GUMLEY HAFT

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

SCHEDULE A CASH AVAILABILITY

SCHEDULE B INVESTMENTS

SCHEDULE C SUMMARY OF OPERATIONS

SCHEDULE D SUMMARY BUDGET COMPARISON

SCHEDULE E DETAIL BUDGET COMPARISON

SCHEDULE F STATEMENT OF DISBURSEMENTS

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CONDOMINIUM SAMPLE CASH AVAILABILITY AS OF 3/31/24

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FISCAL BEG: 1

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PAGE: A- 1

BLD NUM: 222 CORP.NO:00

CURRENT BALANCE

CASH AVAILABLE

CASH - OPERATING MONEY MARKET MONEY MARKET MONEY MARKET MONEY MARKET

TOTAL CASH AVAILABLE

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

2,196,765.09



CONDOMINIUM SAMPLE INVESTMENTS AS OF 3/31/24

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PAGE: B- 1

BLD NUM: 222 CORP.NO:00 FISCAL BEG: 1 CURRENT BALANCE WEBSTER BANK ASSMT ACCT. A/C #41957237 GL 1100 B#622 1,854,782.70 BALANCE ON 3/01/24 176,250.00 3/12/24 HSS REIM 2/24 227,013.79 3/28/24 TFO OPER ASSMT COLL -533,000.90 3/31/24 TSF TO OPER CAP EXP 3/31/24 INT INCOME 4,030.52 1,729,076.11 BALANCE ON 3/31/24 ========= WEBSTER BANK- RESERVE ACCT A/C 41960466 GL 1101 343,290.50 BALANCE ON 3/01/24 1,012.58 3/31/24 INT INCOME 344,303.08 BALANCE ON 3/31/24 _____ WEBSTER BANK-REFUNDABLE DEP ACCT ACCT# 41960467 GL 1102 51,278.58 BALANCE ON 3/01/24 -1,000.00 3/28/24 JAN WITHRAWAL 1,500.00 3/28/24 FEB DEPOSITS 1,000.00 3/28/24 MARCH DEPOSITS 152.59 3/31/24 INT INCOME



CONDOMINIUM SAMPLE INVESTMENTS AS OF 3/31/24

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PAGE: B- 2

D 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

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PAGE: C- 1

-----CURRENT MONTH-----

3/2/. V T r

BLD ACCI: 222 CORP.NO: 00 ****OPERATING ACCOUNT***			FISCAL BEG:
TOTAL CASH RECEIVED	1,435,132.95	2,936,175.61	
TOTAL DISBURSEMENTS	1,544,627.14	2,995,068.66	
NET CASH FLOW FROM OPERATIONS	-109,494.19	-58,893.05	
OWNER'S BEG. BALANCE	120,889.85	70,288.71	
TOTAL CLOSING BALANCE	11,395.66	11,395.66	



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PAGE: D- 1

D ACCT: 222 CORP.NO: 00								BUDGET F 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		-322,663.92	0	-322,664		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	E 701	£ 7/0	/7 /2/	75 005
PAYROLL EXPENSES	136,362.59	153,215	-16,852	437,367.52	5,781 421,308	6,760 16.060		35,085 1,299,479
FUEL & UTILITIES	162,048.19	150,113	11,935	495,771.18	448,491	47,280		944,860
OPERATING EXPENSES	12,976.27	25,362	-12.386	47,938.85	76,086	-28,147		256,737
REPAIRS & MAINTENANCE	13,184.86	23,319	-10,134	34,222.89	69,957	-35,734	•	260,665
ADMINISTRATION	44,667.38	49,142	-4,475	138,377.33	147,426	-9,049	•	455,253
TOTAL A/P EXPENSES	372,224.79	403,078	<u>-30,853</u>	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								
SPEICAL 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		533,000.90	0	533,001		-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



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	ACTUAL	BUDGET	VARACTUA	LBUDGET	VAR	TOTAL	REMAINING	 ਹ
TOTAL CASH FLOW	-100,133.94	187,688 -28	7,822 606,915	.07 631,746	-24,831	2,523,122	1,916,207	
BORROWINGS & TRANSFERS REPAYMENTS & TRANSFERS	630,041.20 -639,401.45	0 63 0 -63	0,041 630,041 <u>9,401</u> -1 <u>,295,849</u>	.20 0 .32 0	630,041 -1,295,849		-630,041 1,295,849	
NET CASH FLOW		187,688 -29		 .05				
OWNER'S BEG. BALANCE	120,889.85	0 12	<u>0,890</u> 70,288	<u>.71 0</u>	70,289	0	<u>-70,289</u>	
TOTAL CLOSING BALANCE		187,688 -17	6,292 11,395	.66 631,746				

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

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								REMAINING
A/R INCOME								
COMMON CHARGES	302,927.31	302,927	0	908,781.93	908.781	1	3,635,128	2.726.346
PARKING	16,007.89	15,902	106	48,023.67	47,706	318		142,807
PARKING TAX	2,791.02	2,848	-57	8,423.28	8,544	-121		25,761
ELECTRIC CHARGES	33,349.31	27,209	6,140	78,362.72	81,627	-3,264	326,513	248,150
STORAGE SPACE	1,350.00	1,450	-100	4,050.00	4,350	-300	17,400	13,350
HSS-WATER/SEWER	.00	0	0	.00	47,972	-47,972	191,891	191,891
HSS-COMPACTOR	.00	0	0	.00	17,334	-17,334	69,337	69,337
HSS-ELECTRIC	.00	0	0	.00		-231	927	927
HSS-PARKING	.00	0	0			49,119	-196,477	-196,477
HSS REIMBURSEMENT	.00	0	0			176,250	0	-176,250
LATE FEES	1,800.00	250	1,550		750	3,850	3,000	-1,600
SUBLET FEES	.00	0	0	3	7,579	-1	26,500	18,922
LEGAL REIMBURSEMENT	570.00	0	570		Ō	4,534	0	-4,534
PRIOR AGENT ARREARS	-3,500.00	0	-3,500		0	-3,500		3,500
PET FEE	.00	0	0		4,500	500	4,500	-500
VIOLATIONS	.00	0	0	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0	-1,500	0	1,500
BANK CHARGE	105.00	0	105	140.00	0	140	0	-140
ALTERATION FEE	2,100.00	833	1,267	7,280.00	2,499	4,781	10,000	2,720
TOTAL CHARGES	357,500.53	351,419	6,082	1,248,024.10	1,082,754	165,270	4,313,734	3,065,710
ADD:								
OPENING ARREARS	326,342.48	n	326,342	299,618.76	0	299,619	0	-299,619
OPENING PREPAIDS	-35,999.09	Ö			0	-36,852		36,852
OF ENTING TREFATES	33,777.07	Ğ	32,777	30,632.14	U	30,032	U	30,032
TOTAL TO BE COLLECTED	647,843.92	351,419	296,425	1,510,790.72	1,082,754	428,037	4,313,734	2,802,943
LESS:								
CLOSING ARREARS	-322,663.92	n	-322 447	-322,663.92	0	-322,664	0	322,664
CLOSING PREPAIDS	43,577.13	0			0	43,577	0	-43,577
TOTAL CHARGES COLLECTED	368,757.13	351,419	17,338	1 <u>,231,703.93</u>	1,082,754	148,950	4,313,734	3,082,030
OTHER INCOME								



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SLD ACCT: 222 CORP.NO: 00	ACTUAL	CURRENT MON BUDGET	VAR	ACTUAL	EAR TO DATE BUDGET-	VAR	TOTAL	BUDGET F REMAINING	ISCAL I
TRANSFER FEE	41,000.00	0	41,000	/1 000 00	0	41,000	0	-41,000	
MOVE IN/MOVE OUT FEE	4,000.00	3,333	667		9,999	-4,999	9	35,000	
ROOM RENTAL	750.00	0,555	750		0,,,,,	900	•	-900	
HEALTH CLUB MEMBERSHI	.00	0	0		Ö	0		5,000	
WORKERS COMP DIVIDEND	.00	Ö	0	:	0	0		The state of the s	
MOVE IN/MOVE OUT DEPO	1,000.00	Ö	1,000		0	1,500		-1,500	
MISC. INCOME	.00	416	-416	•	1,248	-1,248		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		0	500	•	-500	
STATE CORP/FRANCHISE	.00	0	0		0	0		1,500	
CITY CORPORATION TAX	375.00	0	375		0	3 75		1,625	
APT MAINT/COMMON CHG	2,110.50	1,927	184		5,781	551	_,	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 7/7	1,155,325	867,402	
FICA EMPLOYERS SHARE	6,242.41	7,365	-1,123		20,622	1,381		66,377	
N.Y.S. UNEMPLOYMENT	182.86	1,000	-817		6,756	-3,573		6,487	
FEDERAL UNEMPLOYMENT	20.52	1,000	10		298	1,077		-1,039	
EMPLOYEE PENSION FUND	7,546.00	8,174	-628		24,522	-277		73,853	
EMPLOYEE HEALTH/WELFA	28,113.82	27,874	240		83,622	-93		250,959	
EMPLOYEE ANNUITY FUND	680.00	56	624		168	2,042	680	-1,530	
WORKER'S COMPENSATION	11,215.84	12,000	-784	•	12,000	-784		30,784	
NEW YORK DISABILITY	.00	0	0		2,370	-2,370		2,370	
PAYROLL CHARGES	497.20	458	39	1,747.30	1,374	373	·	3,753	
OTHER LABOR COSTS	60.00	0	60		, 0	60	•	-60	
401K	318.00	0	318		0	293		-293	

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

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D ACCT: 222 CORP.NO: 00	(ACTUAL			YE ACTUAL				
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		196,173	34,467	•	205,460
ELECTRIC	49,267.69	51,338	-2.070		154.014	11,709		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		, 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
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BLDG & MECH EQUIP MINDOWS CLEANING CLEANING	BLD ACCT: 222 CORP.NO: 00	(ACTUAL					TT			FISCAL BEG:
MINDONS CLEANING										1
CLEANING FLOWERS/GARDEN OUN 1,250 -1,250 163.31 3,750 -3,587 15,000 16,040 FLOWERS/GARDEN OUN 1,250 -1,250 163.31 3,750 -3,587 15,000 18,040 MISCELLANEOUS REPAIRS OUN 416 -416 0.00 1,248 -1,248 5,000 5,000 LIOCKSMITH OUN 416 -416 0.00 1,248 -1,248 5,000 5,000 FIRE PROTECTION FIRE PROTECTION OUN 4,531 -4,551 1.00 13,593 -1,368 2,499 1,176 10,000 6,325 HEALTH CLUB R & M .00 4,551 -4,551 1.00 13,593 -13,593 54,376 54,376 TOTAL REPAIRS & MAINTENANCE 13,184.86 23,319 -10,134 34,222.80 69,957 -355,734 294,888 260,665 ADMINISTRATION INSURANCE LEGAL FEES OUN 4,166 -4,166 0.00 12,498 -12,498 50,000 50,000 REAL ESTAIR TAX REDUC OUN 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	BLDG & MECH EQUIP	.00	208	-208	.00					
FLOWERS/CARDEN APARTMENT REPAIRS APPROVED A SPECIAL AMERICAN APPROVED A SPECIAL AMERICAN APPROVED A SPECIAL AMERICAN APPENSES APPORTANCE APPROVED A SPECIAL AMERICAN APPENSES APPORTANCE APPORTMENT APPORTANCE APPORTMENT APPORTANCE APPORTMENT APPORTANCE APPORTANCE APPORTANCE APPORTANCE APPORTANCE APPO	WINDOWS	.00	0	*****************		tara da di kacamatan da da da di Karamatan da da da di Karamatan da da di Karamatan da da da di Karamatan da d				
APARTMENT REPAIRS .00	CLEANING	2,030.52	2,083	-52	8,960.42	6,249				
MISCELLANEOUS REPAIRS LOCKSMITH LOCK DITH LOCK	FLOWERS/GARDEN	.00	1,250	-1,250	163.31	3,750	-3,587	15,000	14,837	
LOCKMITH FIRE PROTECTION FIRE PROTECTION 3,674.53 3,674.53 2,842 3,674.53 2,949 1,176 10,000 6,325 13,576 TOTAL REPAIRS & MAINTENANCE 13,184.86 23,319 -10,134 34,222.89 69,957 -35,734 294,888 260,665 ADMINISTRATION INSURANCE LEGAL FEES .00 4,166 -4,166 .00 12,498 -12,498 50,000 50,000 REAL ESTATE TAX REDUC .00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	APARTMENT REPAIRS									
FIRE PROTECTION HEALTH CLUB R & M 3,674.53 833 2,842 3,674.53 2,499 1,176 10,000 6,325 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 4.77 103,970.24 98,532 5,438 394,130 290,160 REAL ESTATE TAX REDUC .00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	MISCELLANEOUS REPAIRS	.00	416	-416	.00					
TOTAL REPAIRS & MAINTENANCE 13,184.86 23,319 -10,134 34,222.89 69,957 -35,734 294,888 260,665	LOCKSMITH	.00	416	-416						
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 REAL ESTATE TAX REDUC .00 0 0 0 0 0 0 0 0 0 0 0	FIRE PROTECTION	3,674.53	833	2,842	3,674.53	2,499	1,176	10,000	6,325	
ADMINISTRATION INSURANCE LEGAL FEES LOO 4,166 -4,166 .00 12,498 -12,498 50,000 50,000 REAL ESTATE TAX REDUC ACCOUNTING ENG/ARC/CONSULT LOO 500 -500 .00 0 1,503 -1,503 4,600.00 4,749 -149 19,000 14,400 6,000 MANAGEMENT ELEPHONE REMERSHIP/DUES MEMBERSHIP/DUES MEMBERSHIP/D	HEALTH CLUB R & M	.00	4,531	-4,531	.00	13,593	-13,593	54,376	54,376	
INSURANCE LEGAL FEES	TOTAL REPAIRS & MAINTENANCE	13,184.86	23,319	-10,134	34,222.89	69,957	-35,734	294,888	260,665	
INSURANCE LEGAL FEES REAL ESTATE TAX REDUC ACCOUNTING ENGARCH/CONSULT ON ANAGEMENT TELEPHONE BANK CHARGES TOTAL ADMINISTRATION TOTAL A/P EXPENSES OPERATING ASSESSMENT ASSESSMENT ADD: 33,321.15 32,844 477 103,970.24 98,532 9,438 394,130 290,140 477 103,970.24 98,532 9,438 394,130 290,140 29	40WW.40T0.4TV0W									
LEGAL FEES REAL ESTATE TAX REDUC REAL ESTATE TAX REDUC ACCOUNTING ACCOUNTING ENG/ARCH/CONSULT .00 1,583 -1,583 4,600.00 4,749 -14,99 19,000 14,400 ENG/ARCH/CONSULT .00 500 500 -00 1,500 -1,500 -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 1,800 MESSENGER 96.00 25 71 194.40 75 119 300 106 BANK CHARGES 124.70 25 100 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 ASSESSMENT 165,748.14 0 165,748 334,251.48 0 334,251 0 -334,251 2,827,186 2,107,164 ADD:		77 704 45	70 0//	,	107 070 2/	00 570	F /30	70/ 170	200 470	
REAL ESTATE TAX REDUC ACCOUNTING ACCOUNTING COMMARCHEAT COMMANAGEMENT CO								•		
ACCOUNTING ENG/ARCH/CONSULT OU SOD		2.						•		
ENG/ARCH/CONSULT 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 0.00 0 0 0.00 0 0 0 1,800 MESSENGER 96.00 25 71 194.40 75 119 300 106 BANK CHARGES 124.70 25 100 199.70 MISC ADMINISTRATION 1,972.01 1,150 822 2,437.67 3,450 -1,012 13,800 11,362 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 ASSESSMENT ASSESSMENT 165,748.14 0 165,748 334,251.48 0 334,251 0 -334,251 ADD:										
MANAGEMENT TELEPHONE 8,333.33 8,333.33 0 24,999.99 24,999.99 1 101,750 76,750 MEMBERSHIP/DUES .00 0 0 0 0 0 0 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,000 1,00 0 0 1,00		1 4								
TELEPHONE 820.19 516 304 1,975.33 1,548 427 6,200 4,225										
MEMBERSHIP/DUES MESSENGER .00 0 0 .00 0 0 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 100 1,00 1,972 119 300 100<										
MESSENGER BANK CHARGES MISC ADMINISTRATION 96.00 124.70 1,972.01 25 25 1,150 71 100 199.70 199.70 1,150 75 822 119 2,437.67 300 3,450 106 1,012 300 100 13,800 106 100 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 ASSESSMENT 165,748.14 234,129.41 0 165,748 334,251.48 720,021.51 0 334,251 0 -334,251 -334,251 0 -334,251 -3469 720,021.51 706,794 13,228 2,827,186 2,107,164 ADD:		- 0								
BANK CHARGES 124.70 25 100 199.70 75 125 300 100 1,972.01 1,150 822 2,437.67 3,450 -1,012 13,800 11,362 100 1,972.01 1,150 822 2,437.67 3,450 -1,012 13,800 11,362 100 1,972.01 1,150 822 2,437.67 3,450 -1,012 13,800 11,362 100 10										
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 ASSESSMENT 234,129.41 235,598 -1,469 720,021.51 706,794 13,228 2,827,186 2,107,164 ADD:				**********						
TOTAL ADMINISTRATION										
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 ASSESSMENT 234,129.41 235,598 -1,469 720,021.51 706,794 13,228 2,827,186 2,107,164 ADD:	MISC ADMINISTRATION	1,972.01	1,150	822	2,437.67	3,450	-1,012	13,800	11,362	
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 ASSESSMENT ASSESSMENT ADD: 165,748.14 0 165,748 334,251.48 0 334,251 0 -334,251 234,129.41 235,598 -1,469 720,021.51 706,794 13,228 2,827,186 2,107,164	TOTAL ADMINISTRATION	44,667.38	49,142	-4,475	138,377.33	147,426	-9,049	593,630	455,253	
SPECIAL INCOME OPERATING ASSESSMENT ASSESSMENT ASSESSMENT ADD: OPERATING ASSESSMENT 165,748.14 0 165,748 334,251.48 0 334,251 0 -334,251 234,129.41 235,598 -1,469 720,021.51 706,794 13,228 2,827,186 2,107,164	TOTAL A/P EXPENSES	372,224.79	403,078	-3 0, 8 53	1,166,218.44	1,169,049	-2,831	4,418,298	3,252,080	
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:	OPERATING CASH FLOW	43,282.34	-47,910	91,192	113,885.49	-75,048	188,933	-44,564	-158,449	
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	SPECIAL INCOME									
ASSESSMENT 234,129.41 235,598 -1,469 720,021.51 706,794 13,228 2,827,186 2,107,164 ADD:		165 748 14	0	165 748	334.251.48	0	334_251	0	-334.251	
	ADD •									
		97,815.93	0	97,816	79,756.35	0	79,756	0	-79,756	
										1



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	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	497,583.48	235,598	261,985	1 <u>,134,029.34</u>	706,794	427,235	2,827,186	1,693,157
LESS:								
CLOSING A/R - ASSESSM CLOSING PPD - ASSESSM	-111,849.11 3,850.25	0		-111,849.11 3,850.25	0	-111,849 3,850		
	389,584.62			1,026,030.48			2,827,186	
TOTAL SPECIAL INCOME	_369,364.62	237,390	133,967	1,026,030.46	100,194	319,230	2,021,100	1,601,106
CAPITAL IMPROVEMENTS								
EXTERIOR AIR CONDITIONING	487,125.00 .00	0	487,125 0		0	487,125 0		-487,125 59,500
PLUMBING	.00	0	0		0	0		75,000
ENG/ARCH/CONSULTANT	3,583.76	0	3,584		Ö.	3,584	0	-3,584
LOBBY IMPROVEMENT	.00	0	. 0	•	0	. 0	52,000	
BRIDGING	18,774.14	0	18,774	18,774.14	0	18,774	0	
LEGAL	23,518.00	0	23,518	23,518.00	0	23,518		
SIDEWALK/CONCRETE	.00	0	0		0	0		
SUPER'S APARTMENT	.00	0	0		0	0		8,000
FLOORING	.00	0	0	.00	0	0	45,000	45,000
TOTAL 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
TOTAL CASH FLOW	-100,133.94	187,688	-287,822	606,915.07	631,746	-24,831	2,523,122	1,916,207
BORROWINGS & TRANSFERS TRANSFER FROM RESERVE	630,041.20	0	630,041	630,041.20	n	630,041	n	-630,041
				·				
TOTAL BORROWINGS & TRANSFER	630,041.20	0	630,041	630,041.20	0	630,041	0	-630,041



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BLD ACCT: 222 CORP.NO: 00		CURRENT MONTH BUDGETVAR					BUDGET FISCAL E REMAINING
REPAYMENTS & TRANSFERS TRANSFER TO RESERVE PRIOR YEAR INC / EXP	-562,363.16 -77,038.29	0 -562,363 0 -77,038	1,045,697.38 -250,151.94		1,045,697 -250,152		1,045,697 250,152
TOTAL REPAYMENTS & TRANSFER	-639,401.45	0 -639,401	1 <u>,295,849.32</u>	0	1,295,849	0	1,295,849
NET CASH FLOW	-109,494.19	187,688 -297,182	-58,893.05	631,746	-690,639	2,523,122	2,582,015
OWNER'S BEG. BALANCE	120,889.85	0 120,890	70,288.71	0	70,289	0	-70,289
TOTAL CLOSING BALANCE	11,395.66	187,688 -176,292	11,395.66				