

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Financial Statements

June 30, 2019

RESTIFO ROMANO & ASSOCIATES, LLC

Certified Public Accountants
21-00 Route 208 South Suite 210
Fair Lawn, NJ 07410

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Financial Statements

June 30, 2019

CONTENTS	PAGES
Independent Accountants' Compilation Report	1.
Balance Sheet June 30, 2019	2.
Statement of Revenue and Expenses and Accumulated Excess of Revenue Over Expenses For The Year Ended June 30, 2019	3.
Statement of Cash Flows For The Year Ended June 30, 2019	4.
Notes to Financial Statements	5.- 7.



RESTIFO ROMANO
& ASSOCIATES, LLC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Accountants' Compilation Report

To The Board of Directors

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Wanaque, NJ 07465

Management is responsible for the accompanying financial statements of Suburban Village Condominium Association, Inc. which comprise the statement of assets, liabilities and fund balances - income tax basis as of June 30, 2019 and the related statement of revenue over expenses and statement of cash flows - income tax basis for the year then ended. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures ordinarily included in the financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Fair Lawn, New Jersey
September 29, 2020

Restifo Romano & Associates, LLC

Restifo Romano & Associates, LLC
Certified Public Accountants

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Assets, Liabilities and Fund Balances

June 30, 2019

<u>Assets</u>	<u>2019</u>
Current Assets:	
Cash - Operating	\$ 24,464
Investments	75,695
Total current assets	100,159
Property and Equipment:	
Building Improvements	\$ 107,813
Less, accumulated depreciation	(20,067)
Net property and equipment	87,746
<u>Total Assets</u>	<u>\$ 187,905</u>
 <u>Liabilities & Fund Balances</u>	
Liabilities:	
Total current liabilities	-
Fund Balances	
Capital Stock	1,000
Accumulated Excess of Revenue Over Expenses	\$ 186,905
Total Fund Balances	187,905
<u>Total Liabilities and Fund Balances</u>	<u>\$ 187,905</u>

*See accompanying Accountant's Compilation Report and
Notes to Financial Statements*

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.
Statement of Revenue, Expenses and Accumulated Excess of Revenue
For the Year Ended June 30, 2019

	<u>2019</u>
Revenue:	
Monthly maintenance assessments	<u>\$ 72,749</u>
Total revenues	<u>\$ 72,749</u>
Expenses:	
Repairs, maintenance and building supplies	\$ 14,920
Insurance	20,238
Landscaping & snow removal	25,383
Meeting expense	360
Annual report	27
Professional fees	1,500
Depreciation	3,921
Pest control	1,980
Office expenses	86
Total expenses	<u>68,415</u>
Net income (loss) before other income and expense	4,334
Other income and expense	
Interest income	566
Dividend income	1,939
Unrealized gain on securities	360
Total other income	<u>2,865</u>
Net income (loss)	<u><u>\$ 7,199</u></u>

*See accompanying Accountant's Compilation Report and
Notes to Financial Statement*

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Statements of Cash Flows

Income Tax Basis

For the Year Ended June 30, 2019

	<u>2019</u>
Cash flows from operating activities:	
Net excess of revenue over expenses	\$ 7,199
Adjustments to reconcile net excess of revenue over expenses to net cash provided by operating activities	
Depreciation and amortization	3,921
(Increase) decrease in assets:	
 Increase (decrease) in liabilities:	
 Total adjustments	<u>3,921</u>
Net cash provided (used) by operating activities	<u>11,120</u>
Cash flows from investing activities:	
Unrealized gain on securities	(360)
Interest & dividend income from securities	<u>(2,499)</u>
Net cash used by investing activities	<u>(2,859)</u>
 Net increase (decrease) in cash:	 8,261
 <u>Cash - beginning of year</u>	 <u>16,203</u>
<u>Cash - end of year</u>	 <u><u>\$ 24,464</u></u>

*See accompanying Accountant's Compilation Report and
Notes to Financial Statements*

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Notes to Financial Statements

June 30, 2019

Note 1 - Summary of Significant Accounting Policies:

The following is a summary of significant accounting policies of Suburbian Village Condominium Association, Inc. (the "Association") presented to assist in understanding the Association's financial statements. The financial statements and notes are representations of the Association's Board of Directors, who are responsible for their integrity and objectivity.

A. - Organization and Operations

The Association began operations in December of 1993 in the State of New Jersey, as a not for profit corporation to manage, operate and administer a 19-unit condominium complex located in Wanaque, New Jersey.

B. - Maintenance Fees

In accordance with the Condominium Association Agreement, owners are assessed for common operating expenses in amounts determined by the budget. The Association retains excess funds at the end of the operating year, if any, for use in future operating periods.

C. - Income Taxes

Pursuant to Code Section 528 of the Internal Revenue Code, The Association may elect to be treated as a tax exempt organization and may be subject to federal income tax on net income that is not exempt function income. Exempt income is income other than common charges, assessments and fees received from member owners.

Alternatively, the Association could choose not to make the Code Section 528 election and be treated as a corporation subject to federal income tax on its entire net income. The election for this tax treatment is made on an annual basis.

D. - Fair Value of Financial Instruments

The carrying value of cash, receivables, and accounts payable approximates fair value due to the short maturity of these instruments.

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Notes to Financial Statements

June 30, 2019

Note 1 - Summary of Significant Accounting Policies (cont'd):

E. - Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities as of 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.

F. - Property and Equipment

Property and equipment acquisitions are stated at original cost. Additions and betterments are capitalized, whereas expenditures for maintenance and repairs are charged to expense. Depreciation and amortization are computed using accelerated and straight-line methods for substantially all assets over their estimated useful lives. Estimated useful lives and amortization periods generally range from five to thirty nine years.

G. - Future Major Repairs and Replacements

The Association funds future major repairs and replacements on a current basis as needed. Accumulated funds if any are generally held in separate accounts and are not available for expenditures for normal operations.

When funds are needed, the Association has the right, subject to membership approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until the funds are available.

H. - Donated Services

The Association's board of directors and its officers serve without compensation. The association allows board members a waiver of fees for services to the association. The total of \$1,500 was awarded to members for the year ended June 30, 2019.

Note 2 - Assessments Receivable:

The Association's policy is to retain legal council and place liens on properties of owners whose assessments are three months in arrears. There were no assessments receivable as of June 30, 2019. No allowance for doubtful accounts has been established.

Note 3 - Major Repairs and Replacements:

No major improvements were made to the association property during the year ended June 30, 2019.

SUBURBIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Notes to Financial Statements

June 30, 2019

Note 4 - Owners' Assessments:

The board of directors determines the annual budget and owners' assessments. The Association retains excess operating funds at the end of the year, if any, for future operating periods.

Note 5 - Investments:

Investment securities as of June 30, 2019 were invested in various mutual funds and interest bearing investments. The estimated fair market value at June 30, 2019 was \$75,695.

Schedule of investments at fair market value:

Janus Research Fund	\$	13,977
Oak Funds		10,228
Vanguard Federal Money Market Fund		25,999
Vanguard 500 Index Fund		21,715
Lakeland Bank CD		3,776
Total	\$	75,695

Note 6 - Law Suits:

The Association is currently named in a legal action. The Association has determined that it is not possible to predict the eventual outcome of the legal action but has determined that the resolution of the action will not result in an adverse judgement that would materially affect the financial statements. Accordingly, the financial statements do not include any adjustment related to the legal action.