Greythorne By Marrano Condominium Association, Inc.

Financial Statements
as of December 31, 2024
together with
Independent Accountant's Review Report

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Managers
Greythorne By Marrano Condominium Association, Inc.
Williamsville, NY 14221

We have reviewed the accompanying financial statements of Greythorne By Marrano Condominium Association, Inc. which comprise the balance sheet as of December 31, 2024 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. A review includes primarily applying analytical procedures to management's financial data and making inquiries of the Company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, we do not express such an opinion.

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.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Greythorne By Marrano Condominium Association, Inc. and to meet our ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The supplementary information included in Schedules I and II on pages 9 and 10 is presented for purposes of additional analysis and is not a required part of the basic 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 supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the information and accordingly, do not express an opinion on such information.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property on page 10 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, which considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. We have compiled the required supplementary information in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We have not edited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide a form of assurance on it.

Richard A. Romer, CPA, LLC

Phoenix, Arizona
February 25, 2025

GREYTHORNE BY MARRANO CONDOMINIUM, INC.

Balance Sheet

As of December 31, 2024

ASSETS

	Operating Fund		Reserve Fund		2024 Total	
Current assets:						
Cash and cash equivalents	$	48,179	$	393,892	**$**	**442,071**
Assessment receivable		4,468		-		**4,468**
Prepaid expenses		8,740		-		**8,740**
Total assets	$	61,387	$	393,892	**$**	**455,279**

LIABILITIES AND FUND BALANCES

	Operating Fund		Reserve Fund		2024 Total	
Current liabilities:						
Accounts payable	$	12,763	$	-	**$**	**12,763**
Prepaid assessments and advances		25,075		-		**25,075**
Total liabilities		37,838		-		**37,838**
Fund balances		23,549		393,892		**417,441**
Total liabilities and fund balance	$	61,387	$	393,892	**$**	**455,279**

Statement of Revenues, Expenses and Changes in Fund Balances

For the year ended December 31, 2024

	Operating Fund	Reserve Fund	2024 Total
Revenues:			
Assessment income	$ 750,831	$ 56,569	**$ 807,400**
Interest income	-	17,037	**17,037**
Miscellaneous	700	-	**700**
Total Revenues	751,531	73,606	**825,137**
Expenses			
General and Administrative:			
Management	20,160	-	**20,160**
Franchise tax	615	-	**615**
Insurance	7,075	-	**7,075**
Professional fees	25,456	-	**25,456**
Miscellaneous	3,906	-	**3,906**
Total General and Administrative	57,212	-	**57,212**
Utilities			
Electric	1,570	-	**1,570**
Water	46,545	-	**46,545**
Telephone	4,177	-	**4,177**
	52,292	-	**52,292**
Repairs and maintenance			
Landscaping	498,428	-	**498,428**
Snow plowing	84,183	-	**84,183**
Repairs and maintenance	48,934	-	**48,934**
Total Repairs and Maintenance	631,545	-	**631,545**
Total Expenses	741,049	-	**741,049**
Excess of revenues over expenses	10,482	73,606	**84,088**
Fund balance - beginning	12,823	320,530	**333,353**
Transfer	244	(244)	**-**
Fund balance - ending	$ 23,549	$ 393,892	**$ 417,441**

GREYTHORNE BY MARRANO CONDOMINIUM, INC.

Statement of Cash Flows

For the year ended December 31, 2024

	Operating Fund	Reserve Fund	Total 2024
Cash flows for operating activities:			
Excess of revenues over expenses	$ 10,482	$ 73,606	**$ 84,088**
Adjustments to reconcile excess of revenues			
over expenses to net cash flows from operating activities:			
Changes in other current assets and liabilities:			
Interfund transfers	244	(244)	**-**
Assessment receivable	3,502	-	**3,502**
Prepaid expenses	(5,446)	-	**(5,446)**
Accounts payable	12,666	-	**12,666**
Prepaid expenses	(1,466)	-	**(1,466)**
Net cash flow from operating activities	19,982	73,362	**93,344**
Net change in cash and cash equivalents	19,982	73,362	**93,344**
Cash and cash equivalents - beginning	28,197	320,530	**348,727**
Cash and cash equivalents - ending	$ 48,179	$ 393,892	**$ 442,071**

GREYTHORNE BY MARRANO CONDOMINIUM ASSOCIATION, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

Note 1 – Nature of Activities

Greythorne By Marrano Condominium Association, Inc. (the Condominium) is a statutory condominium association organized pursuant to Article 9-B of the Real Property Law of the State of New York as amended, commonly known as the New York State Condominium Act responsible for the management and maintenance of condominium common property, located on approximately 34.40 acres in Amherst, New York. The Condominium began operation in December 2007. The Condominium consists of 117 residential Units, 11 of which are owned by the Sponsor. Each unit owner is a member of the Condominium.

Note 2 – Summary of significant Accounting Policies

Method of Accounting

The Condominium prepares its financial statements in conformity with fund accounting, which requires that funds, such as operating funds and funds designated for future repairs and replacements, be classified separately for accounting and reporting purposes.

Operating Fund

This fund is used to account for financial resources available for the general operation of the Condominium. Disbursements from the fund may be made only for their designated purposes.

Reserve Fund

This fund is used to accumulate financial resources designated for future major repairs and replacements. Disbursements from the fund may be made only for their designated purposes.

Interfund Balances

These balances, generally, arise when cumulatively through the balance sheet date one fund pays expenses or receives revenue of another, or has otherwise borrowed from the other.

Basis of Accounting

The Condominium's policy is to prepare its financial statements on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). An accrual basis financial statement gives effect to all revenue billed but not collected, expenses incurred but not yet paid, and expenses prepaid but not yet incurred.

Cash and Equivalents

For the purposes of the statement of cash flows, the Condominium considers all unrestricted highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents. The Condominium maintains cash deposits and investments with financial institutions that have Federal Deposit Insurance Corporation (FDIC) coverage. At various times, deposits with these financial institutions may exceed federally insured limits. The Condominium has not experienced any losses on such accounts and believes it is not exposed to any significant credit risk with respect to cash equivalents.

Assessment Receivables

Assessments receivables are reported at the amount management expects to collect on balances outstanding at year-end. Based on management's assessment of the credit history with the unit owners having outstanding balances and current relationships with them, it has concluded that realization losses on balances outstanding at year-end are immaterial.

Real and Common Property

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Condominium's financial statements because those properties are owned by the individual unit owners in common and not by the Condominium. The Condominium capitalizes personal property to which it has title at cost. Any repairs or improvements paid by the Condominium have not been capitalized and have been expensed for income tax purposes under special rules for the Condominium.

Revenue Recognition
The Condominium recognizes their revenue from contracts using the following five step process: 1) Identify the contract(s) with a customer, 2) Identify the performance obligations in the contract, 3) Determine the transaction price, 4) Allocate the transaction price to the performance obligations in the contract, and 5) Recognize revenue as the Condominium satisfies a performance obligation. The majority of the Condominium's revenue is recognized at a point in time based on receipt of assessment income. Revenue recognized over time primarily consists of performance obligations that are satisfied within one year or less. In addition, the Condominium's contracts do not contain variable consideration and contract modifications are generally minimal.

Revenue is recognized when the services are rendered in an amount that reflects the consideration the Condominium expects to receive in exchange for those services. The Condominium accounts for revenue at established rates and enters into contracts with homeowners that may include various combinations of services, which are generally capable of being distinct and accounted for as separate performance obligations. Contracts with homeowners include multiple services. Determining whether services are considered distinct performance obligations that should be accounted for separately versus together may require significant judgement.

Estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions that affect the reported amounts in the financial statements and accompanying notes. Actual results could differ from those estimates.

Note 3 – Member Assessments

The Condominium members are subject to monthly assessments to provide funds for the Condominium's operating expenses, major repairs and replacements. The Board of Managers determines assessment requirements and allocations to operating and reserve funds which are based on current fiscal year needs and projected repairs and replacement costs. Assessments are recognized as revenue in the period in which they relate. No assurance exists as to the sufficiency of reserve funds to cover all necessary expenditures as they arise. Any excess assessments at year-end are retained by the Condominium for use in future years.

Note 4 – Future Major Repairs and replacements

The Condominium's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds are being held in separate accounts and are generally not available for operating purposes. The Board is funding the major repairs and replacements based on the estimated useful lives of the components considering amounts previously accumulated in the reserve fund.

Actual expenditures may vary from estimated amounts and the variations may be material. Actual expenditures may vary from estimated amounts, and the variations may be material; therefore, the amounts accumulated in the reserve fund may not be adequate to meet all future needs for major repairs and replacement. The Condominium has the right to increase regular replacement fund assessments, or levy special assessments for major repairs and replacement, if additional funds are needed.

Note 5 – Income Taxes

Homeowners' associations may elect to be taxed as regular corporations or as homeowners' associations. The Condominium elected to be taxed as a homeowners' association and filed form 1120H for the year ended December 31, 2024. Under Internal Revenue Code Sections 528, the Condominium is not taxed on income and expense related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Condominium property.

Note 6 – Working Capital

A working capital fund has been established as part of the offering plan. Each unit is required to contribute $100 to the fund upon purchase of the unit. The Board of Managers may use this fund as they determine. For the years Ended December 31, 2024, $100 was contributed to the fund.

Note 7 – Subsequent Events

The Condominium has evaluated subsequent events and transactions for potential recognition or disclosure in the financial statements through February 25, 2025, the date when the financial statements were available to be issued.

GREYTHORNE BY MARRANO CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF CHANGES IN RESERVE FUND BALANCE
DECEMBER 31, 2024

Description	Beginning Fund Balance	Additions to Fund Balance	Changes to Fund Balance	Transfers and Other	Ending Fund Balance
Contingency	$ 320,530	$ 73,606	$ -	$ (244)	$ 393,892

GREYTHORNE BY MARRANO CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF CHANGES IN RESERVE FUND BALANCE
DECEMBER 31, 2024

The Board of Managers has determined the replacement costs of major repairs and replacements taking into consideration an independent engineer's study, dated July 5, 2022, to estimate the remaining useful lives and the replacements costs of the components of common property. Replacement costs are based on estimated costs to repair or replace the common property components at the date of the study. Estimated current replacements costs have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date the components will require repair or replacement.

The following information is based on the study and presents significant information about the components of common property. Estimated remaining useful lives have been updated from the engineer's report to account for the passage of time between the date of the engineer's report and the date of the current accountant's report. The estimated future replacement cost have not been updated for continuing expenditures and are reported as of the original engineer's study.

Unedited

	Estimated First Year	Useful Life	Remaining Life	2022 Total
Asphalt pavement, crack repair and patch	2025	3 to 5	3	$ 27,900
Asphalt pavement, mill and overlay	2028	15 to 20	6 to 7	279,000
Asphalt pavement, total replacement, streets	2048	15 to 20	26 to 27	558,000
Catch basins, inspectors and capital repairs	2028	15 to 20	6 to 7	30,000
Concrete gutters, partial	2028	to 65	6 to 30+	304,750
Fences, aluminum	2033	to 25	11	127,600
Gate entry system	2022	10 to 15	0	25,000
Gate operators	2027	to 10	5	16,000
Gates	2027	to 20	5	13,200
Light poles and fixtures	2033	to 25	11	216,000
Perimeter walls, masonry	2023	8 to 12	1	8,700
Signage, street and traffic	2028	15 to 20	6	4,500
				$ 1,610,650