

WESTCHESTER GARDENS OWNERS INC.

FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

WESTCHESTER GARDENS OWNERS INC.

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BLOOM AND STREIT LLP
CERTIFIED PUBLIC ACCOUNTANTS

MARK COHEN, CPA
WILLIAM J. RANK, CPA, CFP
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INDEPENDENT AUDITORS' REPORT

**To the Board
WESTCHESTER GARDENS OWNERS INC.**

Opinion

We have audited the accompanying financial statements of Westchester Gardens Owners Inc., which comprise the balance sheets as of December 31, 2024 and 2023, and the related statements of income (loss), retained earnings (deficit) and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Westchester Gardens Owners Inc., as of December 31, 2024 and 2023, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We have conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Westchester Gardens Owners Inc., and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Westchester Gardens Owners Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Westchester Gardens Owners Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Westchester Gardens Owners Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of budget with actual operating amounts and detailed schedule of repairs and improvements are presented for purposes of additional analysis and are not a required part of the financial statements. Such information, except for the portion marked "unaudited" is the responsibility of the entity's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, that information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Omission of Required Supplementary Information about Future Major Repairs and Replacements

Management has not estimated the remaining lives and replacement costs of the common property and, therefore, has not presented information about the estimates of future costs of major repairs and replacements that will be required in the future that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Bloom and Streit LLP

BLOOM AND STREIT LLP
Certified Public Accountants
April 5, 2025

WESTCHESTER GARDENS OWNERS INC.

Balance Sheets

As of December 31,

	<u>2024</u>	<u>2023</u>
ASSETS		
CURRENT ASSETS		
Cash in Operating Account	26,469	8,804
Cash in Bank - Money Market Accounts	0	4,748
Cash in Bank - Investment Money Market Account	89,074	82,273
Investments - Certificates of Deposit	114,793	254,931
Tenants' Accounts Receivable	5,872	5,447
Mortgage Escrow Deposits	275,020	219,977
Prepaid Expenses	17,624	98,923
Total	528,852	675,103
Less: Allocated to Funds (see below)	(203,867)	(341,952)
Total Current Assets	<u>324,985</u>	<u>333,151</u>
FUNDS		
Contingency Reserve:		
Reserve for Replacements (see above)	<u>203,867</u>	<u>341,952</u>
PROPERTY AND EQUIPMENT -		
Net Book Value	<u>5,108,770</u>	<u>5,071,171</u>
OTHER ASSETS		
Investment in National Cooperative Bank	<u>9,649</u>	<u>9,649</u>
Total Other Assets	<u>9,649</u>	<u>9,649</u>
TOTAL ASSETS	<u>5,647,271</u>	<u>5,755,923</u>

	<u>2024</u>	<u>2023</u>
LIABILITIES AND STOCKHOLDERS' EQUITY		
CURRENT LIABILITIES		
Accounts Payable	86,086	168,832
Accrued Interest	11,367	11,709
Star Credit Due to Stockholders	38,247	41,855
Rents Received in Advance	14,036	6,392
Security Deposits	31,960	30,460
Mortgage Payable - Amortization payments due within one year (Net of Unamortized Debt Issuance Costs)	<u>3,461,444</u>	<u>97,811</u>
Total Current Liabilities	<u>3,643,140</u>	<u>357,059</u>
LONG-TERM LIABILITIES		
First Mortgage Payable - Net of Payments due within one year	0	3,464,700
Less: Unamortized Debt Issuance Costs	<u>0</u>	<u>(3,256)</u>
Total Long-Term Liabilities	<u>0</u>	<u>3,461,444</u>
STOCKHOLDERS' EQUITY		
Common Stock \$1.00 par value; 50,815 shares authorized issued and outstanding	50,815	50,815
Paid-in Capital	4,864,060	4,864,060
Retained Earnings (Deficit)	<u>(2,910,744)</u>	<u>(2,977,455)</u>
Total Stockholders' Equity	<u>2,004,131</u>	<u>1,937,420</u>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	<u><u>5,647,271</u></u>	<u><u>5,755,923</u></u>

See accompanying notes and auditors' report

WESTCHESTER GARDENS OWNERS INC

Statements of Income (Loss)

For the Year Ended December 31,

	<u>2024</u>	<u>2023</u>
INCOME		
Carrying Charges	1,419,835	1,391,991
Heating Surcharge	37,816	50,420
Parking Income	79,920	79,920
Laundry Room Income	13,200	13,200
Storage Income	6,824	6,420
Interest/Dividend Income	12,487	17,810
Miscellaneous Income	347	1,995
Total Income	<u>1,570,429</u>	<u>1,561,756</u>
EXPENSES		
Administrative Expenses	64,300	63,446
Maintenance Expenses	466,601	451,288
Utilities Expenses	132,978	333,563
Taxes and Insurance Expenses	602,506	592,019
Financial Expenses	136,067	139,652
Interest - Debt Issuance Costs	6,508	6,508
Total Expenses Before Depreciation	<u>1,408,960</u>	<u>1,586,476</u>
NET INCOME BEFORE DEPRECIATION	161,469	(24,720)
Depreciation	<u>(94,758)</u>	<u>(161,375)</u>
NET INCOME (LOSS) FOR THE YEAR	<u>66,711</u>	<u>(186,095)</u>

See accompanying notes and auditors' report

WESTCHESTER GARDENS OWNERS INC.

Statements of Retained Earnings (Deficit)

For the Year Ended December 31,

	<u>2024</u>	<u>2023</u>
RETAINED EARNINGS (DEFICIT) - Beginning of Year	(2,977,455)	(2,791,360)
 Net Income (Loss) for the Year	 <u>66,711</u>	 <u>(186,095)</u>
 RETAINED EARNINGS (DEFICIT) - End of Year	 <u><u>(2,910,744)</u></u>	 <u><u>(2,977,455)</u></u>

See accompanying notes and auditors' report

WESTCHESTER GARDENS OWNERS INC.

Statements of Cash Flows

For the Year Ended December 31,

	<u>2024</u>	<u>2023</u>
Cash Flows From Operating Activities		
Net Income (Loss)	66,711	(186,095)
Adjustments to reconcile net income (loss) to net cash provided (used) by operating activities:		
Depreciation	94,758	161,375
Interest Expense - Debt Issuance Costs	6,508	6,508
Revenue allocated to financing activities	(104,319)	(100,745)
(Increase) Decrease in operating assets:		
Tenants' Accounts Receivable	(425)	6,630
Mortgage Escrow Deposits	(55,043)	(4,197)
Prepaid Expenses	81,299	(38,725)
(Decrease) Increase in operating liabilities:		
Accounts Payable	(82,746)	113,647
Accrued Interest	(342)	(331)
Star Credit Due to Stockholders	(3,608)	(3,790)
Rents Received in Advance	7,644	(5,157)
Security Deposits	1,500	4,500
Net cash provided (used) by operating activities	<u>11,937</u>	<u>(46,380)</u>
Cash Flows From Investing Activities		
Purchase of Investments - Certificates of Deposit	(406,862)	(554,931)
Maturities of Investments - Certificates of Deposit	547,000	300,000
Purchase of Property and Equipment	<u>(132,357)</u>	<u>(3,435)</u>
Net cash provided (used) by investing activities	<u>7,781</u>	<u>(258,366)</u>
Cash Flows From Financing Activities		
Portion of Carrying Charges applied to Amortization of Mortgage	104,319	100,745
Amortization Payments on Mortgage	<u>(104,319)</u>	<u>(100,745)</u>
Net cash provided (used) by financing activities	<u>0</u>	<u>0</u>
Increase (Decrease) in Cash and Cash Equivalents (carryforward)	19,718	(304,746)

See accompanying notes and auditors' report

WESTCHESTER GARDENS OWNERS INC.

Statements of Cash Flows

For the Year Ended December 31,

	<u>2024</u>	<u>2023</u>
Increase (Decrease) in Cash and Cash Equivalents (brought forward)	19,718	(304,746)
Cash and Cash Equivalents at Beginning of Year	<u>95,825</u>	<u>400,571</u>
Cash and Cash Equivalents at End of Year (see below)	<u>115,543</u>	<u>95,825</u>
Represented by:		
Cash in Operating Account	26,469	8,804
Cash in Bank - Money Market Accounts		4,748
Cash in Bank - Investment Money Market Account	<u>89,074</u>	<u>82,273</u>
Cash and Cash Equivalents (as above)	<u>115,543</u>	<u>95,825</u>
Supplemental Disclosure:		
Interest Paid	<u>136,409</u>	<u>139,983</u>
Taxes Paid - State	<u>1,950</u>	<u>1,950</u>

See accompanying notes and auditors' report

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 1

Organization

Westchester Gardens Owners Inc. is a cooperative housing corporation incorporated in the State of New York in January 1986. The cooperative owns and operates an apartment building located at 445 Gramatan Avenue, Mount Vernon, New York, consisting of 112 residential units. The primary purpose of the cooperative is to manage the operations of the building and maintain the common elements.

Note 2

Summary of Significant Accounting Policies

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

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

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

Tenant-stockholders are subject to monthly charges to provide funds for the cooperative's operating expenses, future capital acquisitions, and major repairs and replacements. Tenants' Accounts Receivable at the balance sheets date represent various fees due from tenant-stockholders. The cooperative's policy is to retain legal counsel and place liens on the shares of stock of tenant-stockholders whose assessments are delinquent. Any excess charges at year end are retained by the cooperative for use in the succeeding year.

Property and equipment is being carried at cost. Depreciation of the building is being computed by the straight line method over an estimated useful life of 35 years. Building improvements are depreciated on the straight line method over an estimated useful life of 27.5 years.

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 2

Summary of Significant Accounting Policies - continued

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

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

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

Tenant-stockholders are subject to monthly charges that provide funds for the cooperative's operating expenses and major repairs and replacements, and the revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The cooperative's performance obligations related to its ongoing annual charges are satisfied over time on a daily pro-rata basis using the input method.

The cooperative also recognizes revenues from non-member customers that generate additional funds for the cooperative's operating expenses and major repairs and replacements. The revenue from these ancillary operations is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The cooperative's performance obligations related to these other revenue sources are satisfied over time on a daily pro-rata basis using the input method.

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 2 **Summary of Significant Accounting Policies - continued**

The performance obligations related to special assessments and replacement fund (reserve fund) assessments are satisfied when these funds are expended for their designated purpose at transaction amounts expected to be collected using the input method. The cooperative recognizes revenue from special assessments and replacement fund (reserve fund) assessments as the related performance obligations are satisfied. A contract liability (assessments received in advance) is recognized when the cooperative has the right to receive payment in advance of the satisfaction of performance obligations related to replacement (reserve) assessments.

Note 3 **Concentrations of Credit Risk**

The cooperative maintains various bank and money market accounts that at times may exceed insured credit limits. The cooperative has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk with respect to such balances. However, should any of these institutions fail, the cooperative could suffer a loss.

Note 4 **Investments**

The following investments were held by the cooperative as of December 31:

Fixed Income:	<u>2024</u>	<u>2023</u>
Amortized Cost	114,793	254,931
Fair Value	116,589	254,952

The following investments were held as of December 31, 2024:

	<u>Amortized Cost</u>	<u>Fair Value</u>
Due Within One Year	114,793	116,589
Due One - Five Years	0	0
Due After Five Years	<u>0</u>	<u>0</u>
Total	114,793	116,589

The cooperative measures expected credit losses on held to maturity debt securities on a collective basis by major security type. These securities are either explicitly or implicitly guaranteed by the US government, are highly rated by major rating agencies and have a long history of no credit losses. As a result, no allowance for credit losses was recorded on held to maturity securities as of December 31, 2024 and 2023.

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 5

Property and Equipment

Property and Equipment consists of the following at December 31:

	<u>2024</u>	<u>2023</u>
Land	3,824,018	3,824,018
Building	3,086,857	3,086,857
Building improvements	<u>2,319,346</u>	<u>2,186,989</u>
	9,230,221	9,097,864
Less: accumulated depreciation	<u>4,121,451</u>	<u>4,026,693</u>
Total Property and Equipment	<u>5,108,770</u>	<u>5,071,171</u>

Depreciation expense was \$94,758 and \$161,375 for the years ended December 31, 2024 and 2023, respectively.

Note 6

Mortgage Payable

On July 14, 2015, the cooperative refinanced their mortgage in the total amount of \$4,300,000. The mortgage is payable in monthly installments of \$20,061, including interest at a rate of 3.81%, per annum, based on a 30 year amortization schedule. The note matures on August 1, 2025, at which time a balloon payment of approximately \$3,401,000 will be due and payable.

Principal maturities of the mortgage are as follows:

2025 (including payoff)	3,464,700
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In conjunction with the refinancing, the cooperative was required to purchase shares of NCB's Class B1 and B2 stock. Class B1 shares earn a patronage dividend payable in cash and in Class B2 stock, as determined by NCB. Class B1 shares are redeemable by NCB upon satisfactory repayment of all loans made to or guaranteed by eligible customers. Class B2 shares are non-redeemable, non-transferable, and pay no dividends. At December 31, 2024 and 2023, the cooperative owned approximately 96 Class B1 shares. At December 31, 2024 and 2023, the cooperative owned X and 1,547 Class B2 shares, respectively.

As part of the aforementioned refinancing, the cooperative has paid closing costs of approximately \$65,000, which are being amortized over the life of the new mortgage.

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 7

Charges

In order to provide for a balanced operating budget, the cooperative implemented the following financial measures:

Carrying Charges

In November 2023, the Board approved a 2% increase effective January 1, 2024.

In November 2022, the Board approved a 3.5% increase effective January 1, 2023.

Heating Surcharge

In November 2022, a heating assessment of \$1 per share, effective January 1, 2023, to offset the increased heating costs of the cooperative. This assessment was reduced to \$.75 per share effective January 1, 2024.

Note 8

Water

The City of Mount Vernon bills the cooperative quarterly for water usage. For the first quarter of 2023 the cooperative's water bill was excessively higher than in previous years. As a result, the cooperative hired a plumber to test all units to determine if leaks were the cause of the higher bill. Various small leaks were discovered and repairs were made to fix the leaks, however, the water bills continued to show excessive usage in the second and third quarters of 2023. The water meter was eventually replaced at the end of the summer and in the fourth quarter, the water usage returned to normal levels. The cooperative contacted the City of Mount Vernon to request a refund for the larger water billing amounts that were paid. The City agreed to provide credits of approximately \$9,000 and \$15,000 for the overages which are reflected in the total water expense as of December 31, 2024 and 2023, respectively.

Note 9

Gas Heat

For the year ended December 31, 2023, the gas meter was also malfunctioning and, as such, only estimated charges were billed to the cooperative. The cooperative requested that Con Edison come out and examine the meter and adjusted the bills to reflect the proper usage. As of December 31, 2023, the financial statements included \$60,000 in accounts payable. During the year ended December 31, 2024, new meters were installed. However, it was determined that the billings were understated by approximately another \$60,000. Con Edison determined no adjusted bills were necessary. The financial statements for the year ended December 31, 2024 reflect the reversal of the previous \$60,000 accrual and the current year unbilled portion of \$60,000.

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 10

Real Estate Taxes - Tax Abatements

The cooperative is entitled to and has received tax abatements on behalf of its stockholders during 2024 and 2023. The abatements, which include Star, Veterans and Senior Citizens (where applicable) are passed on to the stockholders by direct payment or as a credit against carrying charges. Any undistributed abatements as of the fiscal year end have been included on the Balance Sheets in Current Liabilities as Star Credit Due to Stockholders. As the abatements benefit the stockholders, the real estate tax expense reflected in these financial statements is gross of all the aforementioned tax abatements.

Note 11

Benefits

The cooperative participated in the 32BJ North Pension Fund, Employer Identification Number 13-1819138, Plan 001, for the years ended December 31, 2024 and 2023. The cooperative participated in this multi-employer plan, for the years ended December 31, 2024 and 2023 under the terms of collective-bargaining agreements that cover its union represented employees. This collective bargaining agreement expires September 30, 2026 and the cooperative has no intention of withdrawing from the plan.

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

The zone status is based on information that the cooperative received from the plan and is certified by the plan's actuary. Plans in the red zone are generally less than 65 percent funded, plans in the yellow zone are less than 80 percent funded and plans in the green zone are at least 80 percent funded. The most recent Pension Protect Act (PPA) zone status available is for the plan's year-end beginning January 1, 2023 and 2022. The certified zone status for the plan for both years was green.

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 11

Benefits - continued

In addition to the Pension Fund, the cooperative also participated in a Health Fund for the years ended December 31, 2024 and 2023. The fund provides health benefits (medical, surgical, hospital, prescription drugs, behavioral health, optical, dental) and life insurance coverage for eligible participants and their covered dependents. Retired employees are eligible for health benefits if they retire before age 65, but after age 62; accumulated 15 combined years of pension service credit; worked both 90 days immediately before retirement and at least 36 months of the 60 months before retiring; and are receiving an early or regular retirement pension from the 32BJ North Pension Fund. These benefits continue for the retired employee and eligible dependents until they become eligible for Medicare, until age 65, or until the retiree's pension is suspended, whichever occurs first.

The condominium made the following contributions to the plans:

	<u>2024</u>	<u>2023</u>
Pension Contributions	10,000	14,400
Health Contributions	45,400	62,484
All Other Contributions	2,605	3,391

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

Note 12

Income Taxes

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

Losses incurred in years prior to 2018, may be carried forward for twenty years from the year incurred and may be used to offset 100% of taxable income. Due to a change in the tax law, federal net operating losses incurred in 2018 and thereafter may be carried forward indefinitely, but may only be used to offset 80% of taxable income each year. This law was subsequently modified under the CARES Act, which was enacted March 27, 2020.

WESTCHESTER GARDENS OWNERS INC.

Notes to Financial Statements

December 31, 2024 and 2023

Note 12

Income Taxes - continued

Under the CARES Act, the 80% taxable income limitation is delayed until years beginning after December 31, 2020. The 80% limitation will apply to any net operating loss arising in a year beginning after December 31, 2017 and deducted for a year beginning after December 31, 2020. Additionally, the Act provides that for losses arising in 2018, 2019 and 2020, such loss shall be a net operating loss carryback to each of the prior five taxable years. Additionally, as is the case under pre-2018 law, the taxpayer may make an election to waive the carryback and instead treat losses arising in these years as net operating loss carryovers.

As of December 31, 2024, the cooperative has available federal net operating loss carryforwards to apply to future taxable income of approximately \$2,079,000. These net operating loss carryforwards consist of carryforwards of approximately \$1,087,000 which expire beginning in 2025 and continuing through 2037 and carryforwards of approximately \$992,000 which were incurred in 2018 and thereafter. New York State substantially limits the use of these net operating loss carryforwards.

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

Note 13

Future Major Repairs and Replacements

The cooperative has not conducted an official CIRA study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. When replacement funds are needed to meet future needs for major repairs and replacements, the cooperative may borrow, utilize available cash, increase carrying charges, pass special assessments or delay repairs and replacements until the funds are available. The effect on future assessments has not been determined at this time.

Note 14

Subsequent Events

Management has evaluated subsequent events through April 5, 2025, the date at which the financial statements became available for issuance. No events have occurred that would require adjustments to, or disclosure in, the financial statements.

WESTCHESTER GARDENS OWNERS INC.

Schedule of Budget with Actual Operating Amounts

	Budget Year Ended <u>Dec. 31, 2024</u> (Unaudited)	Actual Year Ended <u>Dec. 31, 2024</u>	Actual Year Ended <u>Dec. 31, 2023</u>
RECEIPTS			
Carrying Charges	1,419,835	1,419,835	1,391,991
Heating Surcharge	37,816	37,816	50,420
Parking Income	80,000	79,920	79,920
Laundry Room Income	13,200	13,200	13,200
Storage Income	6,500	6,824	6,420
Miscellaneous Income	2,000	347	1,995
Total Receipts	<u>1,559,351</u>	<u>1,557,942</u>	<u>1,543,946</u>
EXPENDITURES			
ADMINISTRATIVE EXPENSES			
Management Fee	39,500	39,500	36,000
Legal Expense	2,000	1,967	5,633
Auditing	9,300	9,300	9,000
Telephone and Answering Service	4,000	4,571	3,358
Office and Administrative Expenses	8,965	8,962	9,455
Total Administrative Expenses	<u>63,765</u>	<u>64,300</u>	<u>63,446</u>
MAINTENANCE EXPENSES			
Payroll	190,000	222,073	180,235
Supplies	16,000	23,432	15,513
Repairs (see schedule)	110,000	112,290	130,195
Major Repairs	0	8,576	66,451
Security	10,000	40,744	4,056
Exterminating	5,000	4,302	5,757
Landscaping, Grounds and Trees	45,000	45,184	42,681
Snow Removal and Supplies	10,000	10,000	6,400
Total Maintenance Expenses	<u>386,000</u>	<u>466,601</u>	<u>451,288</u>
UTILITIES EXPENSES			
Gas Heat	180,000	203,135	181,917
Gas Heat - Billing/Meter Adjustments	0	(120,000)	0
Electricity and Gas	24,000	23,998	22,733
Water	36,000	35,639	33,603
Water - Internal Leaks	0	(9,794)	95,310
Total Utilities Expenses	<u>240,000</u>	<u>132,978</u>	<u>333,563</u>

See accompanying notes and auditors' report

WESTCHESTER GARDENS OWNERS INC.

Schedule of Budget with Actual Operating Amounts

	Budget Year Ended <u>Dec. 31, 2024</u> (Unaudited)	Actual Year Ended <u>Dec. 31, 2024</u>	Actual Year Ended <u>Dec. 31, 2023</u>
TAXES AND INSURANCE			
Real Estate Taxes	397,000	397,857	386,107
Real Estate Taxes - Refuse Fee	21,700	21,700	21,700
Payroll Taxes	15,000	15,707	14,494
Licenses and Permits	500	125	410
Insurance	101,000	107,162	87,083
Union Welfare and Pension Fund	80,000	58,005	80,275
Franchise Taxes	2,000	1,950	1,950
Total Taxes and Insurance	<u>617,200</u>	<u>602,506</u>	<u>592,019</u>
FINANCIAL EXPENSES			
Interest on Mortgage	<u>136,067</u>	<u>136,067</u>	<u>139,652</u>
Total Financial Expenses	<u>136,067</u>	<u>136,067</u>	<u>139,652</u>
CONTRIBUTIONS TO EQUITY AND RESERVES			
Amortization of Mortgage	104,319	104,319	100,745
Contingency Reserve	<u>12,000</u>	<u>12,000</u>	<u>0</u>
Total Contributions to Equity and Reserves	<u>116,319</u>	<u>116,319</u>	<u>100,745</u>
Total Expenditures	<u>1,559,351</u>	<u>1,518,771</u>	<u>1,680,713</u>
NET SURPLUS (DEFICIT) FOR THE YEAR	<u>0</u>	<u>39,171</u>	<u>(136,767)</u>

See accompanying notes and auditors' report

WESTCHESTER GARDENS OWNERS INC.

Detailed Schedule of Repairs and Improvements

For the Year Ended December 31,

	2024	2023
REPAIRS AND MAINTENANCE		
Boiler and Burners	13,925	6,843
Plumbing and Pipes	28,265	49,251
Electrical and Intercoms	15,738	1,922
Painting, Plastering and Carpentry Work	18,596	31,718
Roofing and Waterproofing	4,118	16,486
Asbestos Abatement	5,116	0
Paving, Excavation and Masonry	2,128	3,364
Window Repairs, Fencing and Gates	10,022	12,450
Locks	10,328	5,220
Truck Expenses	0	2,682
Rubbish Removal Expenses	2,271	0
Uniforms and General Repairs	1,783	259
Total Repairs and Maintenance	112,290	130,195

See accompanying notes and auditors' report