

Foxwood Condominium II

Financial Statements

September 30, 2022 and 2021

Foxwood Condominium II

September 30, 2022 and 2021

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Independent Auditors' Report

To the Board of Managers
Foxwood Condominium II

Opinion

We have audited the accompanying financial statements of Foxwood Condominium II, which comprise the balance sheets as of September 30, 2022 and 2021 and the related statements of operations, changes in members' equity, and cash flows for the years then ended, and the related notes to the financial statements.

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, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Foxwood Condominium II and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Foxwood Condominium II's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statement.

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Independent Auditors' Report

Auditor's Responsibility for the Audit of the Financial Statements (Continued)

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Foxwood Condominium II's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Foxwood Condominium II's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Supplementary Information

We have audited the financial statements of Foxwood Condominium II as of and for the year ended September 30, 2022, and have issued our report thereon February 11, 2023 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.

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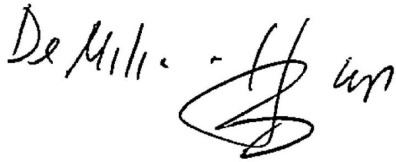
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Independent Auditors' Report

Required Supplementary Information

The Condominium 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.

A handwritten signature in black ink, appearing to read "DeMilia & Honigman". The signature is stylized and somewhat cursive, with a large loop at the end.

DeMilia & Honigman LLP
Briarcliff Manor, New York
February 11, 2023

Foxwood Condominium II

Balance Sheets

September 30, 2022 and 2021

	2022	2021
<hr/>		
Assets		
Cash	\$ 577,576	\$ 573,528
Accounts receivable	2,975	1,945
<hr/>		
Total Assets	\$ 580,551	\$ 575,473
<hr/>		
Liabilities and Members' Equity		
Accounts payable and accrued expenses	\$ 9,704	\$ 11,996
Income Received in Advance	8,409	5,835
<hr/>		
Total Liabilities	18,113	17,831
<hr/>		
Members' Equity		
Undesignated	562,438	557,642
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Total Liabilities and Members' Equity	\$ 580,551	\$ 575,473
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The accompanying notes are an integral part of these financial statements.

Foxwood Condominium II

Statements of Operations

For the Years Ended September 30, 2022 and 2021

	2022	2021
Revenue		
Common charges	\$ 621,698	\$ 621,698
Working capital contribution	4,210	3,370
Late Fees	1,300	1,950
Interest income	742	3,122
Other revenue	2,308	3,350
Total revenue	630,258	633,490
Expenses		
Operating Expenses	477,130	456,911
Administrative	4,319	6,464
Repairs and maintenance	66,372	64,892
Corporate Taxes	643	-
Total expenses	548,464	528,267
Income from operations	81,794	105,223
Major - Paving	(25,676)	-
Major - Carpentry	(51,322)	(26,035)
Net Income (Loss)	\$ 4,796	\$ 79,189

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, 2022 and 2021

	Total	Undesignated
Balance as of Year End 2020	478,453	\$ 478,453
Net Income (Loss)	79,189	79,189
Balance as of Year End 2021	557,642	557,642
Net Income (Loss)	4,796	4,796
Balance as of Year End 2022	<u>\$ 562,438</u>	<u>\$ 562,438</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, 2022 and 2021

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income (loss) for the period	\$ 4,796	\$ 79,189
Changes in receivables	(1,030)	(93)
Changes in prepaid common charges	2,574	1,118
Changes in accounts payable and accrued expenses	(2,292)	(53,757)
TOTAL CASH FLOWS FROM OPERATING ACTIVITIES	4,048	26,457
CASH FLOWS FROM INVESTING ACTIVITIES:		
CASH FLOWS FROM FINANCING ACTIVITIES:		
OTHER ACTIVITIES:		
Net cash increase (decreases) in cash and cash equivalents	4,048	26,457
Cash and cash equivalents at beginning of period	573,528	547,071
Cash and cash equivalents at end of period	\$ 577,576	\$ 573,528
Supplemental disclosure of cash flow data		
Corporation Taxes Paid	\$ 643	\$ -
Cash and cash equivalents consist of the following:		
Cash: Operating	\$ 177,183	\$ 201,812
Cash: Reserve	400,393	371,716
Total Cash	\$ 577,576	\$ 573,528

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

Foxwood Condominium II

Notes to the Financial Statements

September 30, 2022

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, if applicable.

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.

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.

Foxwood Condominium II

Notes to the Financial Statements

September 30, 2022

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 September 30, 2022 and 2021 were required.

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 February 11, 2023, 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, 2021 financial statements to conform to the September 30, 2022 financial statement presentation.

Note 2. Capital Contribution

The Association requires a capital contribution of 2 months of common charges upon the sale of a unit.

Note 3. 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.

Foxwood Condominium II

Schedules of Expenses - Supplementary Information

For the Years Ended September 30, 2022 and 2021

	2022	2021
Operating Expenses		
Electricity and Gas	\$ 16,429	\$ 15,388
Water	36,782	35,700
Oil	156,800	138,704
Insurance	1	-
HOA Dues	267,118	267,118
Total Operating Expenses	477,130	456,910
Administrative Expenses		
Office Expenses	819	511
Professional fees	3,500	5,953
Total Administrative Expenses	4,319	6,464
Repairs and Maintenance		
Boiler	7,559	17,862
Plumbing	8,759	6,609
Supplies	11,098	6,922
Exterminating	7,440	4,568
Electrical	231	-
Dryer Vent	12,669	-
Cleaning	1,500	3,661
Landscaping & Grounds	11,197	22,466
Other repairs and maintenance	5,919	2,804
Total Repairs and Maintenance	66,372	64,892
Additional Expenses		
Corporate Taxes	643	-
Total Expenses	\$ 548,464	\$ 528,266

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