

**BRYANT GARDENS CORP.**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020 AND 2019**

**BRYANT GARDENS CORP.**  
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**DECEMBER 31, 2020 AND 2019**

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**BLOOM AND STREIT LLP**  
CERTIFIED PUBLIC ACCOUNTANTS

ROGER BERMAN, CPA  
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LORI LERMAN, CPA

**INDEPENDENT AUDITORS' REPORT**

**To the Board**  
**BRYANT GARDENS CORP.**

We have audited the accompanying financial statements of Bryant Gardens Corp., which comprise the balance sheets as of December 31, 2020 and 2019, and the related statements of loss, retained earnings (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

***Management's Responsibility for the Financial Statements***

Management is 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.

***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of 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 auditors' judgement, 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 auditors consider 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 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 Bryant Gardens Corp., as of December 31, 2020 and 2019, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

***Emphasis of Matter***

As discussed in Note 13, the entity has not estimated the remaining lives and replacement costs of the common property and, therefore, has not presented information about the estimates of future costs of major repairs and replacements that will be required in the future that accounting principles generally accepted in the United States of America has determined is required to supplement, although not required to be a part of, the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

*Bloom and Streit LLP*

**BLOOM AND STREIT LLP  
Certified Public Accountants  
March 9, 2021**

# BRYANT GARDENS CORP.

## Balance Sheets

As of December 31,

	<u>2020</u>	<u>2019</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash in Operating Account	41,021	58,327
Cash in Bank - Security Deposits	47,613	68,694
Cash in Bank - Reserve Fund	483,799	518,136
Investments - Reserve Fund	2,599,376	3,490,187
Tenants' Accounts Receivable	24,310	16,168
Mortgagee Escrow Deposits	494,101	296,039
<b>Total</b>	<b>3,690,220</b>	<b>4,447,551</b>
Less: Allocated to Funds and Deposits (see below)	<u>(3,130,788)</u>	<u>(4,077,017)</u>
<b>Total Current Assets</b>	<u><b>559,432</b></u>	<u><b>370,534</b></u>
<b>FUNDS</b>		
Contingency Reserve:		
Allocated from Current Assets (see above)	<u>3,083,175</u>	<u>4,008,323</u>
<b>PROPERTY AND EQUIPMENT -</b>		
<b>Net Book Value</b>	<u><b>7,606,308</b></u>	<u><b>7,728,313</b></u>
<b>OTHER ASSETS</b>		
Security Deposits (see above)	47,613	68,694
Investment in National Cooperative Bank	<u>109,053</u>	<u>109,053</u>
<b>Total Other Assets</b>	<u><b>156,666</b></u>	<u><b>177,747</b></u>
<b>TOTAL ASSETS</b>	<u><u><b>11,405,581</b></u></u>	<u><u><b>12,284,917</b></u></u>

	<u>2020</u>	<u>2019</u>
<b>LIABILITIES AND STOCKHOLDERS' DEFICIT</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	238,752	232,385
Accounts Payable - Capital Improvements	3,500	39,381
Accrued Interest	49,939	51,170
Real Estate Tax Rebate Due to Stockholders	32,554	35,046
Rents Received in Advance	36,510	44,590
Security Deposits	47,613	68,694
Mortgage Payable - Amortization Payments due within one year	<u>342,306</u>	<u>325,804</u>
<b>Total Current Liabilities</b>	<u>751,174</u>	<u>797,070</u>
<b>LONG-TERM LIABILITIES</b>		
Mortgage Payable - Net of Payments due within one year	12,867,978	13,210,285
Less: Unamortized Debt Issuance Costs	<u>(116,145)</u>	<u>(131,805)</u>
<b>Total Long-Term Liabilities</b>	<u>12,751,833</u>	<u>13,078,480</u>
<b>STOCKHOLDERS' DEFICIT</b>		
Common Stock \$1.00 par value; 120,000 shares authorized, 113,065 shares issued and 111,910 and 112,170 shares outstanding	113,065	113,065
Paid-in Capital	2,950,482	2,950,482
Retained Earnings (Deficit)	<u>(4,887,399)</u>	<u>(4,510,606)</u>
<b>Total</b>	<u>(1,823,852)</u>	<u>(1,447,059)</u>
Less: Treasury Stock - 1155 and 895 Shares	<u>(273,574)</u>	<u>(143,574)</u>
<b>Total Stockholders' Deficit</b>	<u>(2,097,426)</u>	<u>(1,590,633)</u>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' DEFICIT</b>	<u>11,405,581</u>	<u>12,284,917</u>

*See accompanying notes and auditors' report*

# BRYANT GARDENS CORP.

## Statements of Loss

For the Year Ended December 31,

	<u>2020</u>	<u>2019</u>
<b>INCOME</b>		
Carrying Charges	4,539,614	4,411,658
Garage Income	118,580	118,780
Professional Apartments	13,464	26,928
Rental Income	27,590	42,194
Laundry Room Income	31,200	31,200
Storage Units	21,755	22,140
Investment Income	64,887	118,072
Miscellaneous Income	10,439	1,369
<b>Total Income</b>	<u>4,827,529</u>	<u>4,772,341</u>
<b>EXPENSES</b>		
Administrative Expenses	225,852	312,609
Maintenance Expenses	1,394,502	1,588,948
Utilities Expenses	579,509	595,216
Taxes and Insurance Expenses	1,862,287	1,812,301
Financial Expenses	596,304	608,883
Interest Expense - Debt Issuance Costs	15,660	15,659
<b>Total Expenses Before Depreciation</b>	<u>4,674,114</u>	<u>4,933,616</u>
<b>NET INCOME (LOSS) BEFORE DEPRECIATION</b>	153,415	(161,275)
Depreciation	<u>(530,208)</u>	<u>(483,813)</u>
<b>NET LOSS FOR THE YEAR</b>	<u>(376,793)</u>	<u>(645,088)</u>

*See accompanying notes and auditors' report*

**BRYANT GARDENS CORP.**

**Statements of Retained Earnings (Deficit)**

**For the Year Ended December 31,**

	<u>2020</u>	<u>2019</u>
<b>RETAINED EARNINGS (DEFICIT) - Beginning of Year</b>	(4,510,606)	(3,865,518)
Net Loss for the Year	<u>(376,793)</u>	<u>(645,088)</u>
<b>RETAINED EARNINGS (DEFICIT) - End of Year</b>	<u>(4,887,399)</u>	<u>(4,510,606)</u>

*See accompanying notes and auditors' report*



# BRYANT GARDENS CORP.

## Statements of Cash Flows

For the Year Ended December 31,

	<u>2020</u>	<u>2019</u>
<b>Cash Flows From Operating Activities</b>		
Net Loss	(376,793)	(645,088)
Adjustments to reconcile net loss to net cash used by operating activities:		
Depreciation	530,208	483,813
Interest Expense - Debt Issuance Costs	15,660	15,659
Revenue allocated to financing activities	(325,805)	(313,273)
Decrease (Increase) in operating assets:		
Tenants' Accounts Receivable	(8,142)	11,941
Mortgage Escrow Accounts	(198,062)	89,377
Increase (Decrease) in operating liabilities:		
Accounts Payable	6,367	(12,043)
Accrued Interest Payable	(1,231)	(1,184)
Rents Received in Advance	(8,080)	(2,284)
Deposits and Exchanges	(23,573)	5,110
<b>Net cash used by operating activities</b>	<u>(389,451)</u>	<u>(367,972)</u>
<b>Cash Flows From Investing Activities</b>		
Purchase of Property and Equipment	(444,084)	(1,355,504)
Purchase of Investments	(7,199,376)	(3,588,949)
Proceeds from Sale of Investments	8,090,187	5,704,483
<b>Net cash provided by investing activities</b>	<u>446,727</u>	<u>760,030</u>
<b>Cash Flows From Financing Activities</b>		
Purchase of Treasury Stock	(130,000)	0
Payments and Payoff of Auto Loans	0	(59,509)
Portion of Carrying Charges applied to Amortization of Mortgage	325,805	313,273
Amortization of Mortgage	(325,805)	(313,273)
<b>Net cash used by financing activities</b>	<u>(130,000)</u>	<u>(59,509)</u>
<b>(Decrease) Increase in Cash and Cash Equivalents (carryforward)</b>	(72,724)	332,549

*See accompanying notes and auditors' report*

**BRYANT GARDENS CORP.**

**Statements of Cash Flows**

**For the Year Ended December 31,**

	<u>2020</u>	<u>2019</u>
<b>(Decrease) Increase in Cash and Cash Equivalents (carryforward)</b>	(72,724)	332,549
Cash and Cash Equivalents at Beginning of Year	<u>645,157</u>	<u>312,608</u>
<b>Cash and Cash Equivalents at End of Period (see below)</b>	<u><u>572,433</u></u>	<u><u>645,157</u></u>
<b>Represented by:</b>		
Cash in Operating Account	41,021	58,327
Cash in Bank - Security Deposits	47,613	68,694
Cash in Bank - Reserve Account	483,799	518,136
<b>Cash and Cash Equivalents (as above)</b>	<u><u>572,433</u></u>	<u><u>645,157</u></u>
<b>Supplemental Disclosure:</b>		
Taxes Paid	<u><u>19,600</u></u>	<u><u>19,200</u></u>
Interest Paid	<u><u>597,535</u></u>	<u><u>610,067</u></u>

*See accompanying notes and auditors' report*

# **BRYANT GARDENS CORP.**

## **Notes to Financial Statements**

**December 31, 2020 and 2019**

**Note 1**

**Organization**

Bryant Gardens Corp., a 409 unit Cooperative Housing Corporation (the Corporation), acquired land, buildings and improvements (the Property) from Bryant Gardens Associates (the Sponsor), on September 15, 1981 and commenced operations on that date. The common real property included in this acquisition consists of parking facilities, public hallways, roofs, sidewalks and professional office space. All of the cooperative's outstanding stock is owned by the residential tenants of the buildings. The primary purpose of the cooperative is to manage the operations of the buildings and maintain the common elements.

**Note 2**

**Summary of Significant Accounting Policies**

The financial statements have been presented in accordance with the accounting principles prescribed by the audit and accounting guide for common interest realty associations issued by the American Institute of Certified Public Accountants. The guide describes conditions and procedures unique to the industry (including cooperative housing corporations and condominium associations) and illustrates the form and content of the financial statements of common interest realty associations as well as informative disclosures relating to such statements. In addition, the guide requires that all revenues from tenant-stockholders, including maintenance charges and special assessments, be recognized as revenue in the statements of loss.

For purposes of the statement of cash flows, the cooperative considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

The cooperative classifies its marketable debt securities as "held to maturity" since it has the positive intent and ability to hold the securities to maturity. Securities classified as "held to maturity" are carried at amortized cost.

Tenant-stockholders are subject to monthly charges to provide funds for the cooperative's operating expenses, future capital acquisitions, and major repairs and replacements. Tenants' Accounts Receivable at the balance sheet date represent various fees due from tenant-stockholders. The cooperative's policy is to retain legal counsel and place liens on the shares of stock of tenant-stockholders whose assessments are delinquent. Any excess charges at year end are retained by the cooperative for use in the succeeding year.

# BRYANT GARDENS CORP.

## Notes to Financial Statements

December 31, 2020 and 2019

### Note 2

#### Summary of Significant Accounting Policies - continued

Property and equipment is being carried at cost. Depreciation of the buildings, improvements and equipment is being computed from the date of acquisition by various methods over periods from ten to forty years.

Costs incurred in obtaining long-term financing, included under mortgage payable on the balance sheets, are amortized on a straight-line basis, which approximates the effective interest method, over the terms of the related debt agreement. The amortization of these costs are being recognized as interest expense-debt issuance costs on the statements of loss.

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.

The cooperative accounts for certain revenue items differently for financial reporting and income tax purposes. The principal differences are permanent in nature and relate to any portion of maintenance charges and special assessments allocated for mortgage amortization and capital improvements which are being accounted for as contributions to additional paid-in capital for income tax purposes whereas such items are recognized as revenue for financial reporting.

### Note 3

#### Concentrations of Credit Risk

The cooperative maintains various bank and money market accounts that at times may exceed insured credit limits. The cooperative has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk with respect to such balances. However, should any of these institutions fail, the cooperative could suffer a loss.

The cooperative has investments in money funds which are not bank deposits or F.D.I.C. insured and are not guaranteed by the brokerage house. These funds are subject to investment risks including possible loss of the principal amount invested.

# BRYANT GARDENS CORP.

## Notes to Financial Statements

December 31, 2020 and 2019

### Note 4

#### Property and Equipment

Property and Equipment consists of the following:

	<u>2020</u>	<u>2019</u>
Land	572,960	572,960
Buildings	5,255,727	5,255,727
Building Equipment	<u>12,922,803</u>	<u>12,514,600</u>
	18,751,490	18,343,287
Less: accumulated depreciation	<u>11,145,182</u>	<u>10,614,974</u>
Total Property and Equipment	<u>7,606,308</u>	<u>7,728,313</u>

Capital Improvements completed during the years ended December 31, 2020 and 2019 consisted of the following:

	<u>2020</u>	<u>2019</u>
Asbestos Project	(12,200)	41,050
Attic Insulation	-0-	299,000
Basement Upgrades	-0-	5,560
Bike Racks/Benches	-0-	15,383
Brick Ties	-0-	18,000
Circuit Breakers	8,500	-0-
Exterior Brick Wall Repairs	-0-	34,450
Garbage Units	-0-	19,740
Hallway Lights	-0-	60,043
Heat Exchanges	-0-	149,559
Hot Water System Upgrade	-0-	15,780
Oil Tank Conversion	30,306	-0-
Pipe Insulation	-0-	51,650
Storage Units	-0-	15,400
Waterproofing	362,172	449,483
Window Sills	<u>19,425</u>	<u>-0-</u>
	408,203	1,175,098

Depreciation expense for the year ended December 31, 2020 and 2019 was \$530,208 and \$483,813, respectively.

# BRYANT GARDENS CORP.

## Notes to Financial Statements

### December 31, 2020 and 2019

#### Note 5

##### Auto Loans Payable

During the year ended December 31, 2017, the cooperative purchased two vehicles. The first, a 2017 GMC, was purchased for approximately \$49,000. The purchase was financed with a loan payable over 60 months with interest of 3.99%. The loan required monthly payments of \$725 and was set to mature August 30, 2022. During the year ended December 31, 2019, the loan was paid off in full.

The second vehicle, a 2018 Jeep Wrangler, was purchased for approximately \$41,000. The purchase was financed with a loan payable over 48 months with interest of 3.99%. The loan required monthly payments of \$746 and was set to mature December 20, 2021. During the year ended December 31, 2019, the loan was paid off in full.

#### Note 6

##### Mortgage Payable

In May 2018, the cooperative refinanced their previous mortgage for a new mortgage in the amount of \$14,000,000. The mortgage requires monthly payments of \$76,945 applied first to interest at a rate of 4.39% and the remainder to the reduction of principal based on a 25-year amortization schedule. The mortgage matures June 1, 2028 at which time a balloon payment of approximately \$10,233,000 is due and payable.

Principal maturities of the mortgage are as follows:

2021	342,306
2022	357,856
2023	374,113
2024	389,586
2025	11,746,424

As part of the aforementioned refinancing, the cooperative has paid closing costs of approximately \$157,000.

# BRYANT GARDENS CORP.

## Notes to Financial Statements

December 31, 2020 and 2019

**Note 6**

**Mortgage Payable - continued**

As part of the aforementioned refinancings, the cooperative was required to purchase shares of NCB's Class B1 stock. Class B1 shares earn a patronage dividend payable in cash and Class B2 stock, as determined by NCB. Class B1 shares are redeemable by NCB upon satisfactory repayment of all loans made to or guaranteed by eligible customers. Class B2 shares are non-redeemable, non-transferable, and pay no dividends. As of December 31, 2020 and 2019, the cooperative owned approximately 1,091 Class B1 shares. The cooperative owned approximately 1,017 and 412 Class B2 shares at December 31, 2020 and 2019, respectively. Cash dividends of \$25,911 and \$6,829 were received during the years ended December 31, 2020 and 2019, respectively.

**Note 7**

**Reserve Fund**

The proceeds from all of the mortgage refinancings have been added to the cooperative's existing investments to establish a reserve fund which has been and will be used to finance capital improvements such as hallway, maintenance office and laundry renovations, new entrances, roof/window/garage door replacements, landscaping upgrades, danfoss valve replacement, signage, siding, boilers, gas conversion, parking lots, charging stations and other assorted property improvements. During December 31, 2020 and 2019, the cooperative incurred capital improvement costs of approximately \$408,000 and \$1,175,000 related to the aforementioned items. As of December 31, 2020 and 2019, the cooperative maintained a balance in the reserve fund of approximately \$3,083,000 and \$4,008,000, respectively.

**Note 8**

**Treasury Stock**

During the year ended August 31, 1997, 185 shares of stock were recorded as treasury stock due to an eviction of one of the cooperative's shareholders. In 2010, an additional 265 shares of stock, at a cost basis of \$27,304, was added as treasury stock due to another eviction of one of the cooperative's shareholders. In 2016, additional shares totaling 445 shares, at a cost basis of \$140,000 was added as treasury stock due to the acquisition of two units. During 2020, an additional 260 shares of stock at a costs basis of \$130,000 was added as treasury stock due to the acquisition of an additional unit. All shares are recorded as treasury stock by the cooperative with a cost basis representing the unpaid carrying charges of the previous stockholder plus the cost of improvements to restore the apartment. The remaining apartments are rented and the income from the apartments is shown on the statements of income as rental income.

# **BRYANT GARDENS CORP.**

## **Notes to Financial Statements**

**December 31, 2020 and 2019**

**Note 9**

**Sponsor Ownership**

As of December 31, 2020 and 2019, the Sponsor and its partners owned 5,270 and 5,595 shares, respectively which represents approximately 5% of the outstanding shares.

As of these dates, the Sponsor and its partners were current in the payment of carrying charges and garage charges.

**Note 10**

**Real Estate Taxes - Tax Abatements**

The cooperative is entitled to and has received tax abatements on behalf of its stockholders during 2020 and 2019. The abatements, which include Star, Veterans and Senior Citizens are passed on to the stockholders by direct payment or as a credit against carrying charges. Any undistributed abatements as of the fiscal year end have been included on the Balance Sheet in Current Liabilities as Real Estate Tax Rebate Due to Stockholders. As the abatements benefit the stockholders, the real estate tax expense reflected in these financial statements is gross of all the aforementioned tax abatements.

**Note 11**

**Benefits**

The cooperative participated in the 32BJ North Pension Fund, Employer Identification Number 13-1819138, Plan 001, for the years ended December 31, 2020 and 2019. The cooperative participated in this multi-employer plan, for the years ended December 31, 2020 and 2019 under the terms of collective-bargaining agreements that cover its union represented employees. This collective bargaining agreement expires September 30, 2022 and the cooperative has no intention of withdrawing from the plan.

The risks of participating in multi-employer plans are different from single-employer plans for the following reasons: 1) assets contributed to the multi-employer plan by one employer may be used to provide benefits to employees of other participating employers, 2) if a participating employer stops contributing to the plan, the unfunded obligations of the plan may be borne by the remaining participating employers and 3) if the cooperative chooses to stop participating in its multi-employer pension plan, the cooperative may be required to pay the plan an amount based on the underfunded status of the plan, which is referred to as a withdrawal liability.



# BRYANT GARDENS CORP.

## Notes to Financial Statements

December 31, 2020 and 2019

### Note 11

#### **Benefits - continued**

The zone status is based on information that the cooperative received from the plan and is certified by the plan's actuary. Plans in the red zone are generally less than 65 percent funded, plans in the yellow zone are less than 80 percent funded and plans in the green zone are at least 80 percent funded. The most recent Pension Protect Act (PPA) zone status available is for the plan's year-end beginning January 1, 2020 and 2019. The certified zone status for the plan for 2020 and 2019 was green and red, respectively. A rehabilitation plan was implemented for 2019 which involved a surcharge to the cooperative.

In addition to the Pension Fund, the cooperative also participated in a Health Fund for the years ended December 31, 2020 and 2019. The fund provides health benefits (medical, surgical, hospital, prescription drugs, behavioral health, optical, dental) and life insurance coverage for eligible participants and their covered dependents. Retired employees are eligible for health benefits if they retire before age 65, but after age 62; accumulated 15 combined years of pension service credit; worked both 90 days immediately before retirement and at least 36 months of the 60 months before retiring; and are receiving an early or regular retirement pension from the 32BJ North Pension Fund. These benefits continue for the retired employee and eligible dependents until they become eligible for Medicare, until age 65, or until the retiree's pension is suspended, whichever occurs first.

The cooperative made the following contributions to the plans at December 31:

	<u>2020</u>	<u>2019</u>
Pension Contributions	30,022	28,056
Health Contributions	133,476	128,856

The cooperative's contributions to the plan were not greater than 5% of the plan's total contributions.

### Note 12

#### **Income Taxes**

Federal income tax is computed pursuant to Subchapter T of the Internal Revenue Code. Under Subchapter T, income from non-patronage sources in excess of expenses properly attributable thereto may be subject to tax. The cooperative believes that all of its income is patronage sourced.

# BRYANT GARDENS CORP.

## Notes to Financial Statements

December 31, 2020 and 2019

### Note 12

#### Income Taxes - continued

Accordingly, no provisions for taxes, if any, that could result from the application of Subchapter T to the cooperative's income has been reflected in the accompanying financial statement. New York State Franchise tax is calculated by utilizing special tax rates available to cooperative housing corporations based on the cooperative's capital base.

Losses incurred in years prior to 2018, may be carried forward for twenty years from the year incurred and may be used to offset 100% of taxable income. Due to a change in the tax law, federal net operating losses incurred in 2018 and thereafter may be carried forward indefinitely, but may only be used to offset 80% of taxable income each year. This law was subsequently modified under the CARES Act, which was enacted March 27, 2020. Under the CARES Act, the 80% taxable income limitation is delayed until years beginning after December 31, 2020. The 80% limitation will apply to any net operating loss arising in a year beginning after December 31, 2017 and deducted for a year beginning after December 31, 2020. Additionally, the Act provides that for losses arising in 2018, 2019 and 2020, such loss shall be a net operating loss carryback to each of the prior five taxable years. Additionally, as is the case under pre-2018 law, the taxpayer may make an election to waive the carryback and instead treat losses arising in these years as net operating loss carryovers.

As of December 31, 2020, the cooperative has available federal net operating loss carryforwards to apply to future taxable income of approximately \$8,668,000. These net operating loss carryforwards consist of carryforwards of approximately \$5,674,000 which expire beginning in 2021 and continuing through 2037 and carryforwards of approximately \$2,994,000 which were incurred in 2018 and thereafter. New York State substantially limits the use of these net operating loss carryforwards.

In accordance with accounting rules for uncertainty in income tax guidance, which clarifies the accounting and recognition for tax positions taken or expected to be taken in its income tax returns, the cooperative's tax filings are subject to audit by various taxing authorities. The cooperative's federal and state income tax returns for the last three years remain open to examination. In evaluating its tax provisions and accruals, the cooperative believes that its estimates are appropriate based on current facts and circumstances.

# **BRYANT GARDENS CORP.**

## **Notes to Financial Statements**

**December 31, 2020 and 2019**

**Note 13**

**Future Major Repairs and Replacements**

The cooperative has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. When replacement funds are needed to meet future needs for major repairs and replacements, the cooperative may borrow, utilize available cash, increase carrying charges, pass special assessments or delay repairs and replacements until the funds are available. The effect on future assessments has not been determined at this time.

**Note 14**

**Contingencies**

The cooperative is a party to various claims in the ordinary course of business. Although the results of litigation and claims cannot be predicted with certainty, the cooperative believes the final outcome of such matters will not have a material adverse effect on the cooperative's financial position, results of operations or cash flows.

**Note 15**

**Subsequent Events**

Management has evaluated subsequent events through March 9, 2021, the date at which the financial statements became available for issuance. No events have occurred that would require adjustments to, or disclosure in, the financial statements.

**INDEPENDENT AUDITORS' REPORT  
ON SUPPLEMENTARY INFORMATION**

**To the Board  
BRYANT GARDENS CORP.**

We have audited the financial statements of Bryant Gardens Corp. as of and for the years ended December 31, 2020 and 2019, and our report thereon dated March 9, 2021, which expressed an unqualified opinion on those financial statements, appears on Page 1. Our audits were performed for the purpose of forming an opinion on the financial statements as a whole. The schedule of budget with actual operating amounts and detailed schedule of repairs, which are the responsibility of the entity's management, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information, except for the portion marked "unaudited" was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. That 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, that 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.

*Bloom and Streit LLP*

**BLOOM AND STREIT LLP  
Certified Public Accountants  
March 9, 2021**

## BRYANT GARDENS CORP.

### Schedule of Budget with Actual Operating Amounts

	<b>Budget Year Ended <u>Dec. 31, 2020</u> (Unaudited)</b>	<b>Actual Year Ended <u>Dec. 31, 2020</u></b>	<b>Actual Year Ended <u>Dec. 31, 2019</u></b>
<b>RECEIPTS</b>			
Carrying Charges	4,543,955	4,539,614	4,411,658
Garage Income	119,000	118,580	118,780
Professional Apartments	27,500	13,464	26,928
Rental Income	42,000	27,590	42,194
Laundry Income	31,200	31,200	31,200
Storage Units	23,500	21,755	22,140
Investment Income	90,000	64,887	118,072
Miscellaneous Income	4,500	10,439	1,369
<b>Total Receipts</b>	<b>4,881,655</b>	<b>4,827,529</b>	<b>4,772,341</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
Management Fee	113,000	112,867	112,867
Legal Expense	18,000	17,010	21,062
Auditing	13,200	13,200	13,200
Telecommunication Services/Software	29,000	28,100	25,693
Community Services	50,000	31,479	110,572
Office and Administrative Expenses	24,346	23,196	29,215
<b>Total Administrative Expenses</b>	<b>247,546</b>	<b>225,852</b>	<b>312,609</b>
<b>MAINTENANCE EXPENSES</b>			
Super and Maintenance Payroll	540,000	581,163	534,196
Supplies	85,000	88,423	85,599
Repairs (see schedule)	240,000	187,614	356,655
Major Repairs (see schedule)	0	78,501	0
Flooring Project	40,000	40,873	59,735
Exterminating and Trapping Services	28,000	28,807	30,962
Landscaping and Grounds	200,000	237,402	324,810
Tree Care	22,000	22,058	23,006
Snow Removal and Supplies	10,000	650	10,372
Security Services	72,000	93,185	142,145
Rubbish Removal	12,000	22,892	12,894
Miscellaneous Maintenance	9,000	12,934	8,574
<b>Total Maintenance Expenses</b>	<b>1,258,000</b>	<b>1,394,502</b>	<b>1,588,948</b>

*See auditors' report on supplementary information*

## BRYANT GARDENS CORP.

### Schedule of Budget with Actual Operating Amounts

	<b>Budget Year Ended Dec. 31, 2020 <u>(Unaudited)</u></b>	<b>Actual Year Ended Dec. 31, 2020</b>	<b>Actual Year Ended Dec. 31, 2019</b>
<b>UTILITIES EXPENSES</b>			
Gas Heat and Fuel Oil	350,000	314,670	363,507
Electricity and Gas	125,000	126,201	124,853
Water	118,000	138,638	106,856
<b>Total Utilities Expenses</b>	<u>593,000</u>	<u>579,509</u>	<u>595,216</u>
<b>TAXES AND INSURANCE</b>			
Real Estate Taxes	1,405,000	1,405,939	1,363,234
Payroll Taxes	49,000	49,472	47,475
Licenses and Permits	1,500	450	1,174
Insurance	218,000	217,783	214,553
Health and Welfare	168,000	169,043	166,665
Franchise Taxes	19,500	19,600	19,200
<b>Total Taxes and Insurance</b>	<u>1,861,000</u>	<u>1,862,287</u>	<u>1,812,301</u>
<b>FINANCIAL EXPENSES</b>			
Interest on Mortgage	596,304	596,304	608,883
<b>Total Financial Expenses</b>	<u>596,304</u>	<u>596,304</u>	<u>608,883</u>
<b>CONTRIBUTIONS TO EQUITY</b>			
Amortization of Mortgage	325,805	325,805	313,273
<b>Total Contributions to Equity</b>	<u>325,805</u>	<u>325,805</u>	<u>313,273</u>
<b>Total Expenditures</b>	<u>4,881,655</u>	<u>4,984,259</u>	<u>5,231,230</u>
<b>NET DEFICIT FOR THE YEAR</b>	<u>0</u>	<u>(156,730)</u>	<u>(458,889)</u>

*See auditors' report on supplementary information*

**BRYANT GARDENS CORP.**

**Detailed Schedule of Repairs**

**For the Year Ended December 31,**

	<u>2020</u>	<u>2019</u>
<b>REPAIRS</b>		
Boiler and Burners	78,797	42,822
Plumbing and Pipes	47,853	110,404
Electrical Repairs	23,469	67,676
Painting, Plastering, Flooring and Carpentry Work	680	23,904
Roofing, Waterproofing and Gutter Work	15,853	22,488
Paving, Excavation, Fencing, Gates and Signage	0	29,171
Masonry and Sidewalks	0	41,784
Window Capping and Repairs	3,685	3,331
Engineers, Architects and Consultants	5,550	6,130
Fire Inspection Fees	7,370	7,035
General	4,357	1,910
<b>Total Repairs</b>	<u>187,614</u>	<u>356,655</u>
<b>MAJOR REPAIRS</b>		
Roofing - Stain Removal	<u>78,501</u>	<u>0</u>
<b>Total Major Repairs</b>	<u>78,501</u>	<u>0</u>

*See auditors' report on supplementary information*