

Operating Acct		9/30/2021	10/31/2021	11/30/2021	12/31/2021	1/31/2022	2/28/2022	3/31/2022	4/30/2022	5/31/2022	6/30/2022	7/31/2022	8/31/2022	9/30/2022	12 months ending 9/30/2022	
Bank	Cash Position															
	Beginning Balance		66,254.86	16,769.02	144,035.16	105,777.05	209,859.46	241,821.16	184,828.49	184,896.82	180,221.26	232,712.01	234,459.84	176,545.67	66,254.86	
	Deposits		8,246.23	1,450.00	13,012.41	193,235.57	72,035.39	17,333.73	4,267.00	9,404.95	156,671.59	41,084.50	5,453.64	1,966.00	524,161.01	
	Checks		(57,734.53)	(40,613.26)	(51,276.09)	(5,946.20)	(40,082.08)	(74,335.19)	(4,206.17)	(14,088.38)	(104,188.31)	(39,347.01)	(63,377.13)	(50,602.40)	(545,796.75)	
	Interest		2.46	4.14	5.57	5.67	8.39	8.79	7.50	7.87	7.47	10.34	9.32	6.97	84.49	
	Transfer Reserve to Operating		-	166,425.26	-	(83,212.63)	-	-	-	-	-	-	-	-	83,212.63	
	Ending Balance		66,254.86	16,769.02	144,035.16	105,777.05	209,859.46	241,821.16	184,828.49	184,896.82	180,221.26	232,712.01	234,459.84	176,545.67	127,916.24	127,916.24
														Income minus Expenses	61,661.38	
	Reconciliation	Reconciliation to GL														
		Uncleared Checks		-	283.90	-	37,498.57	39,766.66	3,208.05	3,106.00	70,718.74	2,992.00	3,121.00	-	-	-
Uncleared Deposits			600.00	600.00	-	-	-	-	-	-	10,258.50	3,400.00	3,400.00	-	-	
Calculated GL Account Balance			66,854.86	17,369.02	144,351.26	105,777.05	172,360.89	202,054.50	181,620.44	181,790.82	109,502.52	239,978.51	234,738.84	179,945.67	127,916.24	
Financial Statement			66,854.86	17,369.02	144,351.26	105,777.05	172,360.89	202,054.50	181,620.44	181,790.82	109,502.52	239,978.51	234,738.84	179,945.67	127,916.24	
Difference		-	-	-	-	-	-	-	-	-	-	-	-	-		
Accrual Basis	Accrual Basis Adjustments															
	Operating Cash		66,854.86	17,369.02	144,351.26	105,777.05	172,360.89	202,054.50	181,620.44	181,790.82	109,502.52	239,978.51	234,738.84	179,945.67	127,916.24	
	Accounts Receivable		7,616.99	305.52	253,005.52	246,777.11	60,125.54	25,592.02	13,347.97	13,458.47	12,793.74	61,263.43	28,631.88	25,480.72	27,595.32	
	Accounts Payable		(20,426.67)	(816.24)	(2,506.19)	35,082.76	(408.19)	(408.19)	(908.19)	(33,741.52)	(3,598.79)	(408.19)	(1,505.93)	(44,833.27)	(570,203.35)	
	Prepaid Dues		-	-	-	-	(33,202.06)	(36,763.91)	(38,433.91)	(43,205.86)	(34,301.60)	(3,594.93)	(3,594.93)	(2,978.57)	(2,978.57)	
	Transfer Income to Reserves (5%)		-	-	-	(25,482.00)	(25,482.00)	(25,482.00)	(25,482.00)	(25,482.00)	(25,482.00)	(25,482.00)	(25,482.00)	(11,450.00)	(11,450.00)	
	Accrued Transfer due from Reserves		83,212.63	83,212.63	(83,212.63)	(83,212.63)	-	-	-	-	-	-	-	-	-	
	Accrued Balance		137,257.81	100,070.93	311,637.96	278,942.29	206,596.24	168,554.27	132,314.31	130,425.19	19,866.88	237,859.55	233,885.60	174,843.53	96,249.72	
																Transfer to Reserves
																(11,450.00)

Capital Reserves		9/30/2021	10/31/2021	11/30/2021	12/31/2021	1/31/2022	2/28/2022	3/31/2022	4/30/2022	5/31/2022	6/30/2022	7/31/2022	8/31/2022	9/30/2022	12 months ending 9/30/2021
Bank	Beginning Balance		246,028.07	246,059.42	79,653.21	79,663.36	162,890.93	162,909.68	162,930.44	162,950.53	162,971.29	162,991.39	163,035.38	163,083.85	246,028.07
	Interest		31.35	19.05	10.15	14.94	18.75	20.76	20.09	20.76	20.10	43.99	48.47	46.92	315.33
	Transfer Reserve to Operating		-	(166,425.26)	-	83,212.63	-	-	-	-	-	-	-	-	(83,212.63)
	Transfer TPW CD to CSM		-	-	-	-	-	-	-	-	-	-	-	-	-
	Ending Balance		246,028.07	246,059.42	79,653.21	79,663.36	162,890.93	162,909.68	162,930.44	162,950.53	162,971.29	162,991.39	163,035.38	163,083.85	163,130.77
Recon	Reconciliation to GL														
	Ending Bank Balance		246,028.07	246,059.42	79,653.21	79,663.36	162,890.93	162,909.68	162,930.44	162,950.53	162,971.29	162,991.39	163,035.38	163,083.85	163,130.77
	Financial Statement		246,028.07	246,059.42	79,653.21	79,663.36	162,890.93	162,909.68	162,930.44	162,950.53	162,971.29	162,991.39	163,035.38	163,083.85	163,130.77
	Difference		-	-	-	-	-	-	-	-	-	-	-	-	-
Accrual	Accrual Basis Adjustments														
	Reserve Cash		246,028.07	246,059.42	79,653.21	79,663.36	162,890.93	162,909.68	162,930.44	162,950.53	162,971.29	162,991.39	163,035.38	163,083.85	163,130.77
	Income		-	-	-	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	11,450.00	246,028.07
	Disbursements		-	-	-	-	-	-	-	-	-	-	-	-	315.33
	Transfer to Reserves (5%)		-	-	-	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	25,482.00	11,450.00	11,450.00
	Transfer from Reserves to Operating		(83,212.63)	(83,212.63)	-	-	-	-	-	-	-	-	-	-	(83,212.63)
	Correction transfer		-	-	83,212.63	83,212.63	-	-	-	-	-	-	-	-	-
Accrued Balance		162,815.44	162,846.79	162,865.84	188,357.99	188,372.93	188,391.68	188,412.44	188,432.53	188,453.29	188,473.39	188,517.38	188,565.85	174,580.77	

CSF		9/30/2021	10/31/2021	11/30/2021	12/31/2021	1/31/2022	2/28/2022	3/31/2022	4/30/2022	5/31/2022	6/30/2022	7/31/2022	8/31/2022	9/30/2022	12 months ending 9/30/2021
Bank	Beginning Balance		25,132.52	25,133.59	25,134.62	25,135.69	5,136.52	5,136.72	5,136.94	5,137.15	5,137.37	5,137.58	5,137.80	5,138.02	25,132.52
	Deposits		-	-	-	-	-	-	-	-	-	-	-	-	-
	Disbursements		-	-	-	(20,000.00)	-	-	-	-	-	-	-	-	(20,000.00)
	Interest		1.07	1.03	1.07	0.83	0.20	0.22	0.21	0.22	0.21	0.22	0.22	0.21	5.71
	Ending Balance		25,132.52	25,133.59	25,134.62	25,135.69	5,136.52	5,136.72	5,136.94	5,137.15	5,137.37	5,137.58	5,137.80	5,138.02	5,138.23
Recon	Reconciliation to GL														
	Ending Bank Balance		25,132.52	25,133.59	25,134.62	25,135.69	5,136.52	5,136.72	5,136.94	5,137.15	5,137.37	5,137.58	5,137.80	5,138.02	5,138.23
	Financial Statement		25,132.52	25,133.59	25,134.62	25,135.69	5,136.52	5,136.72	5,136.94	5,137.15	5,137.37	5,137.58	5,137.80	5,138.02	5,138.23
	Difference		-	-	-	-	-	-	-	-	-	-	-	-	-
Accrual	Accrual Basis Adjustments														
	GL Cash		25,132.52	25,133.59	25,134.62	25,135.69	5,136.52	5,136.72	5,136.94	5,137.15	5,137.37	5,137.58	5,137.80	5,138.02	5,138.23
	Payables and Receivables		-	-	-	-	-	-	-	-	-	-	-	-	-
	Accrued Balance		25,132.52	25,133.59	25,134.62	25,135.69	5,136.52	5,136.72	5,136.94	5,137.15	5,137.37	5,137.58	5,137.80	5,138.02	5,138.23

Bromley Village Association

Operating Account				
BVA 2020-2021 Fiscal Year	Accrual Basis	Capital Reserve	CSF	Total
Balances as of 9/30/2020	73,983.38	270,673.14	10,850.00	354,914.95
Revenue through 9/30/2021	369,878.46	485.66	19,282.52	389,646.61
Spending through 9/30/2021	(414,947.39)	-	(5,000.00)	(419,947.39)
Transition transfer error	25,130.73	(25,130.73)		
Correction to CSF balance	(25,130.73)	25,130.73		-
Transfer to Operating Account	200,593.36	(200,593.36)		-
Propose 25% of dues intended for Reserves	(92,250.00)	92,250.00	-	-
Balances as of 9/30/2021	137,257.81	162,815.44	25,132.52	324,614.17
Operating Account				
BVA 2021-2022 Fiscal Year	Accrual Basis	Capital Reserve	CSF	Total
Balances as of 9/30/2021	137,257.81	162,815.44	25,132.52	325,205.77
Revenue based on \$1700 per member dues plus interest and Misc Income	540,645.26	315.33	5.71	540,966.30
Expenditures	(570,203.35)	-	(20,000.00)	(590,203.35)
Transfer to Reserves	(11,450.00)	11,450.00		-
Accrued Balance as of 9/30/2022	96,249.72	174,580.77	5,138.23	275,968.72
Operating Account				
BVA 2022-2023 Fiscal Year Projection	Operating Account	Capital Reserve	CSF	Total
Accrued Balance as of 9/30/2022	96,250	174,581	5,138	275,969
Projected Revenue based on \$1800 per member dues plus interest and Misc Income	545,001	-	20,000	565,001
Projected Expenditures	(518,026)	-	(25,138)	(543,164)
Transfer to Reserves	(26,975)	26,975		-
Projected Balance as of 9/30/2023	96,250	201,556	-	297,806

Annual Membership Dues
1,700

Annual Membership Dues
1,800

Bromley Village Association
Budget 2021-22 and 2022-23

Codes	Revenues	2021-2022 Budget Adopted	Revised 2021-22 Budget	Actual Results as of 9/30/22 per CSM	Transfers/ Corrections between Expense Codes	Accruals	Total Actual for 2021-22	Variance 2021-22 between Revised Budget and Actual Total	Adopted 2022-2023 Budget *	Budget to Budget Change
	Annual Membership Dues	1,700	1,700						1,800	\$ 100
300001	Total Annual Assessment for 299 members plus BPS	509,633	509,633	509,633.33	-	-	509,633.33	(0.33)	539,501	\$ 29,868
300003	Interest	500	500	84.49	-	-	84.49	415.51	500	\$ -
300002	Late Fees	5,000	5,000	4,288.68	-	-	4,288.68	711.32	5,000	\$ -
300004	Member Reimbursement of Legal and Admin Fees	-	-	324.00	-	-	324.00	(324.00)	-	\$ -
	new Payment from Ridges for Culvert project	-	3,000	-	-	3,000.00	3,000.00	-	-	\$ -
	NSF Fee	-	-	140.00	-	-	140.00	(140.00)	-	\$ -
	Total Revenue	515,133	518,133	514,470.50	-	3,000.00	517,470.50	662.50	545,001	\$ 29,868
	<u>Expenses</u>									
400000	Management Fees	9,800	9,800	9,840.95	(1,105.95)	-	8,735.00	1,065.00	9,125	\$ (676)
	new Property Manager	-	-	-	-	-	-	-	16,500	\$ 16,500
400001	Admin/Office Supplies	2,500	5,500	4,916.90	-	-	4,916.90	583.10	5,500	\$ 3,000
400002	Insurance	4,600	4,600	2,876.00	-	1,556.00	4,432.00	168.00	4,900	\$ 300
400004	Property Management Fees	400,000	400,000	366,666.63	-	33,333.33	399,999.96	0.04	390,167	\$ (9,833)
400005	Accounting	400	400	275.00	-	-	275.00	125.00	400	\$ -
400006	Legal	6,000	5,000	4,812.00	-	-	4,812.00	188.00	6,000	\$ -
400007	Clubhouse and Grounds Electric (GMP)	6,600	4,600	4,589.41	-	-	4,589.41	10.59	6,600	\$ -
400008	Clubhouse Cable/Internet/Telephone	3,040	3,040	3,234.51	-	-	3,234.51	(194.51)	3,500	\$ 460
400009	Water and Sewer	2,300	2,300	1,680.24	-	560.08	2,240.32	59.68	2,300	\$ -
400010	Clubhouse and Pool Heating (Propane)	1,600	11,061	5,505.50	5,204.52	-	10,710.02	350.98	7,500	\$ 5,900
400011	Income Tax - Federal	800	800	-	-	-	-	800.00	800	\$ -
400012	Income Tax - State	200	200	-	-	-	-	200.00	200	\$ -
400013	Social Events	12,000	12,000	12,474.04	-	-	12,474.04	(474.04)	13,200	\$ 1,200
400036	Capital Plan Study	-	-	-	-	-	-	-	1,000	\$ 1,000
400038	Clubhouse Maintenance	-	-	(3,993.85)	638.87	-	(3,354.98)	3,354.98	-	\$ -
400045	Bank Fee	-	-	10.00	-	-	10.00	(10.00)	-	\$ -
490006	Road and Drainage Improvement Material	7,000	7,000	7,605.72	(938.87)	-	6,666.85	333.15	7,500	\$ 500
490007	Wayfinding and Usage Rules Signage	5,000	-	-	-	-	-	-	2,500	\$ (2,500)
490010	Clubhouse Propane Fireplace Insert	-	1,400	7,042.82	(5,455.86)	-	1,586.96	(186.96)	2,000	\$ 2,000
490011	Pool Refurbishment (Capital Plan Year 2029)	-	2,000	3,857.01	251.34	-	4,108.35	(2,108.35)	-	\$ -
490014	Pool Heaters - Install, Enclosure and Ice Guard	6,000	6,000	-	-	6,000.00	6,000.00	-	2,000	\$ (4,000)
490016	Culvert Improvement	6,000	24,000	24,307.02	-	-	24,307.02	(307.02)	12,000	\$ 6,000
490017	Pool Umbrellas and furniture	1,500	1,500	-	-	1,680.00	1,680.00	(180.00)	10,000	\$ 8,500
490018	Filtration Device for Gym	750	750	715.00	-	-	715.00	35.00	-	\$ (750)
	Exercise Equipment	-	300	-	300.00	-	300.00	-	-	\$ -
TBD	Contingency for Out of Scope Projects	13,561	-	-	-	-	-	-	5,834	\$ (7,727)
490021	Tree trimming and removal	-	5,400	5,400.00	-	-	5,400.00	-	6,000	\$ 6,000
490020	CSM Percentage of late fees	-	-	1,078.86	1,105.95	-	2,184.81	(2,184.81)	2,500	\$ 2,500
	Total Expenditures	489,651	507,651	462,893.76	-	43,129.41	506,023.17	1,627.83	518,026	\$ 28,375
	Transfer to Reserves	25,482	10,482	-	-	11,450.00	11,450.00	(968.00)	26,975	\$ 1,493
	Total Expense	515,133	518,133	462,893.76	-	54,579.41	517,473.17	659.83	545,001	\$ 29,868
	Net Income	-	-	51,576.74	-	-	(2.67)	2.67	-	\$ -

*Adopted by the BVA Board at its meeting on 11/1/2022

Bromley Village Association Budget

	Adopted 2021-2022 Budget	Revised 2021-2022 Budget	Actual Results 2021-2022 (with accruals)	Adopted 2022-2023 Budget*	Increase over prior year's Adopted Budget
Revenues					
Annual Assessment per Homeowner	1,700	1,700	1,700	1,800	5.9%
Annual Assessment per Homeowner (299) plus Bromley Mgt Team Dues	509,633	509,633	509,633	539,501	\$ 29,868
Reimbursement from Ridges for Culvert work paid by BVA	-	3,000	3,000	-	\$ -
Interest and Late fees	5,500	5,500	4,837	5,500	\$ -
Total Revenue	515,133	518,133	517,471	545,001	\$ 29,868
Expenses					
Property Management Fees	400,000	400,000	400,000	390,167	\$ (9,833)
Transfer 5% of Dues to Reserves	25,482	10,482	11,450	26,975	\$ 1,493
Other Management and Administration fees (including taxes and capex study)	13,300	16,300	15,847	35,625	\$ 22,325
Out of Scope Projects	13,561	-	-	5,834	\$ (7,727)
Clubhouse and Pool Utilities (water, electric, propane, phone, cable)	13,540	21,001	20,774	19,900	\$ 6,360
Social Events	12,000	12,000	12,474	13,200	\$ 1,200
Legal, Accounting and Insurance	11,000	10,000	9,519	11,300	\$ 300
Road and Culvert Improvements, Tree Removal and Signage	18,000	36,400	36,374	28,000	\$ 10,000
Pool, Clubhouse and Gym	8,250	11,950	11,035	14,000	\$ 5,750
Total Expense	515,133	518,133	517,473	545,001	\$ 29,868

*Adopted by the BVA Board at its meeting on 11/1/2022