

Welcome



2022 Yardley Annual Meeting

April 27th, 2022

2021 Annual Reporting Agenda

- Annual Reporting Requirement
- Operating Assets and Liabilities
- Revenue and Expenses
- Fund Balances
- Your Current Capital Reserve
- HOA Members
- Questions

Annual Reporting Requirement per Yardley HOA By-Laws

- ✓ Article VII - Annual Report Audits
- ✓ The Village Council shall present to the members of the Homeowners Association a report of the financial condition of the Association as of the end of the year.

Operating Assets

Operating Assets

CAB - Operating Cash	61,273.05
Accounts Receivable - Assessments	5,622.16
Accounts Receivable - Other	0.00
Accounts Receivable - Developer	0.00
Total Operating Assets	<hr/> 66,895.21

Dec 31,2021

Liabilities

Accounts Payable	2,538.12	
Prepaid Assessments	123,638.04	
Accrued Audit	2,900.00	
Federal Income Taxes Payable	1,449.00	
E-Script	0.00	
Total Liabilities		130,525.16

Dec 31,2021

Revenue

	YTD-DEC 31, 2021		CY 2021
	ACTUAL	VARIANCE	ANNUAL
		FAV/(UNFAV)	BUDGET
ASSOCIATION FEES	845,112	138	844,974
50% REBATE RECOVERY	0	0	0
SPECIAL ASSESSMENT	0	0	0
LATE FEES/INT/FINES	1,921	1,921	0
INVESTMENT INTEREST	48	48	0
OTHER INCOME	30	30	0
PRIOR YEAR SURPLUS	0	0	0
TOTAL REVENUES	847,112	2,138	844,974

Expenses

Operating Overrun:
MISC Landscape,
Large Tree Pruning,
Maintenance

Capital Overrun: \$68,338
Federal Taxes, Sewer Lines,
Restoration of Stone Walls

<u>CONTRACT/FIXED</u>	Actual	Variance	Budget
MASTER ASSOCIATION FEES	317,389	0	317,389
LANDSCAPE MTCE	133,557	(480)	133,077
PROP & LIAB INS	58,321	(603)	55,718
TRASH REMOVAL	28,891	801	27,492
MANAGEMENT FEES	35,876	0	35,876
TOTAL CONTR/FIXED	569,634	(282)	569,352
<u>VARIABLE</u>			
SNOW REMOVAL	63,000	0	63,000
MISC BLDG MTCE	28,106	(4,106)	24,000
ONE TIME PROJECTS	0	0	0
MISC LANDSCAPE IMPRV	11,005	(4,005)	7,000
LARGE TREE PRUNING	15,924	(7,924)	8,000
DRAIN / GRADING	2,460	(2,460)	0
GENL MAINTENANCE	13,825	(4,825)	9,000
GENL ADMINISTRATION	4,754	438	5,192
BAD DEBT	0	0	0
COMMON UTILITIES	2,228	372	2,600
RESERVE CONTRIBUTION	146,830	0	146,830
CONTINGENCY FUND	0	10,000	10,000
FEDERAL TAXES	0	0	0
TOTAL VARIABLE	288,132	(12,510)	275,622
TOTAL EXPENSES	857,765	(12,791)	844,974

Fund Balances

Operating Fund (Deficit)	1,647.72
Prior Year Adjustment	0.00
Excess (Deficit) Year to Date	<u>(10,653.33)</u>
Total Operating Fund	<u>(9,005.61)</u>
Total Capital Reserve Fund	<u>1,764,977.69</u>
Total Fund Balances	<u>1,755,972.08</u>

Dec 31,20201

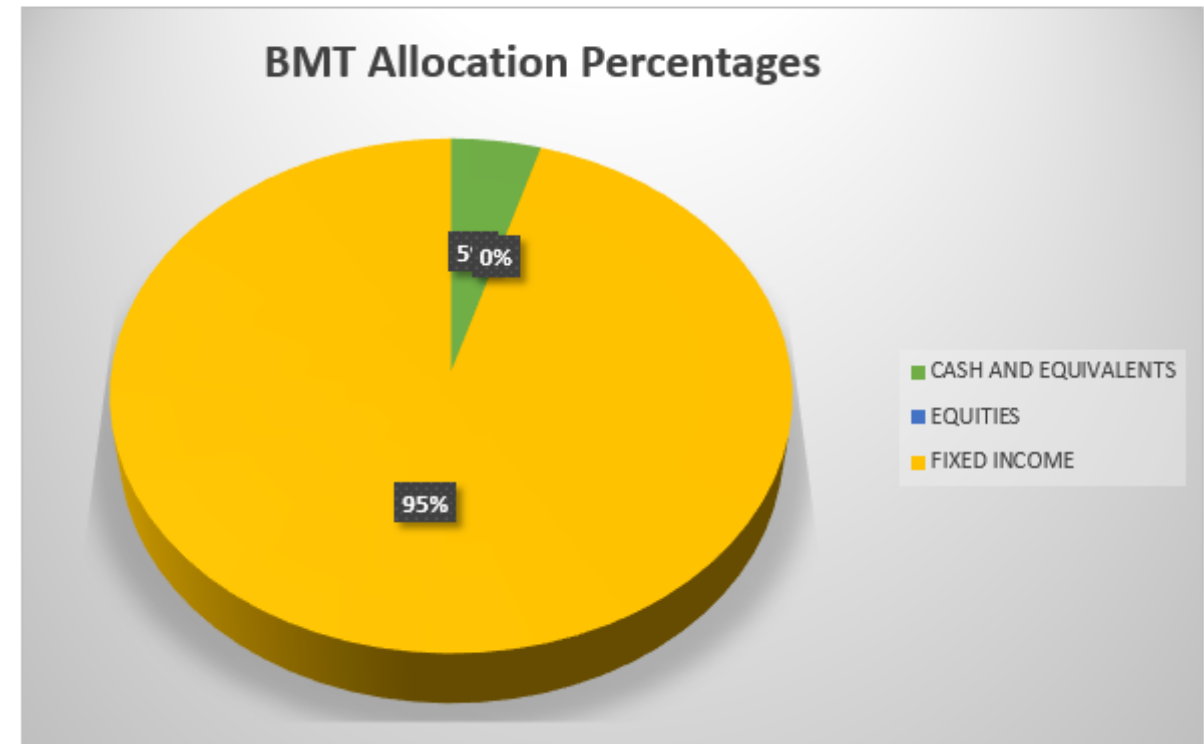
Your Current Capital Reserve

Savings fund for Roofs. Roads, etc.

Total Value: \$1,778,010 \$12,884 per owner

As of Date: 03/31/2022

BMT Investment Category	Market Value
CASH AND EQUIVALENTS	\$78,027
EQUITIES	\$0
FIXED INCOME	\$1,595,788
BMT TOTAL ACCOUNT	\$1,673,815
31-Mar	
Ford Interest Advantage Money Mkt.	\$64,195
Receivables from Operating	\$40,000
31-Mar	
YTD DIVIDENDS AND INTEREST	\$9,072



Note: Next projected major capital expenditure is in 2024 for Roofing & Gutters.

HOA Members

- ✓ A list of homeowner members is distributed annually in September as a Resident Directory by Jim DiCarlo
- ✓ A current list can be obtained from CSK Management upon request

Questions

Please Email any questions to: flemingref@yahoo.com

Visit Yardley Web Site to view Village Files

Link to Yardley web page: www.yardleyvillage.com

(Yardley Residents only) Click below to view YARDLEY FILES:

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