

**DRUM POINT VILLAGE WEST
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS

MARCH 31, 2019

SYNKOWSKI & NORMANN
Certified Public Accountants
A Limited Liability Partnership
P.O. Box 126
Farmingdale, New Jersey 07727

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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS

DRUM POINT VILLAGE WEST CONDOMINIUM ASSOCIATION, INC.

We have audited the accompanying financial statements of Drum Point Village West Condominium Association, Inc. which comprise the balance sheet as of March 31, 2019, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

The Board and Management's Responsibility for the Financial Statements

The Board and Management are 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 audit. We conducted our audit 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 the board and management, as well as evaluating the overall presentation of the financial statements.

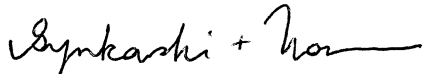
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Drum Point Village West Condominium Association, Inc. as of March 31, 2019, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matter

The Board and Management have omitted the supplementary information on future 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 missing 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 missing information.



SYNKOWSKI & NORMANN
Certified Public Accountants

Farmingdale, New Jersey

August 1, 2022

DRUM POINT VILLAGE WEST CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEETS
MARCH 31, 2019

	<u>OPERATING FUND</u>	<u>CAPITAL REPLACEMENT FUND</u>	<u>TOTAL</u>
ASSETS			
Cash & Cash Equivalents	\$ 29,495	\$ 706,920	\$ 736,415
Assessments Receivable (net of allowance for doubtful accounts of \$17,642)	560		560
Prepaid Insurance	10,675		10,675
Due from Capital Replacement Fund	<u>84,342</u>	<u>(84,342)</u>	<u>-</u>
TOTAL ASSETS	<u>\$ 125,072</u>	<u>\$ 622,578</u>	<u>\$ 747,650</u>
 LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts Payable & Accrued Expenses	\$ 5,417	\$ -	\$ 5,417
Federal Income Tax Payable	6		6
Assessments Received in Advance	9,316		9,316
Deferred Snow Expense	<u>50,000</u>	<u>-</u>	<u>50,000</u>
TOTAL LIABILITIES	64,739	-	64,739
FUND BALANCES	<u>60,333</u>	<u>622,578</u>	<u>682,911</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 125,072</u>	<u>\$ 622,578</u>	<u>\$ 747,650</u>

The accompanying notes are an integral part of these financial statements

EXHIBIT A

DRUM POINT VILLAGE WEST CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED MARCH 31, 2019

	OPERATING FUND	CAPITAL REPLACEMENT FUND	TOTAL
REVENUES:			
Maintenance Assessments	\$ 158,709	\$ 57,891	\$ 216,600
Interest Income		4,935	4,935
Municipal Reimbursement - Snow	1,026		1,026
Late Fees & Fines	3,145		3,145
Recovery of Bad Debts	83		83
Membership Fees	13,000	-	13,000
TOTAL REVENUES	<u>175,963</u>	<u>62,826</u>	<u>238,789</u>
EXPENSES:			
Auditing Fees	1,800		1,800
Bookkeeping Fees	3,600		3,600
Legal Fees	92		92
Federal Income Tax	1,053		1,053
Office Supplies & Postage	611		611
Telephone	194		194
Document Storage	80		80
Other Administrative Expenses	48		48
Insurance	33,372		33,372
Electricity	1,238		1,238
Lawn Care & Landscaping	61,956		61,956
Irrigation Repairs & Maintenance	4,936		4,936
Critter & Pest Control	9,516		9,516
Snow Removal	4,488		4,488
General Repairs & Maintenance	23,017		23,017
Improvements - Fencing		3,000	3,000
Improvements - Roofing	-	1,000	1,000
TOTAL EXPENSES	<u>146,001</u>	<u>4,000</u>	<u>150,001</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	29,962	58,826	88,788
FUND BALANCES - APRIL 1, 2018	<u>30,371</u>	<u>563,752</u>	<u>594,123</u>
FUND BALANCES - MARCH 31, 2019	<u>\$ 60,333</u>	<u>\$ 622,578</u>	<u>\$ 682,911</u>

The accompanying notes are an integral part of these financial statements

EXHIBIT B

DRUM POINT VILLAGE WEST CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2019

	<u>OPERATING FUND</u>	<u>CAPITAL REPLACEMENT FUND</u>	<u>TOTAL</u>
CASH FLOWS FROM OPERATING ACTIVITIES:			
Excess (Deficiency) of Revenues Over Expenses	\$ 29,962	\$ 58,826	\$ 88,788
Adjustments to Reconcile Excess (Deficiency) of Revenues Over Expenses to Net Cash Provided (Used) by Operating Activities:			
Interfund Borrowings	(28,098)	28,098	-
(Increase) Decrease in:			
Assessments Receivable (net)	3,937		3,937
Prepaid Insurance	(652)		(652)
Federal Income Tax Receivable	247		247
Increase (Decrease) in:			
Accounts Payable & Accrued Expenses	(136)		(136)
Assessments Received in Advance	3,746		3,746
Federal Income Tax Payable	<u>6</u>	<u>-</u>	<u>6</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	9,012	86,924	95,936
CASH & CASH EQUIVALENTS AT APRIL 1, 2018	<u>20,483</u>	<u>619,996</u>	<u>640,479</u>
CASH & CASH EQUIVALENTS AT MARCH 31, 2019	<u>\$ 29,495</u>	<u>\$ 706,920</u>	<u>\$ 736,415</u>

The accompanying notes are integral part of these financial statements

EXHIBIT C

Drum Point Village West Condominium Association, Inc.
Notes to Financial Statements
March 31, 2019

Note 1: Nature and History of Organization

Drum Point Village West Condominium Association, Inc. (the “Association”) is a statutory condominium association incorporated in the State of New Jersey on October 8, 1987. The Association is responsible for the operation and maintenance of the common property of Drum Point Village West Condominiums.

Drum Point Village West Condominiums is approved to consist of 95 residential units located on approximately 17 acres in the Township of Brick, Ocean County, New Jersey. All 95 units have been completed and conveyed to their respective owners.

Note 2: Date of Management Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through August 1, 2022, the date that the financial statements were available to be issued.

Note 3: Summary of Significant Accounting Policies

Fund Accounting

The Association is a not-for-profit organization that employs the fund method of accounting on the accrual basis to ensure compliance with limitations and restrictions on the use of its financial resources as established in the Association’s governing documents and by actions of the Board of Trustees or the Association’s voting membership.

Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association. Disbursements from this fund are generally at the discretion of the Board of Trustees.

Capital Replacement Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements. Disbursements from this fund are generally restricted to the specific purposes established.

Cash & Cash Equivalents

Cash and cash equivalents include cash held in bank deposit accounts and money market funds. Cash and cash equivalents may at times exceed the federally insured amounts.

Drum Point Village West Condominium Association, Inc.
Notes to Financial Statements
March 31, 2019

Note 3: Summary of Significant Accounting Policies (continued)

Estimates

The preparation of the 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 and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Interest Earned

The Board's policy is to allocate interest income to the various funds in proportion to the interest-bearing deposits of each fund.

Member Assessments and Assessments Receivable

Association members are subject to monthly common expense assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. On a periodic basis, the Board and management evaluate the receivables and establish an allowance for doubtful accounts, based on a history of past write-offs and collections and current legal status of past due accounts.

The monthly assessment to owners was \$190 for the fiscal year ended March 31, 2019. Of that amount, approximately \$50.78 was designated to the capital replacement fund.

The monthly assessments are based on the annual budget as determined by the Board of Trustees. The Association retains any excess assessments in the operating fund at year-end for use in future periods as determined annually by the Board of Trustees.

Property and Equipment

Real and common area property acquired from the developer, and subsequent related improvements to such property, are not recorded in the Association's financial statements as they are owned by the individual unit owners in common and not the Association.

Drum Point Village West Condominium Association, Inc.
Notes to Financial Statements
March 31, 2019

Note 4: Income Taxes

Under the Internal Revenue Code, Associations may be taxed as a condominium management association at their election, or as a regular corporation. The Association may select either method in any year and will generally select the method that results in the lowest tax due. A method selected in one year affects only that year and the Association is free to select either method in future years. By filing as a regular corporation, the Association is generally taxed at a lower rate than by filing as a condominium management association.

For the year ended March 31, 2019, the Association has elected to be taxed as a condominium management association. The Association evaluates its tax provisions and accruals and believes that they are appropriate based on current facts and circumstances. The prior three years federal tax returns as filed remain open for examination by the Internal Revenue Service. The Association was liable for federal income taxes in the amount of \$1,053 for the fiscal year ended March 31, 2019.

The Association was incorporated under Title 15A of the New Jersey Statutes and therefore it is not liable for New Jersey corporation business income tax.

Note 5: Concentration of Credit Risk

Financial instruments which potentially subject the Association to significant concentrations of credit risk consist principally of cash. The Association's cash deposits are insured up to \$250,000 per institution by Federal Depository Insurance Coverage (FDIC). At times during the year, cash balances may exceed insured limits. The Association is also potentially subject to concentrations of credit risk in its accounts receivable. Concentrations of credit risk with respect to the member's assessments receivable are limited to each residential unit separately and are subject to the association's collection procedures. As of March 31, 2019 the Association had no significant concentrations of credit risk.

Note 6: Future Major Repairs and Replacements

The Association's governing documents require that funds be accumulated for future maintenance and major repairs and replacements. Accumulated funds, which aggregate \$622,578 at March 31, 2019, are held in separate accounts and generally are not available for operating purposes.

Funds are being accumulated in the replacement fund based on the Association management's estimate of future needs. Actual expenditures may vary from those estimates, and the variation may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs for major repairs and replacements.

Drum Point Village West Condominium Association, Inc.
Notes to Financial Statements
March 31, 2019

Note 6: Future Major Repairs and Replacements (continued)

The Association has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. Accordingly, the Association is unable to disclose that information as supplementary information, as required by generally accepted accounting principles. The Board has also not developed a plan to fund those needs that would have been identified by such a study. Additionally, replacement fund cash and investments balances may, at times, be less than or more than the fund balances, resulting in an interfund balance. If additional amounts are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available, if possible. The effect on future assessments is unknown at this time.

Note 7: Municipal Reimbursement

During the fiscal year ended March 31, 2019 the Association received \$1,026 from the Township of Brick for 2017 snow reimbursement.

Note 8: Supplemental Disclosure of Cash Flow Information

Cash paid during the period for federal income taxes was \$800.