

Welcome



**2021 Yardley
Annual Meeting
Posted
On-Line Only**

April 29th, 2020

2020 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

CAB - Operating Cash	117,265
Accounts Receivable - Assessments	1,104
Accounts Receivable - Other	-
Accounts Receivable - Developer	-
Total Operating Assets	118,370

Dec 31, 2020

Liabilities

Accounts Payable	698	
Prepaid Assessments	97,811	
Accrued Audit	2,800	
Federal Income Taxes Payable	-	
E-Script	-	
	<hr/>	
Total Liabilities		101,310

Dec 31, 2020

Revenue

	YTD-DEC 31, 2020		CY 2020
	ACTUAL	VARIANCE FAV/(UNFAV)	ANNUAL BUDGET
ASSOCIATION FEES	845,112	138	844,974
50% REBATE RECOVERY	0	0	0
SPECIAL ASSESSMENT	0	0	0
LATE FEES/INT/FINES	122	122	0
INVESTMENT INTEREST	55	55	0
OTHER INCOME	0	0	0
PRIOR YEAR SURPLUS	0	0	0
TOTAL REVENUES	845,290	316	844,974

Expenses

Note:

General Maintenance
Alarm Upgrade budget
carried over to Reserve

<u>CONTRACT/FIXED</u>	Actual	Variance	Budget
MASTER ASSOCIATION FEES	309,109	0	309,109
LANDSCAPE MTCE	131,751	(0)	131,751
PROP & LIAB INS	54,434	(507)	53,927
TRASH REMOVAL	25,913	778	26,691
MANAGEMENT FEES	35,328	(6)	35,322
TOTAL CONTR/FIXED	556,535	265	556,800
<u>VARIABLE</u>			
SNOW REMOVAL	63,025	(25)	63,000
MISC BLDG MTCE	27,713	(6,713)	21,000
ONE TIME PROJECTS	0	0	0
MISC LANDSCAPE IMPRV	7,249	(249)	7,000
LARGE TREE PRUNING	5,178	(178)	5,000
DRAIN / GRADING	0	0	0
GENL MAINTENANCE	12,790	67,090	79,880
GENL ADMINISTRATION	3,714	660	4,374
BAD DEBT	0	0	0
COMMON UTILITIES	2,434	166	2,600
RESERVE CONTRIBUTION	100,320	0	100,320
CONTINGENCY FUND	0	5,000	5,000
FEDERAL TAXES	0	0	0
TOTAL VARIABLE	222,423	65,751	288,174
TOTAL EXPENSES	778,959	66,015	844,974

Fund Balances

Operating Fund (Deficit)	(12,124)
Prior Year Adjustment	-
Excess (Deficit) Year to Date	<u>66,331</u>
Total Operating Fund	<u>54,207</u>
Total Capital Reserve Fund	<u>1,678,482</u>
Total Fund Balances	<u>1,732,689</u>

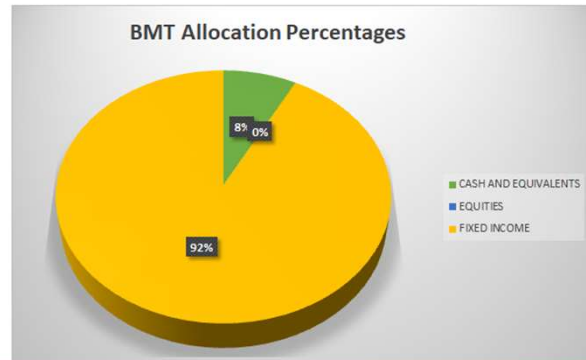
Dec 31, 2020

Your Current Capital Reserve

Savings fund for Roofs. Roads, etc.

As of Date: 03/31/2021 Total Value: \$1,736,146 \$12,581 per owner

BMT Investment Category	Market Value
CASH AND EQUIVALENTS	\$131,216
EQUITIES	\$0
FIXED INCOME	\$1,561,631
BMT TOTAL ACCOUNT	\$1,692,847
31-Mar	
Ford Interest Advantage Money Mkt.	\$43,299
Receivables	\$0
31-Mar	
YTD DIVIDENDS AND INTEREST	\$8,002



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 Lee Gamma
- ✓ 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

Or: <http://hersheysmill.org/villages/s-to-z-villages/yardley/>

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

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