

Yardley Court

2025 Operating Budget - APPROVED

2022 Actual	2023 Actual	2024 Actual YTD 10312024	2024 Budget	2025 Budget
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INCOME

Association Fee Income

4001	Monthly Fee Income	392,842.44	393,275.04	355,454.40	426,547.00	452,138.00
4129	Elevator Fees	8,915.27	8,927.88	10,800.00	12,960.00	14,256.00
4130	Garage Fees	4,482.24	4,486.44	3,738.70	4,486.00	4,989.60
	Total Association Fee Income	406,239.95	406,689.36	369,993.10	443,993.00	471,383.60

Interest Income

4605	Operating Interest	16.30	17.03	7.34	-	-
	Total Interest Income	16.30	17.03	7.34	-	-

Miscellaneous Income

4315	Clubhouse Rental Income	125.00	200.00	625.00	-	-
4325	Court Costs & Legal Fees	1,764.64	2,387.87	6,629.53	-	10,277.96
4345	Returned Item Fee (NSF)	20.00	60.00	20.00	-	-
4350	Insurance Claims Received	-	-	-	-	-
4355	Invoice Income	1,654.15	4,174.91	1,143.41	-	-
4360	Key Income	-	-	-	-	-
4365	Late Fee Income	2,850.00	2,460.00	2,430.00	-	-
4381	Miscellaneous Income Transfer from R	-	-	35,000.00	-	-
4380	Miscellaneous Income	10.00	-	-	-	-
4395	Pool Card Income	350.00	50.00	50.00	-	-
	Total Miscellaneous Income	6,773.79	9,332.78	45,897.94	-	10,277.96

Total Income	413,030.04	416,039.17	415,898.38	443,993.00	481,661.56
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Expense

Administrative

5100	Administrative	1,650.72	2,945.12	1,754.39	2,500.00	2,997.11
5130	Telephone-Intercom Repairs			1,107.75		1,163.14
5150	Cable, Internet, & Satellite	2,581.39	3,515.86	3,561.00	4,635.50	4,867.28
	Bad Debt	-	-	0.40	-	-
	Total Administrative	4,232.11	6,460.98	6,423.54	7,135.50	9,027.52

Amenities Maintenance

5400	Master Association Fee	9,414.00	7,687.00	9,003.00	10,000.00	11,250.00
5416	Pool Maintenance	11,418.68	11,904.04	11,376.45	13,500.00	14,175.00
	Total Amenities Maintenance	20,832.68	19,591.04	20,379.45	23,500.00	25,425.00

Building Maintenance

5915	Elevator Contract	3,965.52	4,038.85	4,262.22	4,160.02	4,475.33
5916	Elevator Maintenance	912.30	884.25	501.85	1,093.09	1,147.74
5921	Fire Protection Equip & Testing Contract	9,873.70	6,355.95	2,160.00	5,695.50	5,980.28
5922	Fire Protection Equip & Testing Maint.	7,283.10	6,123.30	2,326.58	5,577.69	5,856.57
5935	Gutters	-	1,800.00	596.10	1,890.00	2,400.00
	Total Building Maintenance	22,034.62	19,202.35	9,846.75	18,416.30	19,859.93

Common Area Maintenance

5700	Common Area Maintenance	36,436.98	51,272.25	33,829.81	40,844.00	27,615.68
5720	Carpet Cleaning	2,864.24	3,298.92	-	4,203.94	4,414.14
5785	HVAC Maintenance	1,545.61	361.75	1,586.25	-	1,665.56
5790	Janitorial	19,250.00	22,100.00	17,128.11	18,000.00	12,960.00
5885	Wildlife Control			2,825.00	-	2,966.25
5890	Contingency - Common Area	11,355.49	10,800.00	10,390.10	10,000.00	10,500.00
	Total Common Area Maintenance	71,452.32	87,832.92	65,759.27	73,047.94	60,121.63

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Grounds Maintenance

5540	Irrigation & Backflow Maintenance	2,274.50	1,769.25	2,211.75	2,500.00	2,625.00
5550	Landscape Contract	29,812.64	30,130.00	18,536.40	29,430.00	33,000.00
	Landscape Improvements			2,976.23	-	3,125.04
5595	Snow Removal	18,517.50	2,825.00	8,315.00	10,484.00	12,000.00
	Total Grounds Maintenance	50,604.64	34,724.25	32,039.38	42,414.00	50,750.04

Insurance

6105	Property & Liability Insurance	31,900.01	43,796.48	46,398.15	63,050.98	65,048.23
	Total Insurance	31,900.01	43,796.48	46,398.15	63,050.98	65,048.23

Professional Fees

5001	Accounting Fees	-	-	420.00	250.00	441.00
5002	Management Fee	16,250.00	17,875.00	16,380.00	19,656.00	20,638.80
5003	Legal Fees & Court Costs	3,729.04	5,395.87	8,188.53	2,500.00	10,277.96
	Total Professional Fees	19,979.04	23,270.87	24,988.53	22,406.00	31,357.76

Reserve Funding

7001	Reserve Funding	112,000.00	96,567.00	80,472.50	96,567.00	102,360.00
	Reserve Funding - Elevator Funds	-	-	-	-	-
	Total Reserve Funding	112,000.00	96,567.00	80,472.50	96,567.00	102,360.00

Utilities

5301	Electricity	18,313.48	20,838.80	17,747.20	19,720.07	23,000.98
5350	Gas	1,685.84	1,903.09	1,472.21	2,619.21	2,828.75
5390	Water & Sewer	62,001.03	64,664.28	70,895.67	75,000.00	91,881.72
	Total Utilities	82,000.35	87,406.17	90,115.08	97,339.28	117,711.45

Total Expense	415,035.77	418,852.06	376,422.65	443,877.00	481,661.55
Total Income	413,030.04	416,039.17	415,898.38	443,993.00	481,661.56

Net Income / (Expense)	(2,005.73)	(2,812.89)	39,475.73	116.00	0.00
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RESERVE

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Reserve Income

4701 Reserve Income	112,000.00	96,567.00	80,472.50	96,597.00	102,360.00
4705 Reserve Income-Projects	-	8,500.00	-	-	-
4810 Reserve Interest Income	2,895.39	12,600.25	13,810.85	-	-
Total Reserve Income	114,895.39	117,667.25	94,283.35	96,597.00	102,360.00

Reserve Expense

Rolled Up	62,457.80	87,975.34	67,168.03	70,000.00	-
	-	-	-	-	-
2025 Reserve Projects	-	-	-	-	-
Wood fence repairs/power wash/staining	-	-	-	-	20,000.00
Tree trimming and Landscape imp	-	-	-	-	10,000.00
Exit lights/emergency lights: all 3 buildings	-	-	-	-	10,000.00
88xx interior lighting upgrades	-	-	-	-	10,000.00
Carpet:88xx buildings plus 8720 2nd & 3rd floors	-	-	-	-	50,000.00
Clubhouse modernization	-	-	-	-	10,000.00
HVAC Allowance	-	-	-	-	10,000.00
Pool Furniture and Power wash concrete deck	-	-	-	-	5,000.00
Plumbing Repairs Allowance	-	-	-	-	10,000.00
Contingency	-	-	-	-	10,000.00
	-	-	-	-	-
	-	-	-	-	-
Total Reserve Expense	62,457.80	87,975.34	67,168.03	70,000.00	145,000.00

Total Expense	62,457.80	87,975.34	67,168.03	70,000.00	145,000.00
Total Income	114,895.39	117,667.25	94,283.35	96,597.00	102,360.00

Net Income / (Expense)	52,437.59	29,691.91	27,115.32	26,597.00	(42,640.00)
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