

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Bridge Valley
Homeowners Association

April 30, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

136 Bridge Valley Homeowners Association

Balance Sheet

Posted 04/30/2025

AssetsOperating Accounts

10000 Operating 66,376.11

Total Operating Accounts 66,376.11Reserve Accounts

10001 Money Market 60,609.16

Total Reserve Accounts 60,609.16Accounts Receivable

12000 Accounts Receivable 5,503.52

Total Accounts Receivable 5,503.52Total Assets

132,488.79

Liabilities & EquityEquity

30000 Reserve Fund 60,609.16

31000 Prior Years Retained Earnings 52,616.91

Total Equity 113,226.07Liabilities and Equity

Operating Retained Earnings 19,262.72

Total Liabilities and Equity 19,262.72Total Liabilities & Equity

132,488.79

Statement of Income and Expense

Posted 4/1/2025 To 4/30/2025 11:59:00 PM

Friday, May 9, 2025

9:17

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	34,283.37	37,400.00	(244.87)
Interest	40040	11.41	0.00	152.34	0.00	0.00	(152.34)
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		11.41	3,116.67	45,087.20	39,633.37	42,750.00	(2,337.20)
Total Income		11.41	3,116.67	155,513.12	150,059.37	153,176.00	(2,337.12)
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	251.50	6.33	541.58	69.63	76.00	(465.58)
Postage	50120	202.00	39.58	630.26	435.38	475.00	(155.26)
Legal Fees - Collections	50140	0.00	0.00	120.00	0.00	0.00	(120.00)
Legal Fees - Other	50145	1,105.50	833.33	1,480.50	9,166.63	10,000.00	8,519.50
Management Services	50200	1,200.00	1,000.00	9,656.25	11,000.00	12,000.00	2,343.75
Other Professional	50205	0.00	62.50	1,302.50	687.50	750.00	(552.50)
Miscellaneous	50240	80.10	6.25	213.33	68.75	75.00	(138.33)
Website	50245	35.00	0.00	370.00	0.00	0.00	(370.00)
Total Administrative		2,874.10	1,947.99	14,314.42	21,427.89	23,376.00	9,061.58
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	0.00	0.00	1,500.00	0.00	0.00	(1,500.00)
Total Building Maintenance		0.00	0.00	1,500.00	0.00	0.00	(1,500.00)
<u>Capital Improvement</u>	<u>Acct Code</u>						

Statement of Income and Expense

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136 Bridge Valley Homeowners Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Capital Improvements	80000	0.00	1,500.00	39,426.50	16,500.00	18,000.00	(21,426.50)
Total Capital Improvement		0.00	1,500.00	39,426.50	16,500.00	18,000.00	(21,426.50)
<u>Grounds</u>	<u>Acct Code</u>						
Grounds Maintenance	63000	300.00	1,750.00	3,619.77	19,250.00	21,000.00	17,380.23
Entrance Repairs	63050	0.00	500.00	5,900.00	5,500.00	6,000.00	100.00
Common Area Mowing	63100	0.00	458.33	5,340.00	5,041.63	5,500.00	160.00
Vacant Lot Mowing	63105	0.00	125.00	840.00	1,375.00	1,500.00	660.00
Devin's Ridge Urn Planting	63108	0.00	41.67	291.76	458.37	500.00	208.24
Lawn Fertilization	63110	80.98	125.00	392.98	1,375.00	1,500.00	1,107.02
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	5,041.63	5,500.00	4,650.00
Holiday Lighting	63150	0.00	250.00	4,123.67	2,750.00	3,000.00	(1,123.67)
Nature Preserve Maintenance	63170	0.00	166.67	550.00	1,833.37	2,000.00	1,450.00
Nature Preserve Expense	63175	0.00	283.33	0.00	3,116.63	3,400.00	3,400.00
Pond Maintenance	63210	900.00	375.00	7,276.50	4,125.00	4,500.00	(2,776.50)
Irrigation	63400	225.00	166.67	900.00	1,833.37	2,000.00	1,100.00
Snow Removal	63600	0.00	3,000.00	7,280.00	15,000.00	15,000.00	7,720.00
Chemical (Salt)	63610	0.00	0.00	6,600.00	0.00	0.00	(6,600.00)
Street Lighting	63702	0.00	0.00	180.00	0.00	0.00	(180.00)
Trash Removal	63910	3,112.26	3,116.67	33,310.86	34,283.37	37,400.00	4,089.14
Total Grounds		4,618.24	10,816.67	78,443.06	100,983.37	108,800.00	30,356.94
<u>Insurance</u>	<u>Acct Code</u>						
Liability Insurance	50560	0.00	150.00	1,655.00	1,650.00	1,800.00	145.00
Total Insurance		0.00	150.00	1,655.00	1,650.00	1,800.00	145.00
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Reserve Interest	90140	8.47	0.00	73.25	0.00	0.00	(73.25)
Total Reserve Accounts		8.47	0.00	73.25	0.00	0.00	(73.25)
<u>Utilities</u>	<u>Acct Code</u>						

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electric	60010	58.69	100.00	838.17	1,100.00	1,200.00	361.83
Total Utilities		58.69	100.00	838.17	1,100.00	1,200.00	361.83
Total Expense		7,559.50	14,514.66	136,250.40	141,661.26	153,176.00	16,925.60
Excess Revenue / Expense		(7,548.09)	(11,397.99)	19,262.72	8,398.11	0.00	19,262.72