

# Welcome



## 2023 Yardley Annual Meeting

April 26th, 2023

## 2023 ANNUAL MEETING AGENDA

- CALL MEETING TO ORDER – 7:00 PM  
President, George Earle
- VERIFY QUORUM OF 25% (35 HOMES)
- INTRODUCE COUNCIL
  - President, George Earle
  - Vice President, Rex Cassel
  - Treasurer, Roger Fleming
  - Recording Secretary, Steve Keefer
  - Member at Large, Nancy St.Laurent
- CALL FOR VOTE BY ACCLAMATION FOR REX CASSEL AND STEVE KEEFER FOR COUNCIL SEATS FOR TWO YEAR TERMS
- 2022 ANNUAL FINANCIAL CONDITION YEAR END REPORTING
- DISCUSS INSURANCE AMENDMENT – CONFIRM TO HOMEOWNERS REQUIRED AFFIRMATIVE VOTES HAVE BEEN RECEIVED
- QUESTIONS/ANSWERS

## 2022 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	117,141.68
Accounts Receivable - Assessments	3,420.43
Accounts Receivable - Other	0.00
Accounts Receivable - Developer	0.00
Total Operating Assets	<u>120,562.11</u>

Dec 31,2022

## Liabilities







Accounts Payable	4,523.44
Accrued Expenses	800.76
Prepaid Assessments	166,272.35
Accrued Audit	4,400.00
Federal Income Taxes Payable	0.00
E-Script	<u>0.00</u>
Total Liabilities	175,996.55

Dec 31,2022

## Revenue

	YTD-DEC 31, 2022 ACTUAL	VARIANCE FAV/(UNFAV)	CY 2022 ANNUAL BUDGET
ASSOCIATION FEES	915,768	0	915,768
50% REBATE RECOVERY	0	0	0
SPECIAL ASSESSMENT	0	0	0
LATE FEES/INT/FINES	946	946	0
INVESTMENT INTEREST	59	59	0
OTHER INCOME	0	0	0
PRIOR YEAR SURPLUS			
<b>TOTAL REVENUES</b>	<b>916,773</b>	<b>1,005</b>	<b>915,768</b>

## Expenses

	Actual	Variance	Budget
<b>CONTRACT/FIXED</b>			
MASTER ASSOCIATION FEE	330,322	(0)	330,322
LANDSCAPE MTCE	141,141	(1,942)	139,199
PROP & LIAB INS	63,449	(3,315)	60,134
TRASH REMOVAL	37,538	(2,762)	34,776
MANAGEMENT FEES	35,676	0	35,676
<b>TOTAL CONTR/FIXED</b>	<b>608,126</b>	<b>(8,019)</b> 	<b>600,107</b>
<b>VARIABLE</b>			
SNOW REMOVAL	63,000	0	63,000
MISC BLDG MTCE	19,329	6,671 	26,000
ONE TIME PROJECTS	0	0	0
MISC LANDSCAPE IMPRV	5,260	5,740 	11,000
LARGE TREE PRUNING	13,545	(545)	13,000
DRAIN / GRADING	1,050	(1,050)	0
GENL MAINTENANCE	13,543	(3,543) 	10,000
GENL ADMINISTRATION	5,414	(222)	5,192
BAD DEBT	0	0	0
COMMON UTILITIES	2,576	24	2,600
RESERVE CONTRIBUTION	168,910	0	168,910
CONTINGENCY FUND	0	16,020 	16,020
FEDERAL TAXES	0	0	0
<b>TOTAL VARIABLE</b>	<b>292,627</b>	<b>23,095</b>	<b>315,722</b>
<b>TOTAL EXPENSES</b>	<b>900,753</b>	<b>15,076</b> 	<b>915,829</b>

## Fund Balances

Operating Fund (Deficit)	(37,686.37)	←
Prior Year Adjustment	173.76	
Excess (Deficit) Year to Date	<u>16,019.78</u>	
Total Operating Fund	<u>(21,492.83)</u>	←
Total Capital Reserve Fund	<u>1,943,396.25</u>	
Total Fund Balances	<u>1,921,903.42</u>	

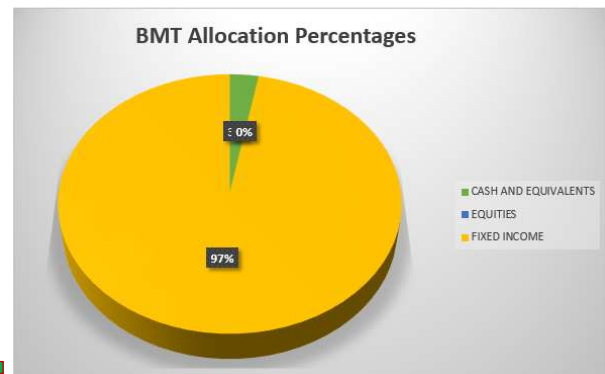
Dec 31, 2022

## Your Current Capital Reserve

Savings fund for Roofs. Roads, etc.

As of Date: 03/31/2023      Total Value:      \$1,941,525      \$14,069 per owner      ←

BMT Investment Category	Market Value
CASH AND EQUIVALENTS	\$49,652
EQUITIES	\$0
FIXED INCOME	\$1,624,413
<b>BMT TOTAL ACCOUNT</b>	<b>\$1,674,065</b>
31-Mar	
Ford Interest Advantage Money Mkt.	\$227,460
Receivables from Operating	\$40,000
31-Mar	
<b>YTD DIVIDENDS AND INTEREST</b>	<b>\$9,406</b>
<b>2022 Total</b>	<b>\$36,261</b> ←



Note: Next projected major capital expenditure is 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](mailto:flemingref@yahoo.com)

## Visit Yardley Web Site to view Village Files

Link to Yardley web page: [www.yardleyvillage.com](http://www.yardleyvillage.com)

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

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