

WESTCHESTER CONDOMINIUM ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the Two Months Ended February 28, 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 February 28, 2021, and the related statement of revenues and expenses - modified cash basis budget vs. actual for the two months and period ended February 28, 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
March 16, 2021

Westchester Condominium Association, Inc.
Statement of Assets, Liabilities, and Equity-Modified Cash
As of February 28, 2021

| | <u>Feb 28, 21</u> |
|-----------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1040 · Chase Bank 1762 - Checking | 282,703.48 |
| 1045 · Chase Bank 9189 - Savings | 97,898.11 |
| 1060 · Centennial Bank CD - #6091 | 20,233.83 |
| 1065 · Centennial MM - #3082 | 200,056.99 |
| 1090 · Petty cash | 100.00 |
| | <hr/> |
| Total Checking/Savings | 600,992.41 |
| Other Current Assets | |
| 1310 · Prepaid Insurance | 280,488.10 |
| | <hr/> |
| Total Other Current Assets | 280,488.10 |
| | <hr/> |
| Total Current Assets | 881,480.51 |
| 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 | 881,580.51 |
| | <hr/> <hr/> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Credit Cards | |
| 2010 · Chase Credit Care #5169 | 627.85 |
| | <hr/> |
| Total Credit Cards | 627.85 |
| Other Current Liabilities | |
| 2200 · Deferred revenue | 62,988.00 |
| 2400 · Prepaid assessments | 40,127.65 |

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

Westchester Condominium Association, Inc.
Statement of Assets, Liabilities, and Equity-Modified Cash
As of February 28, 2021

| | Feb 28, 21 |
|--|-------------------|
| 2500 · Contract Liability-Reserves | |
| 2505 · Contract Liability -Reserves -A | 82,401.03 |
| 2525 · Contract Liability -Reserves -B | 82,401.02 |
| 2545 · Contract Liability -Reserves -C | 124,566.43 |
| Total 2500 · Contract Liability-Reserves | 289,368.48 |
| Total Other Current Liabilities | 392,484.13 |
| Total Current Liabilities | 393,111.98 |
| Total Liabilities | 393,111.98 |
| Equity | |
| 3100 · Pooled Reserves - All | |
| 3105 · Reserves-Bldg A | |
| 3111 · Special Assessments-Bldg A | 36,000.00 |
| 3115 · Current Year Expenses- Bldg A | |
| 3118 · Project 21 | -765.75 |
| Total 3115 · Current Year Expenses- Bl... | -765.75 |
| Total 3105 · Reserves-Bldg A | 35,234.25 |
| 3120 · Reserves-Bldg B | |
| 3126 · Special Assessments - Bldg B | 36,000.00 |
| 3130 · Current Year Expenses- Bldg B | |
| 3133 · Project 21 | -765.75 |
| Total 3130 · Current Year Expenses- Bl... | -765.75 |
| Total 3120 · Reserves-Bldg B | 35,234.25 |
| 3140 · Reserves-Bldg C | |
| 3146 · Special Assessments - Bldg C | 70,000.00 |
| 3150 · Current Year Expenses- Bldg C | |
| 3153 · Project 21 | -1,531.50 |
| Total 3150 · Current Year Expenses- Bl... | -1,531.50 |
| Total 3140 · Reserves-Bldg C | 68,468.50 |
| Total 3100 · Pooled Reserves - All | 138,937.00 |

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

Westchester Condominium Association, Inc.
Statement of Assets, Liabilities, and Equity-Modified Cash
As of February 28, 2021

| | <u>Feb 28, 21</u> |
|--|--------------------------|
| 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 | 10,365.94 |
| Total Equity | <u>488,468.53</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>881,580.51</u></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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|--|------------------|------------------|---------------------|-------------------|----------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 4000 · Maintenance fees | 65,592.00 | 62,989.17 | 125,978.00 | 125,978.34 | 755,870.00 |
| 4010 · Bank interest income | 266.77 | 0.00 | 299.30 | 0.00 | 0.00 |
| 4020 · Late fee income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4040 · Laundry income | 970.75 | 250.00 | 970.75 | 500.00 | 3,000.00 |
| 4060 · Application fees | 100.00 | 0.00 | 400.00 | 0.00 | 0.00 |
| 4070 · Other income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4075 · Insurance proceeds | 5,000.00 | 0.00 | 5,000.00 | 0.00 | 0.00 |
| Total Income | <u>71,929.52</u> | <u>63,239.17</u> | <u>132,648.05</u> | <u>126,478.34</u> | <u>758,870.00</u> |
| Gross Profit | 71,929.52 | 63,239.17 | 132,648.05 | 126,478.34 | 758,870.00 |
| Expense | | | | | |
| 5000 · General & administrative | | | | | |
| 5026 · Bank fees | 25.00 | 0.00 | 50.00 | 0.00 | 0.00 |
| 5023 · Application Expense | 50.00 | 0.00 | 125.00 | 0.00 | 0.00 |
| 5010 · Accounting fees | 1,017.75 | 816.67 | 1,017.75 | 1,633.34 | 9,800.00 |
| 5020 · Attorney fees | 61.25 | 166.67 | 409.25 | 333.34 | 2,000.00 |
| 5030 · Insurance | 27,636.38 | 26,666.67 | 50,072.47 | 53,333.34 | 320,000.00 |
| 5040 · Office supplies | 0.00 | 166.67 | 21.39 | 333.34 | 2,000.00 |
| 5050 · Equip. purchases/maintenance | 0.00 | 166.67 | 0.00 | 333.34 | 2,000.00 |
| 5075 · Interest expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total 5000 · General & administrative | <u>28,790.38</u> | <u>27,983.35</u> | <u>51,695.86</u> | <u>55,966.70</u> | <u>335,800.00</u> |
| 5100 · Pool | | | | | |
| 5110 · Pool maintenance | 605.00 | 608.33 | 1,210.00 | 1,216.66 | 7,300.00 |
| 5120 · Pool heat | 1,694.77 | 666.67 | 3,321.01 | 1,333.34 | 8,000.00 |
| 5130 · Pool supplies/repairs | 0.00 | 333.33 | 80.25 | 666.66 | 4,000.00 |
| Total 5100 · Pool | <u>2,299.77</u> | <u>1,608.33</u> | <u>4,611.26</u> | <u>3,216.66</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 | 3,917.20 | 4,308.34 | 25,850.00 |
| 5230 · Payroll taxes | 1,484.01 | 1,458.33 | 3,268.69 | 2,916.66 | 17,500.00 |
| 5200 · Personnel expense - Other | 9,464.84 | 10,229.17 | 18,929.68 | 20,458.34 | 122,750.00 |
| Total 5200 · Personnel expense | <u>12,907.45</u> | <u>13,841.67</u> | <u>26,115.57</u> | <u>27,683.34</u> | <u>166,100.00</u> |
| 5300 · Utilities | | | | | |
| 5310 · Electricity | 1,083.32 | 1,125.00 | 2,251.25 | 2,250.00 | 13,500.00 |
| 5320 · Cable TV | 3,173.49 | 3,185.00 | 9,520.49 | 6,370.00 | 38,220.00 |
| 5330 · Water | 1,104.18 | 1,166.67 | 2,127.08 | 2,333.34 | 14,000.00 |
| 5340 · Sewer | 1,706.62 | 1,750.00 | 3,214.20 | 3,500.00 | 21,000.00 |
| 5350 · Telephone | 634.31 | 666.67 | 1,271.54 | 1,333.34 | 8,000.00 |
| Total 5300 · Utilities | <u>7,701.92</u> | <u>7,893.34</u> | <u>18,384.56</u> | <u>15,786.68</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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|---------------------------------------|-----------------|---------------|---------------------|-------------------|----------------------|
| 5400 · Maintenance | | | | | |
| 5410 · Plants/Mulch/Tree Trimming | 1,584.02 | 583.33 | 1,789.22 | 1,166.66 | 7,000.00 |
| 5420 · Plants, mulch, grounds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5430 · Elevator maintenance | 1,203.00 | 583.33 | 1,671.00 | 1,166.66 | 7,000.00 |
| 5440 · Fire equipment maintenance | 0.00 | 375.00 | 160.50 | 750.00 | 4,500.00 |
| 5450 · General building maintenance | 2,966.25 | 3,000.00 | 4,713.06 | 6,000.00 | 36,000.00 |
| 5460 · Janitorial service | 1,648.00 | 1,791.67 | 3,216.00 | 3,583.34 | 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 | 1,700.00 | 833.33 | 1,700.00 | 1,666.66 | 10,000.00 |
| Total 5400 · Maintenance | 9,101.27 | 7,166.66 | 13,249.78 | 14,333.32 | 86,000.00 |
| 5500 · Contract services | | | | | |
| 5510 · Lawn care service | 3,416.00 | 3,583.33 | 6,832.00 | 7,166.66 | 43,000.00 |
| 5520 · Trash removal | 361.54 | 441.67 | 723.08 | 883.34 | 5,300.00 |
| 5530 · Pest control | 460.00 | 395.83 | 670.00 | 791.66 | 4,750.00 |
| Total 5500 · Contract services | 4,237.54 | 4,420.83 | 8,225.08 | 8,841.66 | 53,050.00 |
| 5600 · Social Fund expense | 0.00 | 75.00 | 0.00 | 150.00 | 900.00 |
| Total Expense | 65,038.33 | 62,989.18 | 122,282.11 | 125,978.36 | 755,870.00 |
| Net Ordinary Income | 6,891.19 | 249.99 | 10,365.94 | 499.98 | 3,000.00 |
| Net Income | 6,891.19 | 249.99 | 10,365.94 | 499.98 | 3,000.00 |

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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|--|------------------|------------------|---------------------|-------------------|----------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 4000 · Maintenance fees | 38,563.01 | 37,022.50 | 74,041.01 | 74,045.00 | 444,270.00 |
| 4010 · Bank interest income | 266.77 | 0.00 | 299.30 | 0.00 | 0.00 |
| 4020 · Late fee income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4040 · Laundry income | 970.75 | 250.00 | 970.75 | 500.00 | 3,000.00 |
| 4060 · Application fees | 100.00 | 0.00 | 400.00 | 0.00 | 0.00 |
| 4070 · Other income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4075 · Insurance proceeds | 5,000.00 | 0.00 | 5,000.00 | 0.00 | 0.00 |
| Total Income | <u>44,900.53</u> | <u>37,272.50</u> | <u>80,711.06</u> | <u>74,545.00</u> | <u>447,270.00</u> |
| Gross Profit | 44,900.53 | 37,272.50 | 80,711.06 | 74,545.00 | 447,270.00 |
| Expense | | | | | |
| 5000 · General & administrative | | | | | |
| 5026 · Bank fees | 25.00 | 0.00 | 50.00 | 0.00 | 0.00 |
| 5023 · Application Expense | 50.00 | 0.00 | 125.00 | 0.00 | 0.00 |
| 5010 · Accounting fees | 1,017.75 | 816.67 | 1,017.75 | 1,633.34 | 9,800.00 |
| 5020 · Attorney fees | 61.25 | 166.67 | 409.25 | 333.34 | 2,000.00 |
| 5030 · Insurance | 5,669.49 | 4,800.00 | 9,200.38 | 9,600.00 | 57,600.00 |
| 5040 · Office supplies | 0.00 | 166.67 | 21.39 | 333.34 | 2,000.00 |
| 5050 · Equip. purchases/maintenance | 0.00 | 166.67 | 0.00 | 333.34 | 2,000.00 |
| 5075 · Interest expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total 5000 · General & administrative | <u>6,823.49</u> | <u>6,116.68</u> | <u>10,823.77</u> | <u>12,233.36</u> | <u>73,400.00</u> |
| 5100 · Pool | | | | | |
| 5110 · Pool maintenance | 605.00 | 608.33 | 1,210.00 | 1,216.66 | 7,300.00 |
| 5120 · Pool heat | 1,694.77 | 666.67 | 3,321.01 | 1,333.34 | 8,000.00 |
| 5130 · Pool supplies/repairs | 0.00 | 333.33 | 80.25 | 666.66 | 4,000.00 |
| Total 5100 · Pool | <u>2,299.77</u> | <u>1,608.33</u> | <u>4,611.26</u> | <u>3,216.66</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 | 3,917.20 | 4,308.34 | 25,850.00 |
| 5230 · Payroll taxes | 1,484.01 | 1,458.33 | 3,268.69 | 2,916.66 | 17,500.00 |
| 5200 · Personnel expense - Other | 9,464.84 | 10,229.17 | 18,929.68 | 20,458.34 | 122,750.00 |
| Total 5200 · Personnel expense | <u>12,907.45</u> | <u>13,841.67</u> | <u>26,115.57</u> | <u>27,683.34</u> | <u>166,100.00</u> |
| 5300 · Utilities | | | | | |
| 5310 · Electricity | 1,083.32 | 1,125.00 | 2,251.25 | 2,250.00 | 13,500.00 |
| 5320 · Cable TV | 3,173.49 | 3,185.00 | 9,520.49 | 6,370.00 | 38,220.00 |
| 5330 · Water | 1,104.18 | 1,166.67 | 2,127.08 | 2,333.34 | 14,000.00 |
| 5340 · Sewer | 1,706.62 | 1,750.00 | 3,214.20 | 3,500.00 | 21,000.00 |
| 5350 · Telephone | 634.31 | 666.67 | 1,271.54 | 1,333.34 | 8,000.00 |
| Total 5300 · Utilities | <u>7,701.92</u> | <u>7,893.34</u> | <u>18,384.56</u> | <u>15,786.68</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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|---------------------------------------|-----------------|---------------|---------------------|-------------------|----------------------|
| 5400 · Maintenance | | | | | |
| 5410 · Plants/Mulch/Tree Trimming | 1,584.02 | 583.33 | 1,789.22 | 1,166.66 | 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 | 287.95 | 300.00 | 432.64 | 600.00 | 3,600.00 |
| 5460 · Janitorial service | 1,648.00 | 1,791.67 | 3,216.00 | 3,583.34 | 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 | 1,700.00 | 833.33 | 1,700.00 | 1,666.66 | 10,000.00 |
| Total 5400 · Maintenance | 5,219.97 | 3,508.33 | 7,137.86 | 7,016.66 | 42,100.00 |
| 5500 · Contract services | | | | | |
| 5510 · Lawn care service | 3,416.00 | 3,583.33 | 6,832.00 | 7,166.66 | 43,000.00 |
| 5520 · Trash removal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5530 · Pest control | 460.00 | 395.83 | 670.00 | 791.66 | 4,750.00 |
| Total 5500 · Contract services | 3,876.00 | 3,979.16 | 7,502.00 | 7,958.32 | 47,750.00 |
| 5600 · Social Fund expense | 0.00 | 75.00 | 0.00 | 150.00 | 900.00 |
| Total Expense | 38,828.60 | 37,022.51 | 74,575.02 | 74,045.02 | 444,270.00 |
| Net Ordinary Income | 6,071.93 | 249.99 | 6,136.04 | 499.98 | 3,000.00 |
| Net Income | 6,071.93 | 249.99 | 6,136.04 | 499.98 | 3,000.00 |

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 A

| | <u>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|--|-----------------|-----------------|---------------------|-------------------|----------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 4000 · Maintenance fees | 6,624.00 | 6,625.00 | 13,248.00 | 13,250.00 | 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>13,248.00</u> | <u>13,250.00</u> | <u>79,500.00</u> |
| Gross Profit | 6,624.00 | 6,625.00 | 13,248.00 | 13,250.00 | 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 | 5,590.03 | 5,600.00 | 10,599.09 | 11,200.00 | 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>5,590.03</u> | <u>5,600.00</u> | <u>10,599.09</u> | <u>11,200.00</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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 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 | 300.75 | 145.83 | 417.75 | 291.66 | 1,750.00 |
| 5440 · Fire equipment maintenance | 0.00 | 93.75 | 40.12 | 187.50 | 1,125.00 |
| 5450 · General building maintenance | 647.38 | 675.00 | 972.92 | 1,350.00 | 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 | 948.13 | 914.58 | 1,430.79 | 1,829.16 | 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 | 180.76 | 220.84 | 1,325.00 |
| 5530 · Pest control | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total 5500 · Contract services | 90.38 | 110.42 | 180.76 | 220.84 | 1,325.00 |
| 5600 · Social Fund expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Expense | 6,628.54 | 6,625.00 | 12,210.64 | 13,250.00 | 79,500.00 |
| Net Ordinary Income | -4.54 | 0.00 | 1,037.36 | 0.00 | 0.00 |
| Net Income | -4.54 | 0.00 | 1,037.36 | 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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|--|-----------------|-----------------|---------------------|-------------------|----------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 4000 · Maintenance fees | 6,624.00 | 6,625.00 | 13,248.00 | 13,250.00 | 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>13,248.00</u> | <u>13,250.00</u> | <u>79,500.00</u> |
| Gross Profit | 6,624.00 | 6,625.00 | 13,248.00 | 13,250.00 | 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 | 5,590.03 | 5,600.00 | 10,546.59 | 11,200.00 | 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>5,590.03</u> | <u>5,600.00</u> | <u>10,546.59</u> | <u>11,200.00</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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 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 | 300.75 | 145.83 | 417.75 | 291.66 | 1,750.00 |
| 5440 · Fire equipment maintenance | 0.00 | 93.75 | 40.12 | 187.50 | 1,125.00 |
| 5450 · General building maintenance | 647.38 | 675.00 | 972.92 | 1,350.00 | 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 | <u>948.13</u> | <u>914.58</u> | <u>1,430.79</u> | <u>1,829.16</u> | <u>10,975.00</u> |
| 5500 · Contract services | | | | | |
| 5510 · Lawn care service | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5520 · Trash removal | 90.38 | 110.42 | 180.76 | 220.84 | 1,325.00 |
| 5530 · Pest control | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total 5500 · Contract services | <u>90.38</u> | <u>110.42</u> | <u>180.76</u> | <u>220.84</u> | <u>1,325.00</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>6,628.54</u> | <u>6,625.00</u> | <u>12,158.14</u> | <u>13,250.00</u> | <u>79,500.00</u> |
| Net Ordinary Income | <u>-4.54</u> | <u>0.00</u> | <u>1,089.86</u> | <u>0.00</u> | <u>0.00</u> |
| Net Income | <u>-4.54</u> | <u>0.00</u> | <u>1,089.86</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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|--|------------------|------------------|---------------------|-------------------|----------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 4000 · Maintenance fees | 13,780.99 | 12,716.67 | 25,440.99 | 25,433.34 | 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>13,780.99</u> | <u>12,716.67</u> | <u>25,440.99</u> | <u>25,433.34</u> | <u>152,600.00</u> |
| Gross Profit | 13,780.99 | 12,716.67 | 25,440.99 | 25,433.34 | 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 | 10,786.83 | 10,666.67 | 19,726.41 | 21,333.34 | 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>10,786.83</u> | <u>10,666.67</u> | <u>19,726.41</u> | <u>21,333.34</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>Feb 21</u> | <u>Budget</u> | <u>Jan - Feb 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 | 601.50 | 291.67 | 835.50 | 583.34 | 3,500.00 |
| 5440 · Fire equipment maintenance | 0.00 | 187.50 | 80.26 | 375.00 | 2,250.00 |
| 5450 · General building maintenance | 1,383.54 | 1,350.00 | 2,334.58 | 2,700.00 | 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>1,985.04</u> | <u>1,829.17</u> | <u>3,250.34</u> | <u>3,658.34</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 | 361.56 | 441.66 | 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>361.56</u> | <u>441.66</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>12,952.65</u> | <u>12,716.67</u> | <u>23,338.31</u> | <u>25,433.34</u> | <u>152,600.00</u> |
| Net Ordinary Income | <u>828.34</u> | <u>0.00</u> | <u>2,102.68</u> | <u>0.00</u> | <u>0.00</u> |
| Net Income | <u>828.34</u> | <u>0.00</u> | <u>2,102.68</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
This Month vs Previous Year Month Comparison

| | Association | | |
|--|-------------|-----------|-----------|
| | Feb 21 | Feb 20 | \$ Change |
| Ordinary Income/Expense | | | |
| Income | | | |
| 4000 · Maintenance fees | 38,563.01 | 26,575.00 | 11,988.01 |
| 4010 · Bank interest income | 266.77 | 8.43 | 258.34 |
| 4040 · Laundry income | 970.75 | 98.00 | 872.75 |
| 4060 · Application fees | 100.00 | 0.00 | 100.00 |
| 4075 · Insurance proceeds | 5,000.00 | 0.00 | 5,000.00 |
| Total Income | 44,900.53 | 26,681.43 | 18,219.10 |
| Gross Profit | 44,900.53 | 26,681.43 | 18,219.10 |
| Expense | | | |
| 5000 · General & administrative | | | |
| 5026 · Bank fees | 25.00 | 25.00 | 0.00 |
| 5023 · Application Expense | 50.00 | 50.00 | 0.00 |
| 5010 · Accounting fees | 1,017.75 | 1,375.00 | -357.25 |
| 5020 · Attorney fees | 61.25 | 0.00 | 61.25 |
| 5030 · Insurance | 5,669.49 | 3,216.53 | 2,452.96 |
| 5040 · Office supplies | 0.00 | 73.81 | -73.81 |
| Total 5000 · General & administrative | 6,823.49 | 4,740.34 | 2,083.15 |
| 5100 · Pool | | | |
| 5110 · Pool maintenance | 605.00 | 605.00 | 0.00 |
| 5120 · Pool heat | 1,694.77 | 1,313.61 | 381.16 |
| Total 5100 · Pool | 2,299.77 | 1,918.61 | 381.16 |
| 5200 · Personnel expense | | | |
| 5225 · Employee health insurance | 1,958.60 | 1,809.27 | 149.33 |
| 5230 · Payroll taxes | 1,484.01 | 1,425.61 | 58.40 |
| 5200 · Personnel expense - Other | 9,464.84 | 9,100.58 | 364.26 |
| Total 5200 · Personnel expense | 12,907.45 | 12,335.46 | 571.99 |
| 5300 · Utilities | | | |
| 5310 · Electricity | 1,083.32 | 1,037.04 | 46.28 |
| 5320 · Cable TV | 3,173.49 | 3,081.11 | 92.38 |
| 5330 · Water | 1,104.18 | 1,061.00 | 43.18 |
| 5340 · Sewer | 1,706.62 | 1,600.88 | 105.74 |
| 5350 · Telephone | 634.31 | 576.49 | 57.82 |
| Total 5300 · Utilities | 7,701.92 | 7,356.52 | 345.40 |
| 5400 · Maintenance | | | |
| 5410 · Plants/Mulch/Tree Trimming | 1,584.02 | 191.37 | 1,392.65 |
| 5430 · Elevator maintenance | 0.00 | 0.00 | 0.00 |
| 5450 · General building maintenance | 287.95 | 95.62 | 192.33 |
| 5460 · Janitorial service | 1,648.00 | 1,440.00 | 208.00 |
| 5485 · Plumbing Repairs | 1,700.00 | 1,345.00 | 355.00 |
| Total 5400 · Maintenance | 5,219.97 | 3,071.99 | 2,147.98 |

See Accountants' Compilation Report

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

| | Association | | |
|---------------------------------------|-----------------|------------------|------------------|
| | Feb 21 | Feb 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 | 460.00 | 210.00 | 250.00 |
| Total 5500 · Contract services | 3,876.00 | 3,626.00 | 250.00 |
| 5600 · Social Fund expense | 0.00 | 226.23 | -226.23 |
| Total Expense | 38,828.60 | 33,275.15 | 5,553.45 |
| Net Ordinary Income | 6,071.93 | -6,593.72 | 12,665.65 |
| Net Income | 6,071.93 | -6,593.72 | 12,665.65 |

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 | | |
|--|----------------|----------|-----------|
| | Feb 21 | Feb 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 |
| 4075 · Insurance proceeds | 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 | 5,590.03 | 5,045.52 | 544.51 |
| 5040 · Office supplies | 0.00 | 0.00 | 0.00 |
| Total 5000 · General & administrative | 5,590.03 | 5,045.52 | 544.51 |
| 5100 · Pool | | | |
| 5110 · Pool maintenance | 0.00 | 0.00 | 0.00 |
| 5120 · Pool heat | 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 | 0.00 | 0.00 |
| 5320 · Cable TV | 0.00 | 0.00 | 0.00 |
| 5330 · Water | 0.00 | 0.00 | 0.00 |
| 5340 · Sewer | 0.00 | 0.00 | 0.00 |
| 5350 · Telephone | 0.00 | 0.00 | 0.00 |
| Total 5300 · Utilities | 0.00 | 0.00 | 0.00 |
| 5400 · Maintenance | | | |
| 5410 · Plants/Mulch/Tree Trimming | 0.00 | 0.00 | 0.00 |
| 5430 · Elevator maintenance | 300.75 | 287.00 | 13.75 |
| 5450 · General building maintenance | 647.38 | 215.16 | 432.22 |
| 5460 · Janitorial service | 0.00 | 0.00 | 0.00 |
| 5485 · Plumbing Repairs | 0.00 | 0.00 | 0.00 |
| Total 5400 · Maintenance | 948.13 | 502.16 | 445.97 |

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 | | |
|---------------------------------------|----------------|----------|-----------|
| | Feb 21 | Feb 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 | 6,628.54 | 5,623.96 | 1,004.58 |
| Net Ordinary Income | -4.54 | 766.04 | -770.58 |
| Net Income | -4.54 | 766.04 | -770.58 |

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 | | |
|--|-----------------------|-----------------|------------------|
| | Feb 21 | Feb 20 | \$ Change |
| Ordinary Income/Expense | | | |
| Income | | | |
| 4000 · Maintenance fees | 6,624.00 | 7,455.00 | -831.00 |
| 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 |
| 4075 · Insurance proceeds | 0.00 | 0.00 | 0.00 |
| Total Income | <u>6,624.00</u> | <u>7,455.00</u> | <u>-831.00</u> |
| Gross Profit | 6,624.00 | 7,455.00 | -831.00 |
| 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 | 5,590.03 | 5,045.52 | 544.51 |
| 5040 · Office supplies | 0.00 | 0.00 | 0.00 |
| Total 5000 · General & administrative | <u>5,590.03</u> | <u>5,045.52</u> | <u>544.51</u> |
| 5100 · Pool | | | |
| 5110 · Pool maintenance | 0.00 | 0.00 | 0.00 |
| 5120 · Pool heat | 0.00 | 0.00 | 0.00 |
| Total 5100 · Pool | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| 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 | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| 5300 · Utilities | | | |
| 5310 · Electricity | 0.00 | 0.00 | 0.00 |
| 5320 · Cable TV | 0.00 | 0.00 | 0.00 |
| 5330 · Water | 0.00 | 0.00 | 0.00 |
| 5340 · Sewer | 0.00 | 0.00 | 0.00 |
| 5350 · Telephone | 0.00 | 0.00 | 0.00 |
| Total 5300 · Utilities | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| 5400 · Maintenance | | | |
| 5410 · Plants/Mulch/Tree Trimming | 0.00 | 0.00 | 0.00 |
| 5430 · Elevator maintenance | 300.75 | 287.00 | 13.75 |
| 5450 · General building maintenance | 647.38 | 215.16 | 432.22 |
| 5460 · Janitorial service | 0.00 | 0.00 | 0.00 |
| 5485 · Plumbing Repairs | 0.00 | 0.00 | 0.00 |
| Total 5400 · Maintenance | <u>948.13</u> | <u>502.16</u> | <u>445.97</u> |

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 | | |
|---------------------------------------|-----------------------|---------------|------------------|
| | Feb 21 | Feb 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 | 6,628.54 | 5,623.96 | 1,004.58 |
| Net Ordinary Income | -4.54 | 1,831.04 | -1,835.58 |
| Net Income | -4.54 | 1,831.04 | -1,835.58 |

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 | | |
|--|-----------------------|------------------|------------------|
| | Feb 21 | Feb 20 | \$ Change |
| Ordinary Income/Expense | | | |
| Income | | | |
| 4000 · Maintenance fees | 13,780.99 | 12,480.00 | 1,300.99 |
| 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 |
| 4075 · Insurance proceeds | 0.00 | 0.00 | 0.00 |
| Total Income | 13,780.99 | 12,480.00 | 1,300.99 |
| Gross Profit | 13,780.99 | 12,480.00 | 1,300.99 |
| 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 | 10,786.83 | 9,098.91 | 1,687.92 |
| 5040 · Office supplies | 0.00 | 0.00 | 0.00 |
| Total 5000 · General & administrative | 10,786.83 | 9,098.91 | 1,687.92 |
| 5100 · Pool | | | |
| 5110 · Pool maintenance | 0.00 | 0.00 | 0.00 |
| 5120 · Pool heat | 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 | 0.00 | 0.00 |
| 5320 · Cable TV | 0.00 | 0.00 | 0.00 |
| 5330 · Water | 0.00 | 0.00 | 0.00 |
| 5340 · Sewer | 0.00 | 0.00 | 0.00 |
| 5350 · Telephone | 0.00 | 0.00 | 0.00 |
| Total 5300 · Utilities | 0.00 | 0.00 | 0.00 |
| 5400 · Maintenance | | | |
| 5410 · Plants/Mulch/Tree Trimming | 0.00 | 0.00 | 0.00 |
| 5430 · Elevator maintenance | 601.50 | 574.00 | 27.50 |
| 5450 · General building maintenance | 1,383.54 | 430.34 | 953.20 |
| 5460 · Janitorial service | 0.00 | 0.00 | 0.00 |
| 5485 · Plumbing Repairs | 0.00 | 0.00 | 0.00 |
| Total 5400 · Maintenance | 1,985.04 | 1,004.34 | 980.70 |

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 | | |
|---------------------------------------|-----------------------|-----------------|------------------|
| | Feb 21 | Feb 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 | 12,952.65 | 10,255.79 | 2,696.86 |
| Net Ordinary Income | 828.34 | 2,224.21 | -1,395.87 |
| Net Income | 828.34 | 2,224.21 | -1,395.87 |

See Accountants' Compilation Report

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

| | TOTAL | | |
|--|-----------|-----------|-----------|
| | Feb 21 | Feb 20 | \$ Change |
| Ordinary Income/Expense | | | |
| Income | | | |
| 4000 · Maintenance fees | 65,592.00 | 52,900.00 | 12,692.00 |
| 4010 · Bank interest income | 266.77 | 8.43 | 258.34 |
| 4040 · Laundry income | 970.75 | 98.00 | 872.75 |
| 4060 · Application fees | 100.00 | 0.00 | 100.00 |
| 4075 · Insurance proceeds | 5,000.00 | 0.00 | 5,000.00 |
| Total Income | 71,929.52 | 53,006.43 | 18,923.09 |
| Gross Profit | 71,929.52 | 53,006.43 | 18,923.09 |
| Expense | | | |
| 5000 · General & administrative | | | |
| 5026 · Bank fees | 25.00 | 25.00 | 0.00 |
| 5023 · Application Expense | 50.00 | 50.00 | 0.00 |
| 5010 · Accounting fees | 1,017.75 | 1,375.00 | -357.25 |
| 5020 · Attorney fees | 61.25 | 0.00 | 61.25 |
| 5030 · Insurance | 27,636.38 | 22,406.48 | 5,229.90 |
| 5040 · Office supplies | 0.00 | 73.81 | -73.81 |
| Total 5000 · General & administrative | 28,790.38 | 23,930.29 | 4,860.09 |
| 5100 · Pool | | | |
| 5110 · Pool maintenance | 605.00 | 605.00 | 0.00 |
| 5120 · Pool heat | 1,694.77 | 1,313.61 | 381.16 |
| Total 5100 · Pool | 2,299.77 | 1,918.61 | 381.16 |
| 5200 · Personnel expense | | | |
| 5225 · Employee health insurance | 1,958.60 | 1,809.27 | 149.33 |
| 5230 · Payroll taxes | 1,484.01 | 1,425.61 | 58.40 |
| 5200 · Personnel expense - Other | 9,464.84 | 9,100.58 | 364.26 |
| Total 5200 · Personnel expense | 12,907.45 | 12,335.46 | 571.99 |
| 5300 · Utilities | | | |
| 5310 · Electricity | 1,083.32 | 1,037.04 | 46.28 |
| 5320 · Cable TV | 3,173.49 | 3,081.11 | 92.38 |
| 5330 · Water | 1,104.18 | 1,061.00 | 43.18 |
| 5340 · Sewer | 1,706.62 | 1,600.88 | 105.74 |
| 5350 · Telephone | 634.31 | 576.49 | 57.82 |
| Total 5300 · Utilities | 7,701.92 | 7,356.52 | 345.40 |
| 5400 · Maintenance | | | |
| 5410 · Plants/Mulch/Tree Trimming | 1,584.02 | 191.37 | 1,392.65 |
| 5430 · Elevator maintenance | 1,203.00 | 1,148.00 | 55.00 |
| 5450 · General building maintenance | 2,966.25 | 956.28 | 2,009.97 |
| 5460 · Janitorial service | 1,648.00 | 1,440.00 | 208.00 |
| 5485 · Plumbing Repairs | 1,700.00 | 1,345.00 | 355.00 |
| Total 5400 · Maintenance | 9,101.27 | 5,080.65 | 4,020.62 |

See Accountants' Compilation Report

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

| | TOTAL | | |
|---------------------------------------|-----------------|------------------|-----------------|
| | Feb 21 | Feb 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 | 460.00 | 210.00 | 250.00 |
| Total 5500 · Contract services | 4,237.54 | 3,931.10 | 306.44 |
| 5600 · Social Fund expense | 0.00 | 226.23 | -226.23 |
| Total Expense | 65,038.33 | 54,778.86 | 10,259.47 |
| Net Ordinary Income | 6,891.19 | -1,772.43 | 8,663.62 |
| Net Income | 6,891.19 | -1,772.43 | 8,663.62 |

See Accountants' Compilation Report

**Westchester Condominium Association, Inc.
Reserve Account Analysis - Modified Cash
February 28, 2021**

| | | |
|--|------------|---------------|
| Contract liability January 1, 2021 | | \$ 289,368.48 |
| Reserves assessments | | |
| 1st Payment - Feb. 2021 | 142,000.00 | 142,000.00 |
| Total revenue | | 142,000.00 |
| Reserves expenditures | | |
| Project 21 | | |
| Painting & Conopy Contract (Karins) | (1,141.00) | |
| Professional fees (Law offices of Wells/Olah, PA) | (1,922.00) | (3,063.00) |
| Total expenditures | | (3,063.00) |
| Net current year reserves | | 138,937.00 |
| Contract liabilities Reserves - February 28, 2021 | | \$ 428,305.48 |

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