

VILLAGE MEWS ASSOCIATION, INC.

FINANCIAL STATEMENTS

DECEMBER 31, 2013

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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS
VILLAGE MEWS ASSOCIATION, INC.

We have audited the accompanying financial statements of Village Mews Association, Inc. which comprise the balance sheet as of December 31, 2013, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

The 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 made by the Board and Management, as well as evaluating the overall presentation of the financial statements.

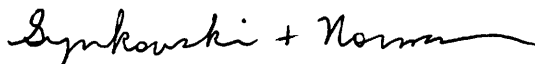
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Village Mews Association, Inc. as of December 31, 2013, 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 supplementary information on future major repairs and replacements 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 the board and management about the methods of preparing the information and comparing the information for consistency with the board's and 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.



SYNKOWSKI & NORMANN
Certified Public Accountants

Freehold, New Jersey

September 17, 2014

VILLAGE MEWS ASSOCIATION, INC.
BALANCE SHEET
DECEMBER 31, 2013

	<u>OPERATING FUND</u>	<u>DEFERRED MAINTENANCE FUND</u>	<u>CAPITAL REPLACEMENT FUND</u>	<u>TOTAL</u>
ASSETS				
Cash & Interest-Bearing Deposits	\$ 46,614	\$ 107,432	\$ 139,563	\$ 293,609
Assessments Receivable	4,109			4,109
Prepaid Insurance	2,865			2,865
Municipal Reimbursement Receivable	7,000			7,000
Other Prepaid Expenses	2,419			2,419
Due from Operating Fund	<u>-</u>	<u>7,500</u>	<u>28,796</u>	<u>36,296</u>
TOTAL ASSETS	<u>\$ 63,007</u>	<u>\$ 114,932</u>	<u>\$ 168,359</u>	<u>\$ 346,298</u>
 LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 74,460	\$ -	\$ -	\$ 74,460
Assessments Received in Advance	15,281			15,281
Due to Deferred Maintenance Fund	7,500			7,500
Due to Capital Replacement Fund	<u>28,796</u>	<u>-</u>	<u>-</u>	<u>28,796</u>
TOTAL LIABILITIES	126,037	-	-	126,037
FUND BALANCES	<u>(63,030)</u>	<u>114,932</u>	<u>168,359</u>	<u>220,261</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 63,007</u>	<u>\$ 114,932</u>	<u>\$ 168,359</u>	<u>\$ 346,298</u>

The accompanying notes are an integral part of these financial statements

EXHIBIT A

VILLAGE MEWS ASSOCIATION, INC.
STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2013

	<u>OPERATING FUND</u>	<u>DEFERRED MAINTENANCE FUND</u>	<u>CAPITAL REPLACEMENT FUND</u>	<u>TOTAL</u>
REVENUES:				
Maintenance Assessments	\$ 183,646	\$ 30,000	\$ 103,094	\$ 316,740
Special Assessment - Construction	111,375			111,375
Interest Income		12	14	26
Late Fees	2,515			2,515
Capital Contributions	4,224		1,408	5,632
Parking Lot Income	5,000			5,000
Miscellaneous Income	2,953			2,953
Municipal Reimbursement	7,000	-	-	7,000
TOTAL REVENUES	<u>316,713</u>	<u>30,012</u>	<u>104,516</u>	<u>451,241</u>
EXPENSES:				
General & Administrative	82,237			82,237
Operating	110,823			110,823
Construction - Repairs			134,732	134,732
Construction - Engineering Costs			65,444	65,444
Construction - Moisture & Mold Evaluation	-	-	12,209	12,209
TOTAL EXPENSES	<u>193,060</u>	<u>-</u>	<u>212,385</u>	<u>405,445</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	123,653	30,012	(107,869)	45,796
FUND BALANCES - JANUARY 1, 2013	<u>(186,683)</u>	<u>84,920</u>	<u>276,228</u>	<u>174,465</u>
FUND BALANCES - DECEMBER 31, 2013	<u>\$ (63,030)</u>	<u>\$ 114,932</u>	<u>\$ 168,359</u>	<u>\$ 220,261</u>

The accompanying notes are an integral part of these financial statements

EXHIBIT B

VILLAGE MEWS ASSOCIATION, INC.
SCHEDULE OF EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2013

GENERAL AND ADMINISTRATIVE EXPENSES:

Insurance	\$ 30,037
Management Fees	27,710
Auditing Fee	2,000
NJ Transit Lease	2,418
Legal Fees	16,483
Photocopies	900
Postage	690
Annual Report	25
Miscellaneous Administrative	1,974
TOTAL GENERAL AND ADMINISTRATIVE	<u>\$ 82,237</u>

OPERATING EXPENSES:

Landscaping & Lawn Care	\$ 19,271
Sprinkler System	514
Snow Removal	14,188
Electric	15,065
Water & Sewer	2,683
General Repairs and Maintenance	8,575
Plumbing Repairs	34,635
Trash Removal	14,790
Pest Control	1,102
TOTAL OPERATING	<u>\$ 110,823</u>

**VILLAGE MEWS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2013**

	<u>OPERATING FUND</u>	<u>DEFERRED MAINTENANCE FUND</u>	<u>CAPITAL REPLACEMENT FUND</u>	<u>TOTAL</u>
CASH FLOWS FROM OPERATING ACTIVITIES:				
Excess (Deficiency) of Revenues Over Expenses	\$ 123,653	\$ 30,012	\$ (107,869)	\$ 45,796
Adjustments to Reconcile Excess (Deficiency) of Revenues Over Expenses to Net Cash Provided (Used) by Operating Activities:				
Interfund Borrowings	(124,615)	(12,085)	136,700	-
(Increase) Decrease in:				
Assessments Receivable	1,223			1,223
Prepaid Insurance	(372)			(372)
Municipal Reimbursement Receivable	9			9
Other Prepaid Expenses	3,085			3,085
Increase (Decrease) in:				
Accounts Payable	20,472			20,472
Assessments Received in Advance	3,231			3,231
Prepaid Parking Fee	(5,000)			(5,000)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	21,686	17,927	28,831	68,444
CASH & INTEREST-BEARING DEPOSITS AT JANUARY 1, 2013	<u>24,928</u>	<u>89,505</u>	<u>110,732</u>	<u>225,165</u>
CASH & INTEREST-BEARING DEPOSITS AT DECEMBER 31, 2013	<u>\$ 46,614</u>	<u>\$ 107,432</u>	<u>\$ 139,563</u>	<u>\$ 293,609</u>

The accompanying notes are integral part of these financial statements

EXHIBIT C

VILLAGE MEWS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 1: ORGANIZATION:

Village Mews Association, Inc. was incorporated in New Jersey on May 30, 1986. The Association consists of 75 residential units and a clubhouse and is located in South Orange, Essex County, New Jersey. The purpose of the Association is to provide for the maintenance, preservation and control of the common areas and to promote the health, safety and welfare of the owners of these units.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The financial statements of Village Mews Association, Inc. have been prepared on the accrual basis. The significant accounting policies followed are described below to enhance the usefulness of the financial statements to the reader:

Fund Accounting: The Association's legal documents provide certain guidelines to govern the Association's financial activities. In order to ensure observance of limitations and restrictions placed on the use of resources available to the Association by such documents, the accounts of the Association are maintained in accordance with the principles of fund accounting. The assets, liabilities, and fund balances of the Association are reported in the following three fund groups:

Operating Fund: This fund represents the portion of expendable funds available for the general operations of the Association

Deferred Maintenance Fund: The purpose of this fund is to accumulate monies so that resources are available to pay for maintenance expenses which occur less frequently than annually

Capital Replacement Fund: The purpose of this fund is to accumulate funds over the lives of capital assets which are part of the common elements so that at the time of their replacement sufficient amounts are available to pay for their replacement.

Interest Earned: Interest income is allocated to each fund in proportion to the interest-bearing deposits of that fund.

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.

VILLAGE MEWS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

Member Assessments: Association members are subject to monthly assessments to 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 unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. On a periodic basis, the Board and management evaluate the receivables and establish an allowance for doubtful accounts, based on a history of past write-offs and collections and current legal status of past due accounts.

The annual budget and assessments of owners are determined by the Board of Directors. The Association retains excess operating funds at the end of the operating year, if any, for use in future operating periods.

Recognition of Assets: Real 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 hold 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, roadways, and open areas and portions of the buildings not comprising the individual units.

Subsequent Events: The Board has evaluated subsequent activity through the date of the auditor's report, which is the date the financial statements were available to be issued.

NOTE 3: TAXATION:

Under the Internal Revenue Code, Associations may be taxed as a Homeowner 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 Homeowner Association.

For the year ended December 31, 2013, the Association has elected to be taxed as a Condominium Management Association. No provision for income taxes was necessary since there was sufficient non-membership related expenses to offset non-membership type income. The Association evaluates its tax provisions and accruals and believes that they are appropriate based on current facts and circumstances. The prior three years federal tax returns as filed remain open for examination by the Internal Revenue Service.

The Association was incorporated under Title 15A of the New Jersey Statutes and therefore it is not liable for New Jersey corporation business income tax.

VILLAGE MEWS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 4: WORKING CAPITAL CONTRIBUTIONS:

Upon the sale or resale of a unit, the buyer is required to pay to the Association a non-refundable and non-transferable contribution of four month's maintenance fee. Three month's are recorded as working capital in the operating fund and one month is recorded as a contribution to the capital replacement fund.

NOTE 5: RESERVES:

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

A reserve study was prepared by The Falcon Group in September 2010, effective January 1, 2010, to estimate the useful lives and replacement costs of the components of common property. The estimates were based on the estimated current replacement costs at the date of the study. The table included in the unaudited supplementary information on Future Major Repairs and Replacements is based on the study.

The board is funding for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of future replacement costs and considering amounts previously accumulated in the replacement fund. The Association is funding based on the 5% threshold funding method.

Actual expenditures may vary from estimated amounts and the variation may be material. Therefore, amounts accumulated may not be adequate to meet all future needs. If additional amounts are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available. The effect on future assessments can not be determined at the present time.

NOTE 6: NEW JERSEY TRANSIT LEASE:

Village Mews Association, Inc. entered into a lease agreement with New Jersey Transit Corporation on January 1, 2002 and lasting until December 31, 2016. The Association leases a 4,800 square foot parcel of vacant land containing 550 linear feet of fence line in the Township of South Orange Village, County of Essex. This property adjoins the Association's common area. The payments under this lease obligation are as follows:

January 1, 2002 to December 31, 2006	\$1,043 per year
January 1, 2007 to December 31, 2011	\$1,668 per year
January 1, 2012 to December 31, 2016	\$2,418 per year

VILLAGE MEWS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 7: OTHER MATTERS:

The Association had levied a special assessment in the amount of \$121,500. The assessment is \$135 per unit per month starting in February 2013 and ending in January 2014 in order to offset the operating deficit and repay the Capital Replacement Fund. This special assessment was extended starting in February 2014 and ending in December 2015 at \$135 per unit per month for a total of \$232,875.

NOTE 8: CONCENTRATIONS OF CREDIT RISK:

Financial instruments which potentially subject the Association to significant concentrations of credit risk consist principally of cash and member assessments receivable. The Association's cash deposits are insured up to \$250,000 per institution by Federal Depository Insurance Coverage (FDIC). At times during the year, cash balances may exceed insured limits. Concentrations of credit risk with respect to the member's assessments receivable are limited to each residential unit separately and are subject to the association's collection procedures. As of December 31, 2013 the Association had no significant concentrations of credit risk.

VILLAGE MEWS ASSOCIATION, INC.

**SUPPLEMENTARY INFORMATION ON FUTURE
MAJOR REPAIRS AND REPLACEMENTS
(UNAUDITED)**

DECEMBER 31, 2013

The Falcon Group, conducted a study in September 2010 to estimate the remaining useful lives and replacement costs of the 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 information is based on the study and presents significant information about the components of common property:

COMPONENTS	ESTIMATED REMAINING LIFE (YEARS)	ESTIMATED CURRENT REPLACEMENT COSTS
BRIDGE	0	\$ 65,000
CLUBHOUSE/CLOCK TOWER	2 to 16	121,875
SUPER'S UNIT	6 to 15	17,000
BALCONIES	6	267,480
FAÇADE	0 to 17	350,400
PATIOS	11	42,840
ROOFS	11 to 23	237,325
WALKWAYS	9 to 16	95,550
DRIVEWAYS	27	78,000
ELECTRICAL	6	112,000
FENCING	8 to 17	73,804
RETAINING WALL	9	51,000
ROADWAYS/PARKING	2 to 15	238,311
CONCRETE PAVER WALKWAYS	27	90,350
		<u>\$ 1,840,935</u>

CAPITAL REPLACEMENT FUND BALANCE AT DECEMBER 31, 2013 IS \$168,359.