

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Bridge Valley
Homeowners Association

February 28, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

136 Bridge Valley Homeowners Association

Balance Sheet

Posted 02/28/2025

AssetsOperating Accounts

10000 Operating 82,796.08

Total Operating Accounts 82,796.08Reserve Accounts

10001 Money Market 60,590.61

Total Reserve Accounts 60,590.61Accounts Receivable

12000 Accounts Receivable 9,102.72

Total Accounts Receivable 9,102.72Total Assets152,489.41**Liabilities & Equity**Equity

30000 Reserve Fund 60,590.61

31000 Prior Years Retained Earnings 52,616.91

Total Equity 113,207.52Liabilities and Equity

Operating Retained Earnings 39,281.89

Total Liabilities and Equity 39,281.89Total Liabilities & Equity152,489.41

Statement of Income and Expense

Tuesday, March 11, 2025

13:07

Posted 2/1/2025 To 2/28/2025 11:59:00 PM

136 Bridge Valley Homeowners Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Assessments	40000	0.00	0.00	110,425.92	110,426.00	110,426.00	0.08
Total Assessment Income		0.00	0.00	110,425.92	110,426.00	110,426.00	0.08
<u>Other Income</u>	<u>Acct Code</u>						
Blue Heron Headwater Conservancy Fee	40025	0.00	0.00	3,719.76	3,700.00	3,700.00	(19.76)
Vacant Lot Mowing	40027	0.00	0.00	1,800.00	1,650.00	1,650.00	(150.00)
Trash Removal Fees	40028	0.00	3,116.67	37,644.87	28,050.03	37,400.00	(244.87)
Interest	40040	13.48	0.00	127.48	0.00	0.00	(127.48)
Late Fees	40050	0.00	0.00	53.24	0.00	0.00	(53.24)
Miscellaneous Income	40080	0.00	0.00	109.11	0.00	0.00	(109.11)
Maint. Charge Back	40090	0.00	0.00	1,607.88	0.00	0.00	(1,607.88)
Total Other Income		13.48	3,116.67	45,062.34	33,400.03	42,750.00	(2,312.34)
Total Income		13.48	3,116.67	155,488.26	143,826.03	153,176.00	(2,312.26)
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	0.00	6.33	233.56	56.97	76.00	(157.56)
Postage	50120	0.00	39.58	341.02	356.22	475.00	133.98
Legal Fees - Collections	50140	0.00	0.00	120.00	0.00	0.00	(120.00)
Legal Fees - Other	50145	0.00	833.33	375.00	7,499.97	10,000.00	9,625.00
Management Services	50200	1,200.00	1,000.00	7,256.25	9,000.00	12,000.00	4,743.75
Other Professional	50205	0.00	62.50	1,302.50	562.50	750.00	(552.50)
Miscellaneous	50240	0.00	6.25	80.15	56.25	75.00	(5.15)
Website	50245	0.00	0.00	300.00	0.00	0.00	(300.00)
Total Administrative		1,200.00	1,947.99	10,008.48	17,531.91	23,376.00	13,367.52
<u>Capital Improvement</u>	<u>Acct Code</u>						
Capital Improvements	80000	0.00	1,500.00	39,426.50	13,500.00	18,000.00	(21,426.50)
Total Capital Improvement		0.00	1,500.00	39,426.50	13,500.00	18,000.00	(21,426.50)
<u>Grounds</u>	<u>Acct Code</u>						

Statement of Income and Expense

Tuesday, March 11, 2025 13:07

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136 Bridge Valley Homeowners Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Grounds Maintenance	63000	0.00	1,750.00	3,319.77	15,750.00	21,000.00	17,680.23
Entrance Repairs	63050	0.00	500.00	5,900.00	4,500.00	6,000.00	100.00
Common Area Mowing	63100	0.00	458.33	5,340.00	4,124.97	5,500.00	160.00
Vacant Lot Mowing	63105	0.00	125.00	840.00	1,125.00	1,500.00	660.00
Devin's Ridge Urn Planting	63108	0.00	41.67	291.76	375.03	500.00	208.24
Lawn Fertilization	63110	0.00	125.00	312.00	1,125.00	1,500.00	1,188.00
Tree/Shrub Spray	63115	0.00	0.00	987.52	0.00	0.00	(987.52)
Tree Pruning	63130	0.00	458.33	850.00	4,124.97	5,500.00	4,650.00
Holiday Lighting	63150	0.00	250.00	4,123.67	2,250.00	3,000.00	(1,123.67)
Nature Preserve Maintenance	63170	0.00	166.67	550.00	1,500.03	2,000.00	1,450.00
Nature Preserve Expense	63175	0.00	283.33	0.00	2,549.97	3,400.00	3,400.00
Pond Maintenance	63210	0.00	375.00	6,376.50	3,375.00	4,500.00	(1,876.50)
Irrigation	63400	0.00	166.67	675.00	1,500.03	2,000.00	1,325.00
Snow Removal	63600	4,050.00	3,000.00	4,730.00	9,000.00	15,000.00	10,270.00
Chemical (Salt)	63610	1,700.00	0.00	5,750.00	0.00	0.00	(5,750.00)
Street Lighting	63702	180.00	0.00	180.00	0.00	0.00	(180.00)
Trash Removal	63910	0.00	3,116.67	24,119.24	28,050.03	37,400.00	13,280.76
Total Grounds		5,930.00	10,816.67	64,345.46	79,350.03	108,800.00	44,454.54
Insurance	Acct Code						
Liability Insurance	50560	0.00	150.00	1,655.00	1,350.00	1,800.00	145.00
Total Insurance		0.00	150.00	1,655.00	1,350.00	1,800.00	145.00
Reserve Accounts	Acct Code						
Reserve Interest	90140	10.22	0.00	54.70	0.00	0.00	(54.70)
Total Reserve Accounts		10.22	0.00	54.70	0.00	0.00	(54.70)
Utilities	Acct Code						
Electric	60010	68.13	100.00	716.23	900.00	1,200.00	483.77
Total Utilities		68.13	100.00	716.23	900.00	1,200.00	483.77
Total Expense		7,208.35	14,514.66	116,206.37	112,631.94	153,176.00	36,969.63

Statement of Income and Expense

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136 Bridge Valley Homeowners Association

Operating

	Month		Year		Annual	Remainder
	Actual	Budget	Actual	Budget		
Excess Revenue / Expense	(7,194.87)	(11,397.99)	39,281.89	31,194.09	0.00	39,281.89