Spring Valley Home Owners Association
Financial Information
As of December 31, 2024

2024 Fund Summary	
General Fund Balance	$ 109,806.66
Dredging Fund	6,184.98
Pond Fund	3,802.62
Road Fund	9,823.00
Well Fund	100,306.71
Total Fund Summary	229,923.97

12/31/2024 Balances	
Checking	119,234.47
CD	110,389.50
Accounts Receivable	300.00
Total Funds Available	229,923.97

2024 Income	
General Fund	51,130.99
Dredging Fund	-
Pond Fund	1,000.00
Road Fund	13,310.00
Well Fund	8,568.00
Total Income	74,008.99

2024 Expenses	
General Budget	41,421.02
Dredging Fund	-
Pond Fund	-
Road Fund	20,232.00
Well Fund	-
Total Expenses	61,653.02
2024 Net Income (Income less expenses)	$ 12,355.97

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Spring Valley Home Owners Association
Fund Balance History
As of December 31, 2024

	General Fund	Pond Fund	Road Fund	Well Fund	Dredging Fund	Total Funds
12/31/2021 Fund Balances	82,127.05	1,802.62	0.00	95,528.49	6,184.98	185,643.14
2022 Homeowners Dues	43,308.00	1,000.00	13,310.00	8,568.00	-	66,186.00
2022 Special Assessment	-	-	-	-	-	-
2022 Expenses	(30,088.21)	-	-	-	-	(30,088.21)
2022 Interest Income	782.28	-	-	-	-	782.28
12/31/2022 Fund Balances	96,129.12	2,802.62	13,310.00	104,096.49	6,184.98	222,523.21
2023 Homeowners Dues	47,948.00	1,000.00	13,310.00	8,568.00	-	70,826.00
2023 Special Assessment	-	-	-	-	-	-
2023 Expenses	(46,908.16)	(1,000.00)	(9,875.00)	(20,925.78)	-	(78,708.94)
2023 Interest Income	2,927.72	-	-	-	-	2,927.72
12/31/2023 Fund Balances	100,096.69	2,802.62	16,745.00	91,738.71	6,184.98	217,568.00
2024 Homeowners Dues	48,182.00	1,000.00	13,310.00	8,568.00	-	71,060.00
2024 Special Assessment	-	-	-	-	-	-
2024 Expenses	(41,421.02)	-	(20,232.00)	-	-	(61,653.02)
2024 Interest Income	2,948.99	-	-	-	-	2,948.99
12/31/2024 Fund Balances	109,806.66	3,802.62	9,823.00	100,306.71	6,184.98	229,923.97

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Spring Valley Home Owners Association
2024 Actual VS Budget - General Fund

	2024 Actual	2024 Budget	2024 Actual to Budget Variance	2025 Budget
Income				
Homeowners Fees - General Fund	48,182.00	47,948.00	234.00	44,535.00
Total Homeowners Fees	48,182.00	47,948.00	234.00	44,535.00
Expense				
Donations	-	250.00	(250.00)	200.00
Insurance	2,539.00	2,472.00	67.00	2,600.00
Landscaping	1,947.75	-	1,947.75	1,000.00
Mowing	4,187.00	6,500.00	(2,313.00)	4,500.00
Legal/Professional	2,702.50	2,000.00	702.50	3,000.00
Meeting Expenses	167.66	300.00	(132.34)	200.00
Miscellaneous Expense	84.38	-	84.38	-
Office Supplies	-	250.00	(250.00)	-
Picnic Expenses	546.00	500.00	46.00	600.00
Pond Expenses	2,533.34	3,000.00	(466.66)	4,000.00
Repairs & Maintenance	730.54	500.00	230.54	1,000.00
Road Expenses	-	3,000.00	(3,000.00)	-
Snow Removal	16,349.75	14,000.00	2,349.75	18,000.00
Supplies	100.19	100.00	0.19	300.00
Taxes	1,560.90	1,500.00	60.90	350.00
Utilities	2,354.17	2,500.00	(145.83)	2,600.00
Well Expenses				
Chlorination	2,756.00	2,800.00	(44.00)	2,800.00
Licenses & Fees	25.00	25.00	-	25.00
Repairs & Maintenance	452.84	1,000.00	(547.16)	500.00
Testing & Monitoring	2,384.00	2,100.00	284.00	2,700.00
Total Well Expenses	5,617.84	5,925.00	(307.16)	6,025.00
Total Expenses	41,421.02	42,797.00	(1,375.98)	44,375.00
Net Ordinary Income	6,760.98	5,151.00	1,609.98	160.00
Other Income & Expenses				
Interest Income	2,948.99	-	2,948.99	-
Net Income (Loss)	9,709.97	5,151.00	4,558.97	160.00
12/31/2023 General Fund Balance	100,096.69			
12/31/2024 General Fund Balance	109,806.66			

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Spring Valley Home Owners Association
2024 Actual VS Budget - Pond Fund

	2024 Actual	2024 Budget	2024 Actual to Budget Variance	2025 Budget
Income				
Homeowners Fees - Pond Fund	1,000.00	1,000.00	-	1,500.00
Homeowners Fees - Special Assessment	-	-	-	-
Total Homeowners Fees	1,000.00	1,000.00	-	1,500.00
Expense				
Bank Charges	-	-	-	-
Donations	-	-	-	-
Insurance	-	-	-	-
Landscaping/Mowing	-	-	-	-
Legal/Professional	-	-	-	-
Meeting Expenses	-	-	-	-
Office Supplies	-	-	-	-
Picnic Expenses	-	-	-	-
Pond Expenses	-	1,000.00	(1,000.00)	1,000.00
Repairs & Maintenance	-	-	-	-
Snow Removal	-	-	-	-
Street Maintenance	-	-	-	-
Supplies	-	-	-	-
Taxes	-	-	-	-
Utilities	-	-	-	-
Well Expenses				
Chlorination	-	-		-
Licenses & Fees	-	-	-	-
Repairs & Maintenance	-	-	-	-
Testing & Monitoring	-	-	-	-
Total Well Expenses	-	-	-	-
Total Expenses	-	1,000.00	(1,000.00)	1,000.00
Net Ordinary Income	1,000.00	-	1,000.00	500.00
Other Income & Expenses				
Interest Income	-	-	-	-
Net Income (Loss)	1,000.00	-	1,000.00	500.00
12/31/2023 Pond Fund Balance	2,802.62			
12/31/2024 Pond Fund Balance	3,802.62			

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Spring Valley Home Owners Association
2024 Actual VS Budget - Road Fund

	2024 Actual	2024 Budget	2024 Actual to Budget Variance	2025 Budget
Income				
Homeowners Fees - Road Fund	13,310.00	13,310.00	-	16,000.00
Homeowners Fees - Special Assessment	-	-	-	-
Total Homeowners Fees	13,310.00	13,310.00	-	16,000.00
Expense				
Bank Charges	-	-	-	-
Donations	-	-	-	-
Insurance	-	-	-	-
Landscaping/Mowing	-	-	-	-
Legal/Professional	-	-	-	-
Meeting Expenses	-	-	-	-
Office Supplies	-	-	-	-
Picnic Expenses	-	-	-	-
Pond Expenses	-	-	-	-
Repairs & Maintenance	-	-	-	-
Snow Removal	-	-	-	
Street Maintenance	20,232.00	3,000.00	17,232.00	16,000.00
Supplies	-	-	-	-
Taxes	-	-	-	-
Utilities	-	-	-	-
Well Expenses				
Chlorination	-	-	-	-
Licenses & Fees	-	-	-	-
Repairs & Maintenance	-	-	-	-
Testing & Monitoring	-	-	-	-
Total Well Expenses	-	-	-	-
Total Expenses	20,232.00	3,000.00	17,232.00	16,000.00
Net Ordinary Income	(6,922.00)	10,310.00	(17,232.00)	-
Other Income & Expenses				
Interest Income	-	-	-	-
Net Income (Loss)	(6,922.00)	10,310.00	(17,232.00)	-
12/31/2023 Road Fund Balance	16,745.00			
12/31/2024 Road Fund Balance	9,823.00			

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Spring Valley Home Owners Association
2024 Actual VS Budget - Well Fund

	2024 Actual	2024 Budget	2024 Actual to Budget Variance	2025 Budget
Income				
Homeowners Fees - Well Fund	8,568.00	8,568.00	-	9,000.00
Homeowners Fees - Special Assessment	-	-	-	-
Total Homeowners Fees	8,568.00	8,568.00	-	9,000.00
Expense				
Bank Charges	-	-	-	-
Donations	-	-	-	-
Insurance	-	-	-	-
Landscaping/Mowing	-	-	-	-
Legal/Professional	-	-	-	-
Meeting Expenses	-	-	-	-
Office Supplies	-	-	-	-
Picnic Expenses	-	-	-	-
Pond Expenses	-	-	-	-
Repairs & Maintenance	-	-	-	-
Snow Removal	-	-	-	-
Street Maintenance	-	-	-	-
Supplies	-	-	-	-
Taxes	-	-	-	-
Utilities	-	-	-	-
Well Expenses				
Chlorination	-	-	-	-
Licenses & Fees	-	-	-	-
Repairs & Maintenance	-	10,000.00	(10,000.00)	9,000.00
Testing & Monitoring	-	-	-	-
Total Well Expenses	-	10,000.00	(10,000.00)	9,000.00
Total Expenses	-	10,000.00	(10,000.00)	9,000.00
Net Ordinary Income	8,568.00	(1,432.00)	10,000.00	-
Other Income & Expenses				
Interest Income	-	-	-	-
Net Income (Loss)	8,568.00	(1,432.00)	10,000.00	-
12/31/2023 Well Fund Balance	91,738.71			
12/31/2024 Well Fund Balance	100,306.71			

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Spring Valley Home Owners Association
2024 Actual VS Budget - Dredging Fund

	2024 Actual	2024 Budget	2024 Actual to Budget Variance	2025 Budget
Income				
Homeowners Fees - Dredging	-	-	-	-
Total Homeowners Fees	-	-	-	-
Expense				
Bank Charges	-	-	-	-
Donations	-	-	-	-
Insurance	-	-	-	-
Landscaping/Mowing	-	-	-	-
Legal/Professional	-	-	-	-
Meeting Expenses	-	-	-	-
Office Supplies	-	-	-	-
Picnic Expenses	-	-	-	-
Pond Expenses	-	-	-	-
Repairs & Maintenance	-	-	-	-
Snow Removal	-	-	-	-
Street Maintenance	-	-	-	-
Supplies	-	-	-	-
Taxes	-	-	-	-
Utilities	-	-	-	-
Well Expenses	-			
Chlorination	-	-		-
Licenses & Fees	-	-	-	-
Repairs & Maintenance	-	-	-	-
Testing & Monitoring	-	-	-	-
Total Well Expenses	-	-	-	-
Total Expenses	-	-	-	-
Net Ordinary Income	-	-	-	-
Other Income & Expenses				
Interest Income	-	-	-	-
Net Income (Loss)	-	-	-	-
12/31/2023 Dredging Fund Balance	6,184.98			
12/31/2024 Dredging Fund Balance	6,184.98			

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