

HIGH MEADOW COOPERATIVE NO. 1, INC.

FINANCIAL STATEMENTS

SEPTEMBER 30, 2023 AND 2022

HIGH MEADOW COOPERATIVE NO. 1, INC.

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MARK COHEN, CPA
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INDEPENDENT AUDITORS' REPORT

**To the Board
HIGH MEADOW COOPERATIVE NO. 1, INC.**

Opinion

We have audited the accompanying financial statements of High Meadow Cooperative No. 1, Inc., which comprise the balance sheets as of September 30, 2023 and 2022, and the related statements of income, retained earnings (deficit) and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of High Meadow Cooperative No. 1, Inc., as of September 30, 2023 and 2022, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We have conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). 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 High Meadow Cooperative No. 1, Inc., and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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, 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 High Meadow Cooperative No. 1, Inc.'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 Responsibilities 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 GAAS 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, including omissions, 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 statements.

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 High Meadow Cooperative No. 1, Inc.'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 evaluating 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 High Meadow Cooperative No. 1, Inc.'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.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of budget with actual operating amounts, detailed schedule of repairs and maintenance, and schedules to the financial statements are presented for purposes of additional analysis and are not a required part of the financial statements. Such information, except for the portion marked "unaudited" is the responsibility of the entity's 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, that information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Omission of Required Supplementary Information about Future Major Repairs and Replacements

Management has not estimated the remaining lives and replacement costs of the common property and, therefore, has not presented information about the estimates of future costs of major repairs and replacements that will be required in the future 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, which 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 this missing information.

Bloom and Streit LLP

BLOOM AND STREIT LLP
Certified Public Accountants
January 19, 2024

HIGH MEADOW COOPERATIVE NO. 1, INC.

Balance Sheets

As of September 30,

	<u>2023</u>	<u>2022</u>
ASSETS		
CURRENT ASSETS		
Cash in Operating Account	10,489	63,276
Cash in Tax Escrow Account	121,597	105,414
Cash in Banks and Money Funds	66,841	235,671
Investments - Certificates of Deposit	1,537,674	1,454,083
Tenants' Accounts Receivable	58,616	42,034
Miscellaneous Accounts Receivable	26,108	25,652
Prepaid Expenses	<u>267,153</u>	<u>286,191</u>
Total Current Assets	<u>2,088,478</u>	<u>2,212,321</u>
PROPERTY AND EQUIPMENT -		
Net Book Value	<u>3,688,973</u>	<u>3,683,846</u>
OTHER ASSETS		
Investment - NCB Stock	<u>7,561</u>	<u>7,561</u>
Total Other Assets	<u>7,561</u>	<u>7,561</u>
TOTAL ASSETS	<u><u>5,785,012</u></u>	<u><u>5,903,728</u></u>

	<u>2023</u>	<u>2022</u>
LIABILITIES AND STOCKHOLDERS' DEFICIT		
CURRENT LIABILITIES		
Accounts Payable	82,391	74,548
Accrued Interest on Mortgage	16,749	17,382
Rents Received in Advance	12,238	12,086
Security Deposits and Exchanges Payable	15,857	17,357
Due to Tenant Stockholders	89,837	109,833
Mortgage Payable - Amortization payments due within one year	<u>221,637</u>	<u>214,374</u>
Total Current Liabilities	<u>438,709</u>	<u>445,580</u>
LONG-TERM LIABILITIES		
Mortgage Payable (due after one year)	5,456,079	5,677,716
Less: Unamortized Debt Issuance Costs	<u>(24,479)</u>	<u>(32,641)</u>
Total Long-Term Liabilities	<u>5,431,600</u>	<u>5,645,075</u>
STOCKHOLDERS' DEFICIT		
Common Stock \$10.00 par value; 17,499 shares Authorized, 17,264 shares Issued and Outstanding	174,990	174,990
Paid-in Capital	300,046	300,046
Retained Earnings (Deficit)	<u>(284,442)</u>	<u>(467,099)</u>
Total	190,594	7,937
Less: Treasury Stock; 235 shares	<u>(275,891)</u>	<u>(194,864)</u>
Total Stockholders' Deficit	<u>(85,297)</u>	<u>(186,927)</u>
TOTAL LIABILITIES AND STOCKHOLDERS' DEFICIT	<u><u>5,785,012</u></u>	<u><u>5,903,728</u></u>

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.

Statements of Income

For the Years Ended September 30,

	<u>2023</u>	<u>2022</u>
INCOME		
Carrying Charges - Net of Vacancy Loss	2,662,042	2,556,680
Rental Income	6,300	6,275
Energy Surcharge	30,280	0
Garage and Parking Income	32,989	32,750
Laundry Room Income	11,416	6,685
Transfer Fee Income	32,450	34,500
Interest and Dividend Income	66,092	23,588
Miscellaneous Income	8,467	15,579
Total Income	<u>2,850,036</u>	<u>2,676,057</u>
EXPENSES		
Administrative Expenses	100,050	101,437
Maintenance Expenses	518,283	501,747
Utilities Expenses	516,728	455,729
Taxes and Insurance Expenses	1,114,988	1,135,645
Financial Expenses	208,571	216,141
Interest - Debt Issuance Costs	8,162	8,162
Total Expenses Before Depreciation	<u>2,466,782</u>	<u>2,418,861</u>
NET INCOME BEFORE DEPRECIATION	383,254	257,196
Depreciation	<u>(200,597)</u>	<u>(203,420)</u>
NET INCOME FOR THE YEAR	<u>182,657</u>	<u>53,776</u>

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.

Statements of Retained Earnings (Deficit)

For the Years Ended September 30,

	<u>2023</u>	<u>2022</u>
RETAINED EARNINGS (DEFICIT) - Beginning of Year	(467,099)	(520,875)
Net Income for the Year	<u>182,657</u>	<u>53,776</u>
RETAINED EARNINGS (DEFICIT) - End of Year	<u>(284,442)</u>	<u>(467,099)</u>

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.

Statements of Cash Flows

For the Years Ended September 30,

	<u>2023</u>	<u>2022</u>
Cash Flows From Operating Activities		
Net Income	182,657	53,776
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation	200,597	203,420
Interest Expense - Debt Issuance Costs	8,162	8,162
Revenue allocated to financing activities	(214,374)	(206,827)
Tenants' Accounts Receivable	(16,582)	(29,059)
Other Receivables	(456)	(5,106)
Prepaid Expenses	19,038	33,892
Increase (Decrease) in operating liabilities:		
Accounts Payable	7,843	(13,327)
Accrued Interest Payable	(633)	(610)
Rents Received in Advance	152	6,582
Due to Tenant Stockholders	(19,996)	(15,079)
Security Deposits and Exchanges Payable	(1,500)	3,525
Net cash provided by operating activities	<u>164,908</u>	<u>39,349</u>
Cash Flows From Investing Activities		
Investment Purchases	(83,591)	(153,297)
Purchase of Property and Equipment	(205,724)	(304,903)
Net cash used by investing activities	<u>(289,315)</u>	<u>(458,200)</u>
Cash Flows From Financing Activities		
Portion of Carrying Charges applied to Amortization of Mortgage	214,374	206,827
Amortization of Mortgage	(214,374)	(206,827)
Purchase of Treasury Stock	(81,027)	(43,369)
Net cash used by financing activities	<u>(81,027)</u>	<u>(43,369)</u>
Decrease in Cash and Cash Equivalents (carryforward)	(205,434)	(462,220)

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.

Statements of Cash Flows

For the Years Ended September 30,

	<u>2023</u>	<u>2022</u>
Decrease in Cash and Cash Equivalents (brought forward)	(205,434)	(462,220)
Cash and Cash Equivalents at Beginning of Year	<u>404,361</u>	<u>866,581</u>
Cash and Cash Equivalents at End of Year (see below)	<u><u>198,927</u></u>	<u><u>404,361</u></u>
Represented by:		
Cash in Operating Account	10,489	63,276
Cash in Tax Escrow Account	121,597	105,414
Cash in Banks and Money Funds	<u>66,841</u>	<u>235,671</u>
Cash and Cash Equivalents (as above)	<u><u>198,927</u></u>	<u><u>404,361</u></u>
Supplemental Disclosure:		
Interest Paid	<u>207,954</u>	<u>215,501</u>
Taxes Paid	<u>1,950</u>	<u>2,500</u>

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.

Notes to Financial Statements

September 30, 2023 and 2022

Note 1

Organization

Pursuant to a Plan to Convert to Cooperative Ownership, title to the land and building located at Charter Circle, South Highland Avenue and Geneva Road in Ossining, New York, was incorporated in the State of New York in 1961. The cooperative consists of 183 residential units. The primary purpose of the cooperative is to manage the operations of the building and maintain the common elements.

Note 2

Summary of Significant Accounting Policies

The financial statements have been presented in accordance with the accounting principles prescribed by the audit and accounting guide for common interest realty associations issued by the American Institute of Certified Public Accountants. The guide describes conditions and procedures unique to the industry (including cooperative housing corporations and condominium associations) and illustrates the form and content of the financial statements of common interest realty associations as well as informative disclosures relating to such statements. In addition, the guide requires that all revenues from tenant-stockholders, including maintenance charges and special assessments, be recognized as revenue in the statements of income.

For purposes of the statements of cash flows, the cooperative considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

The cooperative classifies its marketable debt securities as "held to maturity" since it has the positive intent and ability to hold the securities to maturity. Securities classified as "held to maturity" are carried at amortized cost.

Tenant-stockholders are subject to monthly charges to provide funds for the cooperative's operating expenses, future capital acquisitions, and major repairs and replacements. Tenants' Accounts Receivable at the balance sheets date represent various fees due from tenant-stockholders. Any excess charges at year end are retained by the cooperative for use in the succeeding year.

Property and equipment is being carried at cost. Depreciation of the building is being computed by the straight-line method over its estimated useful life of fifty years. Maintenance equipment, building equipment and improvements are being depreciated in accordance with the accelerated cost recovery system using a recovery period from five to twenty seven and one-half years.

HIGH MEADOW COOPERATIVE NO. 1, INC.

Notes to Financial Statements

September 30, 2023 and 2022

Note 2

Summary of Significant Accounting Policies - continued

Costs incurred in obtaining long-term financing, included under mortgage payable on the balance sheets, are amortized on a straight-line basis, which approximates the effective interest method, over the terms of the related debt agreement. The amortization of these costs is being recognized as interest expense-debt issuance costs on the statements of income.

The cooperative accounts for certain revenue items differently for financial reporting and income tax purposes. The principal differences are permanent in nature and relate to any portion of maintenance charges and special assessments allocated for mortgage amortization and capital improvements which are being accounted for as contributions to additional paid-in capital for income tax purposes whereas such items are recognized as revenue for financial reporting.

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 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.

Tenant-stockholders are subject to monthly assessments to provide funds for the cooperative's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The cooperative's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund (reserve fund) assessments are satisfied when these funds are expended for their designated purpose.

The cooperative recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance) is recognized when the cooperative has the right to receive payment in advance of the satisfaction of performance obligations related to replacement (reserve) assessments.

HIGH MEADOW COOPERATIVE NO. 1, INC.

Notes to Financial Statements

September 30, 2023 and 2022

Note 3 **Concentration of Credit Risk**

The cooperative maintains various bank and money market accounts that at times may exceed insured credit limits. The cooperative has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk with respect to such balances.

Note 4 **Property and Equipment**

Property and Equipment consists of the following:

	<u>2023</u>	<u>2022</u>
Land	153,817	153,817
Building	2,238,876	2,238,876
Building Improvements/ Equipment	<u>6,941,075</u>	<u>6,735,351</u>
	9,333,768	9,128,044
Less: accumulated depreciation	<u>5,644,795</u>	<u>5,444,198</u>
Total Property and Equipment	<u>3,688,973</u>	<u>3,683,846</u>

Depreciation expense for the years ended September 30, 2023 and 2022 is \$200,597 and \$203,420, respectively.

Note 5 **Mortgage Payable**

In November, 2006, the cooperative refinanced its then existing mortgage with the National Cooperative Bank. This new mortgage, in the amount of \$5,500,000 matured on December 1, 2016.

On October 26, 2016, the cooperative refinanced this mortgage with the National Cooperative Bank (NCB). The new mortgage, in the amount of \$7,000,000, matures on November 1, 2026. Commencing December 1, 2016, constant monthly payments of \$35,194 are due and will include interest at 3.547% per annum and a reduction of principal based on a 25 year amortization schedule. The new mortgage will have a balloon payment of approximately \$4,947,000 due in November 2026. In addition, the cooperative secured a line of credit with NCB in the amount of \$500,000. For the years ended September 30, 2023 and 2022, the line of credit was not utilized.

Costs incurred with connection of the mortgage refinancing are being amortized over the life of the mortgage. As a requirement of obtaining the loans, the cooperative was required to purchase shares of NCB Class B Capital Stock.

HIGH MEADOW COOPERATIVE NO. 1, INC.

Notes to Financial Statements

September 30, 2023 and 2022

Note 5

Mortgage Payable - continued

Principal maturities of the mortgage are as follows as of September 30:

2024	221,637
2025	230,283
2026	238,686
2027 (including payoff)	4,987,110

Note 6

Treasury Stock

As of September 30, 2023 the cooperative owns 3 apartments representing 235 shares. One apartment representing 83 shares is occupied by the assistant super. A second apartment representing 69 shares was purchased in 2020 and is being rented to the cooperatives porter. A third apartment representing 83 shares was purchased in 2022 and has been completely renovated as of September 2023. In 2024 the cooperative expects to sell the apartment purchased in 2020 and then move the porter to the apartment purchased in 2022 and renovated in 2023. All costs associated with the purchase and restoration of all these apartments is reflected as treasury stock in the attached financial statements.

Note 7

Carrying Charges

At a meeting of the Board of Directors in August 2021, the cooperative approved a 2.5% increase in carrying charges effective October 1, 2021.

At a meeting of the Board of Directors in August 2022, the cooperative approved a 4.5% increase in carrying charges effective October 1, 2022. The board also approved a monthly energy surcharge to offset the increase fuel oil. The surcharge ran from October 2022 to March 2023 and was then discontinued.

At a meeting of the Board of Directors in August 2023, the cooperative approved a 3% increase in carrying charges effective October 1, 2023. The board once again approved a monthly energy surcharge to offset the increase in fuel oil. The surcharge commenced October 2023 and will run monthly at least through the winter heating season and then a determination will be made if it should be discontinued.

All the increases were required in order to present a balanced budget that includes an increase in operating expenses and reduction in revenues due to the allocation of transfer fees and interest to the reserve fund.

HIGH MEADOW COOPERATIVE NO. 1, INC.

Notes to Financial Statements

September 30, 2023 and 2022

Note 8

Benefits

The cooperative participated in the 32BJ North Pension Fund, Employer Identification Number 13-1819138, Plan 001, for the years ended September 30, 2023 and 2022.

The cooperative participated in this multi-employer plan, for the years ended September 30, 2023 and 2022 under the terms of collective-bargaining agreements that cover its union represented employees. This collective bargaining agreement expires September 30, 2026 and the cooperative has no intention of withdrawing from the plan.

The risks of participating in multi-employer plans are different from single-employer plans for the following reasons: 1) assets contributed to the multi-employer plan by one employer may be used to provide benefits to employees of other participating employers, 2) if a participating employer stops contributing to the plan, the unfunded obligations of the plan may be borne by the remaining participating employers and 3) if the cooperative chooses to stop participating in its multi-employer pension plan, the cooperative may be required to pay the plan an amount based on the underfunded status of the plan, which is referred to as a withdrawal liability.

The zone status is based on information that the cooperative received from the plan and is certified by the plan's actuary. Plans in the red zone are generally less than 65 percent funded, plans in the yellow zone are less than 80 percent funded and plans in the green zone are at least 80 percent funded. The most recent Pension Protect Act (PPA) zone status available is for the plan's year-end beginning January 1, 2022 and 2021. The certified zone status for the plan for both years was green.

In addition to the Pension Fund, the cooperative also participated in a Health Fund for the years ended September 30, 2023 and 2022. The fund provides health benefits (medical, surgical, hospital, prescription drugs, behavioral health, optical, dental) and life insurance coverage for eligible participants and their covered dependents. Retired employees are eligible for health benefits if they retire before age 65, but after age 62; accumulated 15 combined years of pension service credit; worked both 90 days immediately before retirement and at least 36 months of the 60 months before retiring; and are receiving an early or regular retirement pension from the 32BJ North Pension Fund. These benefits continue for the retired employee and eligible dependents until they become eligible for Medicare, until age 65, or until the retiree's pension is suspended, whichever occurs first.

HIGH MEADOW COOPERATIVE NO. 1, INC.

Notes to Financial Statements

September 30, 2023 and 2022

Note 8

Benefits - continued

The cooperative made the following contributions to the plans:

	<u>2023</u>	<u>2022</u>
Pension Contributions	14,483	14,731
Health Contributions	63,081	61,920

The cooperative's contributions to the plan were not greater than 5% of the plan's total contributions.

Note 9

Income Taxes

Federal income tax is computed pursuant to Subchapter T of the Internal Revenue Code. Under Subchapter T, income from non-patronage sources in excess of expenses properly attributable thereto may be subject to tax. The cooperative believes that all of its income is patronage sourced. Accordingly, no provisions for taxes, if any, that could result from the application of Subchapter T to the cooperative's income has been reflected in the accompanying financial statements. New York State Franchise taxes are calculated by utilizing special tax rates available to cooperative housing corporations based on the cooperative's capital base.

Losses incurred in years prior to September 30, 2018, may be carried forward for twenty years from the year incurred and may be used to offset 100% of taxable income. Due to a change in the tax law, federal net operating losses incurred during the year ended September 30, 2019 and thereafter may be carried forward indefinitely, but may only be used to offset 80% of taxable income each year.

As of September 30, 2023, the cooperative has available federal net operating loss carryforwards to apply to future taxable income of approximately \$2,084,000. These net operating loss carryforwards consist of carryforwards of approximately \$1,526,000 which expire beginning in 2024 and continuing through 2038 and carryforwards of approximately \$558,000 which were incurred during 2019 and thereafter. New York State substantially limits the use of these net operating loss carryforwards.

In accordance with accounting rules for uncertainty in income tax guidance, which clarifies the accounting and recognition for tax positions taken or expected to be taken in its income tax returns, the cooperative believes that its estimates are appropriate based on current facts and circumstances. The cooperative's tax filings are subject to audit by various taxing authorities. The cooperative's federal and state income tax returns for the last three years remain open to examination.

HIGH MEADOW COOPERATIVE NO. 1, INC.

Notes to Financial Statements

September 30, 2023 and 2022

- Note 10** **Real Estate Taxes - Tax Abatements**
The cooperative is entitled to and has received tax abatements on behalf of its stockholders during 2023 and 2022. The abatements, which include Star, Veterans and Senior Citizens are passed on to the stockholders by direct payment or as a credit against carrying charges. Any undistributed abatements as of the fiscal year end have been included on the Balance Sheets in Current Liabilities as Due to Tenant Stockholders. As the abatements benefit the stockholders, the real estate tax expense reflected in these financial statements is gross of all the aforementioned tax abatements.
- Note 11** **Future Major Repairs and Replacements**
The cooperative has not conducted an official CIRA 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. When replacement funds are needed to meet future needs for major repairs and replacements, the cooperative may borrow, utilize available cash, increase carrying charges, pass special assessments or delay repairs and replacements until the funds are available. The effect on future assessments has not been determined at this time.
- Note 12** **Subsequent Events**
Management has evaluated subsequent events through January 19, 2024, the date at which the financial statements became available for issuance.

HIGH MEADOW COOPERATIVE NO. 1, INC.

Schedule of Budget with Actual Operating Amounts

	Budget	Actual	Actual
	Year Ended	Year Ended	Year Ended
	<u>Sep. 30, 2023</u>	<u>Sep. 30, 2023</u>	<u>Sep. 30, 2022</u>
	(Unaudited)		
RECEIPTS			
Carrying Charges	2,682,770	2,682,770	2,567,244
Vacancy - Treasury Stock	(18,000)	(20,728)	(10,564)
Rental	6,500	6,300	6,275
Energy Surcharge	30,500	30,280	0
Garage and Parking Income	33,000	32,989	32,750
Laundry Room Income	7,000	11,416	6,685
Fines and Violations	6,000	401	5,750
Miscellaneous Income	8,000	8,066	9,829
Total Receipts	2,755,770	2,751,494	2,617,969
EXPENDITURES			
ADMINISTRATIVE EXPENSES			
Management Fee	66,000	65,484	65,484
Legal Expense	10,000	7,675	11,793
Auditing	9,000	9,000	9,000
Telephone	6,000	5,837	5,255
Office and Administrative Expenses	12,625	12,054	9,905
Total Administrative Expenses	103,625	100,050	101,437
MAINTENANCE EXPENSES			
Super and Maintenance Payroll	203,000	204,882	197,765
Supplies	18,000	7,978	21,597
Repairs and Maintenance	90,000	92,237	84,784
Major Repairs	20,000	26,003	13,114
Rubbish Removal	44,000	43,692	43,291
Landscaping and Grounds	80,000	90,901	67,047
Tree Service	28,000	23,059	41,821
Snow Removal	16,000	14,928	18,590
Exterminating and Bed Bugs	14,000	14,603	13,738
Total Maintenance Expenses	513,000	518,283	501,747
UTILITIES EXPENSES			
Fuel Costs	335,000	329,031	266,271
Electricity and Gas - Net of Rebilled Charges	56,000	41,271	57,214
Meter Reading Services & Repairs	7,200	7,065	6,927
Water	140,000	139,361	125,317
Total Utilities Expenses	538,200	516,728	455,729

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.

Schedule of Budget with Actual Operating Amounts

	Budget Year Ended <u>Sep. 30, 2023</u> (Unaudited)	Actual Year Ended <u>Sep. 30, 2023</u>	Actual Year Ended <u>Sep. 30, 2022</u>
TAXES AND INSURANCE			
Real Estate Taxes	860,000	843,271	852,523
Payroll Taxes	17,500	17,211	16,011
Licenses and Permits	1,000	0	1,853
Insurance	190,000	172,565	182,968
Union Welfare and Pension Fund	82,000	79,991	79,790
Franchise Taxes	2,500	1,950	2,500
Total Taxes and Insurance	<u>1,153,000</u>	<u>1,114,988</u>	<u>1,135,645</u>
FINANCIAL EXPENSES			
Interest on Mortgage	207,321	207,321	214,891
Facility Fee - Credit Line	1,250	1,250	1,250
Total Financial Expenses	<u>208,571</u>	<u>208,571</u>	<u>216,141</u>
CONTRIBUTIONS TO EQUITY AND RESERVES			
Amortization of Mortgage	214,374	214,374	206,827
Contingency Reserve	24,000	24,000	0
Total Contributions to Equity and Reserves	<u>238,374</u>	<u>238,374</u>	<u>206,827</u>
Total Expenditures	<u>2,754,770</u>	<u>2,696,994</u>	<u>2,617,526</u>
NET SURPLUS (DEFICIT) FOR THE YEAR	<u>1,000</u>	<u>54,500</u>	<u>443</u>

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.
Detailed Schedule of Actual Repairs and Maintenance
For the Years Ended September 30,

	2023	2022
Boiler and Burners	17,580	15,941
Plumbing and Pipes	25,995	29,846
Electrical, Intercom and Antenna	10,993	2,763
Painting, Plastering and Carpentry Work	2,146	4,266
Roofing, Waterproofing and Gutters	10,757	13,613
Doors, Locks and Building Equipment	16,760	10,881
Auto and Truck	1,877	2,944
Architects, Engineers and Consultants	3,876	2,277
Masonry, Concrete and General Repairs	2,253	2,253
Total Repairs and Maintenance	92,237	84,784

See accompanying notes and auditors' report

HIGH MEADOW COOPERATIVE NO. 1, INC.

Schedules to the Financial Statement

September 30, 2023

Cash in Banks

Webster Bank- Fuel Account	7,665	
First Niagara Checking Account	2,289	
Sterling - Super Account	11,306	
Morgan Stanley Smith Barney	<u>45,581</u>	
Total Cash in Banks		<u><u>66,841</u></u>

Investments - Certificates of Deposit

Morgan Stanley Smith Barney - Various Certificates of Deposit	<u>1,537,674</u>	
Total Investments		<u><u>1,537,674</u></u>

Prepaid Expenses

Insurance	55,313	
Service Contracts	7,098	
Corporation Taxes	1,050	
Real Estate Taxes	<u>203,692</u>	
Total Prepaid Expenses		<u><u>267,153</u></u>

See accompanying notes and auditors' report