

# Welcome



## Yardley Village Budget Meeting for 2024 Budget

December 7th, 2023

# Agenda

- 2023 Expense Highlights
- 2023 Oct Fund Balances
- 2024 Operating Budget
- Your Capital Reserve  
& Roofing Assessment
- Questions

# 2023 Expense Highlights

- 2023 Special Projects \$38,630 (actual)
  - Siding Power Wash \$13K
  - Tree Trimming & Removal \$12K
  - Road Crack sealing \$14K
- Insurance 9% increase in 4th qtr.
- Landscape under budget
- Gutters & Exterminating 12K over
- Forecast meeting the 2023 Budget

# 2023 October 31 Fund Balances

✓ Operating Fund	\$ 151,162
✓ Capital Reserve Funds	\$ 2,062,716

@ Market Value

# 2024 Operating Budget

2024 Budget	Quarterly Assessment	Increase from 2023	Percent Increase
\$1,034,601	\$1,874	\$50	2.28%

**Yardley's Quarterly Assessment is lower than many in HM**

# 2024 Budget (Fixed)

	2023	Budget	Proj	Approved	Per	Proj	Proj
	Projection	<u>CY2023</u>	2023	Budget	Owner	2024	INC
			Variance	<u>CY2024</u>	<u>CY2024</u>	<u>INCR</u>	%
<b><u>FIXED/CONTRACTED</u></b>							
MASTER ASSO FEES	343,191	343,204	13	347,793	2,520	4,602	1%
LANDSCAPE MTCE	151,624	152,922	1,298	180,070	1,305	28,446	19%
PROP & LIAB INS	82,878	78,143	(4,735)	90,461	656	7,583	9%
TRASH REMOVAL	39,286	38,208	(1,078)	41,985	304	2,699	7%
CSK MANAGEMENT	35,676	35,676	0	36,384	264	708	2%
<b>TOTAL/FIXED CONTRACT</b>	<b>652,655</b>	<b>648,153</b>	<b>(4,502)</b>	<b>696,693</b>		<b>44,038</b>	<b>6.7%</b>

# 2024 Budget (Variable)

	2023	Budget	Proj	Approved	Per	Proj	Proj
	2023	Budget	2023	Budget	Owner	2024	INC
	Projection	<u>CY2023</u>	Variance	<u>CY2024</u>	<u>CY2024</u>	<u>INCR</u>	%
<b><u>VARIABLE</u></b>							
SNOW REMOVAL (fixed contract)	66,000	69,000	3,000	75,000	543	9,000	14%
MISC BLDG MAINT	23,404	24,000	596	24,000	174	596	3%
DEFICIT Recovery	10,000	10,000	0	25,000	181	15,000	150%
MISC. LANDSCAPE IMPR	11,133	13,000	1,867	13,000	94	1,867	
LANDSCAPE PRUNING & PROJ's	5,058	13,980	8,922	13,000	94	7,942	
SPECIAL PROJECTS	38,960	39,930	970	0	0	0	
GUTTERS MAINT & EXTERMINATING	24,149	12,000	(12,149)	12,000	87	(12,149)	-50%
MISC ADMIN + CSK ADMIN FEE	4,156	5,192	1,036	4,115	30	(41)	-1%
COMMON UTILITIES	2,784	2,600	(184)	2,800	20	16	
RESERVE CONTRIBUTION	168,993	168,993	0	168,993	1,225	0	
<b>TOTAL VARIABLE</b>	<b>355,322</b>	<b>358,695</b>	<b>3,373</b>	<b>337,908</b>		<b>21,546</b>	<b>6.1%</b>

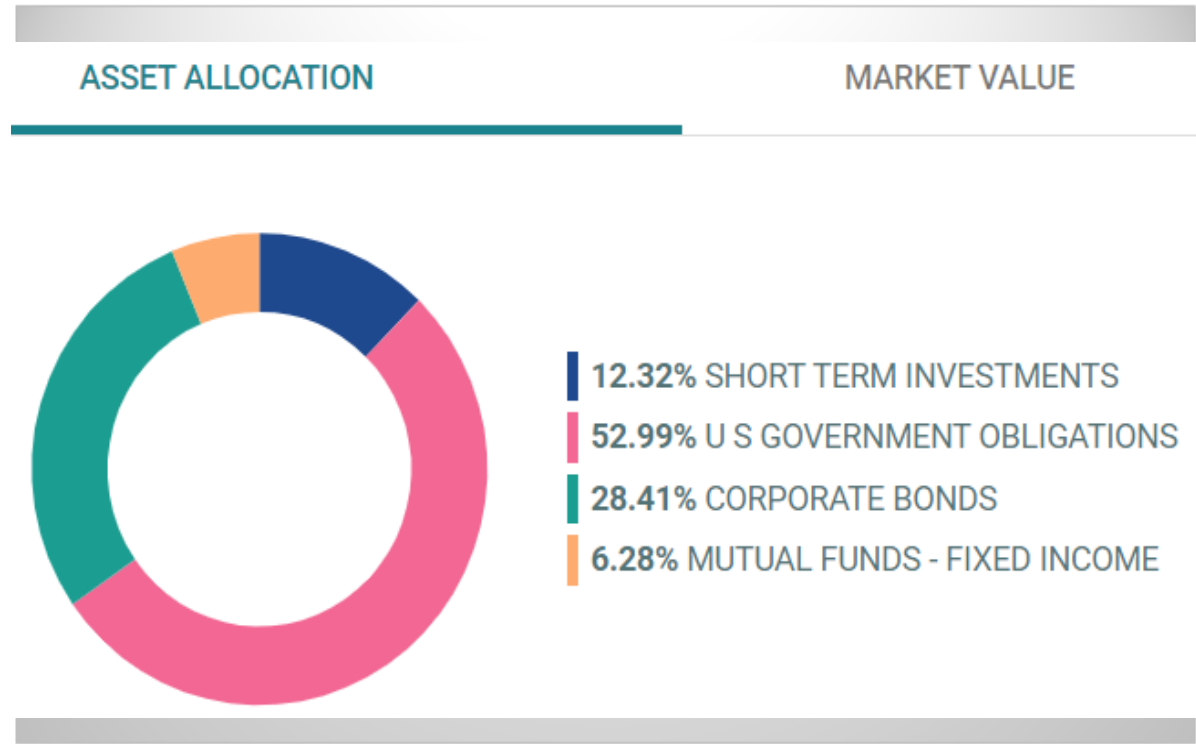
# Your Capital Reserve

## Savings fund for Roofs. Roads, etc.

**Total Value: \$2,062,716 \$14,947 per owner**

As of Date: 10/30/2023

BMT Investment Category	Market Value
CASH AND EQUIVALENTS	\$91,398
EQUITIES	\$0
FIXED INCOME	\$1,610,494
<b>BMT TOTAL ACCOUNT</b>	<b>\$1,701,892</b>
31-Oct Ford Interest Advantage Money Mkt.	\$320,824
Receivables from Operating	\$40,000
31-Oct YTD DIVIDENDS AND INTEREST	\$31,584



Note: Next major capital expenditures are planned for Roofing and 2 years later for Asphalt Paving.

Note: BMT Value up from 10/31 \$16,000 as of 12/06



# 2024-2026 Capital Fund Cash Flow Forecast

## Assessment & Capital Forecast Calculations

	Total	Per Owner
Project Cost	\$2,798,959	\$20,282
Fund from Capital	<b>\$1,625,959</b>	\$11,782
<b>Assessment</b>	<b>\$1,173,000</b>	<b>\$8,500</b>

Capital Cash 2024	1,715,376
-------------------	-----------

<b>End Balance 2024</b>	<b>89,417</b>
-------------------------	---------------

Adds 2025-2026	683,018
----------------	---------

Total Cash 2026	772,435
-----------------	---------

Roads Estimate + 10%	393,250
----------------------	---------

<b>Balance End 2026</b>	<b>\$ 379,185</b>
-------------------------	-------------------

# Questions

Our Rules & Regulations can be accessed on the Yardley web page at:  
[www.yardleyvillage.com](http://www.yardleyvillage.com), scroll to bottom of page and click on "**RULES & REGULATIONS**"

Visit our Web Pages at: [yardleyvillage.com](http://yardleyvillage.com)

[NEWSLETTERS](#)

[COUNCIL MTG MINUTES](#)

[HOME SERVICE PROVIDERS – OCT 2022](#)

[RULES & REGULATIONS – Updated 06-2023](#)

← Updated

[PHOTO ALBUMS](#)

[OTHER FILES](#)