

**CONDOMINIUM SAMPLE
MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDED 3/31/24**

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CONDOMINIUM SAMPLE
CASH AVAILABILITY
AS OF 3/31/24

BLD NUM: 222 CORP.NO:00

FISCAL BEG: 1

CURRENT BALANCE

CASH AVAILABLE

CASH - OPERATING
MONEY MARKET
MONEY MARKET
MONEY MARKET
MONEY MARKET

11,395.66
1,729,076.11
344,303.08
52,931.17
59,059.07

TOTAL CASH AVAILABLE

2,196,765.09
=====

**CONDOMINIUM SAMPLE
INVESTMENTS
AS OF 3/31/24**

BLD NUM: 222 CORP.NO:00

FISCAL BEG: 1

CURRENT BALANCE

WEBSTER BANK ASSMT ACCT.

A/C #41957237

GL 1100 B#622

BALANCE ON 3/01/24	1,854,782.70
3/12/24 HSS REIM 2/24	176,250.00
3/28/24 TFO OPER ASSMT COLL	227,013.79
3/31/24 TSF TO OPER CAP EXP	-533,000.90
3/31/24 INT INCOME	4,030.52
BALANCE ON 3/31/24	<u>1,729,076.11</u>
	=====

WEBSTER BANK- RESERVE ACCT

A/C 41960466

GL 1101

BALANCE ON 3/01/24	343,290.50
3/31/24 INT INCOME	1,012.58
BALANCE ON 3/31/24	<u>344,303.08</u>
	=====

WEBSTER BANK-REFUNDABLE DEP ACCT

ACCT# 41960467

GL 1102

BALANCE ON 3/01/24	51,278.58
3/28/24 JAN WITHDRAWAL	-1,000.00
3/28/24 FEB DEPOSITS	1,500.00
3/28/24 MARCH DEPOSITS	1,000.00
3/31/24 INT INCOME	152.59

**CONDOMINIUM SAMPLE
INVESTMENTS
AS OF 3/31/24**

BLD NUM: 222 CORP.NO:00

FISCAL BEG: 1

CURRENT BALANCE

BALANCE ON 3/31/24

52,931.17

=====

**WEBSTER BANK
OPERATING ASSESSMENT ACCT
A/C #41989033 GL 1104**

BALANCE ON 3/01/24

.00

3/12/24 TFO OP ASSMT COLL 2/24

153,111.64

3/12/24 TTO PR YR EXP 1/24

-40,300.92

3/12/24 TTO PR YR EXP 2/24

-112,810.72

3/28/24 TFO OPER ASSMT COLL

156,099.37

3/31/24 TTO PR YR EXP 3/24

-77,038.29

3/31/24 TTO PR YR EXP BAL 2/24

-20,002.01

BALANCE ON 3/31/24

59,059.07

=====

CUMULATIVE INVESTMENT INCOME

BALANCE ON 3/01/24

8,327.49

3/31/24 INT INCOME

4,030.52

3/31/24 INT INCOME

1,012.58

3/31/24 INT INCOME

152.59

BALANCE ON 3/31/24

13,523.18

=====

**CONDOMINIUM SAMPLE
SUMMARY OF OPERATIONS
FOR PERIOD ENDING 3/31/24**

-----CURRENT MONTH-----
3/24 Y.T.D.

BLD ACCT: 222 CORP. NO: 00
OPERATING ACCOUNT

FISCAL BEG: 1

TOTAL CASH RECEIVED	1,435,132.95	2,936,175.61
TOTAL DISBURSEMENTS	<u>1,544,627.14</u>	<u>2,995,068.66</u>
NET CASH FLOW FROM OPERATIONS	-109,494.19	-58,893.05
OWNER'S BEG. BALANCE	<u>120,889.85</u>	<u>70,288.71</u>
TOTAL CLOSING BALANCE	<u>11,395.66</u> =====	<u>11,395.66</u> =====

**CONDOMINIUM SAMPLE
SUMMARY BUDGET COMPARISON
FOR PERIOD ENDING 3/31/24**

BLD ACCT: 222 CORP.NO: 00

-----CURRENT MONTH-----YEAR TO DATE-----ANNUAL BUDGET-----FISCAL BEG: 1
-----ACTUAL-----BUDGET--VAR--ACTUAL--BUDGET--VAR--TOTAL--REMAINING--

A/R INCOME

TENANT CHARGES 357,500.53 351,419 6,082 1,248,024.10 1,034,782 213,242 4,121,843 2,873,819

ADD:

OPENING ARREARS 326,342.48 0 326,342 299,618.76 0 299,619 0 -299,619
OPENING PREPAIDS -35,999.09 0 -35,999 -36,852.14 0 -36,852 0 36,852

TOTAL TO BE COLLECTED 647,843.92 351,419 296,425 1,510,790.72 1,034,782 476,009 4,121,843 2,611,052

LESS:

CLOSING ARREARS -322,663.92 0 -322,664 -322,663.92 0 -322,664 0 322,664
CLOSING PREPAIDS 43,577.13 0 43,577 43,577.13 0 43,577 0 -43,577

TOTAL CHARGES COLLECTED 368,757.13 351,419 17,338 1,231,703.93 1,034,782 196,922 4,121,843 2,890,139

OTHER INCOME 46,750.00 3,749 43,001 48,400.00 59,219 -10,819 251,891 203,491

TOTAL CASH RECEIVED 415,507.13 355,168 60,339 1,280,103.93 1,094,001 186,103 4,373,734 3,093,630

A/P EXPENSES

FINANCIAL EXPENSES 2,985.50 1,927 1,059 12,540.67 5,781 6,760 47,626 35,085
PAYROLL EXPENSES 136,362.59 153,215 -16,852 437,367.52 421,308 16,060 1,736,847 1,299,479
FUEL & UTILITIES 162,048.19 150,113 11,935 495,771.18 448,491 47,280 1,440,631 944,860
OPERATING EXPENSES 12,976.27 25,362 -12,386 47,938.85 76,086 -28,147 304,676 256,737
REPAIRS & MAINTENANCE 13,184.86 23,319 -10,134 34,222.89 69,957 -35,734 294,888 260,665
ADMINISTRATION 44,667.38 49,142 -4,475 138,377.33 147,426 -9,049 593,630 455,253
TOTAL A/P EXPENSES 372,224.79 403,078 -30,853 1,166,218.44 1,169,049 -2,831 4,418,298 3,252,080

OPERATING CASH FLOW 43,282.34 -47,910 91,192 113,885.49 -75,048 188,933 -44,564 -158,449

SPECIAL INCOME & CAPITAL

SPECIAL INCOME 389,584.62 235,598 153,987 1,026,030.48 706,794 319,236 2,827,186 1,801,156
CAPITAL IMPROVEMENTS 533,000.90 0 533,001 533,000.90 0 533,001 259,500 -273,501

TOTAL SPECIAL CASH FLOW -143,416.28 235,598 -379,014 493,029.58 706,794 -213,764 2,567,686 2,074,656

**CONDOMINIUM SAMPLE
DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 3/31/24**

BLD ACCT: 222 CORP.NO: 00

-----CURRENT MONTH-----YEAR TO DATE----- ANNUAL BUDGET ----- FISCAL BEG: 1
 ----ACTUAL---- --BUDGET-- --VAR-- ----ACTUAL---- --BUDGET-- --VAR-- --TOTAL-- --REMAINING--

TRANSFER FEE	41,000.00	0	41,000	41,000.00	0	41,000	0	-41,000
MOVE IN/MOVE OUT FEE	4,000.00	3,333	667	5,000.00	9,999	-4,999	40,000	35,000
ROOM RENTAL	750.00	0	750	900.00	0	900	0	-900
HEALTH CLUB MEMBERSHI	.00	0	0	.00	0	0	5,000	5,000
WORKERS COMP DIVIDEND	.00	0	0	.00	0	0	10,000	10,000
MOVE IN/MOVE OUT DEPO	1,000.00	0	1,000	1,500.00	0	1,500	0	-1,500
MISC. INCOME	.00	416	-416	.00	1,248	-1,248	5,000	5,000
TOTAL OTHER INCOME	46,750.00	3,749	43,001	48,400.00	11,247	37,153	60,000	11,600
TOTAL CASH RECEIVED	415,507.13	355,168	60,339	1,280,103.93	1,094,001	186,103	4,373,734	3,093,630
A/P EXPENSES								
FINANCIAL EXPENSES								
REAL ESTATE TAX	.00	0	0	5,334.17	0	5,334	20,997	15,663
FEDERAL TAX	500.00	0	500	500.00	0	500	0	-500
STATE CORP/FRANCHISE	.00	0	0	.00	0	0	1,500	1,500
CITY CORPORATION TAX	375.00	0	375	375.00	0	375	2,000	1,625
APT MAINT/COMMON CHG	2,110.50	1,927	184	6,331.50	5,781	551	23,129	16,797
TOTAL FINANCIAL EXPENSES	2,985.50	1,927	1,059	12,540.67	5,781	6,760	47,626	35,085
PAYROLL RELATED EXPENSES								
GROSS WAGES	81,700.55	96,277	-14,576	287,923.18	269,576	18,347	1,155,325	867,402
FICA EMPLOYERS SHARE	6,242.41	7,365	-1,123	22,002.81	20,622	1,381	88,380	66,377
N.Y.S. UNEMPLOYMENT	182.86	1,000	-817	3,183.40	6,756	-3,573	9,670	6,487
FEDERAL UNEMPLOYMENT	20.52	11	10	1,375.48	298	1,077	336	-1,039
EMPLOYEE PENSION FUND	7,546.00	8,174	-628	24,244.50	24,522	-277	98,098	73,853
EMPLOYEE HEALTH/WELFA	28,113.82	27,874	240	83,529.46	83,622	-93	334,488	250,959
EMPLOYEE ANNUITY FUND	680.00	56	624	2,210.00	168	2,042	680	-1,530
WORKER'S COMPENSATION	11,215.84	12,000	-784	11,215.84	12,000	-784	42,000	30,784
NEW YORK DISABILITY	.00	0	0	.00	2,370	-2,370	2,370	2,370
PAYROLL CHARGES	497.20	458	39	1,747.30	1,374	373	5,500	3,753
OTHER LABOR COSTS	60.00	0	60	60.00	0	60	0	-60
401K	318.00	0	318	293.00	0	293	0	-293

**CONDOMINIUM SAMPLE
DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 3/31/24**

BLD ACCT: 222 CORP.NO: 00

-----CURRENT MONTH-----YEAR TO DATE-----ANNUAL BUDGET-----FISCAL BEG: 1
-----ACTUAL-----BUDGET-----VAR-----ACTUAL-----BUDGET-----VAR-----TOTAL-----REMAINING-----

POLITICAL FUND	.00	0	0	-20.00	0	-20	0	20
MCTMT TAX	89.76	0	90	675.32	0	675	0	-675
PAID FAMILY LEAVE	-304.37	0	-304	-1,072.77	0	-1,073	0	1,073
TOTAL PAYROLL EXPENSES	136,362.59	153,215	-16,852	437,367.52	421,308	16,060	1,736,847	1,299,479
FUEL & UTILITIES								
WATER & SEWER	29,813.05	31,642	-1,829	97,958.27	94,926	3,032	379,714	281,756
STEAM	82,269.38	66,380	15,889	230,639.92	196,173	34,467	436,100	205,460
ELECTRIC	49,267.69	51,338	-2,070	165,723.34	154,014	11,709	616,062	450,339
GAS	698.07	753	-55	1,449.65	3,378	-1,928	8,755	7,305
TOTAL FUEL & UTILITIES	162,048.19	150,113	11,935	495,771.18	448,491	47,280	1,440,631	944,860
OPERATING EXPENSES								
W&S STEAM CONDENSATE	.00	916	-916	3,065.52	2,748	318	11,000	7,934
SUPPLIES	.00	2,916	-2,916	1,871.18	8,748	-6,877	35,000	33,129
PEST CONTROL	.00	375	-375	764.50	1,125	-360	4,500	3,735
UNIFORMS	.00	708	-708	1,390.00	2,124	-734	8,500	7,110
WATER TREATMENT	890.00	2,916	-2,026	890.00	8,748	-7,858	35,000	34,110
SECURITY	.00	500	-500	.00	1,500	-1,500	6,000	6,000
PERMITS/LICENSES/FEES	.00	0	0	.00	0	0	300	300
HEALTH CLUB	12,086.27	12,500	-414	36,258.81	37,500	-1,241	150,000	113,741
HEALTH CLUB CLEANING	.00	3,698	-3,698	.00	11,094	-11,094	44,376	44,376
HEALTH CLUB REPAIR &	.00	833	-833	.00	2,499	-2,499	10,000	10,000
GYM EXPENSE	.00	0	0	3,698.84	0	3,699	0	-3,699
TOTAL OPERATING EXPENSES	12,976.27	25,362	-12,386	47,938.85	76,086	-28,147	304,676	256,737
REPAIRS & MAINTENANCE								
ELEVATOR	2,966.84	3,809	-842	10,079.64	11,427	-1,347	45,712	35,632
PLUMBING	2,774.09	2,916	-142	6,887.41	8,748	-1,861	35,000	28,113
COMPACTOR	.00	400	-400	.00	1,200	-1,200	4,800	4,800
ELECTRICAL	.00	1,833	-1,833	1,647.03	5,499	-3,852	22,000	20,353
AIR CONDITIONING	1,197.63	833	365	1,197.63	2,499	-1,301	10,000	8,802
CABLE TV/INTERNET	541.25	541	0	1,612.92	1,623	-10	6,500	4,887

**CONDOMINIUM SAMPLE
DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 3/31/24**

BLD ACCT: 222 CORP.NO: 00

-----CURRENT MONTH-----YEAR TO DATE-----ANNUAL BUDGET-----FISCAL BEG: 1
-----ACTUAL-----BUDGET-----VAR-----ACTUAL-----BUDGET-----VAR-----TOTAL-----REMAINING-----

BLDG & MECH EQUIP	.00	208	-208	.00	624	-624	2,500	2,500
WINDOWS	.00	0	0	.00	0	0	15,000	15,000
CLEANING	2,030.52	2,083	-52	8,960.42	6,249	2,711	25,000	16,040
FLOWERS/GARDEN	.00	1,250	-1,250	163.31	3,750	-3,587	15,000	14,837
APARTMENT REPAIRS	.00	3,250	-3,250	.00	9,750	-9,750	39,000	39,000
MISCELLANEOUS REPAIRS	.00	416	-416	.00	1,248	-1,248	5,000	5,000
LOCKSMITH	.00	416	-416	.00	1,248	-1,248	5,000	5,000
FIRE PROTECTION	3,674.53	833	2,842	3,674.53	2,499	1,176	10,000	6,325
HEALTH CLUB R & M	.00	4,531	-4,531	.00	13,593	-13,593	54,376	54,376
TOTAL REPAIRS & MAINTENANCE	13,184.86	23,319	-10,134	34,222.89	69,957	-35,734	294,888	260,665
ADMINISTRATION								
INSURANCE	33,321.15	32,844	477	103,970.24	98,532	5,438	394,130	290,160
LEGAL FEES	.00	4,166	-4,166	.00	12,498	-12,498	50,000	50,000
REAL ESTATE TAX REDUC	.00	0	0	.00	0	0	350	350
ACCOUNTING	.00	1,583	-1,583	4,600.00	4,749	-149	19,000	14,400
ENG/ARCH/CONSULT	.00	500	-500	.00	1,500	-1,500	6,000	6,000
MANAGEMENT	8,333.33	8,333	0	24,999.99	24,999	1	101,750	76,750
TELEPHONE	820.19	516	304	1,975.33	1,548	427	6,200	4,225
MEMBERSHIP/DUES	.00	0	0	.00	0	0	1,800	1,800
MESSENGER	96.00	25	71	194.40	75	119	300	106
BANK CHARGES	124.70	25	100	199.70	75	125	300	100
MISC ADMINISTRATION	1,972.01	1,150	822	2,437.67	3,450	-1,012	13,800	11,362
TOTAL ADMINISTRATION	44,667.38	49,142	-4,475	138,377.33	147,426	-9,049	593,630	455,253
TOTAL A/P EXPENSES	372,224.79	403,078	-30,853	1,166,218.44	1,169,049	-2,831	4,418,298	3,252,080
OPERATING CASH FLOW	43,282.34	-47,910	91,192	113,885.49	-75,048	188,933	-44,564	-158,449
SPECIAL INCOME								
OPERATING ASSESSMENT	165,748.14	0	165,748	334,251.48	0	334,251	0	-334,251
ASSESSMENT	234,129.41	235,598	-1,469	720,021.51	706,794	13,228	2,827,186	2,107,164
ADD:								
OPENING A/R - ASSESSM	97,815.93	0	97,816	79,756.35	0	79,756	0	-79,756

**CONDOMINIUM SAMPLE
DETAIL BUDGET COMPARISON
FOR PERIOD ENDING 3/31/24**

BLD ACCT: 222 CORP.NO: 00

-----CURRENT MONTH-----YEAR TO DATE-----ANNUAL BUDGET-----FISCAL BEG: 1
-----ACTUAL-----BUDGET-----VAR-----ACTUAL-----BUDGET-----VAR-----TOTAL-----REMAINING-----

OPENING PPD - ASSESSM	-110.00	0	-110	.00	0	0	0	0
SPECIAL INCOME TO BE COLLEC	<u>497,583.48</u>	<u>235,598</u>	<u>261,985</u>	<u>1,134,029.34</u>	<u>706,794</u>	<u>427,235</u>	<u>2,827,186</u>	<u>1,693,157</u>
LESS:								
CLOSING A/R - ASSESSM	-111,849.11	0	-111,849	-111,849.11	0	-111,849	0	111,849
CLOSING PPD - ASSESSM	3,850.25	0	3,850	3,850.25	0	3,850	0	-3,850
TOTAL SPECIAL INCOME	<u>389,584.62</u>	<u>235,598</u>	<u>153,987</u>	<u>1,026,030.48</u>	<u>706,794</u>	<u>319,236</u>	<u>2,827,186</u>	<u>1,801,156</u>
CAPITAL IMPROVEMENTS								
EXTERIOR	487,125.00	0	487,125	487,125.00	0	487,125	0	-487,125
AIR CONDITIONING	.00	0	0	.00	0	0	59,500	59,500
PLUMBING	.00	0	0	.00	0	0	75,000	75,000
ENG/ARCH/CONSULTANT	3,583.76	0	3,584	3,583.76	0	3,584	0	-3,584
LOBBY IMPROVEMENT	.00	0	0	.00	0	0	52,000	52,000
BRIDGING	18,774.14	0	18,774	18,774.14	0	18,774	0	-18,774
LEGAL	23,518.00	0	23,518	23,518.00	0	23,518	0	-23,518
SIDEWALK/CONCRETE	.00	0	0	.00	0	0	20,000	20,000
SUPER'S APARTMENT	.00	0	0	.00	0	0	8,000	8,000
FLOORING	.00	0	0	.00	0	0	45,000	45,000
TOTAL CAPITAL IMPROVEMENTS	<u>533,000.90</u>	<u>0</u>	<u>533,001</u>	<u>533,000.90</u>	<u>0</u>	<u>533,001</u>	<u>259,500</u>	<u>-273,501</u>
TOTAL SPECIAL CASH FLOW	<u>-143,416.28</u>	<u>235,598</u>	<u>-379,014</u>	<u>493,029.58</u>	<u>706,794</u>	<u>-213,764</u>	<u>2,567,686</u>	<u>2,074,656</u>
TOTAL CASH FLOW	<u>-100,133.94</u>	<u>187,688</u>	<u>-287,822</u>	<u>606,915.07</u>	<u>631,746</u>	<u>-24,831</u>	<u>2,523,122</u>	<u>1,916,207</u>
BORROWINGS & TRANSFERS								
TRANSFER FROM RESERVE	630,041.20	0	630,041	630,041.20	0	630,041	0	-630,041
TOTAL BORROWINGS & TRANSFER	<u>630,041.20</u>	<u>0</u>	<u>630,041</u>	<u>630,041.20</u>	<u>0</u>	<u>630,041</u>	<u>0</u>	<u>-630,041</u>

