

Stone Ridge at Rye Condominium Association, Inc.

Financial Statements

October 31, 2021 and 2020

Stone Ridge at Rye Condominium Association, Inc.

October 31, 2021 and 2020

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Compilation Report

To the Board of Managers
Stone Ridge at Rye Condominium Association, Inc.

Management is responsible for the accompanying financial statements of Stone Ridge at Rye Condominium Association, Inc., which comprise the balance sheets as of October 31, 2021 and 2020, statements of operations, statements of changes in members' equity, and cash flows for the years then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. I have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The association has not presented the information about the estimates of future costs of major repairs and replacements that accounting principles generally accepted in the United States of America require to 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. My opinion on the basic financial statements is not affected by the omission of this supplementary information.



Lawrence S Honigman, CPA, P.C.
Ossining, New York
December 22, 2021

Stone Ridge at Rye Condominium Association, Inc.

Balance Sheets (Unaudited)

October 31, 2021 and 2020

	2021	2020
Assets		
Cash	\$ 13,367	\$ 2,111
Accounts receivable	937	250
Total Assets	\$ 14,304	\$ 2,361
Liabilities and Members' Equity		
Accounts payable and accrued expenses	\$ 1,502	\$ 16,586
Total Liabilities	1,502	16,586
Members' Equity		
Members' Capital	5,179	5,179
Undesignated	7,623	(19,404)
Total Members' Equity	12,802	(14,225)
Total Liabilities and Members' Equity	\$ 14,304	\$ 2,361

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

Stone Ridge at Rye Condominium Association, Inc.

Statements of Operations (Unaudited)

For the Years Ended October 31, 2021 and 2020

	2021	2020
Revenue		
Common Charges	\$ 75,077	\$ 75,077
Assessments	31,282	31,282
Interest income	3	202
Tax refund	1,429	-
Other revenue	151	25
Total revenue	107,942	106,586
Expenses		
Operating Expenses	22,550	20,515
Administrative	19,106	19,506
Repairs and maintenance	71,959	68,011
Corporate Taxes	100	92
Total expenses	113,715	108,124
Income from operations	(5,773)	(1,538)
Assessments for Major Repairs	36,000	27,000
Major Repairs - Paving	-	(3,394)
Major Repairs - Roof	(3,200)	(86,210)
Net Income (Loss)	\$ 27,027	\$ (64,142)

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

Stone Ridge at Rye Condominium Association, Inc.

Statements of Changes in Member's Equity (Unaudited)

For the Years Ended October 31, 2021 and 2020

	Total	Members' Capital	Undesignated
Balance as of Year End 2019	49,917	\$ 5,179	\$ 44,738
Net Income (Loss)	(64,142)	-	(64,142)
Balance as of Year End 2020	(14,225)	5,179	(19,404)
Net Income (Loss)	27,027	-	27,027
Balance as of Year End 2021	\$ 12,802	\$ 5,179	\$ 7,623

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

Stone Ridge at Rye Condominium Association, Inc.

Statements of Cash Flows (Unaudited)

For the Years Ended October 31, 2021 and 2020

	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income (loss) for the period	\$ 27,027	\$ (64,142)
Changes in receivables	(687)	603
Changes in accounts payable and accrued expenses	(15,084)	(11,629)
Changes in major repairs payable	-	(21,400)
TOTAL CASH FLOWS FROM OPERATING ACTIVITIES	11,256	(96,568)
OTHER ACTIVITIES:		
Net cash increase (decreases) in cash and cash equivalents	11,256	(96,568)
Cash and cash equivalents at beginning of period	2,111	98,679
Cash and cash equivalents at end of period	\$ 13,367	\$ 2,111
Supplemental disclosure of cash flow data		
Corporation Taxes Paid	100	92
Cash and cash equivalents consist of the following:		
Cash: Operating	5,030	977
Cash: Reserve	8,337	1,134
Total Cash	\$ 13,367	\$ 2,111

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

Stone Ridge at Rye Condominium Association, Inc.

Notes to the Financial Statements

October 31, 2021

Note 1. Summary of Significant Accounting Policies

Nature of the organization: Stone Ridge at Rye Condominium Association, Inc. (the "Association") was incorporated in the State of New York on July 1, 1991, and is responsible for the operation and maintenance of the common property within the development located in Rye, New York, which is comprised of 18 residential condominium units.

Financial instruments that potentially subject the Association to concentrations of credit risk consist principally of temporary cash investments. Cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less when acquired. The Association maintains its temporary cash investment with high credit quality financial institutions. At times, such investments may exceed Federally insured limits.

Owners are subject to various charges and assessments to fund the Association's operations. In addition, the Association may periodically impose special assessments and/or designate a portion of common charges to provide funds for major repairs, replacements, and improvements. These charges and assessments are recognized as income by the Association when billed.

The Association considers all receivables to be fully collectible and, accordingly, an allowance for uncollectible accounts is deemed unnecessary.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the Association to make certain estimates and assumptions that may 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 Condominium's governing documents do not require the accumulation of funds in advance of actual need to finance estimated future major repairs and replacements. Consistent with general practice in New York State, the Association has not promulgated a study to determine the remaining useful lives of the components of the building and estimates of the costs of major repairs and replacements that may be required. When funds are required for major repairs and replacements, the Association has the right to utilize available cash reserves, increase common charges, implement special assessments, or delay repairs and replacements until funds are available.

In May 2014, the Financial Accounting Standards Board ("FASB") issued Accounting Standard Update ("ASU") No. 2014-09, Revenue from Contracts with Customers (Topic 606). The core principle of the new guidance is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The Association believes that its revenue transactions are not within the scope of Topic 606 because their revenue transactions are not with customers but with owners who elect a board to represent them, have voting rights as well as other incidents of ownership. Accordingly, the Association has concluded that Topic 606 is not applicable to these financial statements.

In February 2016, the Financial Accounting Standards Board ("FASB" or "the Board") issued its highly-anticipated leasing standard in ASU 2016-02 ("ASC 842" or "the new standard") for both lessees and lessors. Under its core principle, a lessee will recognize right-of-use ("ROU") assets and related lease liabilities on the balance sheet for all arrangements with terms longer than 12 months. No adjustments to the financial statements for the years ended October 31, 2021 and 2020 were required.

Stone Ridge at Rye Condominium Association, Inc.

Notes to the Financial Statements

October 31, 2021

The Association generally is taxed only on nonmembership income, such as interest income and earnings from commercial operations. Earnings from owners, if any, may be excluded from taxation if certain elections are made. In addition, the state assesses a tax based on capital.

The Association has evaluated events and transactions that occurred through December 22, 2021, which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.

Certain reclassifications have been made to the October 31, 2020 financial statements to conform to the October 31, 2021 financial statement presentation.

Note 2. Management Agreement

The Condominium is obligated under an annual agreement for the management of the property which amounted to \$15,000 in 2021 and \$15,000 in 2020.

Note 3. Member's Equity

Undesignated amounts of members' equity consist of the cumulative excess of revenue over expenses which is currently being funded by the members' monthly assessments. In accordance with the offering plan, at each closing the purchaser of a unit is required to pay one months' common charges based on the actual common charges at the time of closing.

These funds will be accumulated to provide the Association with working capital for capital items and/or repairs, emergencies and other appropriate purposes as determined by the Board of Directors.

Note 4. Special Assessments

Special assessments to members in 2021 and 2020 were utilized to subsidize the shortfall of regular members' assessments, to provide for a reserve and for various repairs. A capital assessment was declared to subsidize the paving and roofing projects.

Note 5. Legal Proceedings

The Condominium, on behalf of participating owners, was successful in its certiorari (real estate tax reduction proceeding) against various tax municipal taxing authorities for assessment years 2016-2020. Refunds were disbursed to qualifying owners directly from certiorari counsel.

Note 6. Contingencies

In 2020, a worldwide pandemic emerged which is known as the Coronavirus (COVID-19.) COVID-19 has caused the New York metropolitan area to significantly curtail its economic and social activities. As of the date of issuance of the accompanying financial statements, the financial and operational impacts of COVID-19 on the Condominium and its owners were uncertain and cannot be reasonably estimated.

Stone Ridge at Rye Condominium Association, Inc.

Schedules of Expenses (Unaudited)

For the Years Ended October 31, 2021 and 2020

	2021	2020
Operating Expenses		
Electricity and Gas	\$ 2,492	\$ 3,001
Water	2,897	2,179
Insurance	17,161	15,335
Total Operating Expenses	22,550	20,515
Administrative Expenses		
Management	15,000	15,000
Office Expenses	1,506	2,356
Accounting fees	2,600	2,150
Total Administrative Expenses	19,106	19,506
Repairs and Maintenance		
Plumbing	-	5,638
Building Supplies	2,225	-
Exterminating	1,582	1,853
Painting and Plastering	2,815	11,108
Electrical	7,592	7,132
Carpentry	2,750	6,698
Sprinkler	1,002	1,223
Grounds Maintenance, Snow and Trees	43,371	23,382
Roof	2,000	271
Garbage removal	5,431	6,764
Other repairs and maintenance	3,191	3,942
Total Repairs and Maintenance	71,959	68,011
Additional Expenses		
Corporate Taxes	100	92
Total Expenses	\$ 113,715	\$ 108,124

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