

# **Foxwood Condominium II**

## **Financial Statements**

**September 30, 2019 and 2018**

# Foxwood Condominium II

September 30, 2019 and 2018

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**Independent Auditors' Report**

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To the Board of Managers  
Foxwood Condominium II

We have audited the accompanying financial statements of Foxwood Condominium II, which comprise the balance sheet as of September 30, 2019 and the related statement of operations, changes in members' equity, and cash flows for the year 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.

**Auditor's 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 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 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 Foxwood Condominium II as of September 30, 2019 and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The financial statements for the year ended September 30, 2018 were examined by other auditors. An unqualified opinion was issued February 11, 2019. The 2018 amount are presented for comparative purposes only.

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**Independent Auditors' Report**

**Supplementary Information**

We have audited the financial statements of Foxwood Condominium II as of and for the year ended September 30, 2019, and have issued our report thereon December 23, 2019 which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The Schedule of Expenses is presented for the purpose of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The 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, the information is fairly stated in all material respects in relation to the financial statements as a whole.

**Required Supplementary Information**

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. Our opinion on the basic financial statements is not affected by the omission of this supplementary information.



DeMilia & Honigman LLP  
Ossining, New York  
December 23, 2019

# Foxwood Condominium II

## Balance Sheets

September 30, 2019 and 2018

	2019	2018
<b>Assets</b>		
Cash	\$ 456,421	\$ 459,631
Accounts receivable	1,307	2,076
<b>Total Assets</b>	<b>\$ 457,728</b>	<b>\$ 461,707</b>
<b>Liabilities and Members' Equity</b>		
Accounts payable and accrued expenses	\$ 30,712	\$ 35,154
Income Received in Advance	6,188	6,986
<b>Total Liabilities</b>	<b>36,900</b>	<b>42,140</b>
<b>Members' Equity</b>		
Undesignated	420,828	419,567
<b>Total Liabilities and Members' Equity</b>	<b>\$ 457,728</b>	<b>\$ 461,707</b>

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

# Foxwood Condominium II

## Statements of Operations

For the Years Ended September 30, 2019 and 2018

	2019	2018
<b>Revenue</b>		
Common charges	\$ 621,698	\$ 621,778
Working capital contribution	9,882	-
Late Fees	1,300	-
Interest income	6,888	877
Other revenue	5,259	5,526
<b>Total revenue</b>	645,027	628,181
<b>Expenses</b>		
Operating Expenses	463,422	445,045
Administrative	3,763	4,716
Repairs and maintenance	49,648	47,207
Corporate Taxes	513	457
<b>Total expenses</b>	517,346	497,425
<b>Income from operations</b>	127,681	130,756
Major - 2018	-	(38,886)
Major - Carpentry	(38,840)	-
Major - Dryer Vents	(35,977)	-
Major - Roofing/Gutters	(32,200)	-
Major - Foundation Vents	(12,978)	-
Major - Floors	(6,425)	-
<b>Net Income (Loss)</b>	\$ 1,261	\$ 91,870

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

# Foxwood Condominium II

## Statements of Changes in Members' Equity

For the Years Ended September 30, 2019 and 2018

	Total	Undesignated
<b>Balance as of Year End 2017</b>	327,697	\$ 327,697
Net Income (Loss)	91,870	91,870
<b>Balance as of Year End 2018</b>	419,567	419,567
Net Income (Loss)	1,261	1,261
<b>Balance as of Year End 2019</b>	<u>\$ 420,828</u>	<u>\$ 420,828</u>

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

# Foxwood Condominium II

## Statements of Cash Flows

For the Years Ended September 30, 2019 and 2018

	2019	2018
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Net income (loss) for the period	\$ 1,261	\$ 91,870
Changes in receivables	769	(923)
Changes in prepaid common charges	(798)	4,594
Changes in accounts payable and accrued expenses	(4,442)	6,855
<b>TOTAL CASH FLOWS FROM OPERATING ACTIVITIES</b>	<b>(3,210)</b>	<b>102,396</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
<b>OTHER ACTIVITIES:</b>		
<b>Net cash increase (decreases) in cash and cash equivalents</b>	<b>(3,210)</b>	<b>102,396</b>
Cash and cash equivalents at beginning of period	459,631	357,235
<b>Cash and cash equivalents at end of period</b>	<b>\$ 456,421</b>	<b>\$ 459,631</b>
<b>Supplemental disclosure of cash flow data</b>		
Corporation Taxes Paid	513	457
Cash and cash equivalents consist of the following:		
Cash: Operating	143,669	459,631
Cash: Reserve	312,752	-
<b>Total Cash</b>	<b>\$ 456,421</b>	<b>\$ 459,631</b>

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



# Foxwood Condominium II

## Notes to the Financial Statements

September 30, 2019

### Note 1. Summary of Significant Accounting Policies

Nature of the organization: Foxwood Condominium II (the "Condominium") was formed in the State of New York, on October 1, 1977. The Condominium consists of 88 units and is one of three entities that make up Foxwood Condominiums in Pleasantville, NY. The other two entities, Foxwood Condominiums I and III (Fox I and Fox III) consist of 65 and 101 units, respectively. In addition, there is Foxwood Homeowners Association, Inc. (FHA) which the Condominium pays a proportionate fee to for the general common area maintenance and insurance of Foxwood Condominiums. The Condominium is responsible for the direct operation and maintenance of the common property within its development. In accordance with its by-laws a Board of Managers govern the Condominium.

Property and equipment are stated at cost. Expenditures which represent improvements to property are capitalized, while repairs and maintenance are charged to operations. Depreciation is computed using rates adequate to depreciate the cost of applicable assets over their expected useful lives.

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 maintenance 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.

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 23, 2019, 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 September 30, 2018 financial statements to conform to the September 30, 2019 financial statement presentation.

# Foxwood Condominium II

## Schedules of Expenses - Supplementary Information

For the Years Ended September 30, 2019 and 2018

	2019	2018
<b>Operating Expenses</b>		
Electricity and Gas	\$ 13,607	\$ 14,425
Water	33,963	47,300
Oil	148,734	116,202
HOA Dues	267,118	267,118
<b>Total Operating Expenses</b>	<b>463,422</b>	<b>445,045</b>
<b>Administrative Expenses</b>		
Office Expenses	221	36
Professional fees	3,542	4,680
<b>Total Administrative Expenses</b>	<b>3,763</b>	<b>4,716</b>
<b>Repairs and Maintenance</b>		
Boiler	7,677	8,516
Plumbing	4,288	7,751
Supplies	7,075	954
Exterminating	3,237	7,505
Electrical	2,581	-
Landscaping & Grounds	14,594	4,663
Waterproofing	-	6,490
Other repairs and maintenance	10,196	11,328
<b>Total Repairs and Maintenance</b>	<b>49,648</b>	<b>47,207</b>
<b>Additional Expenses</b>		
Corporate Taxes	513	457
<b>Total Expenses</b>	<b>\$ 517,346</b>	<b>\$ 497,425</b>

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