

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Bridge Valley
Homeowners Association

May 31, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

136 Bridge Valley Homeowners Association

Balance Sheet

Posted 05/31/2025

AssetsOperating Accounts

10000 Operating 132,035.76

Total Operating Accounts 132,035.76Reserve Accounts

10001 Money Market 15,612.46

10200 First Citizens CD #1, 6 mo, 3.85% 11/6/25 45,000.00

Total Reserve Accounts 60,612.46Accounts Receivable

12000 Accounts Receivable 5,503.52

Total Accounts Receivable 5,503.52Total Assets198,151.74**Liabilities & Equity**Other Liabilities

21000 Prepaid Assessments 80,439.20

Total Other Liabilities 80,439.20Equity

30000 Reserve Fund 60,612.46

31000 Prior Years Retained Earnings 52,616.91

Total Equity 113,229.37Liabilities and Equity

Operating Retained Earnings 4,483.17

Total Liabilities and Equity 4,483.17Total Liabilities & Equity198,151.74

Statement of Income and Expense

Monday, June 9, 2025

11:17

Posted 5/1/2025 To 5/31/2025 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	3,116.63	37,644.87	37,400.00	37,400.00	(244.87)
Interest	40040	7.14	0.00	159.48	0.00	0.00	(159.48)
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		7.14	3,116.63	45,094.34	42,750.00	42,750.00	(2,344.34)
Total Income		7.14	3,116.63	155,520.26	153,176.00	153,176.00	(2,344.26)
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	213.62	6.37	755.20	76.00	76.00	(679.20)
Postage	50120	249.99	39.62	880.25	475.00	475.00	(405.25)
Legal Fees - Collections	50140	0.00	0.00	120.00	0.00	0.00	(120.00)
Legal Fees - Other	50145	0.00	833.37	1,480.50	10,000.00	10,000.00	8,519.50
Management Services	50200	1,200.00	1,000.00	10,856.25	12,000.00	12,000.00	1,143.75
Other Professional	50205	0.00	62.50	1,302.50	750.00	750.00	(552.50)
Miscellaneous	50240	15.50	6.25	228.83	75.00	75.00	(153.83)
Website	50245	35.00	0.00	405.00	0.00	0.00	(405.00)
Total Administrative		1,714.11	1,948.11	16,028.53	23,376.00	23,376.00	7,347.47
<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>						

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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	18,000.00	18,000.00	(21,426.50)
Total Capital Improvement		0.00	1,500.00	39,426.50	18,000.00	18,000.00	(21,426.50)
Grounds	Acct Code						
Grounds Maintenance	63000	0.00	1,750.00	3,619.77	21,000.00	21,000.00	17,380.23
Entrance Repairs	63050	0.00	500.00	5,900.00	6,000.00	6,000.00	100.00
Common Area Mowing	63100	1,260.00	458.37	6,600.00	5,500.00	5,500.00	(1,100.00)
Vacant Lot Mowing	63105	0.00	125.00	840.00	1,500.00	1,500.00	660.00
Devin's Ridge Urn Planting	63108	0.00	41.63	291.76	500.00	500.00	208.24
Lawn Fertilization	63110	80.98	125.00	473.96	1,500.00	1,500.00	1,026.04
Tree/Shrub Spray	63115	0.00	0.00	987.52	0.00	0.00	(987.52)
Tree Pruning	63130	0.00	458.37	850.00	5,500.00	5,500.00	4,650.00
Mulch	63145	8,000.03	0.00	8,000.03	0.00	0.00	(8,000.03)
Holiday Lighting	63150	0.00	250.00	4,123.67	3,000.00	3,000.00	(1,123.67)
Nature Preserve Maintenance	63170	0.00	166.63	550.00	2,000.00	2,000.00	1,450.00
Nature Preserve Expense	63175	0.00	283.37	0.00	3,400.00	3,400.00	3,400.00
Pond Maintenance	63210	0.00	375.00	6,376.50	4,500.00	4,500.00	(1,876.50)
Irrigation	63400	0.00	166.63	900.00	2,000.00	2,000.00	1,100.00
Drainage	63510	600.00	0.00	1,500.00	0.00	0.00	(1,500.00)
Snow Removal	63600	0.00	0.00	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	3,073.62	3,116.63	36,384.48	37,400.00	37,400.00	1,015.52
Total Grounds		13,014.63	7,816.63	91,457.69	108,800.00	108,800.00	17,342.31
Insurance	Acct Code						
Liability Insurance	50560	0.00	150.00	1,655.00	1,800.00	1,800.00	145.00
Total Insurance		0.00	150.00	1,655.00	1,800.00	1,800.00	145.00
Reserve Accounts	Acct Code						
Reserve Interest	90140	3.30	0.00	76.55	0.00	0.00	(76.55)

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Reserve Accounts		3.30	0.00	76.55	0.00	0.00	(76.55)
Utilities	Acct Code						
Electric	60010	54.65	100.00	892.82	1,200.00	1,200.00	307.18
Total Utilities		54.65	100.00	892.82	1,200.00	1,200.00	307.18
Total Expense		14,786.69	11,514.74	151,037.09	153,176.00	153,176.00	2,138.91
Excess Revenue / Expense		(14,779.55)	(8,398.11)	4,483.17	0.00	0.00	4,483.17