

Yardley Court HOA Inc

Monthly Financial Report

5/1/2024 - 5/31/2024

Prepared by:



Yardley Court HOA Inc
Balance Sheet
5/31/2024

AssetsCurrent Assets

1100 - Operating Checking	\$8,185.92
1102 - Merchants Reserve Checking	\$294,871.40
1401 - Reserve CD #6009 1st Internet Bank 06/14/24	\$52,077.77
1600 - Accounts Receivable	\$36,649.36
1610 - Due From Operating	\$19,427.88
1700 - Prepaid Expenses	\$4,760.00

Current Assets Total

\$415,972.33

Assets Total

\$415,972.33

Liabilities and EquityCurrent Liabilities

2130 - Due to Reserves	\$19,427.88
2200 - Prepaid Fees	\$23,409.99
2600 - Contract Liabilities	\$272,183.93

Current Liabilities Total

\$315,021.80

Retained Earnings

\$76,884.71

Net Income

\$24,065.82

Liabilities & Equity Total

\$415,972.33

Yardley Court HOA Inc
Budget Comparison Report - Operating
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Association Fee Income</u>							
4001 - Monthly Fee Income	\$35,545.44	\$35,545.58	(\$0.14)	\$177,727.20	\$177,727.90	(\$0.70)	\$426,547.00
4129 - Elevator Fees Inc	\$1,080.00	\$1,080.00	\$0.00	\$5,400.00	\$5,400.00	\$0.00	\$12,960.00
4130 - Garage Fees	\$373.87	\$373.83	\$0.04	\$1,869.35	\$1,869.15	\$0.20	\$4,486.00
<u>Total Association Fee Income</u>	\$36,999.31	\$36,999.41	(\$0.10)	\$184,996.55	\$184,997.05	(\$0.50)	\$443,993.00
<u>Interest Income</u>							
4605 - Operating Interest	\$0.60	\$0.00	\$0.60	\$3.40	\$0.00	\$3.40	\$0.00
<u>Total Interest Income</u>	\$0.60	\$0.00	\$0.60	\$3.40	\$0.00	\$3.40	\$0.00
<u>Miscellaneous Income</u>							
4315 - Clubhouse Rental Income	\$275.00	\$0.00	\$275.00	\$350.00	\$0.00	\$350.00	\$0.00
4325 - Court Cost & Legal Fees	\$782.77	\$0.00	\$782.77	\$3,984.66	\$0.00	\$3,984.66	\$0.00
4345 - Returned Item Fee (NSF)	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$20.00	\$0.00
4355 - Invoice Income	\$25.00	\$0.00	\$25.00	\$1,143.41	\$0.00	\$1,143.41	\$0.00
4365 - Late Fee Income	\$300.00	\$0.00	\$300.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
4395 - Pool Card Income	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
<u>Total Miscellaneous Income</u>	\$1,452.77	\$0.00	\$1,452.77	\$7,048.07	\$0.00	\$7,048.07	\$0.00
Total Income	\$38,452.68	\$36,999.41	\$1,453.27	\$192,048.02	\$184,997.05	\$7,050.97	\$443,993.00
Expense							
<u>Administrative</u>							
5100 - Administrative	\$50.00	\$208.33	\$158.33	\$1,097.14	\$1,041.65	(\$55.49)	\$2,500.00
5150 - Cable, Internet & Satellite	\$251.70	\$386.29	\$134.59	\$1,954.50	\$1,931.45	(\$23.05)	\$4,635.50
5170 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.40	\$0.00	(\$0.40)	\$0.00
<u>Total Administrative</u>	\$301.70	\$594.62	\$292.92	\$3,052.04	\$2,973.10	(\$78.94)	\$7,135.50
<u>Amenities Maintenance</u>							
5400 - Master Association Fees	\$0.00	\$0.00	\$0.00	\$9,003.00	\$10,000.00	\$997.00	\$10,000.00
5416 - Pool Maintenance	\$967.00	\$1,753.00	\$786.00	\$1,277.00	\$2,063.00	\$786.00	\$13,500.00
<u>Total Amenities Maintenance</u>	\$967.00	\$1,753.00	\$786.00	\$10,280.00	\$12,063.00	\$1,783.00	\$23,500.00
<u>Building Maintenance</u>							
5915 - Elevator Contract	\$0.00	\$0.00	\$0.00	\$4,262.22	\$4,160.02	(\$102.20)	\$4,160.02
5916 - Elevator Maintenance	\$0.00	\$91.09	\$91.09	\$244.75	\$455.45	\$210.70	\$1,093.09
5921 - Fire Protection Equip & Testing Contract	\$0.00	\$0.00	\$0.00	\$1,080.00	\$1,426.00	\$346.00	\$5,695.50
5922 - Fire Protection Equip & Testing Maint.	(\$11,677.10)	\$464.81	\$12,141.91	\$1,590.93	\$2,324.05	\$733.12	\$5,577.69
5935 - Gutters	\$0.00	\$157.50	\$157.50	\$0.00	\$787.50	\$787.50	\$1,890.00
<u>Total Building Maintenance</u>	(\$11,677.10)	\$713.40	\$12,390.50	\$7,177.90	\$9,153.02	\$1,975.12	\$18,416.30
<u>Common Area Maintenance</u>							
5700 - Common Area Maintenance	\$2,383.50	\$3,403.67	\$1,020.17	\$16,691.20	\$17,018.35	\$327.15	\$40,844.00
5720 - Carpet Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,203.94
5790 - Janitorial	\$2,550.00	\$1,500.00	(\$1,050.00)	\$8,500.00	\$7,500.00	(\$1,000.00)	\$18,000.00
5890 - Contingency-Common Area	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
<u>Total Common Area Maintenance</u>	\$4,933.50	\$5,737.00	\$803.50	\$25,191.20	\$28,685.00	\$3,493.80	\$73,047.94

Yardley Court HOA Inc
Budget Comparison Report - Operating
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Grounds Maintenance</u>							
5540 - Irrigation & Backflow Maintenance	\$0.00	\$355.00	\$355.00	\$0.00	\$355.00	\$355.00	\$2,500.00
5550 - Landscape Contract	\$6,032.40	\$2,943.00	(\$3,089.40)	\$9,268.20	\$8,829.00	(\$439.20)	\$29,430.00
5595 - Snow Removal	\$0.00	\$0.00	\$0.00	\$8,315.00	\$9,500.00	\$1,185.00	\$10,484.00
<u>Total Grounds Maintenance</u>	\$6,032.40	\$3,298.00	(\$2,734.40)	\$17,583.20	\$18,684.00	\$1,100.80	\$42,414.00
<u>Insurance</u>							
6105 - Property & Liability Insurance	\$4,367.46	\$5,254.25	\$886.79	\$21,837.39	\$26,271.25	\$4,433.86	\$63,050.98
<u>Total Insurance</u>	\$4,367.46	\$5,254.25	\$886.79	\$21,837.39	\$26,271.25	\$4,433.86	\$63,050.98
<u>Professional Fees</u>							
5001 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$420.00	\$250.00	(\$170.00)	\$250.00
5002 - Management Fee	\$1,638.00	\$1,638.00	\$0.00	\$8,190.00	\$8,190.00	\$0.00	\$19,656.00
5003 - Legal Fees & Court Costs	\$782.77	\$208.33	(\$574.44)	\$5,517.66	\$1,041.65	(\$4,476.01)	\$2,500.00
<u>Total Professional Fees</u>	\$2,420.77	\$1,846.33	(\$574.44)	\$14,127.66	\$9,481.65	(\$4,646.01)	\$22,406.00
<u>Reserve Funding</u>							
7001 - Reserve Funding	\$8,047.25	\$8,047.25	\$0.00	\$40,236.25	\$40,236.25	\$0.00	\$96,567.00
<u>Total Reserve Funding</u>	\$8,047.25	\$8,047.25	\$0.00	\$40,236.25	\$40,236.25	\$0.00	\$96,567.00
<u>Utilities</u>							
5301 - Electricity	\$1,551.20	\$1,643.34	\$92.14	\$8,241.43	\$8,216.70	(\$24.73)	\$19,720.07
5350 - Gas	\$129.84	\$218.27	\$88.43	\$996.90	\$1,091.35	\$94.45	\$2,619.21
5390 - Water & Sewer	\$6,843.81	\$6,250.00	(\$593.81)	\$34,071.85	\$31,250.00	(\$2,821.85)	\$75,000.00
<u>Total Utilities</u>	\$8,524.85	\$8,111.61	(\$413.24)	\$43,310.18	\$40,558.05	(\$2,752.13)	\$97,339.28
Total Expense	\$23,917.83	\$35,355.46	\$11,437.63	\$182,795.82	\$188,105.32	\$5,309.50	\$443,877.00
Operating Net Income	\$14,534.85	\$1,643.95	\$12,890.90	\$9,252.20	(\$3,108.27)	\$12,360.47	\$116.00
Net Income	\$14,534.85	\$1,643.95	\$12,890.90	\$9,252.20	(\$3,108.27)	\$12,360.47	\$116.00

Yardley Court HOA Inc
Budget Comparison Report - Reserve
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Income							
<u>Reserve Income</u>							
4701 - Reserve Income	\$8,047.25	\$8,047.25	\$0.00	\$40,236.25	\$40,236.25	\$0.00	\$96,567.00
4810 - Reserve Interest Income	\$1,248.90	\$0.00	\$1,248.90	\$6,745.40	\$0.00	\$6,745.40	\$0.00
<u>Total Reserve Income</u>	\$9,296.15	\$8,047.25	\$1,248.90	\$46,981.65	\$40,236.25	\$6,745.40	\$96,567.00
Total Reserve Income	\$9,296.15	\$8,047.25	\$1,248.90	\$46,981.65	\$40,236.25	\$6,745.40	\$96,567.00
Reserve Expense							
<u>Reserve Expense</u>							
7235 - Contingency	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
7355 - Fire Protection Equipment	\$13,268.03	\$25,000.00	\$11,731.97	\$13,268.03	\$25,000.00	\$11,731.97	\$25,000.00
7650 - Painting/Staining	\$0.00	\$35,000.00	\$35,000.00	\$18,900.00	\$35,000.00	\$16,100.00	\$35,000.00
<u>Total Reserve Expense</u>	\$13,268.03	\$60,833.33	\$47,565.30	\$32,168.03	\$64,166.65	\$31,998.62	\$70,000.00
Total Reserve Expense	\$13,268.03	\$60,833.33	\$47,565.30	\$32,168.03	\$64,166.65	\$31,998.62	\$70,000.00
Reserve Net Income	(\$3,971.88)	(\$52,786.08)	\$48,814.20	\$14,813.62	(\$23,930.40)	\$38,744.02	\$26,567.00
Net Income	(\$3,971.88)	(\$52,786.08)	\$48,814.20	\$14,813.62	(\$23,930.40)	\$38,744.02	\$26,567.00

**Yardley Court HOA Inc
Cash Flow Statement
5/1/2024 - 5/31/2024**

Total Cash on Hand 5/1/2024: \$357,139.94

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
1100 - Operating Checking	\$7,218.89	\$49,153.96	\$48,186.93	\$8,185.92	\$967.03
1102 - Merchants Reserve Checking	\$297,843.28	\$23,564.18	\$26,536.06	\$294,871.40	(\$2,971.88)
1305 - Money Market Reserve Merchants Bank	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1401 - Reserve CD #6009 1st Internet Bank 06/14/24	\$52,077.77	\$0.00	\$0.00	\$52,077.77	\$0.00

Total Net Change 5/1/2024 - 5/31/2024: (\$2,004.85)

Total Cash on Hand 5/31/2024: \$355,135.09

**Yardley Court HOA Inc
Check Register Report
5/1/2024 - 5/31/2024**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1100	2244	5/1/2024 047-202405-0001	Kirkpatrick Management Co., Inc.	\$1,638.00	5002 Management Fee	\$1,638.00	\$1,638.00
1100	2245	5/1/2024 50124-047	Pike Township Residents Association, INC. PTRA Membership	\$40.00	5100 Administrative	\$40.00	\$40.00
1100	50624	5/6/2024 50524	AT&T U-verse 2 of 3	\$167.80	5150 Cable, Internet & Satellite	\$167.80	\$167.80
1100	50624	5/6/2024 50524 50524 50524 50524	Citizens Energy Group 5559340000- gas 3 accts 5559340000- water & sewer 21 accts	\$6,973.65	5350 Gas 5350 Gas 5390 Water & Sewer 5390 Water & Sewer	\$53.35 \$76.49 \$221.02 \$6,622.79	\$53.35 \$76.49 \$221.02 \$6,622.79
1100	50624	5/6/2024 50724	AT&T U-verse 1 of 3 -300489318	\$83.90	5150 Cable, Internet & Satellite	\$83.90	\$83.90
1100	100047	5/6/2024 197	Monica Davis 4/29 and 5/5 Weekly Cleanings	\$850.00	5790 Janitorial	\$850.00	\$850.00
1100	2246	5/9/2024 16106.	Full Care, Inc. August 2032 Installment	\$2,943.00	5550 Landscape Contract	\$2,943.00	\$2,943.00
1100	2247	5/10/2024 42373	KMC Group Maintenance, Inc. pool opening	\$967.00	5416 Pool Maintenance	\$967.00	\$967.00
1100	2248	5/10/2024 047-202405-0003 047-202405-0002	Merchants Bank	\$9,047.25	2130 Due to Reserves 7001 Reserve Funding	\$1,000.00 \$8,047.25	\$1,000.00 \$8,047.25
1100	2249	5/16/2024 7001351309	EMC Insurance Companies 6X36264	\$4,367.46	6105 Property & Liability Insurance	\$4,367.46	\$4,367.46
1100	100048	5/16/2024 199	Monica Davis	\$850.00	5790 Janitorial	\$850.00	\$850.00
1100	52124	5/21/2024 52224	AES Indiana 1 acct	\$1,551.20	5301 Electricity	\$1,551.20	\$1,551.20
1100	100049	5/24/2024 201	Monica Davis	\$850.00	5790 Janitorial	\$850.00	\$850.00
1100	100050	5/24/2024 165697 165695 165696	Eads, Murray & Pugh, P.C.	\$782.77	5003 Legal Fees & Court Costs 5003 Legal Fees & Court Costs 5003 Legal Fees & Court Costs	\$8.79 \$285.00 \$488.98	\$8.79 \$285.00 \$488.98
1100	100051	5/24/2024 17027	Full Care, Inc. april installation	\$3,089.40	5550 Landscape Contract	\$3,089.40	\$3,089.40
1100	100052	5/24/2024 1825	Tinder's Locksmith 8720 lock repair	\$155.00	5700 Common Area Maintenance	\$155.00	\$155.00
1100	100053	5/24/2024 150200	Thrasher Buschmann & Voelkel, P.C.	\$26.00	5003 Legal Fees & Court Costs	\$26.00	\$26.00
1102	9044	5/30/2024 053024-047	Merchants Bank reclass reserve expense	\$0.00	****VOID****	\$0.00	\$0.00
1102	9045	5/30/2024 053024-047	Yardley Court reclass reserve expense	\$13,268.03	7355 Fire Protection Equipment	\$13,268.03	\$13,268.03

1100	100054	5/30/2024	Koorsen Protection Services, Inc.	\$6,965.64			
	IN00652425		Sprinkler Leak Repair		5922 Fire Protection Equip & Testing Maint.	\$1,590.93	\$1,590.93
	IN00613734		88xx - Quoted Repairs and 5 year FDC Hydro		5922 Fire Protection Equip & Testing Maint.	\$5,374.71	\$5,374.71
1100	100055	5/30/2024	Full Care, Inc.	\$3,089.40			
	17136		May Contract Installation		5550 Landscape Contract	\$3,089.40	\$3,089.40
1100	100056	5/30/2024	Indy Property Maintenance, LLC	\$2,228.50			
	242				5700 Common Area Maintenance	\$2,228.50	\$2,228.50
Total:				<u>\$59,934.00</u>			