FINANCIAL REPORTS

TO

THE BOARD OF DIRECTORS

Villa Montclair Association

December 31, 2018

Prepared By:

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Prepared without an audit and for internal purposes only.

49 Villa Montclair Condominium Association

Balance Sheet

Posted 12/31/2018

Assets			
Operating Accounts			
10000	Operating	25,822.19	
Total Operating Accounts		25,822.19	
Accounts Receivable			
12000	Accounts Receivable	640.00	
Total Accounts Receivable		640.00	
Total Assets			*26,462.19*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	6,665.00	
Total Other Liabilities		6,665.00	
Equity			
31000	Prior Year Retained Earnings	(8,321.93)	
Total Equity		(8,321.93)	
Liabilities and Equity			
	Operating Retained Earnings	28,119.12	
Total Liabilities and Equity		28,119.12	
Total Liabilities & Equity			*26,462.19*

Statement of Income and Expense

Posted 12/1/2018 to 12/31/2018 11:59:00 PM

49 Villa Montclair Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Assessments	40000	12,236.48	0.00	91,228.59	0.00	0.00	(91,228.59)
Total Assessment Income		12,236.48	0.00	91,228.59	0.00	0.00	(91,228.59)
Other Income	**Acct Code**						
Capital Contribution	40010	1,180.00	0.00	18,290.00	0.00	0.00	(18,290.00)
Clubhouse Rental	40015	0.00	0.00	200.00	0.00	0.00	(200.00)
Interest	40040	1.29	0.00	2.85	0.00	0.00	(2.85)
Late Fees	40050	50.00	0.00	100.00	0.00	0.00	(100.00)
Miscellaneous Income	40080	0.00	0.00	20,049.17	0.00	0.00	(20,049.17)
Total Other Income		1,231.29	0.00	38,642.02	0.00	0.00	(38,642.02)
Total Income		13,467.77	0.00	129,870.61	0.00	0.00	(129,870.61)
Expense							
Administrative	**Acct Code**						
Bank Charges	50100	0.00	0.00	95.65	0.00	0.00	(95.65)
Copies	50110	97.75	0.00	202.25	0.00	0.00	(202.25)
Postage	50120	15.53	0.00	72.02	0.00	0.00	(72.02)
Audit/Tax	50160	0.00	0.00	2,300.00	0.00	0.00	(2,300.00)
Management Services	50200	1,000.00	0.00	3,200.00	0.00	0.00	(3,200.00)
Miscellaneous	50240	212.03	0.00	463.93	0.00	0.00	(463.93)
Website	50245	35.00	0.00	105.00	0.00	0.00	(105.00)
Payroll - Taxes	50310	0.00	0.00	48.41	0.00	0.00	(48.41)
Telephone	60050	0.00	0.00	225.72	0.00	0.00	(225.72)
Total Administrative		1,360.31	0.00	6,712.98	0.00	0.00	(6,712.98)
Building Maintenance	**Acct Code**						
Maintenance Wages	65001	0.00	0.00	632.80	0.00	0.00	(632.80)
Maintenance supplies	65003	0.00	0.00	115.68	0.00	0.00	(115.68)
Total Building Maintenance		0.00	0.00	748.48	0.00	0.00	(748.48)
Community Center/Clubhouse	**Acct Code**						

49 Villa Montclair Condominium Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Clubhouse Other	70025	0.00	0.00	390.42	0.00	0.00	(390.42)
Pool Service/Maint.	70100	0.00	0.00	5,632.31	0.00	0.00	(5,632.31)
Total Community Center/Clubhouse		0.00	0.00	6,022.73	0.00	0.00	(6,022.73)
Grounds	**Acct Code**						
Landscape Maintenance	63100	6,975.00	0.00	25,938.50	0.00	0.00	(25,938.50)
Tree & Shrub Install	63125	0.00	0.00	1,753.75	0.00	0.00	(1,753.75)
Mulch	63145	0.00	0.00	3,300.00	0.00	0.00	(3,300.00)
Holiday Lighting	63160	695.00	0.00	3,595.00	0.00	0.00	(3,595.00)
Flowers	63200	0.00	0.00	2,260.00	0.00	0.00	(2,260.00)
Pond Maintenance	63210	0.00	0.00	2,494.98	0.00	0.00	(2,494.98)
Irrigation	63400	0.00	0.00	1,810.00	0.00	0.00	(1,810.00)
Miscellaneous	63500	0.00	0.00	100.00	0.00	0.00	(100.00)
Snow Removal	63600	6,240.00	0.00	16,272.50	0.00	0.00	(16,272.50)
Chemical (Salt)	63610	0.00	0.00	5,131.25	0.00	0.00	(5,131.25)
Pest Control	63900	290.00	0.00	2,320.00	0.00	0.00	(2,320.00)
Trash Removal	63910	1,345.56	0.00	4,509.39	0.00	0.00	(4,509.39)
Total Grounds		15,545.56	0.00	69,485.37	0.00	0.00	(69,485.37)
Insurance	**Acct Code**						
Liability Insurance	50560	0.00	0.00	13,955.00	0.00	0.00	(13,955.00)
Total Insurance		0.00	0.00	13,955.00	0.00	0.00	(13,955.00)
Utilities	**Acct Code**						
Electric	60010	0.00	0.00	582.99	0.00	0.00	(582.99)
Electricity for Vacant Lots	60011	0.00	0.00	1,050.99	0.00	0.00	(1,050.99)
Water	60025	2,899.48	0.00	3,192.95	0.00	0.00	(3,192.95)
Total Utilities		2,899.48	0.00	4,826.93	0.00	0.00	(4,826.93)
Total Expense		19,805.35	0.00	101,751.49	0.00	0.00	(101,751.49)
Excess Revenue / Expense		(6,337.58)	0.00	28,119.12	0.00	0.00	28,119.12