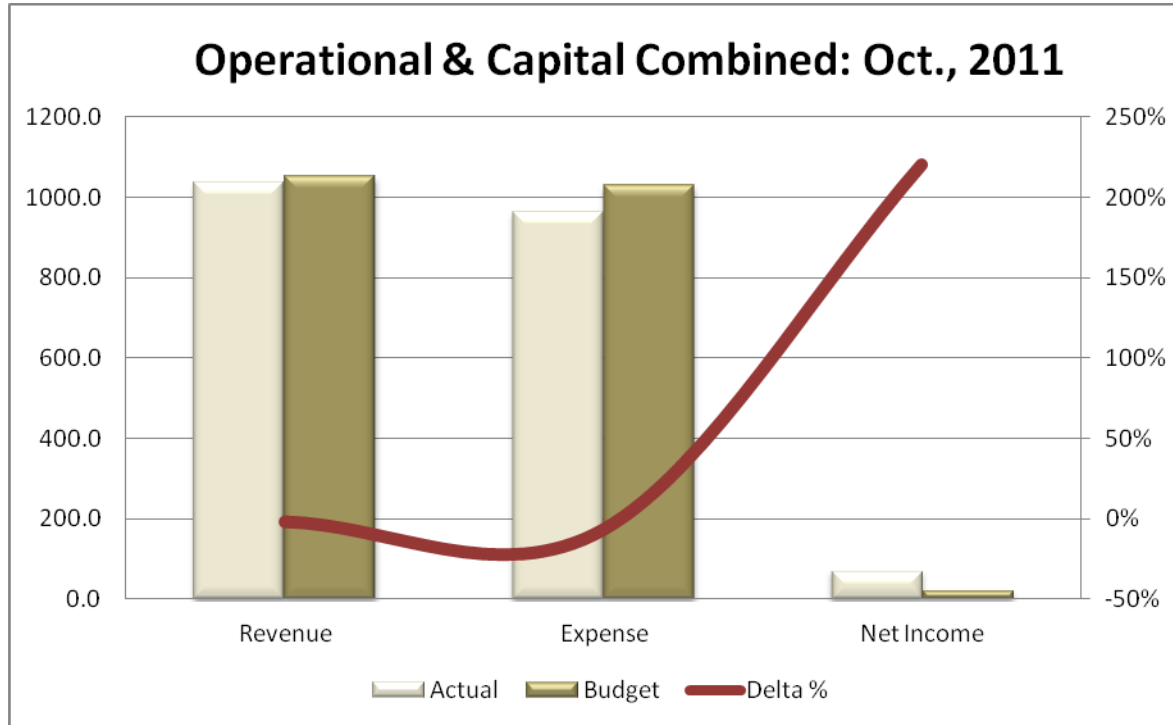


October 2011 Year End Summary: Operational & Capital Funds

Total Income is 1.6% (16.4K) under budget
 Total Expenses are 6.4% (66.2K) under budget



OP & Cap Combined		October, 2011				YTD FY 2010-2011			
		Actual	Budget	Delta \$	Delta %	Actual	Budget	Delta \$	Delta %
Total	Revenue	351.6	352.1	-0.5	-0.1%	1036.4	1052.8	-16.4	-1.6%
Total	Expense	54.8	77.6	-22.8	-29%	964.0	1030.2	-66.2	-6.4%
Total	Net Income	296.8	274.5	22.3	8%	72.4	22.6	49.8	221%

October 2011 Explanations

Operational Budget

October, 2011

Income

Operational income is 1% (7.9K) under budget for this fiscal year. As of the end of October there are nine (9) property owners who are 120 days+ past due; of those who are over 120 days+, two (2) are bank owned. Currently seven (7) properties are bank owned two of those have possible sales slated for December.

Expense

SVEA Operational expenses are 6% (48.9K) under budget for this fiscal year.

Accounts under Budget

Payroll Village Pool.....	(11.8K)
Managers worked shifts; Rain days; New guards paid lower rate	
Administrative Payroll.....	(6.2K)
Receptionist started 2 weeks later as less training was required (this was her 2 nd year). A family emergency reduced hours worked during the summer and early fall.	
Director Travel	(4.4K)
Insurance - Association	(4.3K)
Insurance came in slightly under budget for the 2010-11 FY	
Landscaping.....	(3.9K)
Conserved costs	
Pond Maintenance.....	(3.8K)
Reduced algae growth from cooler temperatures during June did not warrant removal	
ADC Expense	(3.6K)
Fewer ADC Meetings	
Maintenance/Repair VP.....	(2.5K)
For unplanned maintenance	
Payroll Taxes	(2.2K)

Items over Budget

Legal Services	(5.4K)
Trails lawsuit	
Professional Services.....	(3.9K)
Review of Proctor Hill Parcel - 4.8K	
Tennis Payroll Compensation	(1.7K)
Contract was approved after the budget was approved	

Capital Budget

October, 2011

Income

Capital income is 4% (9K) under budget for this fiscal year.

Expense

SVEA Capital expenses are 9% (17.4K) under budget for this fiscal year.

Accounts under Budget

- Salt Water Chlorination VP (40K)
This item has been deferred
- Master Plan (13.4K)
Original budgeted amount was 35K; 10.8K has been deferred until the 2011-12 budget year-this item will remain under budget
- Amenity Card Camera System (5K)
Update has been deferred and 5K was budgeted for FY 2011-12.
- Paths-Trails..... (4.6K)
Work has been deferred and 5K was budgeted for FY 2011-12.
- Crack Repairs - Tennis (4.6K)
Repairs were deferred until spring 2012.
- Furniture Harker Pool (2.5K)
This item will remain under budget - Instead funds were used to purchase Village Pool furniture (see below).
- Open Space Willow Removal (2.1K)
Ongoing removal was not needed this year. 3K was budgeted for the 2011-12 fiscal year.
- Misc. Repairs Harker Center (1.8K)
This item will remain under budget - Instead funds were used to purchase Village Pool furniture (see below).
- Remove & Replace Aspen Trees (1.6K)
Project came in under budget.

Items over Budget

- Pool Coping at Harker Pool (25K)
Upon demolition of the pool coping it was found that skimmers had deteriorated to the point of non-usability. Because of the problem it was necessary to replace all skimmers.
- Equipment Repairs at Village Pool (17.9K)
During the summer startup of the Village pool it was discovered that the 10 year old boiler had melted several burner tubes from overheating. As the cost of the repair would have been ¾ that of a new heater, a new heater was ordered and installed.
- Sand & HP Filter (12K)
After staff investigation, a superior solution to increase the clarity of the pool water was to purchase and install an additional filter in-line with the existing filter and install a second pump to increase water flows. This action brought the 'water turnover rate' within suggested industry standards. The budget impact for this upgrade was an increase of \$10k over the approved \$15K. On February 18, 2011, the Executive Committee approved a budget line item increase to \$25K to cover the filter upgrade.
- Village Pool Furniture..... (3K)
Budgeted funds from the Harker Pool & Outdoor Furniture accounts have been used to offset this item (see above).
- Kitchen Appliances..... (2.3K)
SVEA replaced the failed Harker Center refrigerator. This item had been deferred for many years and was not included in the 2011-12 budget.