

WESTCHESTER CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the One Month Ended January 31, 2020

PM PELLEGRINO &
& M McFARLAND P.A.
CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Directors
Westchester Condominium Association, Inc.
Longboat Key, FL

Management is responsible for the accompanying financial statements of Westchester Condominium Association, Inc. which comprise the statement of assets, liabilities, and equity—modified cash basis as of January 31, 2021, and the related statement of revenues and expenses - modified cash basis budget vs. actual for the month and period ended January 31, 2021, and the related supplementary statements for the one month then ended vs prior year month, in accordance with the modified cash basis of accounting, and for determining that the modified cash basis of accounting is an acceptable financial reporting framework. 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 assurance on these financial statements.

The financial statements are prepared in accordance with the modified cash 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 the disclosures ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Required Supplementary Information

Management has omitted the supplementary information about the future major repairs and replacements of common property 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 and for placing the basic financial statements in an appropriate operational, economic, or historical context.

Pellegrino & McFarland, P.A.

Pellegrino & McFarland, P.A.
Sarasota, FL
February 20, 2021

Westchester Condominium Association, Inc.
Statement of Assets, Liabilities, and Equity-Modified Cash
As of January 31, 2021

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1040 · Chase Bank 1762 - Checking	423,570.35
1045 · Chase Bank 9189 - Savings	97,895.86
1060 · Centennial Bank CD - #6091	20,000.00
1065 · Centennial MM - #3082	200,026.30
1090 · Petty cash	100.00
	<hr/>
Total Checking/Savings	741,592.51
Other Current Assets	
1310 · Prepaid Insurance	67,475.23
	<hr/>
Total Other Current Assets	67,475.23
	<hr/>
Total Current Assets	809,067.74
Fixed Assets	
1510 · Equipment	2,000.00
1590 · Accumulated depreciation	-2,000.00
	<hr/>
Total Fixed Assets	0.00
Other Assets	
1800 · Utility deposits	100.00
	<hr/>
Total Other Assets	100.00
	<hr/>
TOTAL ASSETS	<u><u>809,167.74</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2010 · Chase Credit Care #5169	989.27
	<hr/>
Total Credit Cards	989.27
Other Current Liabilities	
2200 · Deferred revenue	125,976.00
2400 · Prepaid assessments	50,193.65
2500 · Contract Liability-Reserves	
2505 · Contract Liability -Reserves...	82,401.03
2525 · Contract Liability -Reserves...	82,401.02

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Assets, Liabilities, and Equity-Modified Cash
As of January 31, 2021

	<u>Jan 31, 21</u>
2545 · Contract Liability -Reserves...	124,566.43
Total 2500 · Contract Liability-Reser...	289,368.48
Total Other Current Liabilities	465,538.13
Total Current Liabilities	466,527.40
Total Liabilities	466,527.40
Equity	
3200 · Fund balance	5,362.26
3205 · Fund Balance Building A	49,857.38
3210 · Fund Balance Building B	41,815.76
3215 · Fund Balance Building C	54,892.98
3220 · Fund Balance Association	187,237.21
Net Income	3,474.75
Total Equity	342,640.34
TOTAL LIABILITIES & EQUITY	<u>809,167.74</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 · Maintenance fees	60,386.00	62,989.17	60,386.00	62,989.17	755,870.00
4010 · Bank interest income	32.53	0.00	32.53	0.00	0.00
4020 · Late fee income	0.00	0.00	0.00	0.00	0.00
4040 · Laundry income	0.00	250.00	0.00	250.00	3,000.00
4060 · Application fees	300.00	0.00	300.00	0.00	0.00
4070 · Other income	0.00	0.00	0.00	0.00	0.00
4075 · Insurance proceeds	0.00	0.00	0.00	0.00	0.00
Total Income	<u>60,718.53</u>	<u>63,239.17</u>	<u>60,718.53</u>	<u>63,239.17</u>	<u>758,870.00</u>
Gross Profit	60,718.53	63,239.17	60,718.53	63,239.17	758,870.00
Expense					
5000 · General & administrative					
5026 · Bank fees	25.00	0.00	25.00	0.00	0.00
5023 · Application Expense	75.00	0.00	75.00	0.00	0.00
5010 · Accounting fees	0.00	816.67	0.00	816.67	9,800.00
5020 · Attorney fees	348.00	166.67	348.00	166.67	2,000.00
5030 · Insurance	22,436.09	26,666.67	22,436.09	26,666.67	320,000.00
5040 · Office supplies	21.39	166.67	21.39	166.67	2,000.00
5050 · Equip. purchases/maintenance	0.00	166.67	0.00	166.67	2,000.00
5075 · Interest expense	0.00	0.00	0.00	0.00	0.00
Total 5000 · General & administrative	<u>22,905.48</u>	<u>27,983.35</u>	<u>22,905.48</u>	<u>27,983.35</u>	<u>335,800.00</u>
5100 · Pool					
5110 · Pool maintenance	605.00	608.33	605.00	608.33	7,300.00
5120 · Pool heat	1,626.24	666.67	1,626.24	666.67	8,000.00
5130 · Pool supplies/repairs	80.25	333.33	80.25	333.33	4,000.00
Total 5100 · Pool	<u>2,311.49</u>	<u>1,608.33</u>	<u>2,311.49</u>	<u>1,608.33</u>	<u>19,300.00</u>
5200 · Personnel expense					
5210 · Office personnel	0.00	0.00	0.00	0.00	0.00
5220 · Maintenance personnel	0.00	0.00	0.00	0.00	0.00
5225 · Employee health insurance	1,958.60	2,154.17	1,958.60	2,154.17	25,850.00
5230 · Payroll taxes	1,784.68	1,458.33	1,784.68	1,458.33	17,500.00
5200 · Personnel expense - Other	9,464.84	10,229.17	9,464.84	10,229.17	122,750.00
Total 5200 · Personnel expense	<u>13,208.12</u>	<u>13,841.67</u>	<u>13,208.12</u>	<u>13,841.67</u>	<u>166,100.00</u>
5300 · Utilities					
5310 · Electricity	1,167.93	1,125.00	1,167.93	1,125.00	13,500.00
5320 · Cable TV	6,347.00	3,185.00	6,347.00	3,185.00	38,220.00
5330 · Water	1,022.90	1,166.67	1,022.90	1,166.67	14,000.00
5340 · Sewer	1,507.58	1,750.00	1,507.58	1,750.00	21,000.00
5350 · Telephone	637.23	666.67	637.23	666.67	8,000.00
Total 5300 · Utilities	<u>10,682.64</u>	<u>7,893.34</u>	<u>10,682.64</u>	<u>7,893.34</u>	<u>94,720.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5400 · Maintenance					
5410 · Plants/Mulch/Tree Trimming	205.20	583.33	205.20	583.33	7,000.00
5420 · Plants, mulch, grounds	0.00	0.00	0.00	0.00	0.00
5430 · Elevator maintenance	468.00	583.33	468.00	583.33	7,000.00
5440 · Fire equipment maintenance	160.50	375.00	160.50	375.00	4,500.00
5450 · General building maintenance	1,746.81	3,000.00	1,746.81	3,000.00	36,000.00
5460 · Janitorial service	1,568.00	1,791.67	1,568.00	1,791.67	21,500.00
5470 · Irrigation maintenance	0.00	0.00	0.00	0.00	0.00
5480 · Fertilizer/insecticide	0.00	0.00	0.00	0.00	0.00
5485 · Plumbing Repairs	0.00	833.33	0.00	833.33	10,000.00
Total 5400 · Maintenance	<u>4,148.51</u>	<u>7,166.66</u>	<u>4,148.51</u>	<u>7,166.66</u>	<u>86,000.00</u>
5500 · Contract services					
5510 · Lawn care service	3,416.00	3,583.33	3,416.00	3,583.33	43,000.00
5520 · Trash removal	361.54	441.67	361.54	441.67	5,300.00
5530 · Pest control	210.00	395.83	210.00	395.83	4,750.00
Total 5500 · Contract services	<u>3,987.54</u>	<u>4,420.83</u>	<u>3,987.54</u>	<u>4,420.83</u>	<u>53,050.00</u>
5600 · Social Fund expense	<u>0.00</u>	<u>75.00</u>	<u>0.00</u>	<u>75.00</u>	<u>900.00</u>
Total Expense	<u>57,243.78</u>	<u>62,989.18</u>	<u>57,243.78</u>	<u>62,989.18</u>	<u>755,870.00</u>
Net Ordinary Income	<u>3,474.75</u>	<u>249.99</u>	<u>3,474.75</u>	<u>249.99</u>	<u>3,000.00</u>
Net Income	<u>3,474.75</u>	<u>249.99</u>	<u>3,474.75</u>	<u>249.99</u>	<u>3,000.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

SUPPLEMENTARY INFORMATION

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Association

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 · Maintenance fees	35,478.00	37,022.50	35,478.00	37,022.50	444,270.00
4010 · Bank interest income	32.53	0.00	32.53	0.00	0.00
4020 · Late fee income	0.00	0.00	0.00	0.00	0.00
4040 · Laundry income	0.00	250.00	0.00	250.00	3,000.00
4060 · Application fees	300.00	0.00	300.00	0.00	0.00
4070 · Other income	0.00	0.00	0.00	0.00	0.00
4075 · Insurance proceeds	0.00	0.00	0.00	0.00	0.00
Total Income	<u>35,810.53</u>	<u>37,272.50</u>	<u>35,810.53</u>	<u>37,272.50</u>	<u>447,270.00</u>
Gross Profit	35,810.53	37,272.50	35,810.53	37,272.50	447,270.00
Expense					
5000 · General & administrative					
5026 · Bank fees	25.00	0.00	25.00	0.00	0.00
5023 · Application Expense	75.00	0.00	75.00	0.00	0.00
5010 · Accounting fees	0.00	816.67	0.00	816.67	9,800.00
5020 · Attorney fees	348.00	166.67	348.00	166.67	2,000.00
5030 · Insurance	3,530.89	4,800.00	3,530.89	4,800.00	57,600.00
5040 · Office supplies	21.39	166.67	21.39	166.67	2,000.00
5050 · Equip. purchases/maintenance	0.00	166.67	0.00	166.67	2,000.00
5075 · Interest expense	0.00	0.00	0.00	0.00	0.00
Total 5000 · General & administrative	<u>4,000.28</u>	<u>6,116.68</u>	<u>4,000.28</u>	<u>6,116.68</u>	<u>73,400.00</u>
5100 · Pool					
5110 · Pool maintenance	605.00	608.33	605.00	608.33	7,300.00
5120 · Pool heat	1,626.24	666.67	1,626.24	666.67	8,000.00
5130 · Pool supplies/repairs	80.25	333.33	80.25	333.33	4,000.00
Total 5100 · Pool	<u>2,311.49</u>	<u>1,608.33</u>	<u>2,311.49</u>	<u>1,608.33</u>	<u>19,300.00</u>
5200 · Personnel expense					
5210 · Office personnel	0.00	0.00	0.00	0.00	0.00
5220 · Maintenance personnel	0.00	0.00	0.00	0.00	0.00
5225 · Employee health insurance	1,958.60	2,154.17	1,958.60	2,154.17	25,850.00
5230 · Payroll taxes	1,784.68	1,458.33	1,784.68	1,458.33	17,500.00
5200 · Personnel expense - Other	9,464.84	10,229.17	9,464.84	10,229.17	122,750.00
Total 5200 · Personnel expense	<u>13,208.12</u>	<u>13,841.67</u>	<u>13,208.12</u>	<u>13,841.67</u>	<u>166,100.00</u>
5300 · Utilities					
5310 · Electricity	1,167.93	1,125.00	1,167.93	1,125.00	13,500.00
5320 · Cable TV	6,347.00	3,185.00	6,347.00	3,185.00	38,220.00
5330 · Water	1,022.90	1,166.67	1,022.90	1,166.67	14,000.00
5340 · Sewer	1,507.58	1,750.00	1,507.58	1,750.00	21,000.00
5350 · Telephone	637.23	666.67	637.23	666.67	8,000.00
Total 5300 · Utilities	<u>10,682.64</u>	<u>7,893.34</u>	<u>10,682.64</u>	<u>7,893.34</u>	<u>94,720.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Association

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5400 · Maintenance					
5410 · Plants/Mulch/Tree Trimming	205.20	583.33	205.20	583.33	7,000.00
5420 · Plants, mulch, grounds	0.00	0.00	0.00	0.00	0.00
5430 · Elevator maintenance	0.00	0.00	0.00	0.00	0.00
5440 · Fire equipment maintenance	0.00	0.00	0.00	0.00	0.00
5450 · General building maintenance	144.69	300.00	144.69	300.00	3,600.00
5460 · Janitorial service	1,568.00	1,791.67	1,568.00	1,791.67	21,500.00
5470 · Irrigation maintenance	0.00	0.00	0.00	0.00	0.00
5480 · Fertilizer/insecticide	0.00	0.00	0.00	0.00	0.00
5485 · Plumbing Repairs	0.00	833.33	0.00	833.33	10,000.00
Total 5400 · Maintenance	<u>1,917.89</u>	<u>3,508.33</u>	<u>1,917.89</u>	<u>3,508.33</u>	<u>42,100.00</u>
5500 · Contract services					
5510 · Lawn care service	3,416.00	3,583.33	3,416.00	3,583.33	43,000.00
5520 · Trash removal	0.00	0.00	0.00	0.00	0.00
5530 · Pest control	210.00	395.83	210.00	395.83	4,750.00
Total 5500 · Contract services	<u>3,626.00</u>	<u>3,979.16</u>	<u>3,626.00</u>	<u>3,979.16</u>	<u>47,750.00</u>
5600 · Social Fund expense	<u>0.00</u>	<u>75.00</u>	<u>0.00</u>	<u>75.00</u>	<u>900.00</u>
Total Expense	<u>35,746.42</u>	<u>37,022.51</u>	<u>35,746.42</u>	<u>37,022.51</u>	<u>444,270.00</u>
Net Ordinary Income	<u>64.11</u>	<u>249.99</u>	<u>64.11</u>	<u>249.99</u>	<u>3,000.00</u>
Net Income	<u>64.11</u>	<u>249.99</u>	<u>64.11</u>	<u>249.99</u>	<u>3,000.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Building A

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 · Maintenance fees	6,624.00	6,625.00	6,624.00	6,625.00	79,500.00
4010 · Bank interest income	0.00	0.00	0.00	0.00	0.00
4020 · Late fee income	0.00	0.00	0.00	0.00	0.00
4040 · Laundry income	0.00	0.00	0.00	0.00	0.00
4060 · Application fees	0.00	0.00	0.00	0.00	0.00
4070 · Other income	0.00	0.00	0.00	0.00	0.00
4075 · Insurance proceeds	0.00	0.00	0.00	0.00	0.00
Total Income	<u>6,624.00</u>	<u>6,625.00</u>	<u>6,624.00</u>	<u>6,625.00</u>	<u>79,500.00</u>
Gross Profit	6,624.00	6,625.00	6,624.00	6,625.00	79,500.00
Expense					
5000 · General & administrative					
5026 · Bank fees	0.00	0.00	0.00	0.00	0.00
5023 · Application Expense	0.00	0.00	0.00	0.00	0.00
5010 · Accounting fees	0.00	0.00	0.00	0.00	0.00
5020 · Attorney fees	0.00	0.00	0.00	0.00	0.00
5030 · Insurance	5,009.06	5,600.00	5,009.06	5,600.00	67,200.00
5040 · Office supplies	0.00	0.00	0.00	0.00	0.00
5050 · Equip. purchases/maintenance	0.00	0.00	0.00	0.00	0.00
5075 · Interest expense	0.00	0.00	0.00	0.00	0.00
Total 5000 · General & administrative	<u>5,009.06</u>	<u>5,600.00</u>	<u>5,009.06</u>	<u>5,600.00</u>	<u>67,200.00</u>
5100 · Pool					
5110 · Pool maintenance	0.00	0.00	0.00	0.00	0.00
5120 · Pool heat	0.00	0.00	0.00	0.00	0.00
5130 · Pool supplies/repairs	0.00	0.00	0.00	0.00	0.00
Total 5100 · Pool	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
5200 · Personnel expense					
5210 · Office personnel	0.00	0.00	0.00	0.00	0.00
5220 · Maintenance personnel	0.00	0.00	0.00	0.00	0.00
5225 · Employee health insurance	0.00	0.00	0.00	0.00	0.00
5230 · Payroll taxes	0.00	0.00	0.00	0.00	0.00
5200 · Personnel expense - Other	0.00	0.00	0.00	0.00	0.00
Total 5200 · Personnel expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
5300 · Utilities					
5310 · Electricity	0.00	0.00	0.00	0.00	0.00
5320 · Cable TV	0.00	0.00	0.00	0.00	0.00
5330 · Water	0.00	0.00	0.00	0.00	0.00
5340 · Sewer	0.00	0.00	0.00	0.00	0.00
5350 · Telephone	0.00	0.00	0.00	0.00	0.00
Total 5300 · Utilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Building A

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5400 · Maintenance					
5410 · Plants/Mulch/Tree Trimming	0.00	0.00	0.00	0.00	0.00
5420 · Plants, mulch, grounds	0.00	0.00	0.00	0.00	0.00
5430 · Elevator maintenance	117.00	145.83	117.00	145.83	1,750.00
5440 · Fire equipment maintenance	40.12	93.75	40.12	93.75	1,125.00
5450 · General building maintenance	325.54	675.00	325.54	675.00	8,100.00
5460 · Janitorial service	0.00	0.00	0.00	0.00	0.00
5470 · Irrigation maintenance	0.00	0.00	0.00	0.00	0.00
5480 · Fertilizer/insecticide	0.00	0.00	0.00	0.00	0.00
5485 · Plumbing Repairs	0.00	0.00	0.00	0.00	0.00
Total 5400 · Maintenance	482.66	914.58	482.66	914.58	10,975.00
5500 · Contract services					
5510 · Lawn care service	0.00	0.00	0.00	0.00	0.00
5520 · Trash removal	90.38	110.42	90.38	110.42	1,325.00
5530 · Pest control	0.00	0.00	0.00	0.00	0.00
Total 5500 · Contract services	90.38	110.42	90.38	110.42	1,325.00
5600 · Social Fund expense	0.00	0.00	0.00	0.00	0.00
Total Expense	5,582.10	6,625.00	5,582.10	6,625.00	79,500.00
Net Ordinary Income	1,041.90	0.00	1,041.90	0.00	0.00
Net Income	1,041.90	0.00	1,041.90	0.00	0.00

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Building B

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 · Maintenance fees	6,624.00	6,625.00	6,624.00	6,625.00	79,500.00
4010 · Bank interest income	0.00	0.00	0.00	0.00	0.00
4020 · Late fee income	0.00	0.00	0.00	0.00	0.00
4040 · Laundry income	0.00	0.00	0.00	0.00	0.00
4060 · Application fees	0.00	0.00	0.00	0.00	0.00
4070 · Other income	0.00	0.00	0.00	0.00	0.00
4075 · Insurance proceeds	0.00	0.00	0.00	0.00	0.00
Total Income	<u>6,624.00</u>	<u>6,625.00</u>	<u>6,624.00</u>	<u>6,625.00</u>	<u>79,500.00</u>
Gross Profit	6,624.00	6,625.00	6,624.00	6,625.00	79,500.00
Expense					
5000 · General & administrative					
5026 · Bank fees	0.00	0.00	0.00	0.00	0.00
5023 · Application Expense	0.00	0.00	0.00	0.00	0.00
5010 · Accounting fees	0.00	0.00	0.00	0.00	0.00
5020 · Attorney fees	0.00	0.00	0.00	0.00	0.00
5030 · Insurance	4,956.56	5,600.00	4,956.56	5,600.00	67,200.00
5040 · Office supplies	0.00	0.00	0.00	0.00	0.00
5050 · Equip. purchases/maintenance	0.00	0.00	0.00	0.00	0.00
5075 · Interest expense	0.00	0.00	0.00	0.00	0.00
Total 5000 · General & administrative	<u>4,956.56</u>	<u>5,600.00</u>	<u>4,956.56</u>	<u>5,600.00</u>	<u>67,200.00</u>
5100 · Pool					
5110 · Pool maintenance	0.00	0.00	0.00	0.00	0.00
5120 · Pool heat	0.00	0.00	0.00	0.00	0.00
5130 · Pool supplies/repairs	0.00	0.00	0.00	0.00	0.00
Total 5100 · Pool	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
5200 · Personnel expense					
5210 · Office personnel	0.00	0.00	0.00	0.00	0.00
5220 · Maintenance personnel	0.00	0.00	0.00	0.00	0.00
5225 · Employee health insurance	0.00	0.00	0.00	0.00	0.00
5230 · Payroll taxes	0.00	0.00	0.00	0.00	0.00
5200 · Personnel expense - Other	0.00	0.00	0.00	0.00	0.00
Total 5200 · Personnel expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
5300 · Utilities					
5310 · Electricity	0.00	0.00	0.00	0.00	0.00
5320 · Cable TV	0.00	0.00	0.00	0.00	0.00
5330 · Water	0.00	0.00	0.00	0.00	0.00
5340 · Sewer	0.00	0.00	0.00	0.00	0.00
5350 · Telephone	0.00	0.00	0.00	0.00	0.00
Total 5300 · Utilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Building B

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5400 · Maintenance					
5410 · Plants/Mulch/Tree Trimming	0.00	0.00	0.00	0.00	0.00
5420 · Plants, mulch, grounds	0.00	0.00	0.00	0.00	0.00
5430 · Elevator maintenance	117.00	145.83	117.00	145.83	1,750.00
5440 · Fire equipment maintenance	40.12	93.75	40.12	93.75	1,125.00
5450 · General building maintenance	325.54	675.00	325.54	675.00	8,100.00
5460 · Janitorial service	0.00	0.00	0.00	0.00	0.00
5470 · Irrigation maintenance	0.00	0.00	0.00	0.00	0.00
5480 · Fertilizer/insecticide	0.00	0.00	0.00	0.00	0.00
5485 · Plumbing Repairs	0.00	0.00	0.00	0.00	0.00
Total 5400 · Maintenance	482.66	914.58	482.66	914.58	10,975.00
5500 · Contract services					
5510 · Lawn care service	0.00	0.00	0.00	0.00	0.00
5520 · Trash removal	90.38	110.42	90.38	110.42	1,325.00
5530 · Pest control	0.00	0.00	0.00	0.00	0.00
Total 5500 · Contract services	90.38	110.42	90.38	110.42	1,325.00
5600 · Social Fund expense	0.00	0.00	0.00	0.00	0.00
Total Expense	5,529.60	6,625.00	5,529.60	6,625.00	79,500.00
Net Ordinary Income	1,094.40	0.00	1,094.40	0.00	0.00
Net Income	<u>1,094.40</u>	<u>0.00</u>	<u>1,094.40</u>	<u>0.00</u>	<u>0.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Building C

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 · Maintenance fees	11,660.00	12,716.67	11,660.00	12,716.67	152,600.00
4010 · Bank interest income	0.00	0.00	0.00	0.00	0.00
4040 · Laundry income	0.00	0.00	0.00	0.00	0.00
4060 · Application fees	0.00	0.00	0.00	0.00	0.00
4070 · Other income	0.00	0.00	0.00	0.00	0.00
4075 · Insurance proceeds	0.00	0.00	0.00	0.00	0.00
Total Income	<u>11,660.00</u>	<u>12,716.67</u>	<u>11,660.00</u>	<u>12,716.67</u>	<u>152,600.00</u>
Gross Profit	11,660.00	12,716.67	11,660.00	12,716.67	152,600.00
Expense					
5000 · General & administrative					
5026 · Bank fees	0.00	0.00	0.00	0.00	0.00
5023 · Application Expense	0.00	0.00	0.00	0.00	0.00
5010 · Accounting fees	0.00	0.00	0.00	0.00	0.00
5020 · Attorney fees	0.00	0.00	0.00	0.00	0.00
5030 · Insurance	8,939.58	10,666.67	8,939.58	10,666.67	128,000.00
5040 · Office supplies	0.00	0.00	0.00	0.00	0.00
5050 · Equip. purchases/maintenance	0.00	0.00	0.00	0.00	0.00
Total 5000 · General & administrative	<u>8,939.58</u>	<u>10,666.67</u>	<u>8,939.58</u>	<u>10,666.67</u>	<u>128,000.00</u>
5100 · Pool					
5110 · Pool maintenance	0.00	0.00	0.00	0.00	0.00
5120 · Pool heat	0.00	0.00	0.00	0.00	0.00
5130 · Pool supplies/repairs	0.00	0.00	0.00	0.00	0.00
Total 5100 · Pool	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
5200 · Personnel expense					
5210 · Office personnel	0.00	0.00	0.00	0.00	0.00
5220 · Maintenance personnel	0.00	0.00	0.00	0.00	0.00
5225 · Employee health insurance	0.00	0.00	0.00	0.00	0.00
5230 · Payroll taxes	0.00	0.00	0.00	0.00	0.00
5200 · Personnel expense - Other	0.00	0.00	0.00	0.00	0.00
Total 5200 · Personnel expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
5300 · Utilities					
5310 · Electricity	0.00	0.00	0.00	0.00	0.00
5320 · Cable TV	0.00	0.00	0.00	0.00	0.00
5330 · Water	0.00	0.00	0.00	0.00	0.00
5340 · Sewer	0.00	0.00	0.00	0.00	0.00
5350 · Telephone	0.00	0.00	0.00	0.00	0.00
Total 5300 · Utilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
Actual vs Budget - Building C

	<u>Jan 21</u>	<u>Budget</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5400 · Maintenance					
5410 · Plants/Mulch/Tree Trimming	0.00	0.00	0.00	0.00	0.00
5420 · Plants, mulch, grounds	0.00	0.00	0.00	0.00	0.00
5430 · Elevator maintenance	234.00	291.67	234.00	291.67	3,500.00
5440 · Fire equipment maintenance	80.26	187.50	80.26	187.50	2,250.00
5450 · General building maintenance	951.04	1,350.00	951.04	1,350.00	16,200.00
5460 · Janitorial service	0.00	0.00	0.00	0.00	0.00
5470 · Irrigation maintenance	0.00	0.00	0.00	0.00	0.00
5480 · Fertilizer/insecticide	0.00	0.00	0.00	0.00	0.00
5485 · Plumbing Repairs	0.00	0.00	0.00	0.00	0.00
Total 5400 · Maintenance	<u>1,265.30</u>	<u>1,829.17</u>	<u>1,265.30</u>	<u>1,829.17</u>	<u>21,950.00</u>
5500 · Contract services					
5510 · Lawn care service	0.00	0.00	0.00	0.00	0.00
5520 · Trash removal	180.78	220.83	180.78	220.83	2,650.00
5530 · Pest control	0.00	0.00	0.00	0.00	0.00
Total 5500 · Contract services	<u>180.78</u>	<u>220.83</u>	<u>180.78</u>	<u>220.83</u>	<u>2,650.00</u>
5600 · Social Fund expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>10,385.66</u>	<u>12,716.67</u>	<u>10,385.66</u>	<u>12,716.67</u>	<u>152,600.00</u>
Net Ordinary Income	<u>1,274.34</u>	<u>0.00</u>	<u>1,274.34</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>1,274.34</u></u>	<u><u>0.00</u></u>	<u><u>1,274.34</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>

See Accountants' Compilation Report. Substantially all disclosures have been omitted.

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	Association		
	Jan 21	Jan 20	\$ Change
Ordinary Income/Expense			
Income			
4000 · Maintenance fees	35,478.00	24,449.00	11,029.00
4010 · Bank interest income	32.53	9.31	23.22
4040 · Laundry income	0.00	646.76	-646.76
4060 · Application fees	300.00	0.00	300.00
Total Income	<u>35,810.53</u>	<u>25,105.07</u>	<u>10,705.46</u>
Gross Profit	35,810.53	25,105.07	10,705.46
Expense			
5000 · General & administrative			
5026 · Bank fees	25.00	0.00	25.00
5023 · Application Expense	75.00	25.00	50.00
5010 · Accounting fees	0.00	0.00	0.00
5020 · Attorney fees	348.00	348.00	0.00
5030 · Insurance	3,530.89	3,464.70	66.19
5040 · Office supplies	21.39	0.00	21.39
Total 5000 · General & administrative	<u>4,000.28</u>	<u>3,837.70</u>	<u>162.58</u>
5100 · Pool			
5110 · Pool maintenance	605.00	605.00	0.00
5120 · Pool heat	1,626.24	1,207.48	418.76
5130 · Pool supplies/repairs	80.25	74.47	5.78
Total 5100 · Pool	<u>2,311.49</u>	<u>1,886.95</u>	<u>424.54</u>
5200 · Personnel expense			
5225 · Employee health insurance	1,958.60	1,809.27	149.33
5230 · Payroll taxes	1,784.68	1,680.80	103.88
5200 · Personnel expense - Other	9,464.84	9,100.58	364.26
Total 5200 · Personnel expense	<u>13,208.12</u>	<u>12,590.65</u>	<u>617.47</u>
5300 · Utilities			
5310 · Electricity	1,167.93	683.49	484.44
5320 · Cable TV	6,347.00	3,081.11	3,265.89
5330 · Water	1,022.90	98.74	924.16
5340 · Sewer	1,507.58	142.05	1,365.53
5350 · Telephone	637.23	548.28	88.95
Total 5300 · Utilities	<u>10,682.64</u>	<u>4,553.67</u>	<u>6,128.97</u>
5400 · Maintenance			
5410 · Plants/Mulch/Tree Trimming	205.20	0.00	205.20
5430 · Elevator maintenance	0.00	0.00	0.00
5440 · Fire equipment maintenance	0.00	0.00	0.00
5450 · General building maintena...	144.69	-23,883.39	24,028.08
5460 · Janitorial service	1,568.00	1,760.00	-192.00
Total 5400 · Maintenance	<u>1,917.89</u>	<u>-22,123.39</u>	<u>24,041.28</u>

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	Association		
	Jan 21	Jan 20	\$ Change
5500 · Contract services			
5510 · Lawn care service	3,416.00	3,416.00	0.00
5520 · Trash removal	0.00	0.00	0.00
5530 · Pest control	210.00	210.00	0.00
Total 5500 · Contract services	3,626.00	3,626.00	0.00
5600 · Social Fund expense	0.00	-100.00	100.00
Total Expense	35,746.42	4,271.58	31,474.84
Net Ordinary Income	64.11	20,833.49	-20,769.38
Net Income	64.11	20,833.49	-20,769.38

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	A - Building A		
	Jan 21	Jan 20	\$ Change
Ordinary Income/Expense			
Income			
4000 · Maintenance fees	6,624.00	6,390.00	234.00
4010 · Bank interest income	0.00	0.00	0.00
4040 · Laundry income	0.00	0.00	0.00
4060 · Application fees	0.00	0.00	0.00
Total Income	6,624.00	6,390.00	234.00
Gross Profit	6,624.00	6,390.00	234.00
Expense			
5000 · General & administrative			
5026 · Bank fees	0.00	0.00	0.00
5023 · Application Expense	0.00	0.00	0.00
5010 · Accounting fees	0.00	0.00	0.00
5020 · Attorney fees	0.00	0.00	0.00
5030 · Insurance	5,009.06	4,042.14	966.92
5040 · Office supplies	0.00	0.00	0.00
Total 5000 · General & administrative	5,009.06	4,042.14	966.92
5100 · Pool			
5110 · Pool maintenance	0.00	0.00	0.00
5120 · Pool heat	0.00	0.00	0.00
5130 · Pool supplies/repairs	0.00	0.00	0.00
Total 5100 · Pool	0.00	0.00	0.00
5200 · Personnel expense			
5225 · Employee health insurance	0.00	0.00	0.00
5230 · Payroll taxes	0.00	0.00	0.00
5200 · Personnel expense - Other	0.00	0.00	0.00
Total 5200 · Personnel expense	0.00	0.00	0.00
5300 · Utilities			
5310 · Electricity	0.00	115.04	-115.04
5320 · Cable TV	0.00	0.00	0.00
5330 · Water	0.00	222.15	-222.15
5340 · Sewer	0.00	319.61	-319.61
5350 · Telephone	0.00	0.00	0.00
Total 5300 · Utilities	0.00	656.80	-656.80
5400 · Maintenance			
5410 · Plants/Mulch/Tree Trimming	0.00	0.00	0.00
5430 · Elevator maintenance	117.00	117.00	0.00
5440 · Fire equipment maintenance	40.12	438.70	-398.58
5450 · General building maintena...	325.54	107.10	218.44
5460 · Janitorial service	0.00	0.00	0.00
Total 5400 · Maintenance	482.66	662.80	-180.14

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	A - Building A		
	Jan 21	Jan 20	\$ Change
5500 · Contract services			
5510 · Lawn care service	0.00	0.00	0.00
5520 · Trash removal	90.38	76.28	14.10
5530 · Pest control	0.00	0.00	0.00
Total 5500 · Contract services	90.38	76.28	14.10
5600 · Social Fund expense	0.00	0.00	0.00
Total Expense	5,582.10	5,438.02	144.08
Net Ordinary Income	1,041.90	951.98	89.92
Net Income	1,041.90	951.98	89.92

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	B - Building B		
	Jan 21	Jan 20	\$ Change
Ordinary Income/Expense			
Income			
4000 · Maintenance fees	6,624.00	5,325.00	1,299.00
4010 · Bank interest income	0.00	0.00	0.00
4040 · Laundry income	0.00	0.00	0.00
4060 · Application fees	0.00	0.00	0.00
Total Income	6,624.00	5,325.00	1,299.00
Gross Profit	6,624.00	5,325.00	1,299.00
Expense			
5000 · General & administrative			
5026 · Bank fees	0.00	0.00	0.00
5023 · Application Expense	0.00	0.00	0.00
5010 · Accounting fees	0.00	0.00	0.00
5020 · Attorney fees	0.00	0.00	0.00
5030 · Insurance	4,956.56	4,042.14	914.42
5040 · Office supplies	0.00	0.00	0.00
Total 5000 · General & administrative	4,956.56	4,042.14	914.42
5100 · Pool			
5110 · Pool maintenance	0.00	0.00	0.00
5120 · Pool heat	0.00	0.00	0.00
5130 · Pool supplies/repairs	0.00	0.00	0.00
Total 5100 · Pool	0.00	0.00	0.00
5200 · Personnel expense			
5225 · Employee health insurance	0.00	0.00	0.00
5230 · Payroll taxes	0.00	0.00	0.00
5200 · Personnel expense - Other	0.00	0.00	0.00
Total 5200 · Personnel expense	0.00	0.00	0.00
5300 · Utilities			
5310 · Electricity	0.00	115.04	-115.04
5320 · Cable TV	0.00	0.00	0.00
5330 · Water	0.00	222.15	-222.15
5340 · Sewer	0.00	319.61	-319.61
5350 · Telephone	0.00	0.00	0.00
Total 5300 · Utilities	0.00	656.80	-656.80
5400 · Maintenance			
5410 · Plants/Mulch/Tree Trimming	0.00	0.00	0.00
5430 · Elevator maintenance	117.00	117.00	0.00
5440 · Fire equipment maintenance	40.12	438.70	-398.58
5450 · General building maintena...	325.54	67.10	258.44
5460 · Janitorial service	0.00	0.00	0.00
Total 5400 · Maintenance	482.66	622.80	-140.14

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	B - Building B		
	Jan 21	Jan 20	\$ Change
5500 · Contract services			
5510 · Lawn care service	0.00	0.00	0.00
5520 · Trash removal	90.38	76.28	14.10
5530 · Pest control	0.00	0.00	0.00
	90.38	76.28	14.10
Total 5500 · Contract services			
5600 · Social Fund expense	0.00	0.00	0.00
	5,529.60	5,398.02	131.58
Total Expense			
Net Ordinary Income	1,094.40	-73.02	1,167.42
Net Income	1,094.40	-73.02	1,167.42

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	C - Building C		
	Jan 21	Jan 20	\$ Change
Ordinary Income/Expense			
Income			
4000 · Maintenance fees	11,660.00	12,480.00	-820.00
4010 · Bank interest income	0.00	0.00	0.00
4040 · Laundry income	0.00	0.00	0.00
4060 · Application fees	0.00	0.00	0.00
Total Income	11,660.00	12,480.00	-820.00
Gross Profit	11,660.00	12,480.00	-820.00
Expense			
5000 · General & administrative			
5026 · Bank fees	0.00	0.00	0.00
5023 · Application Expense	0.00	0.00	0.00
5010 · Accounting fees	0.00	0.00	0.00
5020 · Attorney fees	0.00	0.00	0.00
5030 · Insurance	8,939.58	7,699.32	1,240.26
5040 · Office supplies	0.00	0.00	0.00
Total 5000 · General & administrative	8,939.58	7,699.32	1,240.26
5100 · Pool			
5110 · Pool maintenance	0.00	0.00	0.00
5120 · Pool heat	0.00	0.00	0.00
5130 · Pool supplies/repairs	0.00	0.00	0.00
Total 5100 · Pool	0.00	0.00	0.00
5200 · Personnel expense			
5225 · Employee health insurance	0.00	0.00	0.00
5230 · Payroll taxes	0.00	0.00	0.00
5200 · Personnel expense - Other	0.00	0.00	0.00
Total 5200 · Personnel expense	0.00	0.00	0.00
5300 · Utilities			
5310 · Electricity	0.00	298.68	-298.68
5320 · Cable TV	0.00	0.00	0.00
5330 · Water	0.00	444.30	-444.30
5340 · Sewer	0.00	639.23	-639.23
5350 · Telephone	0.00	0.00	0.00
Total 5300 · Utilities	0.00	1,382.21	-1,382.21
5400 · Maintenance			
5410 · Plants/Mulch/Tree Trimming	0.00	0.00	0.00
5430 · Elevator maintenance	234.00	234.00	0.00
5440 · Fire equipment maintenance	80.26	877.40	-797.14
5450 · General building maintena...	951.04	214.21	736.83
5460 · Janitorial service	0.00	0.00	0.00
Total 5400 · Maintenance	1,265.30	1,325.61	-60.31

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	C - Building C		
	Jan 21	Jan 20	\$ Change
5500 · Contract services			
5510 · Lawn care service	0.00	0.00	0.00
5520 · Trash removal	180.78	152.54	28.24
5530 · Pest control	0.00	0.00	0.00
Total 5500 · Contract services	180.78	152.54	28.24
5600 · Social Fund expense	0.00	0.00	0.00
Total Expense	10,385.66	10,559.68	-174.02
Net Ordinary Income	1,274.34	1,920.32	-645.98
Net Income	1,274.34	1,920.32	-645.98

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	TOTAL		
	Jan 21	Jan 20	\$ Change
Ordinary Income/Expense			
Income			
4000 · Maintenance fees	60,386.00	48,644.00	11,742.00
4010 · Bank interest income	32.53	9.31	23.22
4040 · Laundry income	0.00	646.76	-646.76
4060 · Application fees	300.00	0.00	300.00
Total Income	60,718.53	49,300.07	11,418.46
Gross Profit	60,718.53	49,300.07	11,418.46
Expense			
5000 · General & administrative			
5026 · Bank fees	25.00	0.00	25.00
5023 · Application Expense	75.00	25.00	50.00
5010 · Accounting fees	0.00	0.00	0.00
5020 · Attorney fees	348.00	348.00	0.00
5030 · Insurance	22,436.09	19,248.30	3,187.79
5040 · Office supplies	21.39	0.00	21.39
Total 5000 · General & administrative	22,905.48	19,621.30	3,284.18
5100 · Pool			
5110 · Pool maintenance	605.00	605.00	0.00
5120 · Pool heat	1,626.24	1,207.48	418.76
5130 · Pool supplies/repairs	80.25	74.47	5.78
Total 5100 · Pool	2,311.49	1,886.95	424.54
5200 · Personnel expense			
5225 · Employee health insurance	1,958.60	1,809.27	149.33
5230 · Payroll taxes	1,784.68	1,680.80	103.88
5200 · Personnel expense - Other	9,464.84	9,100.58	364.26
Total 5200 · Personnel expense	13,208.12	12,590.65	617.47
5300 · Utilities			
5310 · Electricity	1,167.93	1,212.25	-44.32
5320 · Cable TV	6,347.00	3,081.11	3,265.89
5330 · Water	1,022.90	987.34	35.56
5340 · Sewer	1,507.58	1,420.50	87.08
5350 · Telephone	637.23	548.28	88.95
Total 5300 · Utilities	10,682.64	7,249.48	3,433.16
5400 · Maintenance			
5410 · Plants/Mulch/Tree Trimming	205.20	0.00	205.20
5430 · Elevator maintenance	468.00	468.00	0.00
5440 · Fire equipment maintenance	160.50	1,754.80	-1,594.30
5450 · General building maintena...	1,746.81	-23,494.98	25,241.79
5460 · Janitorial service	1,568.00	1,760.00	-192.00
Total 5400 · Maintenance	4,148.51	-19,512.18	23,660.69

See Accountants' Compilation Report

Westchester Condominium Association, Inc.
Statement of Revenue and Expenses - Modified Cash
This Month vs Previous Year Month Comparison

	TOTAL		
	Jan 21	Jan 20	\$ Change
5500 · Contract services			
5510 · Lawn care service	3,416.00	3,416.00	0.00
5520 · Trash removal	361.54	305.10	56.44
5530 · Pest control	210.00	210.00	0.00
Total 5500 · Contract services	3,987.54	3,931.10	56.44
5600 · Social Fund expense	0.00	-100.00	100.00
Total Expense	57,243.78	25,667.30	31,576.48
Net Ordinary Income	3,474.75	23,632.77	-20,158.02
Net Income	3,474.75	23,632.77	-20,158.02

See Accountants' Compilation Report