

Financial Report – Attached is a copy of the Ryevue Condominium Financial Statement for the period ending December 31, 2020.

If you examine page 10 Schedule of Budget with Actual Operating Amounts, Ryevue ended 2020 with an operating surplus of \$29,463.

The surplus was a result of Fuel Oil costs which were down to \$24,172 due to a change in supplier who had better pricing and a warmer than average 2020. Repairs and maintenance were also less than the budget forecast.

On page 2, the Balance Sheet, Ryevue's total cash assets were \$220,867. At the end of 2019 the Ryevue total cash assets were \$11,927.

The large increase in cash to the Ryevue Reserve Fund was a result of the refinancing of the original construction loan that took place last August.

You will also note on the balance sheet that the Accounts Payable (bills we owe to vendors and contractors) was \$13,451. At the end of 2019 the payables were \$26,898.

With a Reserve Fund of \$205,000, and well managed day to day operating expenses, the Ryevue Condominium 2020 Financial Statement could not be better. The Ryevue Board of Managers should be commended for their ongoing efforts.

Pandemic Cleaning – Juan Soto, who covers Ryevue as needed, put forth a tremendous effort to clean and sanitize the common areas and laundry room. Although we're clearly coming out of the Pandemic, residents who are not vaccinated are urged to wear a mask in the hallways and laundry room.

Hallways Holding Up – The renovations of the hallways is holding up quite well. The carpet is always clean, and there has been no damage to the walls, mill work or entry doors during any of the move-ins or move-outs. We want to thank the unit owners for requiring their sub-tenants to follow our move-in procedures. It makes a difference.

Grounds and Landscaping – Just take a look around. The property with the landscaping improvements looks beautiful.

Building Improvements – For this year there are plans to repair the roof wood fascia in both A & B buildings. There is also a need to repoint some of the exterior brick work and replace window sills that are damaged.

There will be email notification so residents will know when contractors will be working.

Construction work was delayed because we did not want to bring in crews during the height of the Pandemic.

Laundry Rooms – Residents and the Board were not satisfied with the services being provided by CSC Service Works. Management contacted CSC and conveyed our dissatisfaction of the maintenance of the laundry room equipment and requested elimination of old fashioned and outdated use of quarters to operate the machines. CSC responded and installed a new web-based system that permits residents to operate the equipment with a smart phone. The feedback from residents has been very positive.

In Memory of Ed Langstaff – Ed Langstaff, who headed the parking lot security at Ryevue, passed away in May after a long battle with COVID. Ed not only worked at Ryevue, Ed headed up Security for all of the properties we manage.

Rick Dibuono has replaced Ed Langstaff. Rick will patrol the parking lot to be sure all cars are parked in the correct spaces and display a Ryevue Parking Permit. Rick has Ryevue Condominium Parking stickers.

If you want to contact Rick Dibuono to register a car, please email Rick at rickdibuono@aol.com or call our office (914) 328-6962.

Some residents have parked a rental or temporary car in the parking lot. Please be sure to put a note on your windshield indicating your name and apartment number to avoid being booted or towed.

Garbage and Recycling – Unit Owners should remind their tenants to break down their cardboard boxes and place neatly in the bins provided in the basements. Bottles, cans, glass and plastics should be rinsed cleaned and put in the recycle bins in clear plastic bags.

Wet garbage should be placed in the new containers in the shed in “plastic bags”. Do not place paper bags with garbage in the shed since it will not be picked up by the City of Rye.

Meeting of Unit, Owners – The Board is considering calling for a meeting of the unit owners in the fall. The meeting of Unit Owners is held at the Crowne Plaza in White Plains. A formal notice of the meeting will be sent once a date is confirmed.

That is all for now, have a Great Summer and stay safe!

The Management