Bromley Village Association

BVA 2021-2022 Fiscal Year	Operating Account	Capital Reserve	CSF	Total	Annual Membership Dues
Balances as of 9/30/2021	**137,257.81**	**162,815.44**	**25,132.52**	**325,205.77**	
Revenue	540,645.26	315.33	5.71	540,966.30	1,700
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**	

BVA 2022-2023 Fiscal Year	Operating Account	Capital Reserve	CSF	Total	Annual Membership Dues
Accrued Balance as of 9/30/2022	**96,249.72**	**174,580.77**	**5,138.23**	**275,968.72**	
Revenue	571,188.72	601.10	17,000.43	588,790.25	1,800
Expenditures	(491,372.54)	-	(22,138.66)	(513,511.20)	
Transfer to Reserves	(40,000.00)	40,000.00	-	-	
Accrued Balance as of 9/30/2023	**136,065.90**	**215,181.87**	**-**	**351,247.77**	

BVA 2023-2024 Fiscal Year	Operating Account	Capital Reserve	CSF	Total	Annual Membership Dues
Accrued Balance as of 9/30/2023	**136,065.90**	**215,181.87**	**-**	**351,247.77**	**1,850**
Revenue	567,605.01	746.04	20,070.00	588,421	
Expenditures	(493,698.51)		(17,469.95)	(511,168)	
Transfer to Reserves	(70,000.00)	70,000.00	-	-	
Accrued Balance as of 9/30/2024	**139,972.40**	**285,927.91**	**2,600.05**	**428,500.36**	

BVA 2024-2025 Fiscal Year	Operating Account	Capital Reserve*	CSF	Total	Annual Membership Dues
Accrued Balance as of 9/30/2024	**139,972.40**	**285,927.91**	**2,600.05**	**428,500.36**	**1,900**
Revenue	718,113.79	2,417.83	19,479.00	740,011	
Expenditures	(848,047.65)	-	(20,780.52)	(868,828)	
Transfer to Reserves	120,000.00	(120,000.00)	-	-	
Accrued Balance as of 9/30/2025	**130,038.54**	**168,345.74**	**1,298.53**	**299,682.81**	

* CD's in the Capital Reserve

Balance	Rate	Maturity Date	
$35,712.88	4%	12/11/2025	
$35,000.00	4%	3/26/2026	Interest credited at Maturity
$35,350.77	3.45%	6/25/2026	
$35,705.05	3.45%	9/24/2026	
$141,768.70			

1/31/2026

	Operating Account 128500	9/30/2024	10/31/2024	11/30/2024	12/31/2024	1/31/2025	2/29/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	12 months ending 9/30/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025
Bank	**Cash Position**																		
Bank	Beginning Balance		263,620.58	227,472.31	130,590.67	154,746.59	171,153.24	113,121.06	188,899.86	127,047.76	139,736.61	250,339.15	263,907.35	357,799.00	263,620.58		329,195.99	138,673.17	117,441.60
Bank	Deposits		2,722.00	9,513.41	133,989.75	132,452.45	32,832.74	49,466.65	11,868.79	20,773.87	155,069.63	81,573.24	53,374.42	29,152.17	712,789.12		7,658.42	27,446.49	156,694.15
Bank	Checks Cleared		(38,880.87)	(36,401.38)	(39,838.15)	(116,052.26)	(90,871.80)	(43,695.83)	(73,727.29)	(8,090.71)	(44,473.95)	(68,016.16)	(79,494.80)	(57,768.61)	(697,311.81)		(198,188.99)	(48,682.21)	(39,447.31)
Bank	Interest		10.60	6.33	4.32	6.46	6.88	7.98	6.40	5.69	6.86	11.12	12.03	13.43	98.10		7.75	4.15	8.42
Bank	Transfer between Reserve and Operating		-	(70,000.00)	(70,000.00)	-	-	70,000.00	-	-	-	-	120,000.00	-	50,000.00		-	-	-
Bank	**Ending Balance**	263,620.58	**227,472.31**	**130,590.67**	**154,746.59**	**171,153.24**	**113,121.06**	**188,899.86**	**127,047.76**	**139,736.61**	**250,339.15**	**263,907.35**	**357,799.00**	**329,195.99**	**329,195.99**	329,195.99	**138,673.17**	**117,441.60**	**234,696.86**
Accrual Basis	**Accrual Basis Balance**																		
Accrual Basis	Operating GL Balance	262,271.61	191,396.24	92,069.59	114,371.91	169,813.77	121,547.43	153,359.67	127,001.87	142,415.49	248,178.86	218,525.61	304,335.55	328,803.42	139,972.40	328,803.42	126,710.71	113,967.93	227,642.45
Accrual Basis	Accounts Receivable	4,964.38	2,439.38	908.13	148,286.69	93,118.68	57,887.07	28,429.73	23,729.42	8,947.55	95,751.26	79,030.83	38,183.36	16,563.30	724,486.14	16,563.30	2,439.38	8,685.59	104,462.01
Accrual Basis	Accounts Payable and Accrued Expenses	(36,719.73)	-	(2,700.75)	(10,262.96)	(89,042.72)	(53,922.32)	(62,359.47)	(30,821.04)	(70,317.45)	(31,047.15)	(34,797.08)	(1,527.86)	(188,411.97)	(848,047.65)	(188,411.97)	-	(38,567.27)	(38,081.25)
Accrual Basis	Prepaid Dues	(20,543.86)	(20,543.86)	(28,587.52)	(24,955.82)	(34,380.92)	(40,344.14)	(47,421.29)	(53,804.25)	(59,220.28)	(13,811.64)	(14,686.64)	(20,443.09)	(26,916.21)	(6,372.35)	(26,916.21)	(20,543.86)	(49,327.68)	(16,668.25)
Accrual Basis	Transfer to Reserves (5% target)	(70,000.00)	(70,000.00)	28,405.00	28,405.00	28,405.00	28,405.00	28,405.00	28,405.00	28,405.00	28,405.00	(28,405.00)	-	-	120,000.00	-	(70,000.00)	-	-
Accrual Basis	Accrued Balance	139,972.40	103,291.76	90,094.45	255,844.82	167,913.81	113,573.04	100,413.64	94,511.00	50,230.31	327,476.33	219,667.72	320,547.96	130,038.54	130,038.54	130,038.54	38,606.23	34,758.57	277,354.96

	Capital Reserves-Savings 129500	9/30/2024	10/31/2024	11/30/2024	12/31/2024	1/31/2025	2/29/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	12 months ending 9/30/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025
Bank	Beginning Balance		215,927.91	215,977.43	286,055.30	356,161.53	356,273.47	356,374.61	146,447.30	146,473.78	146,501.15	146,527.64	146,553.54	26,573.33	215,927.91		26,577.04	26,580.43	26,583.71
Bank	Interest		49.52	77.87	106.23	111.94	101.14	72.69	26.48	27.37	26.49	25.90	19.79	3.71	649.13		3.39	3.28	3.39
Bank	Transfers between Cap Res Savings and CD's							(140,000.00)					-		(140,000.00)				
Bank	Transfers between Operating and Reserves		-	70,000.00	70,000.00	-	-	(70,000.00)	-	-	-	-	(120,000.00)	-	(50,000.00)		-	-	-
Bank	**Ending Balance**	215,927.91	215,977.43	286,055.30	356,161.53	356,273.47	356,374.61	146,447.30	146,473.78	146,501.15	146,527.64	146,553.54	26,573.33	26,577.04	26,577.04	26,577.04	26,580.43	26,583.71	26,587.10

	Capital Reserves - CD's 129550, 129551, 129552, 129553	9/30/2024	10/31/2024	11/30/2024	12/31/2024	1/31/2025	2/29/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	12 months ending 9/30/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025
Bank/GL/Accrued	Beginning Balance		-	-	-	-	-	-	140,000.00	140,000.00	140,000.00	140,705.41	140,821.83	140,821.83	-		141,768.70	141,886.30	142,008.22
Bank/GL/Accrued	Interest		-	-	-	-	-			-	705.41	116.42	-	946.87	1,768.70		117.60	121.92	118.39
Bank/GL/Accrued	Transfer from Reserves		-	-	-	-	-	140,000.00	-	-	-	-	-	-	140,000.00		-	-	-
Bank/GL/Accrued	**Ending Balance**	-	-	-	-	-	-	140,000.00	140,000.00	140,000.00	140,705.41	140,821.83	140,821.83	141,768.70	141,768.70	141,768.70	141,886.30	142,008.22	142,126.61

	Community Service Fund	9/30/2024	10/31/2024	11/30/2024	12/31/2024	1/31/2025	2/29/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	12 months ending 9/30/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026
Bank	Beginning Balance		2,600.05	2,600.05	9,550.05	16,373.53	20,723.53	20,723.53	723.53	723.53	798.53	798.53	1,298.53	1,298.53	2,600.05		1,298.53	1,298.53	1,298.53	15,848.53
Bank	Deposits Received		-	6,950.00	7,604.00	4,350.00	-	-	-	75.00	-	500.00	-	-	19,479.00		-		14,550.00	4,050.00
Bank	Donations Paid out		-	-	-		-	(20,000.00)	-	-	-	-	-	-	(20,000.00)		-			
Bank	Expenses		-	-	(780.52)	-	-	-	-	-	-	-	-	-	(780.52)		-			(761.90)
Bank	Interest		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank	**Ending Balance**	2,600.05	2,600.05	9,550.05	16,373.53	20,723.53	20,723.53	723.53	723.53	798.53	798.53	1,298.53	1,298.53	1,298.53	1,298.53	1,298.53	1,298.53	1,298.53	15,848.53	19,136.63

Bromley Village Association
Budget

Prior Codes	new codes	Revenues	2024-2025 Budget ***	Actual 9/30/2025	2025-2026 Budget ADVISORY- no new budget proposed, prior budget rolls forward until a new budget can be established	Actual through 12/31/2025
		Annual Membership Dues	1,900		1,900	
300001	380000	Toal Annual Assessment for 299 members	568,100	568,100.00	568,100	284050
300015	380000	BPS Dues	1,394	-	1,394	
300002	380200	Late Fees	3,000	8,820.00	3,000	75.5
	380500	NSF Fee	-	210.00	-	35
399999.91	380599	Collection Costs	-	1,691.50	-	
300003	380900	Interest	500	86.01	500	20.32
new		Payment from Ridges for Culvert project	-		-	
	380950	Reserve Contribution	(28,405)	-	(28,405)	0
		Total Revenue	544,589	578,908	544,589	284,180.82
		Expenses				
400000	480000	Management Contract - CSM	11,128	7,847.67	11,128	2,315.25
400001	480001	Administrative Fees	4,500	1,899.60	4,500	1,331.10
490020	480002	Percentage of late fees to CSM	1,500	4,150.96	1,500	-
400045	480003	Bank Fees	-	60.00	-	10.00
400006	480100	Legal Fees	5,000	2,865.00	5,000	1,925.00
400005	480102	Accounting	400	395.00	400	-
400036	480104	Reserve Study	1,000	3,600.00	1,000	-
	480105	Report Filing - Taxes	1,000	400.00	1,000	-
400004	480110	Management Coordination - BPS	418,099	412,355.76	418,099	105,336.66
400002	480200	Insurance	7,742	8,679.39	7,742	5,912.50
400013	480300	Social Events	18,500	16,480.68	18,500	3,828.00
400009	480400	Water and Sewer	1,657	3,984.00	1,657	651.80
400007	480401	Electric (Clubhouse and Grounds)	8,500	5,872.21	8,500	1,956.21
400010	480402	Gas (Propane for Clubhouse and Pool Heat)	8,600	5,765.45	8,600	1,154.91
400008	480405	Phone/Internet	3,900	2,558.55	3,900	420.90
	480501	Snow Removal	-	2,990.08	-	
400038	480700	Maintenance (including contingency funds)	27,162	110,200.45	27,162	11,656.11
	480704	Equipment and Furniture	2,000	86,307.52	2,000	303.88
400014	480708	Pool Maintenance	6,400	2,296.97	6,400	62.08
	480883	Common Area Maintenance (including signs and trees)	4,000	15,351.64	4,000	
400022	480898	Playground/Tennis Court Maintenance	-	1,253.46	-	
480709	489002	Road Repairs (including Culverts)	13,500	13,585.86	13,500	
		Total Expenditures	544,589	708,900.25	544,589	136,864.40
		Net Income	-	(129,993)	-	147,316

*** Adopted by the BVA Board at its meeting on 10/15/2024

Bromley Village Association
Budget Highlights

Revenues	2024-25 Budget ***	Actual through 9/30/2025	Actual through 12/31/2025
Annual Assessment per Homeowner	1,900		
Annual Assessment per Homeowner (299)	569,494	568,100	284,050
Interest, Late fees, and collections	3,500	10,808	131
Total Revenue	572,994	578,908	284,181
Expenses			
Property Management Fees	418,099	412,356	105,337
Other Management and Administration fees	19,128	17,958	3,656
Legal, Accounting and Insurance	13,142	11,939	7,838
Utilities (water, electric, propane, phone, cable)	22,657	18,180	4,184
Pool, Clubhouse, Gym, and Tennis and Contingency	39,562	215,410	12,022
Social Events	18,500	16,481	3,828
Road and Culvert Improvements, Tree Removal and Signage	13,500	16,576	-
Total Expense	544,589	708,900	136,864
Net Income/ Transfer to Reserves	28,405	(129,993)	147,316

*** Adopted by the BVA Board at its meeting on 10/15/2024