
Longview at Montville Condominium Association, Inc.
Financial Statements and Supplementary Information
December 31, 2017



Longview at Montville Condominium Association, Inc.
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Independent Auditor's Report

To the Board of Trustees and Unit Owners of
Longview at Montville Condominium Association, Inc.

We have audited the accompanying financial statements of Longview at Montville Condominium Association, Inc., which comprise the balance sheet as of December 31, 2017, and the related statements of revenues and expenses, changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

Board and Management's Responsibility for the Financial Statements

The Board and Management are responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Longview at Montville Condominium Association, Inc.
Independent Auditor's Report

Opinion

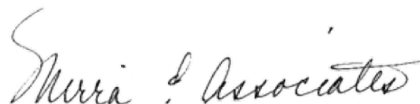
In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Longview at Montville Condominium Association, Inc. as of December 31, 2017, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that future major repairs and replacements on page 14 and 15 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 about the methods of preparing the information and comparing the information for consistency with 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.

Report on Other Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information on pages 16 through 20 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information, except for the portion marked "unaudited", 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. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.


Hillsborough, New Jersey
April 9, 2018

Longview at Montville Condominium Association, Inc.

Balance Sheet

December 31, 2017

	<u>Total</u>	<u>Operating Fund</u>	<u>Insurance Fund</u>	<u>Snow Reserve Fund</u>	<u>Deferred Maintenance Fund</u>	<u>Replacement Fund</u>
Assets						
Cash and cash equivalents	\$ 929,022	\$ 168,219	\$ 85	\$279,848	\$ 94,789	\$ 386,081
Certificates of deposit	1,795,000	200,000	-	-	-	1,595,000
Accrued interest receivable	6,607	-	-	-	-	6,607
Assessments receivable, net of allowance for doubtful assessments of \$8,700	11,044	11,044	-	-	-	-
Due from Township	42,619	22,849	-	19,770	-	-
Prepaid insurance	80,097	80,097	-	-	-	-
Due to/(from) funds	-	12,648	42	(5,755)	-	(6,935)
Total Assets	<u>\$2,864,389</u>	<u>\$ 494,857</u>	<u>\$ 127</u>	<u>\$293,863</u>	<u>\$ 94,789</u>	<u>\$ 1,980,753</u>
Liabilities and Fund Balances						
Liabilities						
Accounts payable and accrued expenses	\$ 54,279	\$ 43,411	\$ -	\$ 10,868	\$ -	\$ -
Assessments received in advance	79,601	79,601	-	-	-	-
Loan payable, net of unamortized loan closing costs of \$3,323	553,065	-	-	-	-	553,065
Refundable security deposits	17,000	17,000	-	-	-	-
Total Liabilities	703,945	140,012	-	10,868	-	553,065
Commitments	-	-	-	-	-	-
Fund Balances	<u>2,160,444</u>	<u>354,845</u>	<u>127</u>	<u>282,995</u>	<u>94,789</u>	<u>1,427,688</u>
Total Liabilities and Fund Balances	<u>\$2,864,389</u>	<u>\$ 494,857</u>	<u>\$ 127</u>	<u>\$293,863</u>	<u>\$ 94,789</u>	<u>\$ 1,980,753</u>

The accompanying notes are an integral part of these financial statements.

Longview at Montville Condominium Association, Inc.
Statement of Revenues and Expenses
For the Year Ended December 31, 2017

	Total	Operating Fund	Insurance Fund	Snow Reserve Fund	Deferred Maintenance Fund	Replacement Fund
Revenues						
Maintenance assessments	\$ 2,512,291	\$ 1,185,305	\$ -	\$ 119,773	\$ 119,000	\$ 1,088,213
Township reimbursement	42,619	22,849	-	19,770	-	-
Insurance claim proceeds	22,547	22,547	-	-	-	-
Interest income	19,545	1,093	-	1,455	189	16,808
Late fees and fines income	7,616	7,616	-	-	-	-
Other income	4,855	4,855	-	-	-	-
Clubhouse rental income	4,500	4,500	-	-	-	-
Legal fees reimbursement	3,694	3,694	-	-	-	-
Total Revenues	2,617,667	1,252,459	-	140,998	119,189	1,105,021
Expenses						
Administrative	544,971	544,500	-	155	154	162
Building and grounds	587,807	587,807	-	-	-	-
Pool and clubhouse	51,848	51,848	-	-	-	-
Utilities	107,621	107,621	-	-	-	-
Snow removal and repairs	171,693	-	-	171,693	-	-
Fund expenses	271,526	-	-	-	104,875	166,651
Total Expenses	1,735,466	1,291,776	-	171,848	105,029	166,813
Excess (Deficiency) of Revenues Over Expenses	\$ 882,201	\$ (39,317)	\$ -	\$ (30,850)	\$ 14,160	\$ 938,208

The accompanying notes are an integral part of these financial statements.

Longview at Montville Condominium Association, Inc.
Statement of Changes in Fund Balances
For the Year Ended December 31, 2017

	Total	Operating Fund			Insurance Fund	Snow Reserve Fund	Deferred Maintenance Fund	Replacement Fund
		Total Operating Fund	Working Capital Contributions	Cumulative Surplus (Deficit)				
Fund Balances - Beginning of Year	\$ 1,251,131	\$ 380,606	\$ 65,245	\$315,361	\$ 127	\$ 313,845	\$ 80,629	\$ 475,924
Working Capital Contributions	27,112	13,556	13,556	-	-	-	-	13,556
Excess (Deficiency) of Revenues Over Expenses	<u>882,201</u>	<u>(39,317)</u>	<u>-</u>	<u>(39,317)</u>	<u>-</u>	<u>(30,850)</u>	<u>14,160</u>	<u>938,208</u>
Fund Balances - End of Year	<u>\$ 2,160,444</u>	<u>\$ 354,845</u>	<u>\$ 78,801</u>	<u>\$276,044</u>	<u>\$ 127</u>	<u>\$ 282,995</u>	<u>\$ 94,789</u>	<u>\$ 1,427,688</u>

The accompanying notes are an integral part of these financial statements.

Longview at Montville Condominium Association, Inc.
Statement of Cash Flows
For the Year Ended December 31, 2017

	<u>Total</u>	<u>Operating Fund</u>	<u>Insurance Fund</u>	<u>Snow Reserve Fund</u>	<u>Deferred Maintenance Fund</u>	<u>Replacement Fund</u>
Cash Flows from Operating Activities						
Excess (deficiency) of revenues over expenses	\$ 882,201	\$ (39,317)	\$ -	\$ (30,850)	\$ 14,160	\$ 938,208
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by (used in) operating activities:						
Bad debt expense	7,918	7,918	-	-	-	-
Amortization of prepaid loan costs	3,625	-	-	-	-	3,625
Change in assets and liabilities:						
Accrued interest receivable	(4,095)	-	-	-	-	(4,095)
Assessments receivable	(9,036)	(9,036)	-	-	-	-
Due from Township	(42,619)	(22,849)	-	(19,770)	-	-
Prepaid expenses	(79,405)	(79,405)	-	-	-	-
Due to/from funds	-	(22,968)	(150)	19,589	-	3,529
Accounts payable and accrued expenses	(11,469)	11,673	-	(13,742)	(9,400)	-
Assessments received in advance	14,475	14,475	-	-	-	-
Refundable security deposits	(1,750)	(1,750)	-	-	-	-
Net Cash Provided By (Used In) Operating Activities	<u>759,845</u>	<u>(141,259)</u>	<u>(150)</u>	<u>(44,773)</u>	<u>4,760</u>	<u>941,267</u>

The accompanying notes are an integral part of these financial statements.

Longview at Montville Condominium Association, Inc.

Statement of Cash Flows

For the Year Ended December 31, 2017

	<u>Total</u>	<u>Operating Fund</u>	<u>Insurance Fund</u>	<u>Snow Reserve Fund</u>	<u>Deferred Maintenance Fund</u>	<u>Replacement Fund</u>
(Continued)						
Cash Flows from						
Investing Activities						
Purchase of certificates of deposit	(1,795,000)	(200,000)	-	-	-	(1,595,000)
Maturity of certificates of deposit	1,297,000	100,000	-	-	-	1,197,000
Working capital contributions	27,112	13,556	-	-	-	13,556
Net Cash Used In						
Investing Activities	<u>(470,888)</u>	<u>(86,444)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(384,444)</u>
Cash Flows from						
Financing Activities						
Principal payments on loan	<u>(642,482)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(642,482)</u>
Net Increase (Decrease) in						
Cash and Cash Equivalents	(353,525)	(227,703)	(150)	(44,773)	4,760	(85,659)
Cash and Cash Equivalents -						
Beginning of Year	<u>1,282,547</u>	<u>395,922</u>	<u>235</u>	<u>324,621</u>	<u>90,029</u>	<u>471,740</u>
Cash and Cash Equivalents -						
End of Year	<u>\$ 929,022</u>	<u>\$168,219</u>	<u>\$ 85</u>	<u>\$279,848</u>	<u>\$ 94,789</u>	<u>\$ 386,081</u>
Supplemental Disclosure						
Cash paid for:						
Income taxes	<u>\$ -</u>					
Interest on loan	<u>\$ 39,050</u>					

The accompanying notes are an integral part of these financial statements.

Note 1 Nature of Organization

Longview at Montville Condominium Association, Inc. (the "Association") is a New Jersey corporation subject to the provisions of the Condominium Act of the State of New Jersey. The Association is responsible for the operation and maintenance of the common property. Consisting of 576 residential units (including 119 Mount Laurel affordable units), the Association is located on approximately 117 acres in Montville, New Jersey. Recreational facilities include a clubhouse, swimming pool and tennis courts.

Note 2 Summary of Significant Accounting Policies

Fund Accounting - The Association's governing documents (i.e., Public Offering Statement, Master Deed and By-laws) provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts in accordance with the principles of fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund represents the portion of expendable funds that are available for the general operations of the Association.

Insurance Fund - The purpose of the fund is to accumulate sufficient amounts which will allow the Association to have the necessary resources to secure and maintain adequate insurance coverage as required by the Association's documents.

Snow Reserve Fund - The purpose of this fund is to segregate funds needed for snow removal so that sufficient amounts are available for future snow removal costs.

Deferred Maintenance Fund - The purpose of this fund is to accumulate sufficient amounts which will allow the Association to have the necessary resources to perform painting, staining, powerwashing and other maintenance and repairs which occur less frequently than annually.

Replacement Fund - The purpose of the replacement fund is to accumulate funds over the lives of the components of the common elements that are the Association's responsibility to replace so that sufficient amounts are available to pay for their eventual replacement.

Note 2 Summary of Significant Accounting Policies (Continued)

Recognition of Assets - The Association's property and common elements are owned by the unit owners in condominium form pursuant to the master deed wherein each of the individual unit owners holds legal title to an undivided interest in property constituting the common elements. Accordingly, no amounts related to these common elements are included on the accompanying balance sheet of the Association. The common elements generally consist of sidewalks, roads, recreational facilities, open areas and portions of the buildings not comprising the individual units.

Cash and Cash Equivalents - Cash and cash equivalents include cash held in bank deposit accounts, money market funds and other savings accounts.

Assessments Receivable and Maintenance Assessments - The Association's members are subject to monthly assessments based upon the annual budget and as determined by the Board of Trustees. The Association retains excess operating funds at the end of the operating year, if any, for use in future operating periods, or as otherwise specified by the Association's governing documents. A portion of the monthly assessments to owners are allocated to each of the respective funds as per the accompanying financial statements.

On a periodic basis, the Board and management evaluate the assessments receivable and estimate an allowance for doubtful accounts, based on the current legal status of past due accounts.

Interest Income - The Board's policy is to retain interest income earned on cash equivalents and certificates of deposit in the respective fund.

Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires the Board to make estimates and assumptions that affect reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent Events - The Board and management have evaluated events and transactions for potential recognition or disclosure through the date of the auditor's report, which is the date the financial statements were available to be issued.

Longview at Montville Condominium Association, Inc.
Notes to Financial Statements
December 31, 2017

Note 3 Certificates of Deposit

At December 31, 2017, certificates of deposit consisted of the following:

<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Total</u>	<u>Operating Fund</u>	<u>Replacement Fund</u>
Within one year	1.00% - 1.50%	\$945,000	\$100,000	\$845,000
One to two years	1.60% - 1.75%	750,000	100,000	650,000
Two to three years	1.95%	<u>100,000</u>	<u>-</u>	<u>100,000</u>
	Total	<u>\$1,795,000</u>	<u>\$200,000</u>	<u>\$1,595,000</u>

The Association has the ability and intent to hold these investments until their maturity date. At December 31, 2017, market values approximated costs. Fair value is measured based on Level 2 inputs which are quoted prices in markets that are not considered to be active or financial instruments for which all significant inputs are observable, either directly or indirectly.

Note 4 Due from Township / Township Reimbursement

The Association has an agreement with the Township of Montville whereby the Township reimburses the Association for certain municipal costs incurred (e.g., snow removal, street lighting, street cleaning and leaf disposal). The reimbursement for calendar year 2016 was received in January 2018 and is recorded in the accompanying financial statements, of which a portion of the reimbursement specific for snow removal costs is allocated to the snow reserve fund. The reimbursement for 2017 will be recorded when received.

In addition, the Township is responsible for repairs to the roadways.

Note 5 Income Taxes

Under the Internal Revenue Code, associations may be taxed as a condominium association at their election, or as a regular corporation. The Association may select either method in any year and will generally select the method that results in the lowest tax due. A method selected in one year affects only that year and the Association is free to select either method in future years. By filing as a regular corporation, the Association is generally taxed at a lower rate than by filing as a condominium association.

For the year ended December 31, 2017, the Association expects to be taxed as a corporation. A provision for income taxes was not necessary based on the excess of non-membership expenses over non-membership income.

Note 5 Income Taxes (Continued)

The Association's income tax returns are subject to examination by the Internal Revenue Service for three years after the returns are filed. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances.

The Association is incorporated pursuant to Title 15A of the New Jersey Statutes and, therefore, is not liable for New Jersey corporation business income tax.

Note 6 Replacement Fund

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate accounts and are generally not available for expenditures for normal operations.

FWH Associates, P.A., professional engineering consultants, updated the replacement study effective January 2015 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were based on the then current estimated replacement costs. The table included in the unaudited supplementary information on future major repairs and replacements is based on this study.

The Board is funding for major repairs and replacements in accordance with the recommended annual contributions of \$1,018,000 utilizing the 5% threshold funding methodology. Threshold funding sets a replacement funding goal of keeping the replacement fund balance above a specified dollar amount at its lowest accumulated amount, as specified by the Board, which is below the full funding determined level. Interest income earned on replacement fund cash equivalents and certificates of deposits, and one-half of working capital contributions (Note 8), are also allocated to the replacement fund.

Funds are being accumulated in the replacement fund based upon estimated costs for repairs and replacements of common property components. Actual expenditures 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 all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments or delay major repairs and replacements until funds are available, if possible.

Note 7 Loan Payable

During October 2013, the Association was approved for a \$2.5 million term loan with Valley National Bank. Following the closing date of the loan, there was a twelve month advance period, during which time interest only payments were due on the unpaid principal balance at a floating rate equal to Wall Street Journal's announced Prime Rate plus one-half percent, with a floor of 3.75%. During November 2014, the Association drew \$2.5 million on the line of credit, at which time the outstanding principal balance converted to a term loan payable over forty-eight months. The term interest rate is fixed at 4.25%. The loan is collateralized by the assignment of the Association's assessments receivable and future revenues, including regular and special assessments, if any.

Annual principal payments for the remainder of the loan term are as follows:

<u>Year Ending December 31, _____</u>	<u>Annual Principal Payments</u>
2018	\$ 556,388
Less: unamortized loan closing costs	<u>(3,323)</u>
Loan payable at December 31, 2017, net of unamortized loan closing costs	<u>\$553,065</u>

The loan is being funded by annual maintenance assessments. Interest expense totaled \$39,050 in 2017 which is charged to the replacement fund.

Note 8 Working Capital Contributions

In accordance with Association documents, upon the acquisition of title to a unit, each new member of the Association is required to contribute a one-time, non-refundable working capital contribution equivalent to two months of the current maintenance assessments in effect at the time of closing; one month's assessment is recorded as a separate capital component of the operating fund and one-months assessments is allocated to the replacement fund.

Longview at Montville Condominium Association, Inc.
Notes to Financial Statements
December 31, 2017

Note 9 Insurance Claims

During the year ended December 31, 2017, two insurance claims resulted from damages incurred during November and December 2016. In addition, the balance of proceeds and respective reimbursement to a unit owner are recorded for a claim which had occurred in September 2014. The total proceeds received and expenses incurred totaled \$22,541 and are recognized in the accompanying financial statements. At December 31, 2017, the claims are closed and completed.

Note 10 Commitments

Tree Removal

During October 2017, the Board approved Landscape Maintenance Services for tree removal and restoration at a total cost of \$32,066. Work did not begin at December 31, 2017; therefore, the expense will be recognized in the deferred maintenance fund in subsequent year's financial statements.

Chimneys

The Association has contracts in place with J.C.C. Contracting for chimney replacements at a total cost of approximately \$55,000. The work was performed in 2018 and will be charged to the replacement fund in subsequent year's financial statements

Longview at Montville Condominium Association, Inc.
 Supplementary Information
 Schedule of Future Major Repairs and Replacements
 December 31, 2017

FWH Associates, P.A., professional engineering consultants, updated the replacement study effective January 2015 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated current replacement costs have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date that the components will require repair or replacement.

The following table is based on the study and presents significant information about the components of common property.

<u>Components</u>	As of 2015 Study (Unaudited)	
	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Costs</u>
Roadways	5	\$ 482,800
Driveways	1-42	2,627,013
Sidewalks/service walks	1-11	959,384
Dumpster pads	9	13,338
Mailbox pads	9-12	13,824
Concrete pavers - entrance	9	67,525
Fences	3-18	899,783
Lawn irrigation	4-7	184,500
Safety mirrors	1	1,836
Entrance sign	7	6,000
Tennis courts	1-7	108,500
Swimming pool	2-10	139,340
Gazebo	4	8,800
Wood trellis/arbor	2	20,989
Roofs	0-29	5,053,055
Gutters and leaders	7-17	754,570
Siding	1-48	2,269,834
Decks	7-19	2,525,608

Longview at Montville Condominium Association, Inc.
 Supplementary Information
 Schedule of Future Major Repairs and Replacements
 December 31, 2017

(Continued)	As of 2015 Study (Unaudited)	
	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
<u>Components</u>		
Chimney caps	13-39	152,100
Façade	9-12	1,399,934
Steps	9-12	570,896
Porches	9-12	322,528
Railings	6-7	62,356
Patios	9-12	807,900
Stairs	5	22,214
Paver walks	12	157,378
Clubhouse - interior elements	4-21	198,927
Recycle buildings	4-24	5,912
HVAC	1-12	35,175
		<u>\$19,872,019</u>

Replacement fund balance as of December 31, 2017 \$1,427,688

Longview at Montville Condominium Association, Inc.
 Supplementary Information
 Schedule of Total Revenues, Operating Expenses and
 Allocations to the Funds - Actual to Budget
 For the Year Ended December 31, 2017
 (With Comparative Totals for 2016)

	2017		2016
	Actual	(Unaudited) Budget	Actual *
Revenues			
Maintenance assessments	\$ 2,512,291	\$ 2,512,308	\$ 2,439,066
Township reimbursement	42,619	41,000	41,194
Insurance claim proceeds	22,547	-	-
Interest income	19,545	-	12,278
Late fees and fines income	7,616	9,000	9,188
Other income	4,855	2,000	5,565
Clubhouse rental income	4,500	1,800	2,700
Legal fees reimbursement	3,694	7,500	3,147
Total Revenues	2,617,667	2,573,608	2,513,138
Expenses			
Administrative			
Insurance	284,102	279,200	261,368
Management services	173,000	175,400	173,417
Insurance claim expense	22,547	-	1,883
DCA inspections	15,256	-	-
Legal - general and litigation	9,959	17,500	10,686
Office	9,325	10,000	10,173
Bad debt expense	7,918	20,000	6,466
Audit	5,600	5,750	5,500
Postage	4,982	6,000	4,523
Legal - collections	3,913	7,500	3,239
Architectural and engineering	3,875	2,500	171
Miscellaneous	3,626	3,050	2,073
Licenses and fees	397	1,200	1,207
Total Administrative Expenses	544,500	528,100	480,706

* Certain items have been combined for comparative purposes.

Longview at Montville Condominium Association, Inc.
 Supplementary Information
 Schedule of Total Revenues, Operating Expenses and
 Allocations to the Funds - Actual to Budget
 For the Year Ended December 31, 2017
 (With Comparative Totals for 2016)

	2017		2016
	Actual	(Unaudited) Budget	Actual *
Expenses (Continued)			
Building and Grounds			
Landscaping services/mulching	350,113	350,522	350,523
Landscaping - other	51,971	35,000	20,528
Water/sewer line repairs	48,623	10,000	19,397
General repairs and maintenance	37,483	45,000	27,399
Paving stone repairs	31,794	32,000	25,679
Gutter cleaning	30,089	32,000	34,259
Sprinkler system operation and repair	24,899	24,500	14,770
Exterminating	6,735	12,000	12,061
Deck repairs	2,693	5,500	3,181
Pond maintenance	2,610	2,000	890
Roof repairs	797	2,000	496
Total Building and Grounds Expenses	<u>587,807</u>	<u>550,522</u>	<u>509,183</u>
Pool and Clubhouse			
Pool contract	28,309	36,000	33,000
Clubhouse cleaning and maintenance	9,996	8,000	6,833
Clubhouse security/alarm	4,016	5,000	5,644
Pool repairs and supplies	3,924	5,000	4,131
Spa/health club repairs	3,813	7,000	7,317
Tennis court repairs	1,790	3,000	1,668
Total Pool and Clubhouse Expenses	<u>51,848</u>	<u>64,000</u>	<u>58,593</u>

* Certain items have been combined for comparative purposes.

Longview at Montville Condominium Association, Inc.
 Supplementary Information
 Schedule of Total Revenues, Operating Expenses and
 Allocations to the Funds - Actual to Budget
 For the Year Ended December 31, 2017
 (With Comparative Totals for 2016)

	2017		2016
	Actual	(Unaudited) Budget	Actual *
Expenses (Continued)			
Utilities			
Water and sewer	61,822	64,000	37,412
Electricity and gas	41,962	36,000	31,525
Telephone	3,837	4,000	3,392
Total Utilities Expenses	<u>107,621</u>	<u>104,000</u>	<u>72,329</u>
Allocations to Funds -			
Snow Reserve Fund			
Maintenance assessments (contributions)	119,773	119,773	129,460
Township reimbursement	19,770	-	19,770
Interest income	1,455	-	417
Total Snow Reserve Fund Allocations	<u>140,998</u>	<u>119,773</u>	<u>149,647</u>
Deferred Maintenance Fund			
Maintenance assessments (contributions)	119,000	119,000	92,000
Interest income	189	-	205
Total Deferred Maintenance Fund Fund Allocations	<u>119,189</u>	<u>119,000</u>	<u>92,205</u>

* Certain items have been combined for comparative purposes.

Longview at Montville Condominium Association, Inc.
 Supplementary Information
 Schedule of Total Revenues, Operating Expenses and
 Allocations to the Funds - Actual to Budget
 For the Year Ended December 31, 2017
 (With Comparative Totals for 2016)

	2017		2016
	Actual	(Unaudited) Budget	Actual *
(Continued)			
Replacement Fund			
Maintenance assessments (contributions)	1,088,213	1,088,213	1,018,000
Interest income	16,808	-	10,462
	<u>1,105,021</u>	<u>1,088,213</u>	<u>1,028,462</u>
Total Replacement Fund			
Allocations	<u>1,105,021</u>	<u>1,088,213</u>	<u>1,028,462</u>
Total Expenses and Allocations			
to Funds	<u>2,656,984</u>	<u>2,573,608</u>	<u>2,391,125</u>
Excess (Deficiency) of			
Revenues Over Expenses	<u>\$ (39,317)</u>	<u>\$ -</u>	<u>\$ 122,013</u>

* Certain items have been combined for comparative purposes.

Longview at Montville Condominium Association, Inc.
 Supplementary Information
 Schedule of Fund Expenses
 For the Year Ended December 31, 2017
 (With Comparative Totals for 2016)

	<u>2017</u>	<u>2016</u>
Deferred Maintenance Fund Expenses		
Trim and door painting	\$ 63,868	\$ 18,404
Tree removal	25,136	9,598
Powerwashing	15,871	7,062
Deck project	-	90,415
Driveway sealcoating	-	1,393
	<u> </u>	<u> </u>
Total Deferred Maintenance Fund Expenses	<u>\$ 104,875</u>	<u>\$ 126,872</u>
Replacement Fund Expenses		
Chimney replacement	\$ 54,646	\$ 2,009
Loan interest expense	39,050	73,120
Pool furniture	27,247	-
Deck repairs	10,136	-
Railing and ramp installation	8,601	-
Clubhouse air conditioner and toilet replacement	7,071	-
Paver replacement	5,423	-
Clubhouse furniture	4,893	-
Gym equipment	4,677	3,091
Amortization of prepaid loan fees	3,625	3,625
Engineering - deck	1,209	-
Miscellaneous	73	-
Concrete repairs and replacement	-	39,911
Tie wall repairs	-	3,076
Gutter and leader replacement	-	2,659
Water heater replacement	-	1,676
Engineering - roof	-	241
	<u> </u>	<u> </u>
Total Replacement Fund Expenses	<u>\$ 166,651</u>	<u>\$ 129,408</u>