9,583.35	(124.87)	23,000.04
	Total Compensation	\$ 171,532.76	\$ 204,661.66	\$ 33,128.90	\$ 929,709.54	\$ 1,023,308.30	\$ 93,598.76	\$ 2,455,939.92
Reserve Funding								
5210-19	Replacement Provision	\$ 216,000.00	\$ 27,000.00	\$ (189,000.00)	\$ 324,000.00	\$ 135,000.00	\$ (189,000.00)	\$ 324,000.00
5299-00	Interest Reserve Funding	1,519.13	0.00	(1,519.13)	8,800.76	0.00	(8,800.76)	0.00
	Total Reserve Funding	\$ 217,519.13	\$ 27,000.00	\$ (190,519.13)	\$ 332,800.76	\$ 135,000.00	\$ (197,800.76)	\$ 324,000.00
Lake, Marina & Equestrian								
5310-12	Leased Water	\$ 9,250.00	\$ 13,333.33	\$ 4,083.33	\$ 50,333.33	\$ 66,666.65	\$ 16,333.32	\$ 159,999.96
5315-00	Makeup Water	0.00	1,666.67	1,666.67	0.00	8,333.35	8,333.35	20,000.04
5320-00	Lake Stock/Fishery	0.00	6,000.00	6,000.00	30,561.00	30,000.00	(561.00)	30,000.00
5329-00	Loan Cost & Interest - Water P	9,983.80	23,833.50	13,849.70	54,384.58	119,167.50	64,782.92	286,002.00
5330-12	Watermaster Bio/Admin Fee	0.00	833.33	833.33	2,245.11	4,166.65	1,921.54	9,999.96
	Fishing Area Maint & Supplies	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.04
	Lake Maintenance & Supplies	0.00	9,583.33	9,583.33	6,890.00	47,916.65	41,026.65	114,999.96
5370-12	Water Monitoring/Testing	489.00	0.00	(489.00)	489.00	0.00	(489.00)	5,000.00
5380-23	Horse Feed Equestrian	0.00	1,666.67	1,666.67	13,166.54	8,333.35	(4,833.19)	20,000.04
	Total Lake, Marina & Equestrian	\$ 19,722.80	\$ 57,333.50	\$ 37,610.70	\$ 158,069.56	\$ 286,667.50	\$ 128,597.94	\$ 651,002.00

P605 - Spring Valley Lake Association
Income Statement Support Schedule - Expenses Pg2
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

		Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Professional Services								
5710-00	Accounting	\$ 8,550.00	\$ 8,583.33	\$ 33.33	\$ 42,750.00	\$ 42,916.65	\$ 166.65	\$ 102,999.96
5715-00	Accounting-Requested Service	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
	Legal Expense	68,046.96	6,250.00	(61,796.96)	81,151.36	31,250.00	(49,901.36)	75,000.00
5730-98	Consulting	0.00	1,666.67	1,666.67	2,825.00	8,333.35	5,508.35	20,000.04
5740-98	Audit	0.00	516.67	516.67	5,725.00	2,583.35	(3,141.65)	6,200.04
5770-98	Web Site Maintenance/Design	129.50	166.67	37.17	936.75	833.35	(103.40)	2,000.04
5775-29	Fireworks-4th of July	0.00	0.00	0.00	0.00	11,000.00	11,000.00	22,000.00
	Service Contracts	10,930.18	9,583.34	(1,346.84)	39,397.82	47,916.70	8,518.88	115,000.08
5785-98	Reserve Study	2,900.00	0.00	(2,900.00)	2,900.00	0.00	(2,900.00)	2,900.00
	HR Administration	130.69	208.33	77.64	710.69	1,041.65	330.96	2,499.96
	Total Professional Services	\$ 90,687.33	\$ 27,100.01	\$ (63,587.32)	\$ 176,396.62	\$ 146,500.05	\$ (29,896.57)	\$ 350,100.12
Administrative Support								
6005-91	Professional Certification Fee	\$ 0.00	\$ 208.33	\$ 208.33	\$ 1,229.00	\$ 1,041.65	\$ (187.35)	\$ 2,499.96
	Licenses & Permits	859.00	916.67	57.67	7,946.17	4,583.35	(3,362.82)	11,000.04
	Uniform Expense	1,020.43	1,375.00	354.57	9,406.09	6,875.00	(2,531.09)	16,500.00
	Safety Equip/Supplies	280.76	333.33	52.57	329.04	1,666.65	1,337.61	3,999.96
	Training Expense	692.70	1,000.00	307.30	6,483.71	5,000.00	(1,483.71)	12,000.00
6027-00	Chamber Memberships	0.00	91.67	91.67	520.00	458.35	(61.65)	1,100.04
	Travel Expense	1,300.24	458.33	(841.91)	2,755.34	2,291.65	(463.69)	5,499.96
	Office Supplies	786.70	1,250.00	463.30	5,324.37	6,250.00	925.63	15,000.00
	Materials,Supplies & Signage	2,471.74	1,166.66	(1,305.08)	7,077.42	5,833.30	(1,244.12)	13,999.92
	Postage	2,154.75	2,083.33	(71.42)	10,229.56	10,416.65	187.09	24,999.96
	Printing	1,381.81	2,083.33	701.52	8,717.48	10,416.65	1,699.17	24,999.96
	BOD & Committee Meals	264.14	333.33	69.19	1,485.56	1,666.65	181.09	3,999.96
	Bank & CC Fees	255.81	150.00	(105.81)	947.88	750.00	(197.88)	1,800.00
6095-29	Advertising	0.00	0.00	0.00	426.96	0.00	(426.96)	0.00
6095-91	Advertising	0.00	166.66	166.66	0.00	833.30	833.30	1,999.92
	Other Expense	0.00	0.00	0.00	1,225.00	0.00	(1,225.00)	0.00
	Total Administrative Support	\$ 11,468.08	\$ 11,616.64	\$ 148.56	\$ 64,103.58	\$ 58,083.20	\$ (6,020.38)	\$ 139,399.68

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses Pg3
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Annual Budget
Vehicles, Equip & Technology							
Vehicle: Fuel & Oil	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 5,547.61	\$ 25,000.00	\$ 19,452.39	\$ 60,000.00
Marina: Fuel & Oil	0.00	2,916.67	2,916.67	122.32	14,583.35	14,461.03	35,000.04
Equip/Vehicle Repair	2,385.57	2,083.33	(302.24)	11,366.56	10,416.65	(949.91)	24,999.96
5560-94 Software Licenses	720.10	720.00	(0.10)	3,180.39	3,600.00	419.61	8,640.00
Computer Equipment	337.75	1,250.00	912.25	12,493.85	6,250.00	(6,243.85)	15,000.00
5580-98 Property Tax Expense	1,313.72	0.00	(1,313.72)	2,858.55	0.00	(2,858.55)	3,000.00
5590-11 Small Tools	940.71	708.33	(232.38)	5,446.61	3,541.65	(1,904.96)	8,499.96
Total Vehicles, Equip & Tech	\$ 5,697.85	\$ 12,678.33	\$ 6,980.48	\$ 41,015.89	\$ 63,391.65	\$ 22,375.76	\$ 155,139.96
Insurance							
5810-98 Insurance	\$ 6,622.51	\$ 13,541.67	\$ 6,919.16	\$ 79,058.03	\$ 67,708.35	\$ (11,349.68)	\$ 162,500.04
5820-99 Insurance: D&O	0.00	1,375.00	1,375.00	0.00	6,875.00	6,875.00	16,500.00
5890-91 Insurance:Volunteers/Events	0.00	0.00	0.00	235.00	0.00	(235.00)	0.00
Total Insurance	\$ 6,622.51	\$ 14,916.67	\$ 8,294.16	\$ 79,293.03	\$ 74,583.35	\$ (4,709.68)	\$ 179,000.04
Utilities							
Electricity	\$ 2,302.08	\$ 3,750.00	\$ 1,447.92	\$ 12,082.40	\$ 18,750.00	\$ 6,667.60	\$ 45,000.00
5420-12 Electricity-Lake	(467.77)	5,416.67	5,884.44	6,991.56	27,083.35	20,091.79	65,000.04
Natural Gas	1,539.34	708.33	(831.01)	4,072.56	3,541.65	(530.91)	8,499.96
5440-11 Water/Sewer	5,218.23	4,166.67	(1,051.56)	24,398.98	20,833.35	(3,565.63)	50,000.04
Trash Collection	2,037.83	2,500.00	462.17	9,979.29	12,500.00	2,520.71	30,000.00
Telephone	2,003.03	1,375.00	(628.03)	6,968.57	6,875.00	(93.57)	16,500.00
Total Utilities	\$ 12,632.74	\$ 17,916.67	\$ 5,283.93	\$ 64,493.36	\$ 89,583.35	\$ 25,089.99	\$ 215,000.04

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses Pg4
Fiscal Year End October 31, 2018
For The Period 03/01/18 To 03/31/18

		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	\$ 3,600.00	\$ 3,250.00	\$ (350.00)	\$ 18,450.00	\$ 16,250.00	\$ (2,200.00)	\$ 39,000.00
	Building Maintenance	5,804.07	4,166.67	(1,637.40)	21,915.30	20,833.35	(1,081.95)	50,000.04
	Grounds Maintenance	2,459.71	5,000.00	2,540.29	12,480.83	25,000.00	12,519.17	60,000.00
	Equipment Rental	291.76	666.67	374.91	2,556.73	3,333.35	776.62	8,000.04
	Janitorial Supplies	757.30	750.00	(7.30)	3,015.86	3,750.00	734.14	9,000.00
5650-98	Surveillance Cameras	460.31	416.67	(43.64)	1,004.58	2,083.35	1,078.77	5,000.04
	Capital Improvements	55,000.00	10,237.50	(44,762.50)	55,000.00	51,187.50	(3,812.50)	122,850.00
	Total Grounds & Buildings	\$ 68,373.15	\$ 24,487.51	\$ (43,885.64)	\$ 114,423.30	\$ 122,437.55	\$ 8,014.25	\$ 293,850.12
Uncollectible & Other Losses								
6110-91	Bad Debt Expense	\$ 0.00	\$ 2,916.69	\$ 2,916.69	\$ 1,649.29	\$ 14,583.45	\$ 12,934.16	\$ 35,000.28
6120-00	Collection Expense	0.00	0.00	0.00	11,650.00	0.00	(11,650.00)	0.00
	Total Uncollectible & Losses	\$ 0.00	\$ 2,916.69	\$ 2,916.69	\$ 13,299.29	\$ 14,583.45	\$ 1,284.16	\$ 35,000.28
Association Sponsored Events								
5910-28	Scheduled Events	\$ 1,852.49	\$ 3,183.33	\$ 1,330.84	\$ 12,838.72	\$ 15,916.65	\$ 3,077.93	\$ 38,199.96
5911-28	Optional Events	1,094.08	208.33	(885.75)	1,592.21	1,041.65	(550.56)	2,499.96
5915-28	Family Festival	0.00	1,000.00	1,000.00	0.00	5,000.00	5,000.00	12,000.00
5920-00	Concerts	0.00	358.33	358.33	0.00	1,791.65	1,791.65	4,299.96
5925-00	SVL Employee Appreciation	347.67	500.00	152.33	468.24	2,500.00	2,031.76	6,000.00
5925-91	SVL Event Meals	41.26	0.00	(41.26)	4,283.87	0.00	(4,283.87)	0.00
5935-00	Committee Appreciation	0.00	208.33	208.33	56.45	1,041.65	985.20	2,499.96
	Total Events	\$ 3,335.50	\$ 5,458.32	\$ 2,122.82	\$ 19,239.49	\$ 27,291.60	\$ 8,052.11	\$ 65,499.84
Income Tax								
6910-92	Federal Taxes	\$ 0.00	\$ 8.33	\$ 8.33	\$ 0.00	\$ 41.65	\$ 41.65	\$ 99.96
6920-92	State Taxes	0.00	216.67	216.67	1,010.00	1,083.35	73.35	2,600.04
	Total Income Taxes	\$ 0.00	\$ 225.00	\$ 225.00	\$ 1,010.00	\$ 1,125.00	\$ 115.00	\$ 2,700.00

P605 - Spring Valley Lake Association
Income Statement - YTD
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
INCOME															
Owner Assessmen	1,116,445	0	265	1,116,122	(207)	0	0	0	0	0	0	0	2,232,625	1,861,805	370,820
Community Servi	5,204	7,633	5,233	3,507	6,480	0	0	0	0	0	0	0	28,057	22,042	6,015
Marina Fees	4,466	482	14,279	8,405	7,347	0	0	0	0	0	0	0	34,978	62,483	(27,505)
Equestrian Fees	6,240	5,790	5,780	5,380	4,570	0	0	0	0	0	0	0	27,760	17,667	10,093
Owner Fees	19,536	2,693	19,125	4,233	11,055	0	0	0	0	0	0	0	56,643	32,917	23,727
Collection Fees	(8,460)	9,505	(9,730)	6,320	1,355	0	0	0	0	0	0	0	(1,010)	0	(1,010)
Investments Inc	2,285	2,663	1,043	2,859	1,903	0	0	0	0	0	0	0	10,753	4,167	6,586
Other Revenue	14,789	(229)	(129)	18,595	(459)	0	0	0	0	0	0	0	32,568	17,500	15,068
TOTAL INCOME	1,160,505	28,536	35,866	1,165,421	32,044	0	0	0	0	0	0	0	2,422,373	2,018,580	403,793
EXPENSES															
Compensation	162,180	250,100	178,819	167,077	171,533	0	0	0	0	0	0	0	929,710	1,023,308	93,599
Replacement & R	29,234	29,471	28,004	28,572	217,519	0	0	0	0	0	0	0	332,801	135,000	(197,801)
Lake, Marina &	38,996	35,673	22,658	41,019	19,723	0	0	0	0	0	0	0	158,070	286,668	128,598
Professional Se	32,081	11,912	42,473	(757)	90,687	0	0	0	0	0	0	0	176,397	146,500	(29,897)
Administrative	13,733	10,085	14,387	14,431	11,468	0	0	0	0	0	0	0	64,104	58,083	(6,020)
Vehicles, Equip	12,781	3,112	10,152	9,273	5,698	0	0	0	0	0	0	0	41,016	63,392	22,376
Insurance	3,351	4,481	0	64,838	6,623	0	0	0	0	0	0	0	79,293	74,583	(4,710)
Utilitites	18,875	9,522	14,084	9,380	12,633	0	0	0	0	0	0	0	64,493	89,583	25,090
Grounds & Build	11,614	12,298	10,960	11,179	68,373	0	0	0	0	0	0	0	114,423	122,438	8,014
Uncollectible &	0	5,970	1,649	5,680	0	0	0	0	0	0	0	0	13,299	14,583	1,284
Assoc. Sponsore	3,646	8,314	1,313	2,631	3,336	0	0	0	0	0	0	0	19,239	27,292	8,052
Income Tax	0	0	10	1,000	0	0	0	0	0	0	0	0	1,010	1,125	115
Total Expenses	326,492	380,937	324,509	354,324	607,592	0	0	0	0	0	0	0	1,993,854	2,042,555	48,701
NET SURPLUS/(DE	834,013	(352,401)	(288,643)	811,098	(575,548)	0	0	0	0	0	0	0	428,519	(23,975)	452,494

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Revenue YTD
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Assessment Income															
4110-00 Assessments: Re	1,116,445	0	265	1,116,122	(207)	0	0	0	0	0	0	0	2,232,625	1,861,805	370,820
Total Owner Ass	1,116,445	0	265	1,116,122	(207)	0	0	0	0	0	0	0	2,232,625	1,861,805	370,820
Community Service Fees															
4230-00 Community Build	2,944	5,989	5,233	3,507	5,093	0	0	0	0	0	0	0	22,765	14,583	8,182
4250-00 Event Fees	2,156	0	0	0	1,387	0	0	0	0	0	0	0	3,543	3,542	1
4250-28 Family Social C	0	1,599	0	0	0	0	0	0	0	0	0	0	1,599	0	1,599
4260-00 Recreation Dept	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	(3,000)
4265-00 Craft Fair Boot	75	0	0	0	0	0	0	0	0	0	0	0	75	917	(842)
4270-00 Non Refundable	30	45	0	0	0	0	0	0	0	0	0	0	75	0	75
Total Community	5,204	7,633	5,233	3,507	6,480	0	0	0	0	0	0	0	28,057	22,042	6,015
Marina Fees															
4310-00 Vessel Registra	25	0	10,095	5,100	3,450	0	0	0	0	0	0	0	18,670	27,917	(9,247)
4320-00 Electricity Rei	3,039	0	2,035	1,405	2,195	0	0	0	0	0	0	0	8,675	27,083	(18,409)
4330-00 Slip Rental	960	350	2,090	1,900	1,608	0	0	0	0	0	0	0	6,908	7,083	(175)
4340-00 Fuel & Oil Sale	462	132	59	0	93	0	0	0	0	0	0	0	745	400	345
4399-00 Other-Lake & Ma	(20)	0	0	0	0	0	0	0	0	0	0	0	(20)	0	(20)
Total Marina Fe	4,466	482	14,279	8,405	7,347	0	0	0	0	0	0	0	34,978	62,483	(27,505)
Equestrian Fees															
4410-00 Boarding Fees -	5,500	5,060	5,060	4,620	3,740	0	0	0	0	0	0	0	23,980	12,500	11,480
4420-00 Boarding Fees -	40	30	20	60	130	0	0	0	0	0	0	0	280	0	280
4440-23 Equestrian Apt	700	700	700	700	700	0	0	0	0	0	0	0	3,500	3,500	0
4499-00 Equestrian Room	0	0	0	0	0	0	0	0	0	0	0	0	0	1,667	(1,667)
Total Equestria	6,240	5,790	5,780	5,380	4,570	0	0	0	0	0	0	0	27,760	17,667	10,093

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Revenue YTD Pg2
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

	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	2,160	0	195	0	0	0	0	0	0	0	0	0	2,355	17,500	(15,145)
4520-00 Owner Interest	4,266	75	0	4,278	(2,442)	0	0	0	0	0	0	0	6,177	4,583	1,594
4530-00 Tenant Fees	1,590	1,779	530	(265)	1,888	0	0	0	0	0	0	0	5,521	3,750	1,771
4540-00 Architectural F	470	390	1,400	450	390	0	0	0	0	0	0	0	3,100	3,333	(233)
4550-00 Citation Income	11,050	450	17,000	(250)	11,200	0	0	0	0	0	0	0	39,450	2,500	36,950
4560-00 Membership Card	0	0	0	20	20	0	0	0	0	0	0	0	40	1,250	(1,210)
Total Owner Fee	19,536	2,693	19,125	4,233	11,055	0	0	0	0	0	0	0	56,643	32,917	23,727
Collections & Escrow															
4700-00 Collection Char	175	9,930	(50)	6,570	7,625	0	0	0	0	0	0	0	24,250	0	24,250
4710-00 Collection Char	(9,135)	(175)	(9,930)	0	(6,520)	0	0	0	0	0	0	0	(25,760)	0	(25,760)
4760-00 Escrow Income (	500	(250)	250	(250)	250	0	0	0	0	0	0	0	500	0	500
Total Collectio	(8,460)	9,505	(9,730)	6,320	1,355	0	0	0	0	0	0	0	(1,010)	0	(1,010)
Investment Income															
4819-00 Interest Income	2,285	2,663	1,043	2,859	1,903	0	0	0	0	0	0	0	10,753	4,167	6,586
Total Investmen	2,285	2,663	1,043	2,859	1,903	0	0	0	0	0	0	0	10,753	4,167	6,586
Other Revenue															
4991-00 Late Fees	14,789	(229)	(129)	14,595	(459)	0	0	0	0	0	0	0	28,568	0	28,568
4999-00 Other Revenue	0	0	0	4,000	0	0	0	0	0	0	0	0	4,000	17,500	(13,500)
Total Other Rev	14,789	(229)	(129)	18,595	(459)	0	0	0	0	0	0	0	32,568	17,500	15,068

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg1
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Compensation															
5120-99 Gross Pay-Overt	2,536	1,064	649	522	698	0	0	0	0	0	0	0	5,469	7,500	2,031
5130-99 Employer Taxes	4,576	16,418	26,470	7,602	13,380	0	0	0	0	0	0	0	68,447	76,105	7,658
Group Health, E	18,953	16,190	19,336	17,697	23,479	0	0	0	0	0	0	0	95,656	88,333	(7,322)
5150-99 Workers Compens	7,449	1,686	651	6,620	5,814	0	0	0	0	0	0	0	22,221	56,250	34,029
5180-99 Employer 401k C	1,609	2,843	1,729	1,536	1,538	0	0	0	0	0	0	0	9,255	5,417	(3,838)
Compensation Al	125,302	209,254	128,197	131,345	124,857	0	0	0	0	0	0	0	718,955	780,120	61,165
HR Services (Pa	1,755	2,645	1,786	1,755	1,767	0	0	0	0	0	0	0	9,708	9,583	(125)
Total Compensat	162,180	250,100	178,819	167,077	171,533	0	0	0	0	0	0	0	929,710	1,023,308	93,599
Reserve Funding															
5210-19 Replacement Pro	27,000	27,000	27,000	27,000	216,000	0	0	0	0	0	0	0	324,000	135,000	(189,000)
5299-00 Interest Reserv	2,234	2,471	1,004	1,572	1,519	0	0	0	0	0	0	0	8,801	0	(8,801)
Total Reserve F	29,234	29,471	28,004	28,572	217,519	0	0	0	0	0	0	0	332,801	135,000	(197,801)
Lake, Marina & Equestrian															
5310-12 Leased Water	13,333	9,250	9,250	9,250	9,250	0	0	0	0	0	0	0	50,333	66,667	16,333
5315-00 Makeup Water	0	0	0	0	0	0	0	0	0	0	0	0	0	8,333	8,333
5320-00 Lake Stock/Fish	7,500	11,250	0	11,811	0	0	0	0	0	0	0	0	30,561	30,000	(561)
5329-00 Loan Cost & Int	11,273	10,857	11,163	11,108	9,984	0	0	0	0	0	0	0	54,385	119,168	64,783
5330-12 Watermaster Bio	0	0	2,245	0	0	0	0	0	0	0	0	0	2,245	4,167	1,922
Fishing Area Ma	0	0	0	0	0	0	0	0	0	0	0	0	0	2,083	2,083
Lake Maintenanc	6,890	0	0	0	0	0	0	0	0	0	0	0	6,890	47,917	41,027
5370-12 Water Monitorin	0	0	0	0	489	0	0	0	0	0	0	0	489	0	(489)
5380-23 Horse Feed Eque	0	4,317	0	8,850	0	0	0	0	0	0	0	0	13,167	8,333	(4,833)
Total Lake,Mari	38,996	35,673	22,658	41,019	19,723	0	0	0	0	0	0	0	158,070	286,668	128,598

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg2
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Professional Services															
5710-00 Accounting	8,550	8,550	8,550	8,550	8,550	0	0	0	0	0	0	0	42,750	42,917	167
5715-00 Accounting-Requ	0	0	0	0	0	0	0	0	0	0	0	0	0	625	625
Legal Expense	13,426	(6,625)	23,911	(17,607)	68,047	0	0	0	0	0	0	0	81,151	31,250	(49,901)
5730-98 Consulting	0	0	0	2,825	0	0	0	0	0	0	0	0	2,825	8,333	5,508
5740-98 Audit	0	0	5,725	0	0	0	0	0	0	0	0	0	5,725	2,583	(3,142)
5770-98 Web Site Mainte	490	82	153	82	130	0	0	0	0	0	0	0	937	833	(103)
5775-29 Fireworks-4th o	0	0	0	0	0	0	0	0	0	0	0	0	0	11,000	11,000
Service Contrac	9,615	9,615	3,989	5,249	10,930	0	0	0	0	0	0	0	39,398	47,917	8,519
5785-98 Reserve Study	0	0	0	0	2,900	0	0	0	0	0	0	0	2,900	0	(2,900)
HR Administrati	0	290	145	145	131	0	0	0	0	0	0	0	711	1,042	331
Total Professio	32,081	11,912	42,473	(757)	90,687	0	0	0	0	0	0	0	176,397	146,500	(29,897)
Administrative Support															
6005-91 Professional Ce	340	340	549	0	0	0	0	0	0	0	0	0	1,229	1,042	(187)
Licenses & Perm	2,067	754	897	3,370	859	0	0	0	0	0	0	0	7,946	4,583	(3,363)
Uniform Expense	2,670	2,348	1,091	2,277	1,020	0	0	0	0	0	0	0	9,406	6,875	(2,531)
Safety Equip/Su	0	0	228	(180)	281	0	0	0	0	0	0	0	329	1,667	1,338
Training Expens	629	18	4,648	496	693	0	0	0	0	0	0	0	6,484	5,000	(1,484)
6027-00 Chamber Members	0	0	520	0	0	0	0	0	0	0	0	0	520	458	(62)
Travel Expense	0	547	268	640	1,300	0	0	0	0	0	0	0	2,755	2,292	(464)
Office Supplies	974	1,271	889	1,404	787	0	0	0	0	0	0	0	5,324	6,250	926
Materials, Suppl	2,815	484	512	795	2,472	0	0	0	0	0	0	0	7,077	5,833	(1,244)
Postage	1,926	2,090	2,307	1,752	2,155	0	0	0	0	0	0	0	10,230	10,417	187
Printing	1,728	2,033	1,500	2,075	1,382	0	0	0	0	0	0	0	8,717	10,417	1,699
BOD & Committee	474	126	506	116	264	0	0	0	0	0	0	0	1,486	1,667	181
Bank & CC Fees	111	74	45	463	256	0	0	0	0	0	0	0	948	750	(198)
6095-29 Advertising	0	0	427	0	0	0	0	0	0	0	0	0	427	0	(427)
6095-91 Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	833	833
Other Expense	0	0	0	1,225	0	0	0	0	0	0	0	0	1,225	0	(1,225)
Total Administr	13,733	10,085	14,387	14,431	11,468	0	0	0	0	0	0	0	64,104	58,083	(6,020)

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg3
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Total	Y-T-D Budget	Variance
Vehicles, Equip & Technology															
Vehicle: Fuel &	4,552	0	0	995	0	0	0	0	0	0	0	0	5,548	25,000	19,452
Marina: Fuel &	0	0	122	0	0	0	0	0	0	0	0	0	122	14,583	14,461
Equip/Vehicle R	1,791	927	3,890	2,373	2,386	0	0	0	0	0	0	0	11,367	10,417	(950)
5560-94 Software Licens	720	720	720	300	720	0	0	0	0	0	0	0	3,180	3,600	420
Computer Equipm	2,749	711	4,768	3,928	338	0	0	0	0	0	0	0	12,494	6,250	(6,244)
5580-98 Property Tax Ex	1,355	0	0	190	1,314	0	0	0	0	0	0	0	2,859	0	(2,859)
5590-11 Small Tools	1,614	755	651	1,486	941	0	0	0	0	0	0	0	5,447	3,542	(1,905)
Total Vehicles,	12,781	3,112	10,152	9,273	5,698	0	0	0	0	0	0	0	41,016	63,392	22,376
Insurance															
5810-98 Insurance	3,116	4,481	0	64,838	6,623	0	0	0	0	0	0	0	79,058	67,708	(11,350)
5820-99 Insurance: D&O	0	0	0	0	0	0	0	0	0	0	0	0	0	6,875	6,875
5890-91 Insurance:Volun	235	0	0	0	0	0	0	0	0	0	0	0	235	0	(235)
Total Insurance	3,351	4,481	0	64,838	6,623	0	0	0	0	0	0	0	79,293	74,583	(4,710)
Utilities															
Electricity	2,496	2,580	2,367	2,336	2,302	0	0	0	0	0	0	0	12,082	18,750	6,668
5420-12 Electricity-Lak	2,513	1,763	1,252	1,931	(468)	0	0	0	0	0	0	0	6,992	27,083	20,092
Natural Gas	149	478	820	1,086	1,539	0	0	0	0	0	0	0	4,073	3,542	(531)
5440-11 Water/Sewer	10,417	1,016	6,926	822	5,218	0	0	0	0	0	0	0	24,399	20,833	(3,566)
Trash Collectio	2,451	1,846	1,811	1,834	2,038	0	0	0	0	0	0	0	9,979	12,500	2,521
Telephone	849	1,838	908	1,371	2,003	0	0	0	0	0	0	0	6,969	6,875	(94)
Total Utilities	18,875	9,522	14,084	9,380	12,633	0	0	0	0	0	0	0	64,493	89,583	25,090

P605 - Spring Valley Lake Association
Income Statement Support Schedule-Expenses YTD Pg4
Fiscal Year End October 31, 2018
For The Period 11/01/17 To 03/31/18

	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	4,230	3,615	3,435	3,570	3,600	0	0	0	0	0	0	0	18,450	16,250	(2,200)
Building Mainte	2,765	4,376	5,117	3,853	5,804	0	0	0	0	0	0	0	21,915	20,833	(1,082)
Grounds Mainten	2,556	3,095	2,346	2,024	2,460	0	0	0	0	0	0	0	12,481	25,000	12,519
Equipment Renta	1,292	237	0	736	292	0	0	0	0	0	0	0	2,557	3,333	777
Janitorial Supp	352	848	63	996	757	0	0	0	0	0	0	0	3,016	3,750	734
5650-98 Surveillance Ca	419	125	0	0	460	0	0	0	0	0	0	0	1,005	2,083	1,079
Capital Improve	0	0	0	0	55,000	0	0	0	0	0	0	0	55,000	51,188	(3,813)
Total Grounds &	11,614	12,298	10,960	11,179	68,373	0	0	0	0	0	0	0	114,423	122,438	8,014
Uncollectible & Other Losses															
6110-91 Bad Debt Expens	0	0	1,649	0	0	0	0	0	0	0	0	0	1,649	14,583	12,934
6120-00 Collection Expe	0	5,970	0	5,680	0	0	0	0	0	0	0	0	11,650	0	(11,650)
Total Uncollect	0	5,970	1,649	5,680	0	0	0	0	0	0	0	0	13,299	14,583	1,284
Association Sponsored Events															
5910-28 Scheduled Event	2,372	4,683	1,313	2,619	1,852	0	0	0	0	0	0	0	12,839	15,917	3,078
5911-28 Optional Events	0	498	0	0	1,094	0	0	0	0	0	0	0	1,592	1,042	(551)
5915-28 Family Festival	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	5,000
5920-00 Concerts	0	0	0	0	0	0	0	0	0	0	0	0	0	1,792	1,792
5925-00 SVL Employee Ap	121	0	0	0	348	0	0	0	0	0	0	0	468	2,500	2,032
5925-91 SVL Event Meals	1,154	3,076	0	12	41	0	0	0	0	0	0	0	4,284	0	(4,284)
5935-00 Committee Appre	0	56	0	0	0	0	0	0	0	0	0	0	56	1,042	985
Total Events	3,646	8,314	1,313	2,631	3,336	0	0	0	0	0	0	0	19,239	27,292	8,052
Income Tax															
6910-92 Federal Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42
6920-92 State Taxes	0	0	10	1,000	0	0	0	0	0	0	0	0	1,010	1,083	73
Total Income Ta	0	0	10	1,000	0	0	0	0	0	0	0	0	1,010	1,125	115