

Welcome



2020 Yardley
Annual Meeting
**Posted
On-Line Only**

April 30, 2020

2019 Annual Reporting Agenda

- Prior Yr. Annual Reporting
- Assets and Liabilities
- Your Current Capital Reserve
- Revenue/Expenses
- Fund Balances
- 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.

Assets with year to year changes

ASSETS

	2019	2018
Total Operating Assets	48,680	38,804
Total Capital Fund Assets (@Cost)	1,390,961	1,256,594
Remediation Fund Assets	1,025	1,030
Total Other Assets	18,576	0
Total Assets	1,459,242	1,296,428

Liabilities with year to year changes

Liabilities

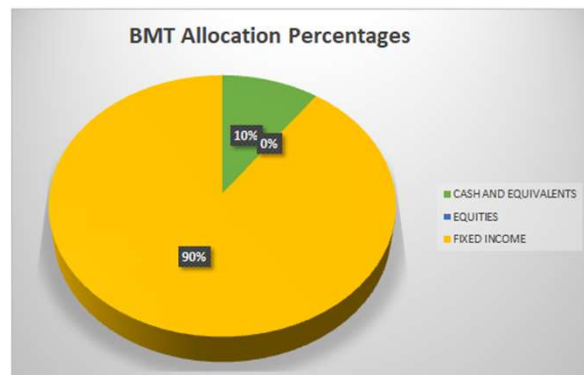
	2019	2018
Accounts Payable	11,231	8,894
Prepaid Assessments	72,966	47,732
Accrued Audit	2,850	1,400
Federal Tax	0	2,631
BMT Line of Credit	0	4,238
Total Liabilities	87,046	64,895

Your Capital Reserve

Savings fund for Roofs. Roads, etc.

As of Date: 04/24/2020 Total Value: \$1,688,530 \$12,236 per owner

BMT Investment Category	Market Value
CASH AND EQUIVALENTS	\$161,979
EQUITIES	\$0
FIXED INCOME	\$1,465,770
BMT TOTAL ACCOUNT	\$1,627,749
31-Mar	
Ford Interest Advantage Money Mkt.	\$54,546
Receivables from Remediation	\$6,235
31-Mar	
YTD DIVIDENDS AND INTEREST	\$7,876
YTD CHANGE IN MARKET VALUE	-\$54,954



Note: Next scheduled major capital expenditure is in 2020 for partial asphalt paving.

Revenue

	YTD-DEC 31, 2019		CY 2019
	ACTUAL	VARIANCE FAV/(UNFAV)	ANNUAL BUDGET
ASSOCIATION FEES	750,720	0	750,720
SPECIAL ASSESSMENT	0	0	0
LATE FEES/INT/FINES	0	0	0
INVESTMENT INTEREST	288	288	0
OTHER INCOME	44	44	0
PRIOR YEAR SURPLUS	75	75	0
	0	0	0
TOTAL REVENUES	751,127	407	750,720

Expenses

	Actual	Variance	Budget
<u>CONTRACT/FIXED</u>			
MASTER ASSOCIATION FEES	305,830	(0)	305,830
LANDSCAPE MTCE	130,443	(0)	130,443
PROP & LIAB INS	52,935	(697)	52,238
TRASH REMOVAL	24,426	1,487	25,913
MANAGEMENT FEES	35,328	(6)	35,322
TOTAL CONTR/FIXED	548,962	784	549,746
<u>VARIABLE</u>			
SNOW REMOVAL	63,000	0	63,000
MISC BLDG MTCE	25,576	(4,576)	21,000
ONE TIME PTOJECTS	13,000	(13,000)	0
MISC LANDSCAPE IMPRV	3,104	2,896	6,000
LARGE TREE PRUNING	9,720	(2,720)	7,000
DRAIN / GRADING	4,208	(3,208)	1,000
GENL MAINTENANCE	7,049	2,951	10,000
GENL ADMINISTRATION	5,392	(1,018)	4,374
BAD DEBT	0	0	0
COMMON UTILITIES	2,241	359	2,600
RESERVE CONTRIBUTION	81,000	0	81,000
CONTINGENCY FUND	0	5,000	5,000
FEDERAL TAXES	0	0	0
TOTAL VARIABLE	214,289	(13,315)	200,974
NET INCOME	763,251	(12,531)	750,720

Fund Balances

	2019	2018
Total Operating Fund	-12,124	30,850
Total Capital Reserve Fund	1,527,025	1,350,359
Total Stucco Remediation Reserve Fund	-142,706	-126,684
Total Fund Balances	1,372,196	1,254,525
Total Liabilities & Fund Balances	1,459,242	1,319,420

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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