

2024 AND 2023
ANNUAL REPORTS
OF
GLENDALE YEAROUND PROPERTY
OWNERS' ASSOCIATION
FLINTON, PENNSYLVANIA

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INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Glendale Yearound Property Owners' Association
Swartz Road, Box 89
Flinton, Pennsylvania 16640

Opinion

We have audited the accompanying financial statements of Glendale Yearound Property Owners' Association, which comprise the statement of financial position as of December 31, 2024 and 2023, and the related statements of revenues and expenses, changes in members' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Glendale Yearound Property Owners' Association as of December 31, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Glendale Yearound Property Owners' Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Glendale Yearound Property Owners' Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Glendale Yearound Property Owners' Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Glendale Yearound Property Owners' Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedule of Program Expenses on pages 15 and 16 are presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Estimate of Future Repairs and Replacements on page 17 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Young, Beckler, Brown & Company, P.C.

**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
BALANCE SHEETS
DECEMBER 31, 2024 AND 2023**

| | <u>2024</u> | <u>2023</u> |
|--|-------------------------|-------------------------|
| <u>ASSETS</u> | | |
| <u>Current Assets</u> | | |
| Cash | \$ 54,333 | \$ 47,317 |
| Dues Receivable, Less an Allowance for Doubtful Accounts of \$232,167 for 2024 and \$254,750 for 2023 | 232,168 | 254,750 |
| Prepaid Expenses | <u>11,610</u> | <u>8,553</u> |
| Total Current Assets | <u>\$298,111</u> | <u>\$310,620</u> |
| <u>Property, Plant, and Equipment</u> | | |
| Equipment | \$409,271 | \$397,271 |
| Less: Accumulated Depreciation | (353,262) | (340,301) |
| Net Property, Plant, and Equipment | <u>\$ 56,009</u> | <u>\$ 56,970</u> |
| <u>Other Assets</u> | | |
| Investment - Designated for Future Major Repairs and Replacements | \$125,648 | \$ 7,792 |
| Property Held for Resale | <u>0</u> | <u>5,030</u> |
| Total Other Assets | <u>\$125,648</u> | <u>\$ 12,822</u> |
| TOTAL ASSETS | <u>\$479,768</u> | <u>\$380,412</u> |
| <u>LIABILITIES AND MEMBERS' EQUITY</u> | | |
| <u>Current Liabilities</u> | | |
| Accounts Payable - Trade | \$ 21,578 | \$ 19,216 |
| Accounts Payable - The Glendale Corporation (Note 7) | 2,799 | 5,540 |
| Accrued Payroll | 5,170 | 4,174 |
| Accrued and Withheld Payroll Taxes | 1,303 | 1,733 |
| Income Tax Payable | 0 | 1,685 |
| Deferred Revenue | 11,330 | 10,448 |
| Current Portion of Long-Term Debt | <u>16,640</u> | <u>18,692</u> |
| Total Current Liabilities | <u>\$ 58,820</u> | <u>\$ 61,488</u> |
| <u>Long-Term Liabilities</u> | | |
| Notes Payable | <u>\$112,107</u> | <u>\$129,593</u> |
| Total Liabilities | <u>\$170,927</u> | <u>\$191,081</u> |
| <u>Members' Equity</u> | | |
| Reserved for Future Major Repairs and Replacements | \$125,648 | \$ 7,792 |
| Retained Earnings | <u>183,193</u> | <u>181,539</u> |
| Total Members' Equity | <u>\$308,841</u> | <u>\$189,331</u> |
| TOTAL LIABILITIES AND MEMBERS' EQUITY | <u>\$479,768</u> | <u>\$380,412</u> |

See Accompanying Notes and Independent Auditor's Report

**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
STATEMENTS OF REVENUES AND EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

| | <u>2024</u> | <u>2023</u> |
|--|-----------------------|------------------------|
| <u>Revenues</u> | | |
| Member Assessments | \$ 798,118 | \$ 780,403 |
| Penalties and Fees on Member Assessments, net of discounts | 31,933 | 52,714 |
| Newsletter Ads | 7,980 | 7,460 |
| Interest and Dividend Income | 4,470 | 2,817 |
| Gains (Losses) on Investments | 13,401 | 6,935 |
| Gain on Sale of Equipment and Common Area | 2,703 | 19,383 |
| Donations for Pond, Pool, Playground, and Memorial Plaques, Net of Expenses | 4,107 | 4,811 |
| Miscellaneous Income | <u>19,538</u> | <u>7,225</u> |
| Total Revenues | <u>\$ 882,250</u> | <u>\$ 881,748</u> |
| <u>Expenses</u> | | |
| <u>Operating Expenses</u> | | |
| Administration Costs | \$ 263,932 | \$ 259,862 |
| Road Maintenance | 36,836 | 70,814 |
| Security Costs | 68,145 | 51,971 |
| Pool Costs | 23,074 | 21,342 |
| Snack Shop (Net of Reimbursements) | (728) | (1,994) |
| Recreation/Office Building | 2,125 | 774 |
| Recreation Programs (Net of Reimbursements) | 4,203 | 3,650 |
| Grounds Maintenance | <u>162,790</u> | <u>172,270</u> |
| Subtotal - Program Expenses | <u>\$ 560,377</u> | <u>\$ 578,689</u> |
| Interest Expense | 2,900 | 826 |
| Sanitation and Rubbish Removal | 48,940 | 68,898 |
| Property Taxes | 16,606 | 15,835 |
| Depreciation | 12,961 | 13,644 |
| Bad Debts | 48,252 | 105,452 |
| Income Tax | <u>0</u> | <u>1,685</u> |
| Total Operating Expenses | <u>\$ 690,036</u> | <u>\$ 785,029</u> |
| <u>Major Repairs and Replacements</u> | | |
| Improvements to Common Areas | <u>72,704</u> | <u>134,836</u> |
| Total Expenses | <u>\$ 762,740</u> | <u>\$ 919,865</u> |
| Excess of Revenues Over (Under) Expenses Before Provision for Reserve | <u>\$ 119,510</u> | <u>(\$ 38,117)</u> |
| Transfer From (To) Reserves | (<u>117,856</u>) | <u>75,281</u> |
| Excess of Revenues Over (Under) Expenses | <u>\$ 1,654</u> | <u>\$ 37,164</u> |

See Accompanying Notes and Independent Auditor's Report

**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
STATEMENTS OF CHANGES IN MEMBERS' EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

| | <u>Reserved for Future Major Repairs and Replacements</u> | <u>Retained Earnings</u> | <u>Total Members' Equity</u> |
|---|---|------------------------------|--------------------------------------|
| <u>Members' Equity</u> - December 31, 2022 | \$ 83,073 | \$144,375 | \$227,448 |
| Excess of Revenues (Under) Expenses Before Provision for Reserve | 0 | (38,117) | (38,117) |
| Transfer from Reserve for Future Major Repairs and Replacements | (75,281) | 75,281 | 0 |
| <u>Members' Equity</u> - December 31, 2023 | \$ 7,792 | \$181,539 | \$189,331 |
| Excess of Revenues Over Expenses Before Provision for Reserve | 0 | 119,510 | 119,510 |
| Transfer to Reserve for Future Major Repairs and Replacements | 117,856 | (117,856) | 0 |
| <u>Members' Equity</u> - December 31, 2024 | <u>\$125,648</u> | <u>\$183,193</u> | <u>\$308,841</u> |

See Accompanying Notes and Independent Auditor's Report

**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

| | <u>2024</u> | <u>2023</u> |
|--|--------------------|--------------------|
| <u>Cash Flows from Operating Activities</u> | | |
| Excess of Revenues Over (Under) Expenses Before Provision for Reserve | \$119,510 | (\$ 38,117) |
| Adjustments to Reconcile Excess of Revenues Over (Under) Expenses Before Provision for Reserve to Net Cash Provided (Used) by Operating Activities: | | |
| Realized and Unrealized (Gain) on Investment | (13,401) | (6,935) |
| Gain on Disposal of Equipment and Common Property | (2,703) | (19,383) |
| Depreciation | 12,961 | 13,644 |
| Decrease in Dues Receivable | 22,582 | 34,256 |
| (Increase) in Prepaid Expenses | (3,057) | (436) |
| Increase (Decrease) in Accounts Payable - Trade | 2,362 | (8,295) |
| (Decrease) in Accounts Payable - The Glendale Corporation | (2,741) | (348) |
| Increase (Decrease) in Accrued Payroll | 996 | (462) |
| (Decrease) in Accrued and Withheld Payroll Taxes | (430) | (3,441) |
| (Decrease) in Income Tax Payable | (1,685) | (8,609) |
| Increase (Decrease) in Deferred Revenue | <u>882</u> | <u>(5,773)</u> |
| Net Cash Provided (Used) by Operating Activities | <u>\$135,276</u> | <u>(\$ 43,899)</u> |
| <u>Cash Flows from Investing Activities</u> | | |
| Equipment Purchases | (\$ 12,000) | (\$ 53,787) |
| Purchase of Investment | (154,455) | (127,784) |
| Proceeds from Investments | 50,000 | 210,000 |
| Proceeds from Disposal of Equipment and Common Property | 7,733 | 30,412 |
| Purchase of Property Held for Resale | <u>0</u> | <u>(5,030)</u> |
| Net Cash (Used) Provided by Investing Activities | <u>(\$108,722)</u> | <u>\$ 53,811</u> |
| <u>Cash Flows from Financing Activities</u> | | |
| Proceeds from Notes Payable | \$ 0 | \$ 35,750 |
| (Payments) on Notes Payable | (19,538) | (16,231) |
| Net Cash (Used) Provided by Financing Activities | <u>(\$ 19,538)</u> | <u>\$ 19,519</u> |
| Net Increase in Cash | \$ 7,016 | \$ 29,431 |
| <u>Cash Balance</u> - January 1 | <u>47,317</u> | <u>17,886</u> |
| <u>Cash Balance</u> - December 31 | <u>\$ 54,333</u> | <u>\$ 47,317</u> |
| <u>Supplemental Disclosure of Cash Flow Information</u> | | |
| Cash Paid During the Years for: | | |
| Interest Paid | <u>\$ 2,900</u> | <u>\$ 826</u> |
| Income Taxes Paid | <u>\$ 1,685</u> | <u>\$ 10,294</u> |

See Accompanying Notes and Independent Auditor's Report

GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

Note 1: Organization

Glendale Yearound Property Owners' Association is a nonprofit, non-stock corporation for the purposes of developing programs to promote and maintain the civil, social and recreational welfare of the residents of Glendale Yearound; to promote free discussion in the community concerning problems and questions affecting the welfare of Glendale Yearound; to provide for the maintenance of common access facilities, common recreational facilities, and common natural areas, without such maintenance incurring to the direct financial benefit of any individual member, property owners or their properties; and to exercise such other legal powers and to do such other legal acts as may be necessary and appropriate for the advancement of the aforementioned purposes. The Glendale Yearound Resort consists of 1,569 fully developed lots in White Township and Chest Township. As these fully developed lots are sold, their owners become due paying members of Glendale Yearound Property Owners' Association. These dues represent the predominate source of income to the Association. As of December 31, 2024, the membership totaled 1,100. As of December 31, 2024, The Glendale Corporation (the developer) had 10 lots. All real estate taxes are current. The Association began its operations on January 8, 1975.

Note 2: Summary of Significant Accounting Policies

Basis of Accounting

The Association uses the accrual basis of accounting. Under this method, revenue is recognized when earned, regardless of when cash is received. In addition, expenses are recognized when incurred regardless of when cash is paid.

Recognition of Assets and Depreciation Policy

Equipment is carried at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets (i.e., 5 or 7 years).

Common Property

The Association's policy for recognizing common property as assets in its balance sheet is to recognize common personal property. Real property, to which the Association has title, is not recognized as assets; rather their acquisition costs are expensed as incurred.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of reporting cash flows, all highly liquid money market funds, including money market mutual funds, with a maturity of three months or less are considered cash equivalents.

Date of Management's Review

Management has evaluated subsequent events for disclosure in these financial statements through January 28, 2025, the date the financial statements were available to be issued.

GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023
(CONTINUED)

Note 3: Owners' Assessments

Assessments to owners were billed as follows:

| | |
|-----------------|--|
| January 1, 2024 | \$202.26 for first lot and each subsequent lot owned with a dwelling, and \$101.13 for each subsequent lot owned without a dwelling |
| April 1, 2024 | \$202.26 for first lot and each subsequent lot owned with a dwelling, and \$101.13 for each subsequent lot owned without a dwelling |
| July 1, 2024 | \$202.26 for first lot and each subsequent lot owned with a dwelling, and \$101.13 for each subsequent lot owned without a dwelling |

The annual assessments of owners are determined by the Board within the maximum level established in the Association's by-laws. The annual budget is determined by the Board. The Association retains excess operating funds at the end of the operating year, if any, for use in future periods. These annual assessments represent the predominant source of revenue for the Association.

These assessments provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from property owners that are delinquent, including accrued penalties. Once dues are billed, the property owners who pay the entire year's dues by January 31 are able to pay at the previous year rate. All other property owners have one month to pay, after which a 1.5% per month penalty is added to the amount due. The Association's policy is to take formal legal action and place liens on the properties of owners whose assessments are one year delinquent. The Association considers the assessment receivable at December 31, 2024 and December 31, 2023 to be approximately half collectible; however, it is at least reasonably possible that this estimate could change in the near term.

Note 4: Future Major Repairs and Replacements

The Association's governing documents do not require that funds be accumulated for future major repairs and replacements. The board of directors, however, has chosen to establish a reserve fund and to accumulate funds for the estimated cost of future major repairs and replacements. Accumulated funds, which aggregate \$125,648 and \$7,792 at December 31, 2024 and 2023, respectively, are generally not available for operating purposes. It is the Association's policy to retain interest earned by the replacement fund in that fund.

The Association's board selected a committee to conduct a study to estimate the remaining useful lives and the expected replacement costs of the common property components. The Association's funding for such major repairs and replacements over the estimated useful lives of the components is not based on the study's estimate of future replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs.

GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023
(CONTINUED)

Note 5: Federal and State Taxes

The Association elected to file an income tax return as a Homeowners' Association in accordance with Internal Revenue Service Code Section 528. Under this section, the Association is excluded from taxation on exempt function income, which generally consists of revenue from uniform assessments to owners. For 2024 and 2023, the income tax liability was \$0 and \$1,685, respectively.

Tax returns for the years ending December 31, 2021 and later remain subject to examination by the Internal Revenue Service.

Note 6: Common Property

Equipment and their respective lives are summarized below:

| | <u>2024</u> | <u>2023</u> | <u>Lives</u> |
|--------------------------|--------------------|--------------------|--------------|
| Vehicle | \$140,845 | \$140,845 | 5 Years |
| Equipment | 264,319 | 252,319 | 7 Years |
| Furniture | <u>4,107</u> | <u>4,107</u> | 7 Years |
| | \$409,271 | \$397,271 | |
| Accumulated Depreciation | (<u>353,262</u>) | (<u>340,301</u>) | |
| Net Equipment | <u>\$ 56,009</u> | <u>\$ 56,970</u> | |

Depreciation expense is computed on a straight-line basis for financial reporting purposes and was \$12,961 and \$13,644 for 2024 and 2023, respectively.

On December 31, 2024 and 2023, the Association held title to common real property consisting of all lands contained within the inside boundary of the White Township portion of Glendale Yearound that are not identified on plat maps as subdivided lots that do not about a numbered lot. This land has erected thereon the following improvements:

A swimming pool, an indoor recreational facility, a volleyball court, two (2) tennis courts, a children's playground, and amphitheater, an outdoor pavilion, a three vehicle garage, two (2) ponds and impoundments, and a ball field. In 2010, a garage and playground were added. In 2021, the Association acquired a maintenance building through financing by The Glendale Corporation.

The Association is responsible for preserving and maintaining the properties and, these properties shall be dedicated to the common benefit of all members.

In conformity with industry practice, the Association recognizes only common personal property as assets.

All other real property is not recognized as assets since these assets are not used to generate significant cash flows from members on the basis of usage.

GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023
(CONTINUED)

Note 6: Common Property (Continued)

Management estimates that Common Property, listed in the "Required Supplementary Information on Future Major Repairs and Replacements," is worth \$683,000. In addition, the Association owns approximately fourteen miles on roads valued at approximately \$420,000. These values were based on the December 31, 2005 study performed by management.

Note 7: Related Party Transactions

The Glendale Corporation is associated with the Association through common management and representation on the Board.

The following is a schedule of expenses incurred during 2024 and 2023 by the Association through The Glendale Corporation:

| | <u>2024</u> | <u>2023</u> |
|------|-------------------|-------------------|
| Rent | \$7,860 | \$7,860 |
| | <u> </u> | <u> </u> |

In addition, the Association incurred expenses of \$6,552 for 2024 and \$22,507 for 2023 to The Glendale Corporation for various work order billings for road and grounds maintenance and improvements.

Finally, the Association also reimburses The Glendale Corporation for other minor expenses that the Corporation incurs for the benefit of the Association.

At December 31, 2024 and 2023, the Accounts Payable - The Glendale Corporation is comprised of the December 2024 and September 2023 work orders, respectively, as well as other miscellaneous type charges for 2024 and 2023 totaling \$2,799 and \$5,540, respectively.

In addition, a number of bartering arrangements exist between the Association and various property owners, in which services are rendered in lieu of paying Association dues.

Note 8: Investments

Investment Securities have been classified according to management's intent. Cost and fair value of investments at December 31, 2024 and 2023, are as follows:

| | <u>Amortized Cost</u> | <u>Gross Unrealized Gains</u> | <u>Gross Unrealized Losses</u> | <u>Fair Value</u> |
|----------------------------------|---------------------------|---------------------------------------|--|-----------------------|
| <u>December 31, 2024</u> | | | | |
| <u>Available-for-Sale</u> | | | | |
| Money Market Mutual Fund | \$ 31,313 | \$ 0 | \$0 | \$ 31,313 |
| Stock Market Index Mutual Fund | <u>80,072</u> | <u>14,263</u> | <u>0</u> | <u>94,335</u> |
| | \$111,385 | \$14,263 | \$0 | \$125,648 |
| | <u> </u> | <u> </u> | <u> </u> | <u> </u> |

GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023
(CONTINUED)

Note 8: Investments (Continued)

| | <u>Amortized Cost</u> | <u>Gross Unrealized Gains</u> | <u>Gross Unrealized Losses</u> | <u>Fair Value</u> |
|----------------------------------|---------------------------|---------------------------------------|--|-----------------------|
| <u>December 31, 2023</u> | | | | |
| <u>Available-for-Sale</u> | | | | |
| Money Market Mutual Fund | \$ 3,036 | \$ 0 | \$0 | \$ 3,036 |
| Stock Market Index Mutual Fund | <u>3,894</u> | <u>862</u> | <u>0</u> | <u>4,756</u> |
| | \$ 6,930 | \$ 862 | \$0 | \$ 7,792 |
| | ===== | ===== | ===== | ===== |

Available-for-Sale securities are carried in the financial statements at fair value. Held-to-Maturity securities are carried in the financial statements at amortized cost.

Recurring Fair Value Measurements Using:

| | <u>December 31</u> | <u>Quoted Prices in Active Markets for Identical Assets (Level 1)</u> | <u>Significant Other Observable Inputs (Level 2)</u> | <u>Significant Unobservable Inputs (Level 3)</u> | <u>Total Gains (Losses)</u> |
|--|--------------------|---|--|--|-------------------------------------|
| <u>2024</u> | | | | | |
| <u>Available-for-Sale</u> | | | | | |
| Money Market Mutual Fund | \$ 31,313 | \$ 31,313 | \$0 | \$0 | \$ 0 |
| Stock Market Index Mutual Fund | <u>94,335</u> | <u>94,335</u> | <u>0</u> | <u>0</u> | <u>14,263</u> |
| Total Recurring Fair Value Measurements | \$125,648 | \$125,648 | \$0 | \$0 | \$14,263 |
| | ===== | ===== | ===== | ===== | ===== |
| <u>2023</u> | | | | | |
| <u>Available-for-Sale</u> | | | | | |
| Money Market Mutual Fund | \$ 3,036 | \$ 3,036 | \$0 | \$0 | \$ 0 |
| Stock Market Index Mutual Fund | <u>4,756</u> | <u>4,756</u> | <u>0</u> | <u>0</u> | <u>842</u> |
| Total Recurring Fair Value Measurements | \$ 7,792 | \$ 7,792 | \$0 | \$0 | \$ 842 |
| | ===== | ===== | ===== | ===== | ===== |

There were no transfers out of Level 1 into Level 2 during the years ended 2024 and 2023.

Note 9: Real Estate Held for Resale

The Association purchased a lot which had significant delinquent dues from prior years. In 2023, the Association incurred \$5,030 of costs in preparing the lot for resale. These costs have been capitalized in 2023 as Real Estate Held for Resale and used to reduce the gain when the property was disposed of in 2024.

GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023
(CONTINUED)

Note 10: Line of Credit

On December 22, 2006, the Association established a \$30,000 line of credit with Northwest Savings Bank, with an interest rate of 1% over the Wall Street Journal Published Prime Rate. The collateral for this line is all annual dues from members of the Association; and all proceeds related to the foregoing. As of December 31, 2024 and 2023, the balance on this line was \$0 and \$0, respectively. As of December 31, 2024 and 2023, the interest rate was 8.50% and 9.50%, respectively.

Note 11: Note Payable

| | <u>2023</u> | <u>2022</u> |
|---|------------------|------------------|
| The Association has a 4.99% note payable to Northwest Bank totaling \$14,004, which is secured by a 2016 Mitsubishi Outlander. At inception, there were 60 monthly installments due of \$226, which includes interest; 11 monthly payments, beginning May 30, 2024 with interest at an interest rate at the Federal Home Loan Bank of Pittsburgh 5 year Fixed Rate Advance, plus 2.5%, and a final balloon payment on April 30, 2025. | \$ 0 | \$ 3,492 |
| The Association has an 8.6% note payable to Northwest Bank totaling \$35,750, which is secured by a John Deere Backhoe Loader. At inception, there are 60 monthly installments due of \$737, which includes interest. | 28,747 | 34,793 |
| The Association has a 0% note payable to The Glendale Corporation totaling \$130,000, which was used to acquire property containing a maintenance building. The deed to said property will not transfer until all payments are made. At inception, there are 13 annual payments due of \$10,000, which includes interest. | <u>100,000</u> | <u>110,000</u> |
| | <u>\$128,747</u> | <u>\$148,285</u> |

The following is a summary of principal maturities of this note during the next five years:

| <u>Year Ended December 31</u> | <u>Amount</u> |
|-------------------------------|------------------|
| 2025 | \$ 16,640 |
| 2026 | 17,234 |
| 2027 | 17,881 |
| 2028 | 16,992 |
| 2029 | 10,000 |
| Thereafter | <u>50,000</u> |
| | <u>\$128,747</u> |

Note 12: Copier Lease

In 2018, the Association entered into a five-year lease agreement for a copier, which requires a monthly payment of \$101. This lease is currently on a month-to-month basis.

GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023
(CONTINUED)

Note 13: Improvements to Common Areas

During 2024 and 2023, the Association incurred expenses relative to its common property as follows:

| | <u>2024</u> | <u>2023</u> |
|-------|------------------|------------------|
| Roads | \$ 72,704 | \$124,850 |
| Pond | <u>0</u> | <u>9,986</u> |
| | <u>\$ 72,704</u> | <u>\$134,836</u> |

Note 14: Age and Interest Accrual Status of Financing Receivables

The following tables present informative data for dues receivables regarding their age and penalty accrual status as December 31, 2024 and 2023:

| | <u>≥ 30 Days</u> | <u>≥ 90 Days</u> | <u>Penalty</u> | <u>Total</u> |
|---------------------------------|------------------|-------------------|-------------------|-------------------|
| <u>December 31, 2024</u> | | | | |
| Dues Receivable | \$219 | \$263,314 | \$200,802 | \$464,335 |
| | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>December 31, 2023</u> | | | | |
| Dues Receivable | \$778 | \$278,193 | \$230,529 | \$509,500 |
| | <u> </u> | <u> </u> | <u> </u> | <u> </u> |

All past due receivables continue to accrue penalties.

**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
SCHEDULE OF PROGRAM EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024**

| | <u>Administration</u> | <u>Road Maintenance</u> | <u>Security Costs</u> |
|--|-----------------------|-----------------------------|---------------------------|
| Salaries | \$140,279 | \$ 920 | \$44,986 |
| Payroll Tax Expense | 12,872 | 0 | 4,470 |
| Telephone | 9,123 | 0 | 0 |
| Postage | 5,622 | 0 | 0 |
| Insurance | 34,599 | 0 | 0 |
| Office Expense | 18,775 | 0 | 0 |
| Audit Fee | 7,995 | 0 | 0 |
| Legal Fees | 11,701 | 0 | 0 |
| Rent | 7,860 | 0 | 0 |
| Materials and Supplies | 0 | 29,487 | 13,784 |
| Equipment Usage | 0 | 6,429 | 0 |
| Utilities | 0 | 0 | 0 |
| Repairs and Maintenance | 0 | 0 | 670 |
| Miscellaneous | 15,106 | 0 | 4,235 |
| Chemicals and Supplies | 0 | 0 | 0 |
| Less: Revenues Used to Offset Expenses | <u>0</u> | <u>0</u> | <u>0</u> |
| | <u>\$263,932</u> | <u>\$36,836</u> | <u>\$68,145</u> |



**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
SCHEDULE OF PROGRAM EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024**

| <u>Pool Costs</u> | <u>Snack Shop</u> | <u>Recreation/ Office Building</u> | <u>Recreation Programs</u> | <u>Grounds Maintenance</u> | <u>Total</u> |
|-----------------------|-------------------|--|--------------------------------|--------------------------------|------------------|
| \$ 9,355 | \$ 0 | \$ 0 | \$ 0 | \$ 61,536 | \$257,076 |
| 930 | 0 | 0 | 0 | 6,116 | 24,388 |
| 0 | 0 | 0 | 0 | 0 | 9,123 |
| 0 | 0 | 0 | 0 | 0 | 5,622 |
| 0 | 0 | 0 | 0 | 0 | 34,599 |
| 0 | 0 | 0 | 0 | 0 | 18,775 |
| 0 | 0 | 0 | 0 | 0 | 7,995 |
| 0 | 0 | 0 | 0 | 0 | 11,701 |
| 0 | 0 | 0 | 0 | 0 | 7,860 |
| 0 | 0 | 2,125 | 0 | 17,962 | 63,358 |
| 0 | 0 | 0 | 0 | 0 | 6,429 |
| 0 | 0 | 0 | 0 | 48,694 | 48,694 |
| 5,392 | 0 | 0 | 0 | 28,304 | 34,366 |
| 0 | 5,096 | 0 | 4,753 | 178 | 29,368 |
| 7,397 | 0 | 0 | 0 | 0 | 7,397 |
| <u>0</u> | <u>(5,824)</u> | <u>0</u> | <u>(550)</u> | <u>0</u> | <u>(6,374)</u> |
| <u>\$23,074</u> | <u>(\$ 728)</u> | <u>\$2,125</u> | <u>\$4,203</u> | <u>\$162,790</u> | <u>\$560,377</u> |

**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
SCHEDULE OF PROGRAM EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2023**

| | <u>Administration</u> | <u>Road Maintenance</u> | <u>Security Costs</u> |
|--|-----------------------|-----------------------------|---------------------------|
| Salaries | \$137,167 | \$ 1,960 | \$43,137 |
| Payroll Tax Expense | 13,720 | 0 | 4,358 |
| Telephone | 7,624 | 0 | 0 |
| Postage | 7,537 | 0 | 0 |
| Insurance | 27,247 | 0 | 0 |
| Office Expense | 22,613 | 0 | 0 |
| Audit Fee | 6,650 | 0 | 0 |
| Legal Fees | 12,605 | 0 | 0 |
| Rent | 7,860 | 0 | 0 |
| Materials and Supplies | 0 | 39,625 | 0 |
| Equipment Usage | 0 | 29,229 | 0 |
| Utilities | 0 | 0 | 0 |
| Repairs and Maintenance | 0 | 0 | 182 |
| Miscellaneous | 16,839 | 0 | 4,294 |
| Chemicals and Supplies | 0 | 0 | 0 |
| Less: Revenues Used to Offset Expenses | <u>0</u> | <u>0</u> | <u>0</u> |
| | <u>\$259,862</u> | <u>\$70,814</u> | <u>\$51,971</u> |



**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
SCHEDULE OF PROGRAM EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2023**

| <u>Pool Costs</u> | <u>Snack Shop</u> | <u>Recreation/ Office Building</u> | <u>Recreation Programs</u> | <u>Grounds Maintenance</u> | <u>Total</u> |
|-----------------------|-------------------|--|--------------------------------|--------------------------------|------------------|
| \$ 9,027 | \$ 0 | \$ 0 | \$ 0 | \$ 73,419 | \$264,710 |
| 924 | 0 | 0 | 0 | 7,360 | 26,362 |
| 0 | 0 | 0 | 0 | 0 | 7,624 |
| 0 | 0 | 0 | 0 | 0 | 7,537 |
| 0 | 0 | 0 | 0 | 0 | 27,247 |
| 0 | 0 | 0 | 0 | 0 | 22,613 |
| 0 | 0 | 0 | 0 | 0 | 6,650 |
| 0 | 0 | 0 | 0 | 0 | 12,605 |
| 0 | 0 | 0 | 0 | 0 | 7,860 |
| 0 | 0 | 774 | 0 | 48,125 | 88,524 |
| 0 | 0 | 0 | 0 | 0 | 29,229 |
| 0 | 0 | 0 | 0 | 37,238 | 37,238 |
| 4,834 | 0 | 0 | 0 | 0 | 5,016 |
| 0 | 4,349 | 0 | 3,775 | 6,128 | 35,385 |
| 6,557 | 0 | 0 | 0 | 0 | 6,557 |
| <u>0</u> | <u>(6,343)</u> | <u>0</u> | <u>(125)</u> | <u>0</u> | <u>(6,468)</u> |
| <u>\$21,342</u> | <u>(\$1,994)</u> | <u>\$774</u> | <u>\$3,650</u> | <u>\$172,270</u> | <u>\$578,689</u> |

**GLENDALE YEAROUND PROPERTY OWNERS' ASSOCIATION
 REQUIRED SUPPLEMENTARY INFORMATION
 ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2024**

The board of directors conducted a study as of December 31, 2005, to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates, shown below, are based upon management's determinations.

The following table is based on the study and presents significant information about the components of common property. As of December 31, 2024, \$125,648 has been reserved for future major repairs and replacements.

| <u>As of December 31, 2005 Study</u> | | |
|--------------------------------------|---|--|
| <u>Components</u> | <u>Estimated Remaining Useful Lives (Years)</u> | <u>Estimated Current Replacement Costs</u> |
| Playground, Horseshoe Pits | 7 | \$ 15,000 |
| Pavilion | 25 | 30,000 |
| Kibler Lake | 16 | 30,000 |
| Guard Houses | 25 | 6,000 |
| Campground Restrooms | 15 | 10,000 |
| (2) Tennis Courts | 15 | 45,000 |
| Basketball Courts | 15 | 3,000 |
| Swimming Pool & Baby Wading Pool | 30 | 175,000 |
| Watershed and Clubhouse | 50 | 329,000 |
| Campground Lake | 16 | 30,000 |
| Electric Gate | 7 | 10,000 |