FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Villa Montclair Association

July 31, 2021

Prepared By:

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Prepared without an audit and for internal purposes only.

49 Villa Montclair Condominium Association

Balance Sheet

Posted 07/31/2021

Assets			
Operating Accounts			
10000	Operating	6,717.82	
Total Operating Accounts		6,717.82	
Reserve Accounts			
10001	Money Market	39,288.65	
Total Reserve Accounts		39,288.65	
Accounts Receivable			
12000	Accounts Receivable	734.50	
Total Accounts Receivable		734.50	
Total Assets			*46,740.97*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	20,185.00	
Total Other Liabilities		20,185.00	
Equity			
30000	Reserve Fund	39,288.65	
31000	Prior Year Retained Earnings	(6,041.94)	
Total Equity		33,246.71	
Liabilities and Equity			
	Operating Retained Earnings	(6,690.74)	
Total Liabilities and Equity		(6,690.74)	
Total Liabilities & Equity			*46,740.97*

49 Villa Montclair Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Assessments	40000	29,050.00	26,250.00	196,654.95	183,750.00	315,000.00	118,345.05
Total Assessment Income		29,050.00	26,250.00	196,654.95	183,750.00	315,000.00	118,345.05
Other Income	**Acct Code**						
Capital Contribution	40010	0.00	0.00	5,600.00	0.00	0.00	(5,600.00)
Clubhouse Rental	40015	200.00	0.00	200.00	0.00	0.00	(200.00)
Interest	40040	5.57	0.00	32.74	0.00	0.00	(32.74)
Late Fees	40050	0.00	0.00	50.00	0.00	0.00	(50.00)
Transfer from Reserves	45000	0.00	487.00	0.00	3,409.00	5,844.00	5,844.00
Total Other Income		205.57	487.00	5,882.74	3,409.00	5,844.00	(38.74)
Total Income		29,255.57	26,737.00	202,537.69	187,159.00	320,844.00	118,306.31
Expense							
Administrative	**Acct Code**						
Copies	50110	98.45	66.67	479.60	466.69	800.00	320.40
Postage	50120	127.74	25.00	237.64	175.00	300.00	62.36
Legal Fees - Other	50145	132.50	66.67	132.50	466.69	800.00	667.50
Audit/Tax	50160	900.00	0.00	900.00	900.00	900.00	0.00
Management Services	50200	2,050.00	2,000.00	14,025.00	14,000.00	24,000.00	9,975.00
Miscellaneous	50240	107.75	83.33	522.30	583.31	1,000.00	477.70
Website	50245	35.00	35.00	245.00	245.00	420.00	175.00
Property Taxes	50280	0.00	0.00	42.23	0.00	0.00	(42.23)
Total Administrative		3,451.44	2,276.67	16,584.27	16,836.69	28,220.00	11,635.73
Building Maintenance	**Acct Code**						
Gutters	65100	0.00	375.00	2,775.00	2,625.00	4,500.00	1,725.00
Janitorial	66000	100.00	333.33	800.00	2,333.31	4,000.00	3,200.00
Total Building Maintenance		100.00	708.33	3,575.00	4,958.31	8,500.00	4,925.00
Community Center/Clubhouse	**Acct Code**						
Clubhouse	70025	0.00	83.33	210.00	583.31	1,000.00	790.00

49 Villa Montclair Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Clubhouse Repairs	70045	0.00	41.67	0.00	291.69	500.00	500.00
Pool Service/Maint.	70100	0.00	583.33	0.00	4,083.31	7,000.00	7,000.00
Pool Chemicals/Supplies	70105	0.00	83.33	0.00	583.31	1,000.00	1,000.00
Total Community Center/Clubhouse		0.00	791.66	210.00	5,541.62	9,500.00	9,290.00
Grounds	**Acct Code**						
Grounds Maintenance	63000	95.09	125.00	2,791.09	875.00	1,500.00	(1,291.09)
Landscape Maintenance	63100	10,290.00	10,857.15	43,965.00	32,571.45	76,000.00	32,035.00
Tree/Shrub Spray	63115	0.00	208.33	0.00	1,458.31	2,500.00	2,500.00
Tree & Shrub Install	63125	0.00	416.67	(1,100.00)	2,916.69	5,000.00	6,100.00
Dog Hazing - Geese	63140	290.00	290.00	2,030.00	2,030.00	3,480.00	1,450.00
Mulch	63145	0.00	0.00	225.00	0.00	0.00	(225.00)
Holiday Lighting	63160	0.00	378.75	950.00	2,651.25	4,545.00	3,595.00
Pond Maintenance	63210	0.00	154.17	1,680.00	1,079.19	1,850.00	170.00
Fountain Install/Removal	63215	81.00	125.00	809.00	875.00	1,500.00	691.00
Irrigation	63400	577.50	625.00	19,187.25	4,375.00	7,500.00	(11,687.25)
Snow Removal	63600	0.00	0.00	42,322.20	41,655.20	52,069.00	9,746.80
Pest Control	63900	75.00	83.33	525.00	583.31	1,000.00	475.00
Trash Removal	63910	42.55	1,250.00	6,832.94	8,750.00	15,000.00	8,167.06
Total Grounds		11,451.14	14,513.40	120,217.48	99,820.40	171,944.00	51,726.52
Insurance	**Acct Code**						
Liability Insurance	50560	0.00	2,015.00	24,180.00	14,105.00	24,180.00	0.00
Total Insurance		0.00	2,015.00	24,180.00	14,105.00	24,180.00	0.00
Reserve Accounts	**Acct Code**						
Reserve Contribution	90000	2,625.00	2,625.00	18,375.00	18,375.00	31,500.00	13,125.00
Reserve Interest	90140	4.69	0.00	25.37	0.00	0.00	(25.37)
Total Reserve Accounts		2,629.69	2,625.00	18,400.37	18,375.00	31,500.00	13,099.63
Utilities	**Acct Code**						
Electric	60010	1,037.22	83.33	3,263.79	583.31	1,000.00	(2,263.79)

49 Villa Montclair Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Gas	60015	372.93	83.33	1,414.25	583.31	1,000.00	(414.25)
Water	60025	11,197.61	3,750.00	21,383.27	26,250.00	45,000.00	23,616.73
Total Utilities		12,607.76	3,916.66	26,061.31	27,416.62	47,000.00	20,938.69
Total Expense		30,240.03	26,846.72	209,228.43	187,053.64	320,844.00	111,615.57
Excess Revenue / Expense		(984.46)	(109.72)	(6,690.74)	105.36	0.00	(6,690.74)