

Spring Valley Lake Association

Monthly Financial Reports

[JULY 2024]

- **Current Cash:**
 - Operating - Heritage \$2,534,204.00
 - Operating - Other \$289.00
 - Reserves - Investments \$2,820,626
 - July interest received Operating - \$6,062 & Reserves \$7,167
- **Account Receivable:**
 - \$1,052,079.13
- **Loans:**
 - Pacific Western Bank: \$3,000,000 for water rights – Current balance \$459,371.48. The board approved total loan payments of \$1,000,000.00 for the current fiscal year. The minimum monthly payment amount is \$23,835.55. An additional principal payment of \$59,497.78 a month is being made.
- **Account Payable:**
 - The association has no accounts payable exceeding 30 days past due.
- **Reserve Study:**
 - 11/1/23-10/31/24 – 43.4% funded
- **Month to Date Position:**
 - MTD Revenue \$765,957
 - MTD Expenses \$677,731
 - Net Position Excess (Shortage) \$88,226
- **Fiscal Year to Date Position:**
 - FYTD Revenue \$6,122,364
 - FYTD Expenses \$4,399,836
 - Net Position Excess (Shortage) \$1,722,528

- ***Items To Note:***
 - Citations Paid in April; \$7,969.22
- ***Action Items:***
 - Nothing at this time

Spring Valley Lake Association

Cash Flow - Fiscal Year to date

Fiscal Year Ends October 31

	Fiscal Year Ended 10/31/2023 Actual	Fiscal Year to Date 07/31/2024	Period Diff
Cash Flow-Operations			
Net Income(Loss)	\$ 959,008	\$ 1,722,528	\$ 763,520
Non Cash Charges			
Replacement Provision	1,792,871	570,000	(1,222,871)
Depreciation Provision	(4,646)	34,650	39,296
Amortization Provision	1,334	1,000	(333)
Current Assets (Increase)Decrease			
Receivables	24,726	(353,922)	(378,649)
Prepaid Expenses	(3,647)	(115,769)	(112,122)
Other Current Assets	5,405	0	(5,405)
Current Liabilities Increase(Decrease)			
Accounts Payable	88,122	(14,909)	(103,030)
Accounts Payable-Employees	18,718	15,436	(3,283)
Income Taxes Payable	(706)	(470)	237
Assessments Paid in Advance	0	0	0
Unearned Income	174,122	(337,833)	(511,956)
Refundable Deposits	(73,193)	(9,770)	63,424
Other Current Liabilities	0	0	0
Cash Flow-Operations	2,982,114	1,510,941	(1,471,172)
Cash Flow-Investing & Financing			
Other Assets	0	0	0
Equipment Purchases	0	0	0
Replacement Expenditures	(1,333,641)	(231,363)	1,102,277
Long Term Unearned	0	0	0
Loan-Proceeds(Reduction)	(218,495)	(897,411)	(678,916)
Transfer from (to) Designated	0	208,630	208,630
Equity Designated for Facilities Replacement	0	(208,630)	(208,630)
Cash Flow-Investing & Financing	(1,552,136)	(1,128,774)	423,361
Net Cash Increase(Decrease)	\$ 1,429,978	\$ 382,167	\$ (1,047,811)
Beginning Cash Balance	5,157,803	5,026,707	(131,095)
Ending Cash Balance-Calculated	\$ 6,587,780	\$ 5,408,874	\$ (1,178,906)
Actual-Calculated Difference			
Ending Cash Balance-Actual	(1,561,073)	(53,756)	1,507,317
Actual-Calculated Difference	(1,561,073)	(53,756)	1,507,317

Spring Valley Lake Association

Balance Sheet

Fiscal Year Ends October 31

	Prior Year 3 10/31/2021 Actual	Prior Year 2 10/31/2022 Actual	Prior Year 1 10/31/2023 Actual	Current Year 07/31/2024 Actual	Period Diff
Assets					
Current Assets					
Cash	\$ 2,564,888	\$ 2,746,658	\$ 3,280,770	\$ 2,534,493	\$ (746,278)
Accounts Receivable (Net)	102,675	192,792	168,067	521,988	353,922
Prepaid	110,555	192,123	195,770	311,540	115,770
Total Current Assets	2,778,118	3,131,573	3,644,607	3,368,021	(276,586)
Investments Designated for MRR	2,179,639	2,416,550	1,745,937	2,820,626	1,074,689
Personal Property Assets (Net)	55,871	73,071	77,717	43,066	(34,650)
Other Assets					
1994 - Inventory-Marina Fuel	4,903	4,902	4,902	4,903	0
1995 - Water Rights	3,567,641	3,567,642	3,567,642	3,567,641	0
1996 - Loan Costs	15,000	15,000	15,000	15,000	0
1997 - Amortization	(10,560)	(11,894)	(13,229)	(14,228)	(1,001)
Total Other Assets	3,576,984	3,575,650	3,574,315	3,573,316	(1,001)
Total Assets	\$ 8,590,612	\$ 9,196,844	\$ 9,042,576	\$ 9,805,029	\$ 762,452
Liabilities and Net Assets					
Current Liabilities					
Accrued Payables	\$ 83,276	\$ 42,516	\$ 130,638	\$ 115,730	\$ (14,908)
Employee Payables	134,469	134,236	152,954	168,389	15,435
Assessments Billed in Advance	(136)	(2,827)	(345)	(1,061)	(716)
Assessments Paid in Advance	363,860	409,299	562,274	382,116	(180,158)
Other Unearned	4,000	4,000	22,666	38,707	16,041
Deposits	73,021	71,929	(1,266)	(11,036)	(9,770)
Taxes Payable	0	4,812	4,107	3,637	(469)
Total Current Liabilities	658,490	663,965	871,028	696,482	(174,545)
Note Payable	1,941,143	1,748,277	1,529,782	459,372	(1,070,411)
MRR Obligation (Schedule 1)	3,992,503	4,670,844	5,130,074	5,468,710	338,636
Net Assets					
Designated-Equipment Replacement	1,424,171	1,424,171	1,424,171	1,215,541	(208,630)
Net Asset Adjustments-CPA	273,537	273,536	273,536	273,536	0
Prior Years' Income(Loss)	262,051	847,842	(597,950)	515,932	1,113,882
Current Year to Date Income(Loss)	585,791	115,281	959,007	1,722,528	763,520
Total Net Assets	1,998,476	2,113,758	1,511,692	3,180,465	1,668,772
Total Liabilities and Net Assets	\$ 8,590,612	\$ 9,196,844	\$ 9,042,576	\$ 9,805,029	\$ 762,452

Spring Valley Lake Association

Balance Sheet

Fiscal Year Ends October 31

	Prior Year 3 10/31/2021 Actual	Prior Year 2 10/31/2022 Actual	Prior Year 1 10/31/2023 Actual	Current Year 07/31/2024 Actual	Period Diff
MRR Obligation (Schedule 1)					
MRR Begining Balance	\$ 3,754,447	\$ 3,992,503	\$ 4,670,844	\$ 5,130,074	\$ 459,230
MRR Provision	450,000	875,472	1,792,871	570,000	(1,222,871)
MRR Expenditures					
2610 - MRR Exp-Buildings	(1,383)	(14,485)	(783)	(193,139)	(192,356)
2620 - MRR Exp-Community Center	(14,357)	0	(21,532)	(5,171)	16,361
2630 - MRR Exp-Equestrian	0	(31,427)	(2,290)	0	2,290
2650 - MRR Exp-Lake & Marina	(153,090)	(22,635)	(1,293,273)	18,543	1,311,816
2660 - MRR Exp-Parks	(31,825)	(76,459)	(2,977)	0	2,977
2670 - MRR Exp-Vehicles & Equipment	(11,289)	(52,125)	(12,786)	(51,596)	(38,810)
MRR Expenditures	(211,944)	(197,131)	(1,333,641)	(231,363)	1,102,278
MRR Obligation (Net)	\$ 3,992,503	\$ 4,670,844	\$ 5,130,074	\$ 5,468,711	\$ 338,637

Spring Valley Lake Association

Revenue and Expenses

Budget/Actual

Fiscal Year Ends October 31

Month Ending
07/31/2024

	Budget	Actual	Budget
\$	579,992	\$ 579,992	\$ 0
	7,942	10,841	2,899
	27,500	17,723	(9,777)
	9,683	8,720	(963)
	11,875	133,399	121,524
	2,959	13,230	10,271
	833	2,052	1,219
	640,784	765,957	125,173
	274,833	403,419	(128,586)
	63,333	67,294	(3,961)
	145,269	5,462	139,807
	28,125	31,530	(3,405)
	14,091	4,953	9,139
	32,417	82,989	(50,573)
	37,574	39,129	(1,555)
	22,334	26,809	(4,475)
	6,066	5,710	356
	14,505	9,932	4,572
	1,833	0	1,834
	404	504	(100)
	640,784	677,731	(36,947)
\$	0	\$ 88,226	\$ 88,226

Year To Date
07/31/2024

	Budget	Actual	Budget
\$	5,219,931	\$ 5,219,931	\$ 0
	71,475	65,158	(6,317)
	247,500	233,532	(13,968)
	87,150	81,999	(5,151)
	106,875	399,049	292,174
	26,625	132,038	105,413
	7,500	(9,343)	(16,843)
	5,767,056	6,122,364	355,308
	2,473,495	2,552,999	(79,504)
	570,000	605,651	(35,651)
	1,307,419	169,516	1,137,902
	253,124	200,725	52,401
	126,825	77,974	48,851
	291,750	173,828	117,921
	338,168	292,043	46,125
	201,000	189,906	11,094
	54,600	34,467	20,133
	130,538	97,830	32,707
	16,499	483	16,018
	3,638	4,414	(777)
	5,767,056	4,399,836	1,367,220
\$	0	\$ 1,722,528	\$ 1,722,528

Statement 2-Revenue and Expenses
No assurance is provided.

Spring Valley Lake Association Revenue and Expenses

Budget/Actual
Fiscal Year Ends October 31

Month Ending 07/31/2024		Year To Date 07/31/2024	
Budget	Actual	Budget	Actual
\$ 579,992	\$ 579,992	\$ 5,219,931	\$ 5,219,931
\$ 579,992	\$ 579,992	\$ 5,219,931	\$ 5,219,931
\$ 4,625	\$ 5,495	\$ 41,625	\$ 37,891
1,667	4,961	15,000	19,811
0	0	0	3,250
1,333	100	12,000	170
317	285	2,850	4,035
0	0	0	1
\$ 7,942	\$ 10,841	\$ 71,475	\$ 65,158
\$ 7,942	\$ 10,841	\$ 71,475	\$ 65,158
\$ 7,083	\$ 13,250	\$ 63,750	\$ 102,260
12,834	0	115,500	94,058
3,750	4,473	33,750	35,289
3,333	0	30,000	0
500	0	4,500	1,925
\$ 27,500	\$ 17,723	\$ 247,500	\$ 233,532
\$ 27,500	\$ 17,723	\$ 247,500	\$ 233,532
\$ 8,333	\$ 7,200	\$ 75,000	\$ 68,550
0	55	0	958
1,200	1,465	10,800	12,491
150	0	1,350	0
\$ 9,683	\$ 8,720	\$ 87,150	\$ 81,999
\$ 9,683	\$ 8,720	\$ 87,150	\$ 81,999

Assessment Revenue-Sch 1

4110 - Assessments: Regular

Total Assessment Revenue

Community Service Fees-Sch 2

4230 - Rent-Community Building

4250 - Event Fees

4255 - Event Sponsorships

4260 - Recreation Dept Fees

4265 - Craft Fair Booth Fees

4299 - Other Community Service Fees

Total CS Fees

Marina Fees-Sch 3

4310 - Vessel Registration

4320 - Electricity Reimb-Lake

4330 - Slip Rental

4340 - Fuel & Oil Sales

4380 - Beach/Park Revenue

Total Marina

Equestrian Fees-Sch 4

4410 - Boarding Fees-Monthly

4430 - Rent-Equestrian Building

4440 - Equestrian Apt Rent

4499 - Other Equestrian Fees

Total Equestrian

Statement 2-Revenue and Expenses
No assurance is provided.

Spring Valley Lake Association

Revenue and Expenses

Budget/Actual

Fiscal Year Ends October 31

Month Ending
07/31/2024

	Budget	Actual	Budget
\$	1,250	\$ (105)	\$ (1,354)
	4,375	6,644	2,269
	1,417	3,060	1,643
	3,833	123,020	119,187
	167	0	(167)
	833	780	(53)
\$	11,875	\$ 133,399	\$ 121,525

Owner Fees-Sch 5

\$	11,250	\$	11,444	\$	195
	39,375		42,266		2,890
	12,750		17,514		4,764
	34,500		323,606		289,106
	1,500		0		(1,500)
	7,500		4,219		(3,281)
\$	106,875	\$	399,049	\$	292,174

Total Owner

Interest-Sch 6

\$	0	\$	6,052	\$	6,052
	0	0	0		0
	0	1	0		0
	0	4	4		4
	0	0	0		0
	0	4	5		5
	0	1	0		0
	0	11	11		11
	0	7,156	7,157		7,157
	2,959	0	(2,958)		(2,958)
\$	2,959	\$	13,229	\$	10,271

Total Interest

Other Revenue-Sch 7

\$	0	\$	0	\$	0
	833	2,052			1,218
\$	833	\$	2,052	\$	1,218

Year To Date
07/31/2024

	Budget	Actual	Budget
\$	11,250	\$ 11,444	\$ 195
	39,375	42,266	2,890
	12,750	17,514	4,764
	34,500	323,606	289,106
	1,500	0	(1,500)
	7,500	4,219	(3,281)
\$	106,875	\$ 399,049	\$ 292,174
\$	0	\$ 73,231	\$ 73,231
	0	0	0
	0	1	1
	0	36	36
	0	0	0
	0	15	15
	0	2	2
	0	21,013	21,013
	0	37,739	37,740
	26,625	0	(26,625)
\$	26,625	\$ 132,037	\$ 105,413
\$	0	\$ (11,628)	\$ (11,629)
	7,500	2,285	(5,214)
\$	7,500	\$ (9,343)	\$ (16,843)

Statement 2- Revenue and Expenses
No assurance is provided.

Spring Valley Lake Association Revenue and Expenses

Budget/Actual

Fiscal Year Ends October 31

Month Ending
07/31/2024

Year To Date
07/31/2024

	Budget	Actual	Budget
\$ 221,083 \$ 343,655 \$ (122,572)			
2,500 5,066 (2,567)			
18,333 28,052 (9,718)			
20,833 18,572 2,262			
10,000 3,945 6,055			
2,084 4,128 (2,045)			
\$ 274,833 \$ 403,418 \$ (128,585)			
\$ 63,333 \$ 63,333 \$ 0			
0 3,850 (3,850)			
0 111 (111)			
\$ 63,333 \$ 67,294 \$ (3,961)			
\$ 41,769 \$ 0 \$ 41,768			
1,250 0 1,250			
2,500 0 2,500			
83,333 0 83,334			
1,167 0 1,166			
5,417 2,296 3,121			
1,000 404 597			
5,583 0 5,583			
3,250 0 3,250			
0 2,762 (2,762)			
\$ 145,269 \$ 5,462 \$ 139,807			

Compensation-Sch 8

\$ 1,989,745 \$ 2,020,572 \$ (30,828)			
22,500 16,937 5,563			
165,000 161,913 3,087			
187,500 191,555 (4,055)			
90,000 135,128 (45,128)			
18,750 26,893 (8,144)			
\$ 2,473,495 \$ 2,552,998 \$ (79,505)			

Total Compensation

Replacement & Depreciation-Sch 9

\$ 570,000 \$ 570,000 \$ 0			
0 34,650 (34,650)			
0 1,001 (1,000)			
\$ 570,000 \$ 605,651 \$ (35,650)			

Total R & D

Lake, Marina, Equestrian-Sch 10

\$ 375,919 \$ 11,988 \$ 363,931			
11,250 0 11,250			
22,500 30,000 (7,500)			
750,000 0 750,000			
10,500 8,047 2,453			
48,750 27,892 20,857			
9,000 1,301 7,699			
50,250 22,565 27,686			
29,250 36,966 (7,716)			
0 30,757 (30,758)			
\$ 1,307,419 \$ 169,516 \$ 1,137,902			

Total LME

Statement 2-Revenue and Expenses
No assurance is provided.

Spring Valley Lake Association

Revenue and Expenses

Budget/Actual

Fiscal Year Ends October 31

Month Ending
07/31/2024

Year To Date
07/31/2024

	Budget	Actual	Budget
\$	4,583	\$ 8,144	\$ (3,561)
	12,584	17,500	(4,917)
	1,250	89	1,161
	5,625	1,164	4,461
	2,250	2,720	(470)
	958	1,025	(66)
	875	888	(13)
\$	28,125	\$ 31,530	\$ (3,405)

Utilities-Sch 11

\$	41,250	\$ 34,707	\$ 6,544
	113,250	82,898	30,352
	11,250	9,269	1,980
	50,625	33,543	17,083
	20,250	23,817	(3,568)
	8,624	7,885	741
	7,875	8,606	(731)

Total Utilities

\$	253,124	\$ 200,725	\$ 52,401
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Vehicles, Equip, Tech-Sch 12

\$	4,833	\$ 0	\$ 4,833
	3,333	0	3,334
	2,500	2,742	(243)
	1,417	1,683	(266)
	1,000	0	1,001
	300	488	(189)
	708	40	668

Total VET

\$	14,091	\$ 4,953	\$ 9,138
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Grounds & Buildings-Sch 13

\$	5,000	\$ 1,437	\$ 3,564
	7,500	4,197	3,303
	1,000	888	111
	1,084	1,084	0
	1,166	0	1,167
	16,667	75,383	(58,717)

Total Grounds & Building

\$	32,417	\$ 82,989	\$ (50,572)
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\$	45,000	\$ 29,574	\$ 15,427
	67,500	45,162	22,337
	9,000	6,609	2,391
	9,750	8,492	1,258
	10,500	8,389	2,112
	150,000	75,602	74,397

\$	291,750	\$ 173,828	\$ 117,922
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Statement 2- Revenue and Expenses
No assurance is provided.

Spring Valley Lake Association

Revenue and Expenses

Budget/Actual

Fiscal Year Ends October 31

Month Ending
07/31/2024

Year To Date
07/31/2024

	Budget	Actual	Budget
\$	8,917	\$ 8,917	\$ 0
	167	19	148
	1,666	4,575	(2,909)
	5,167	10,054	(4,888)
	3,750	3,247	503
	1,667	0	1,667
	1,333	0	1,333
	2,750	5,467	(2,716)
	208	0	208
	2,917	151	2,766
	8,479	6,579	1,900
	262	0	261
	291	120	172
\$	37,574	\$ 39,129	\$ (1,555)
\$	21,084	\$ 25,812	\$ (4,728)
	1,250	997	252
	0	0	0
\$	22,334	\$ 26,809	\$ (4,476)
\$	3,583	\$ 2,973	\$ 611
	458	0	459
	459	1,781	(1,323)
	400	600	(200)
	833	356	477
	333	0	333
\$	6,066	\$ 5,710	\$ 357

	Budget	Actual	Budget
\$	80,250	\$ 77,585	\$ 2,665
	1,501	116	1,384
	15,000	31,795	(16,795)
	46,500	(2,672)	49,173
	33,750	33,407	343
	15,000	617	14,382
	12,000	10,420	1,580
	24,750	26,836	(2,086)
	1,875	1,394	482
	26,250	30,563	(4,313)
	76,312	79,012	(2,700)
	2,355	0	2,355
	2,625	2,970	(345)
\$	338,168	\$ 292,043	\$ 46,125
\$	189,750	\$ 164,144	\$ 25,606
	11,250	24,995	(13,745)
	0	767	(767)
\$	201,000	\$ 189,906	\$ 11,094
\$	32,250	\$ 20,362	\$ 11,888
	4,125	0	4,125
	4,125	3,320	805
	3,600	2,600	1,000
	7,500	6,419	1,081
	3,000	1,766	1,233
\$	54,600	\$ 34,467	\$ 20,132

Services-Sch 14

5710 - Accounting
5715 - Accounting-Requested Service
5720 - Legal
5721 - Legal-Collections
5722 - Legal-Compliance
5730 - Consulting
5740 - Audit
5750 - HR Services (Payroll)
5770 - Web Site Maintenance/Design
5775 - Fireworks July 4th
5780 - Service Contracts
5785 - Reserve Study (In House)
5799 - HR Admin

Total Services

Insurance-Sch 15

5810 - Insurance: Umbrella & Liability
5820 - Insurance: D & O
5890 - Insurance: Other

Total Insurance

Events-Sch 16

5910 - Events-Scheduled
5915 - Events-Optional
5930 - Rec. & Seasonal Summer
5935 - Concerts
5940 - SVL Employee Appreciation
5950 - Committees

Total Events

Statement 2-Revenue and Expenses
No assurance is provided.

Spring Valley Lake Association

Revenue and Expenses

Budget/Actual

Fiscal Year Ends October 31

Month Ending
07/31/2024

Year To Date
07/31/2024

	Budget	Actual	Budget
\$	217	\$ 0	217
	1,833	650	1,183
	1,917	557	1,360
	500	0	500
	1,833	675	1,158
	84	0	84
	1,291	1,740	(449)
	1,084	1,915	(831)
	2,666	3,757	(1,091)
	2,250	0	2,250
	500	321	179
	150	318	(167)
	125	0	125
	55	0	54
\$	14,505	\$ 9,933	\$ 4,572
\$	1,833	\$ 0	\$ 1,833
	0	0	0
\$	1,833	\$ 0	\$ 1,833
\$	404	\$ 104	\$ 300
	0	400	(400)
\$	404	\$ 504	\$ (100)

Administrative Support-Sch 17

6010 - Prof. Cert. Fees	\$ 1,950	\$ 1,310	\$ 641
6015 - Licenses & Permits	16,500	10,649	5,851
6020 - Uniform Expense	17,250	7,089	10,161
6025 - Safety Eqp/Supplies	4,500	6,749	(2,249)
6030 - Training Expense	16,500	12,822	3,678
6035 - Travel Expense	750	200	550
6040 - Office Supplies	11,625	8,971	2,654
6045 - Materials, Supplies, & Signage	9,750	6,922	2,828
6050 - Postage	24,000	22,286	1,714
6055 - Printing	20,250	15,837	4,413
6060 - BOD & Committee Meals	4,500	2,929	1,570
6070 - Bank & CC Fees	1,350	1,277	74
6075 - Advertising	1,125	200	925
6080 - Memberships-Chamber	488	590	(102)
Total Support	\$ 130,538	\$ 97,831	\$ 32,708

Other-Sch 18

6110 - Bad Debts Expense	\$ 16,499	\$ 0	\$ 16,500
6120 - Collection Expenses	0	482	(482)
Total Other	\$ 16,499	\$ 482	\$ 16,018

Taxes-Sch 19

6910 - Federal	\$ 3,638	\$ 937	\$ 2,700
6920 - California	0	3,477	(3,477)
Total Taxes	\$ 3,638	\$ 4,414	\$ (777)

Statement 2-Revenue and Expenses
No assurance is provided.