



ROGER BERMAN, CPA  
WILLIAM J. RANK, CPA, CFP  
MARK COHEN, CPA  
LORI LERMAN, CPA

January 9, 2021

To the Stockholders of WESTCHESTER GARDENS OWNERS INC.

Re: **IMPORTANT TAX INFORMATION - 2020**

The Federal and New York State Income Tax Laws permit deductions to tenant-stockholders of cooperative housing corporations for their proportionate share of the corporation's real estate taxes and interest on mortgage indebtedness. This report is intended solely for your information and is not to be referred to or distributed to anyone who is not a stockholder.

We have calculated the estimated real estate taxes and mortgage interest to be incurred by the corporation for the year ending December 31, 2020 for income tax purposes, and following equivalent per share amounts:

For real estate taxes	\$7.29
For mortgage interest	\$2.97
Mortgage principal – 50,815 shares	\$77.72
Mortgage principal – Orig. date 7/14/2015	\$3,949,288

Stockholders who elect to itemize deductions rather than take the standard deduction should multiply the number of shares owned by each of these factors. Present and past stockholders who were not stockholders of the corporation for the entire year of 2020 are entitled to only a proportionate share of the deductions for the period of their ownership.

Those tenant-shareholders who are participating in any of the programs for property tax abatements (Star/Veteran's) must reduce the real estate tax deduction by the actual real estate tax refund or abatement paid or credited to you by the cooperative corporation. Please consult your tax advisor.

The increase, if any, in the income tax cost basis of the capital stock due to the portion of the maintenance charges credited to additional paid-in capital, which includes amortization of the corporation's mortgage will be reported in the annual financial statement of the cooperative.

These procedures are substantially less in scope than an audit, the objective of which is the expression of an opinion on the per share deduction. Accordingly, we do not express such an opinion.

It should be kept in mind that the amounts arrived at in this letter are based on estimates and assumptions and there may be differences between those estimated amounts and the actual results of operations. Such differences, if any, will not be determined until we complete our year-end audit of the corporation's financial statements.

BLOOM AND STREIT LLP  
Certified Public Accountants

**PLEASE RETAIN THIS INFORMATION FOR PREPARATION OF YOUR INCOME TAX RETURN**