

# **Stone Ridge at Rye Condominium Association, Inc.**

## **Financial Statements**

**October 31, 2022 and 2021**

# Stone Ridge at Rye Condominium Association, Inc.

October 31, 2022 and 2021

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**Compilation Report**

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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, 2022 and 2021, 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 21, 2022

# Stone Ridge at Rye Condominium Association, Inc.

## Balance Sheets (Unaudited)

October 31, 2022 and 2021

	2022	2021
<b>Assets</b>		
Cash	\$ 42,218	\$ 13,367
Accounts receivable	3,848	937
<b>Total Assets</b>	<b>\$ 46,066</b>	<b>\$ 14,304</b>
<b>Liabilities and Members' Equity</b>		
Accounts payable and accrued expenses	\$ 1,830	\$ 1,502
<b>Total Liabilities</b>	<b>1,830</b>	<b>1,502</b>
<b>Members' Equity</b>		
Members' Capital	5,179	5,179
Undesignated	39,057	7,623
<b>Total Members' Equity</b>	<b>44,236</b>	<b>12,802</b>
<b>Total Liabilities and Members' Equity</b>	<b>\$ 46,066</b>	<b>\$ 14,304</b>

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, 2022 and 2021

	2022	2021
<b>Revenue</b>		
Common Charges	\$ 95,932	\$ 75,077
Assessments	10,427	31,283
Interest income	80	3
Tax refund	-	1,429
Other revenue	51	150
<b>Total revenue</b>	<b>106,490</b>	<b>107,942</b>
<b>Expenses</b>		
Operating Expenses	22,061	22,550
Administrative	20,794	19,106
Repairs and maintenance	64,600	71,959
Corporate Taxes	94	100
<b>Total expenses</b>	<b>107,549</b>	<b>113,715</b>
<b>Income from operations</b>	<b>(1,059)</b>	<b>(5,773)</b>
Assessments for Major Repairs	43,200	36,000
Major Repairs - Exterior	(10,707)	-
Major Repairs - Roof	-	(3,200)
<b>Net Income (Loss)</b>	<b>\$ 31,434</b>	<b>\$ 27,027</b>

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, 2022 and 2021

	Total	Members' Capital	Undesignated
<b>Balance as of Year End 2020</b>	(14,225)	\$ 5,179	\$ (19,404)
Net Income (Loss)	27,027	-	27,027
<b>Balance as of Year End 2021</b>	12,802	5,179	7,623
Net Income (Loss)	31,434	-	31,434
<b>Balance as of Year End 2022</b>	<u>\$ 44,236</u>	<u>\$ 5,179</u>	<u>\$ 39,057</u>

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, 2022 and 2021

	2022	2021
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Net income (loss) for the period	\$ 31,434	\$ 27,027
Changes in receivables	(2,911)	(687)
Changes in accounts payable and accrued expenses	328	(15,084)
<b>TOTAL CASH FLOWS FROM OPERATING ACTIVITIES</b>	<b>28,851</b>	<b>11,256</b>
<b>OTHER ACTIVITIES:</b>		
Net cash increase (decreases) in cash and cash equivalents	28,851	11,256
Cash and cash equivalents at beginning of period	13,367	2,111
<b>Cash and cash equivalents at end of period</b>	<b>\$ 42,218</b>	<b>\$ 13,367</b>
<b>Supplemental disclosure of cash flow data</b>		
Corporation Taxes Paid	94	100
Cash and cash equivalents consist of the following:		
Cash: Operating	2,201	5,030
Cash: Reserve	40,017	8,337
<b>Total Cash</b>	<b>\$ 42,218</b>	<b>\$ 13,367</b>

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, 2022**

### **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, 2022 and 2021 were required.



# **Stone Ridge at Rye Condominium Association, Inc.**

## **Notes to the Financial Statements**

**October 31, 2022**

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 21, 2022, 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, 2021 financial statements to conform to the October 31, 2022 financial statement presentation.

### **Note 2. Management Agreement**

The Condominium is obligated under an annual agreement for the management of the property which amounted to \$15,150 in 2022 and \$15,000 in 2021.

### **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 2022 and 2021 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, 2022 and 2021

	2022	2021
<b>Operating Expenses</b>		
Electricity and Gas	\$ 2,102	\$ 2,492
Water	2,527	2,897
Insurance	17,432	17,161
<b>Total Operating Expenses</b>	<b>22,061</b>	<b>22,550</b>
<b>Administrative Expenses</b>		
Management	15,150	15,000
Office Expenses	2,373	1,506
Legal fees	671	-
Accounting fees	2,600	2,600
<b>Total Administrative Expenses</b>	<b>20,794</b>	<b>19,106</b>
<b>Repairs and Maintenance</b>		
Building Supplies	660	2,225
Exterminating	1,338	1,582
Painting and Plastering	355	2,815
Signage	1,273	-
Electrical	14,591	7,592
Carpentry	2,940	2,750
Sprinkler	1,157	1,002
Grounds Maintenance, Snow and Trees	30,773	43,371
Roof	1,934	2,000
Garbage removal	5,230	5,431
Other repairs and maintenance	4,349	3,191
<b>Total Repairs and Maintenance</b>	<b>64,600</b>	<b>71,959</b>
<b>Additional Expenses</b>		
Corporate Taxes	94	100
<b>Total Expenses</b>	<b>\$ 107,549</b>	<b>\$ 113,715</b>

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