

**SAMPLE CONDO
MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDING 6/30/2020**



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**SAMPLE CONDO
FINANCIAL HIGHLIGHTS & CASH ACTIVITY
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 1

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

FISCAL BEG: 10

CASH AND CASH EQUIVALENTS			
	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
Total Operating Accounts	25,584.51	20,689.91	4,894.60
Total Operating Funds	<u>25,584.51</u>	<u>20,689.91</u>	<u>4,894.60</u>
SMITH BARNEY CITIGROUP / 1032	69,427.29	69,142.84	284.45
SMITH BARNEY CITIGROUP / 1117	6,947.67	6,670.22	277.45
DREYFUS BASIC M/M FUND / 1112	216,225.52	216,225.52	0.00
Total Reserve Funds	<u>292,600.48</u>	<u>292,038.58</u>	<u>561.90</u>
Total Cash & Cash Equivalents	<u>318,184.99</u>	<u>312,728.49</u>	<u>5,456.50</u>

ACCOUNTS PAYABLE

	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
A/P CURRENT	1,778.16	3,820.76	(2,042.60)
A/P OVER 30 DAYS	1,092.02	1,446.19	(354.17)
A/P OVER 60 DAYS	1,446.19	0.00	1,446.19
A/P OVER 90 DAYS	3,959.06	4,283.11	(324.05)
-----TOTAL-----	<u>8,275.43</u>	<u>9,550.06</u>	<u>(1,274.63)</u>

ACCOUNT RECEIVABLES

	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
A/R CURRENT	(8,653.92)	(10,900.92)	2,247.00
A/R OVER 30 DAYS	163.09	196.94	(33.85)
A/R OVER 60 DAYS	25.00	284.57	(259.57)
A/R OVER 90 DAYS	2,295.61	2,871.69	(576.08)
-----TOTAL-----	<u>(6,170.22)</u>	<u>(7,547.72)</u>	<u>1,377.50</u>

NOTES & MORTGAGE PAYABLE			
	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
First Mortgage Payable held by Central Jersey Bank, N.A. at 6.25% per annum maturing 11/5/2035. \$3,263.30 monthly pymt incl princ & int. Apt. THF.	515,126.29	515,614.58	(488.29)

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FINANCIAL HIGHLIGHTS & CASH ACTIVITY
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SCHEDULE 1

PROPERTY #2650
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SUMMARY OF CASH

SMITH BARNEY CITIGROUP / 1032			
WORKING CAPITAL FUND" / A/C # 123-456-789			
1032-0000	Beginning Balance on:	06/01/2020	69,142.84
	J-1158759	06/13/2020	05/2007 INTEREST
			284.45
	Ending Balance on:	06/30/2020	<u>69,427.29</u>
DREYFUS BASIC M/M FUND / 1112			
00000-5555555-8888888			
1112-0000	Beginning Balance on:	06/01/2020	216,225.52
	Ending Balance on:	06/30/2020	<u>216,225.52</u>
SMITH BARNEY CITIGROUP / 1117			
GYM FEES ACCOUNT" / ACCOUNT # 987654321			
1117-0000	Beginning Balance on:	06/01/2020	6,670.22
	J-1161380	06/15/2020	05/07 interest
	J-1165740	06/22/2020	Getselis, Svetlana & Arkady - 3E
			250.00
	Ending Balance on:	06/30/2020	<u>6,947.67</u>
TOTAL CASH BALANCE			<u>318,184.99</u>

**SAMPLE CONDO
MONTHLY OPERATING STATEMENT
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 2

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

Account	Current Month				Year To Date				BUDG %
	Actual	Budget	Variance	Prior Year	Actual	Budget	Variance	Prior Year	
REVENUES									
COMMON CHARGES	64,483.58	64,483.58	0.00	64,483.58	773,802.96	773,802.96	0.00	759,364.10	100
INTEREST INCOME	(223.57)	166.63	(390.20)	757.15	5,362.29	2,000.00	3,362.29	1,695.49	268
ESCALATIONS	0.00	0.00	0.00	11,453.85	11,453.85	11,453.85	0.00	57,269.25	100
OTHER TENANT CHARGES	(502.06)	583.26	(1,085.32)	(225.00)	9,910.52	7,000.00	2,910.52	24,186.10	142
TOTAL REVENUE	63,757.95	65,233.47	(1,475.52)	76,469.58	800,529.62	794,256.81	6,272.81	842,514.94	101
EXPENSES - OPERATING									
PAYROLL & RELATED BENEFITS	33,825.27	31,748.00	(2,077.27)	37,329.23	435,333.68	438,910.00	3,576.32	349,797.69	99
ELECTRICITY & GAS	5,665.33	5,450.00	(215.33)	4,375.64	80,606.86	90,810.00	10,203.14	39,497.15	89
HEATING	28.80	1,000.00	971.20	51.17	25,030.40	27,600.00	2,569.60	24,709.39	91
WATER & SEWER CHARGES	2,817.43	1,875.00	(942.43)	2,072.65	11,629.01	7,500.00	(4,129.01)	5,202.46	155
REPAIRS & MAINTENANCE	2,461.99	2,808.37	346.38	2,419.84	50,548.48	33,700.00	(16,848.48)	26,825.98	150
PROPERTY & LIABILITY INS.	0.00	0.00	0.00	0.00	36,287.80	42,012.00	5,724.20	34,620.87	86
MANAGEMENT FEES	3,500.00	3,500.00	0.00	3,500.00	42,000.00	42,000.00	0.00	42,000.00	100
PROFESSIONAL FEES	1,375.00	812.50	(562.50)	141.00	18,120.53	9,750.00	(8,370.53)	4,829.90	186
ADMINISTRATIVE & OTHER	873.47	2,450.76	1,577.29	750.95	12,013.39	29,410.00	17,396.61	11,727.97	41
OTHER OPERATING	1,100.63	2,095.87	995.24	6,741.25	19,081.45	25,150.00	6,068.55	23,430.33	76
PROPERTY & OTHER TAXES	1,040.00	175.00	(865.00)	0.00	4,346.79	2,265.00	(2,081.79)	62,466.84	192
INTEREST & OTHER	2,775.01	2,775.01	0.00	2,808.72	32,862.71	32,862.71	0.00	19,266.28	100
TOTAL OPERATING EXPENSES	55,462.93	54,690.51	(772.42)	60,190.45	767,861.10	781,969.71	14,108.61	644,374.86	98
OPERATING INCOME(LOSS)	8,295.02	10,542.96	(2,247.94)	16,279.13	32,668.52	12,287.10	20,381.42	198,140.08	266
EXTRAORDINARY REVENUE									
INVESTMENT INTEREST	311.90	416.63	(104.73)	248.11	11,585.81	5,000.00	6,585.81	2,780.82	232
TOTAL EXTRAORDINARY REVENUE	311.90	416.63	(104.73)	248.11	11,585.81	5,000.00	6,585.81	2,780.82	232
EXTRAORDINARY EXPENSES									
CAPITAL IMPROVEMENTS	0.00	8,333.34	8,333.34	130.00	0.00	25,000.00	25,000.00	453.00	0
PRIOR YEAR ADJMT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
CAP IMP/LIGHT FIXTURES	0.00	0.00	0.00	0.00	1,269.59	0.00	(1,269.59)	0.00	0
TOTAL EXTRAORDINARY EXPENSES	0.00	8,333.34	8,333.34	130.00	1,269.59	25,000.00	23,730.41	453.00	5
EXTRAORDINARY INCOME(LOSS)	311.90	(7,916.71)	8,228.61	118.11	10,316.22	(20,000.00)	30,316.22	2,327.82	(52)
OTHER BALANCE SHEET A/C									

**SAMPLE CONDO
MONTHLY OPERATING STATEMENT
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 2
PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

Account	Actual	Current Month			Prior Year	Year To Date			BUDG %
		Budget	Variance	Prior Year		Actual	Budget	Variance	
CONTRIBUTED CAPITAL - CAP IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(64,483.85)	0
MORTGAGE (AMORT)/PROCEEDS	(488.29)	(488.29)	0.00	(454.58)	(6,296.89)	(6,296.89)	0.00	(3,576.82)	100
TENANT DEPOSITS ACTIVITY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
(INC)/DEC IN PREPAID RE TAX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0

**SAMPLE CONDO
MONTHLY OPERATING STATEMENT
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 2

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

Account	Actual	Current Month Budget	Variance	Prior Year	Actual	Year To Date Budget	Variance	Prior Year	BUDG %
CASH RECONCILIATION		MTD ACTIVITY							
-----		-----							
CASH & CASH EQUIV.- BEG.OF MONTH		312,728.49							
CASH PROVIDED (USED) BY OPERATIONS:									
OPERATING INCOME/(LOSS) - MONTH		8,295.02							
EXTRAORDINARY REVENUE		311.90							
(INC)/DEC ACC.REC.		(1,377.50)							
INC/(DEC).ACC.PAY.		(1,274.63)							
(INC)/DEC OTHER ASSETS		(10.00)							
NET CASH PROV(USED) BY OPERATIONS		<u>5,944.79</u>							
CASH PROV.(USED) BY CAPITAL IMPROVEMENTS									
CASH PROV.(USED) BY FINANCE ACIVITY									
MORTGAGE PROCEEDS/(AMORTIZATION)		(488.29)							
NET CASH PROV(USED) BY FINANCE ACTIVITY		<u>(488.29)</u>							
CASH & CASH EQUIVALENTS: END OF MONTH		<u><u>318,184.99</u></u>							

**SAMPLE CONDO
DETAILED BUDGET COMPARISON
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 3

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

ACCOUNT	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	
REVENUES							
COMMON CHARGES	64,484	64,484	0	773,803	773,803	0	773,803
PARKING							
REIMBURSEMENT INCOME							
INTEREST INCOME							
INTEREST INCOME	(224)	167	(390)	5,362	2,000	3,362	2,000
TOTAL INTEREST INCOME	(224)	167	(390)	5,362	2,000	3,362	2,000
ESCALATIONS							
REAL ESTATE ESCALATION	0	0	0	11,454	11,454	0	11,454
TOTAL ESCALATIONS	0	0	0	11,454	11,454	0	11,454
OTHER TENANT CHARGES							
LATE FEE INCOME	(152)	0	(152)	1,323	0	1,323	0
MISCELLANEOUS TENANT CHGS	400	0	400	408	0	408	0
LEGAL FEE INCOME	0	0	0	250	0	250	0
N.G. CHECK INCOME	0	0	0	20	0	20	0
HEALTH CLUB MEMBERSHIP DUES	250	125	125	3,250	1,500	1,750	1,500
REPAIR INCOME	0	0	0	(1,000)	0	(1,000)	0
MOVE IN/OUT FEES	(1,000)	417	(1,417)	3,000	5,000	(2,000)	5,000
CREDIT CHECK	0	42	(42)	285	500	(215)	500
ARCH/ENGIN FEE INCOME	0	0	0	2,375	0	2,375	0
TOTAL OTHER TENANT CHARGES	(502)	583	(1,085)	9,911	7,000	2,911	7,000
TOTAL REVENUE	63,758	65,233	(1,476)	800,530	794,257	6,273	794,257
EXPENSES - OPERATING							
PAYROLL & RELATED BENEFITS							
SALARIES	26,114	23,008	(3,106)	307,034	309,300	2,266	309,300
PAYROLL TAXES	1,857	1,760	(97)	24,449	29,260	4,811	29,260
WORKERS COMP & DISABILITY	0	0	0	34,685	16,590	(18,095)	16,590
PENSION & HOSPITALIZATION	5,855	6,855	1,000	68,498	82,260	13,762	82,260
UNIFORMS	0	125	125	668	1,500	832	1,500
TOTAL PAYROLL & RELATED BENEFITS	33,825	31,748	(2,077)	435,334	438,910	3,576	438,910
UTILITIES							
ELECTRICITY	4,565	4,400	(165)	68,616	77,990	9,374	77,990
GAS	1,100	1,050	(50)	11,991	12,820	829	12,820

**SAMPLE CONDO
DETAILED BUDGET COMPARISON
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 3

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

ACCOUNT	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	
GAS HEAT	29	1,000	971	25,030	27,600	2,570	27,600
WATER & SEWER CHARGES	2,817	1,875	(942)	11,629	7,500	(4,129)	7,500
TOTAL UTILITIES	8,512	8,325	(187)	117,266	125,910	8,644	125,910
REPAIRS & MAINTENANCE							
ELEVATOR CONTRACT	997	1,000	3	11,990	12,000	10	12,000
ELEVATOR REPAIR	0	0	0	298	0	(298)	0
BOILER BURNER REPAIR	0	167	167	0	2,000	2,000	2,000
PUMP EXPENSES	0	0	0	769	0	(769)	0
PLUMBING REPAIR	0	42	42	564	500	(64)	500
DECORATING LOBBY/HALLS	543	100	(443)	543	1,200	657	1,200
PAINTING & PLASTERING	0	83	83	0	1,000	1,000	1,000
SUPPLIES-HDWR/EQUIPMENT/MATERI	0	417	417	5,295	5,000	(295)	5,000
INTERCOM EXPENSE	0	0	0	5,909	0	(5,909)	0
MASTER ANTENNA	83	0	(83)	968	0	(968)	0
CABLE TELEVISION	0	83	83	0	1,000	1,000	1,000
WATER TREATMENT EXPENSE	352	333	(19)	6,204	4,000	(2,204)	4,000
HEALTH CLUB EXPENSE	0	83	83	0	1,000	1,000	1,000
ROOF/EXHAUST FANS	0	0	0	574	0	(574)	0
LANDSCAPE/GROUNDS/FLOLIST	325	417	92	17,273	5,000	(12,273)	5,000
OTHER MISCELLANEOUS REPAIRS	161	83	(78)	161	1,000	839	1,000
TOTAL REPAIRS & MAINTENANCE	2,462	2,808	346	50,548	33,700	(16,848)	33,700
ADMINISTRATIVE & GENERAL							
PROPERTY & LIABILITY INS	0	0	0	36,288	42,012	5,724	42,012
MANAGEMENT FEES	3,500	3,500	0	42,000	42,000	0	42,000
LEGAL FEES	(250)	146	396	8,360	1,750	(6,610)	1,750
AUDIT FEES	1,625	500	(1,125)	6,310	6,000	(310)	6,000
ARCHITECT-ENGINEER FEES	0	167	167	3,450	2,000	(1,450)	2,000
GARAGE EXPENSE	350	325	(25)	3,974	3,900	(74)	3,900
MISC. ADMINISTRATIVE	523	542	19	8,039	6,510	(1,529)	6,510
CONTINGENCY	0	1,583	1,583	0	19,000	19,000	19,000
TOTAL ADMINISTRATIVE & GENERAL	5,748	6,763	1,015	108,422	123,172	14,750	123,172
OTHER OPERATING							
TELEPHONE	392	333	(58)	6,322	4,000	(2,322)	4,000
SUPPLIES-JANITORIAL	709	208	(501)	3,247	2,500	(747)	2,500
EXTERMINATING	0	158	158	759	1,900	1,141	1,900
WINDOW CLEANING	0	833	833	4,877	10,000	5,123	10,000
RUBBISH REMOVAL	0	42	42	0	500	500	500
BUILDING PROTECTION/SECURITY	0	167	167	1,891	2,000	109	2,000
LICENSES-FEES-PERMITS-SUBSCRIP	0	63	63	187	750	563	750
FLOWERS/DECORATIONS	0	250	250	0	3,000	3,000	3,000
PETTY CASH/REIMBURSEMENT	0	42	42	1,800	500	(1,300)	500
TOTAL OTHER OPERATING	1,101	2,096	995	19,081	25,150	6,069	25,150
PROPERTY AND OTHER TAXES							
REAL ESTATE TAXES	0	0	0	1,217	1,565	348	1,565

**SAMPLE CONDO
DETAILED BUDGET COMPARISON
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 3

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

ACCOUNT	----- CURRENT MONTH -----			----- YEAR TO DATE -----			ANNUAL BUDGET
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	
FEDERAL CORP TAX	800	0	(800)	1,917	0	(1,917)	0
NYS FRANCHISE TAX	90	100	10	413	400	(13)	400
NYC FRANCHISE TAX	150	75	(75)	800	300	(500)	300
TOTAL PROPERTY AND OTHER TAXES	1,040	175	(865)	4,347	2,265	(2,082)	2,265
INTEREST & OTHER EXPENSES							
MORTGAGE INTEREST	2,775	2,775	0	32,863	32,863	0	32,863
TOTAL INTEREST & OTHER	2,775	2,775	0	32,863	32,863	0	32,863
TOTAL EXPENSES	55,463	54,691	(772)	767,861	781,970	14,109	781,970
OPERATING INCOME(LOSS)	8,295	10,543	(2,248)	32,669	12,287	20,382	12,287
EXTRAORDINARY REVENUE							
INVESTMENT INTEREST	312	417	(105)	11,586	5,000	6,586	5,000
TOTAL EXTRAORDINARY REVENUE	312	417	(105)	11,586	5,000	6,586	5,000
EXTRAORDINARY EXPENSES							
GCE EXPENSES							
CAPITAL IMPROVEMENTS	0	8,333	8,333	0	25,000	25,000	25,000
CAP IMP/LIGHT FIXTURES	0	0	0	1,270	0	(1,270)	0
TOTAL EXTRAORDINARY EXPENSES	0	8,333	8,333	1,270	25,000	23,730	25,000
EXTRAORDINARY INCOME/(LOSS)	312	(7,917)	8,228	10,316	(20,000)	30,316	(20,000)
ITEMS & OTHER BALANCE SHEET A/C							
MORTGAGE(AMORT.)/PROCEEDS	(488)	(488)	0	(6,297)	(6,297)	0	(6,297)
CAPITAL IMPROVEMENT							

**SAMPLE CONDO
CASH FLOW
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 4

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

Shaded columns show Actuals

Revenue	Actual Month 1	Actual Month 2	Actual Month 3	Actual Month 4	Actual Month 5	Actual Month 6	Actual Month 7	Actual Month 8	Actual Month 9	Actual Month 10	Actual Month 11	Actual Month 12	Sample Year Total	Sample Budget Budget	Fav.(Unfav) Variance
Common Charges	64,484	64,484	64,484	64,484	64,484	64,484	64,484	64,484	64,484	64,484	64,484	64,484	773,803	773,803	0
Escalations	11,454	(153)	(153)	306	0	0	0	0	0	0	0	0	11,454	11,454	0
Interest Income	1,236	713	373	989	603	52	810	303	69	154	284	(224)	5,362	2,000	3,362
Other Tenant Charges	2,273	(313)	2,125	468	3,440	300	675	(2,875)	750	2,385	1,185	(502)	9,911	7,000	2,911
Total Operating Revenue	79,446	64,731	66,829	66,246	68,526	64,835	65,969	61,912	65,303	67,022	65,953	63,758	800,530	794,257	6,273
Expenses - Operating															
Payroll	20,845	28,997	23,957	22,168	42,658	20,336	25,317	23,341	26,095	21,082	26,124	26,114	307,034	309,300	2,266
Payroll Taxes	1,676	2,297	1,878	1,696	3,263	1,556	3,177	2,621	2,348	83	1,998	1,857	24,449	29,260	4,811
Workers Comp/Disability	15,779	908	0	0	0	0	658	0	0	0	17,340	0	34,685	16,590	(18,095)
Pension & Hospitalization	5,299	5,359	5,299	6,142	5,359	5,819	5,879	6,220	5,490	5,855	5,924	5,855	68,498	82,260	13,762
Other Labor Costs	0	0	0	0	0	0	0	0	668	0	0	0	668	1,500	832
Total P/R & Related Benefits	43,599	37,560	31,134	30,006	51,280	27,710	35,031	32,181	34,600	27,020	51,386	33,825	435,334	438,910	3,576
Gas & Electricity	7,800	10,128	9,963	7,543	4,935	4,613	5,531	6,446	6,159	6,300	5,524	5,665	80,607	90,810	10,203
Heating	14	14	34	552	616	5,452	4,469	6,600	4,169	2,539	544	29	25,030	27,600	2,570
Water & Sewer Charges	0	0	3,252	0	0	2,808	0	0	2,752	0	0	2,817	11,629	7,500	(4,129)
Insurance	2,471	13,520	3,248	3,248	3,248	6,495	3,248	3,248	0	0	(2,436)	0	36,288	42,012	5,724
Audit	0	0	0	4,685	0	0	0	0	0	0	0	1,625	6,310	6,000	(310)
Management Fees	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	42,000	0
Legal Fees	0	1,230	2,391	1,560	974	1,293	330	0	833	0	(250)	0	8,360	1,750	(6,610)
Professional & Admin Fees	827	522	2,903	1,519	1,875	1,540	765	727	1,940	881	1,091	873	15,463	31,410	15,947
Repairs & Maintenance	3,355	7,256	3,246	4,144	7,405	5,958	6,132	2,296	2,008	4,172	2,115	2,462	50,548	33,700	(16,848)
Other Operating Expenses	2,947	609	1,878	488	1,197	6,850	840	398	663	545	1,565	1,101	19,081	25,150	6,069
Mortgage Interest	2,716	2,803	2,801	2,708	2,795	2,703	2,790	2,787	2,515	2,781	2,688	2,775	32,863	32,863	0
Real Estate Taxes	391	0	0	391	0	0	22	0	0	413	0	0	1,217	1,565	348
Corporate Taxes	0	0	733	0	0	0	0	0	1,357	0	0	1,040	3,130	700	(2,430)
Total Operating Expenses	67,620	77,143	65,083	60,345	77,824	68,922	62,658	58,182	59,663	48,983	65,977	55,463	767,861	781,970	14,109
Operating Income(Loss)	11,826	(12,412)	1,746	5,901	(9,297)	(4,087)	3,311	3,730	5,640	18,040	(24)	8,295	32,669	12,287	20,382
Opening Cash Balance	265,512	274,996	272,124	269,569	275,451	273,865	270,973	272,298	277,966	285,116	306,625	312,728	265,512	265,512	0
Other Balance Sheet Accounts															
(Inc)/Dec Acc.Rec.	(5,339)	5,768	(2,003)	(570)	6,788	(1,986)	1,494	2,970	640	(1,954)	6,530	(1,378)	10,960	0	10,960
Inc/(Dec).Acc.Pay.	3,280	3,982	(837)	(2,008)	528	3,456	(5,690)	(836)	1,343	3,211	(118)	(1,275)	5,035	0	5,035
(Inc)/Dec Other Assets	0	0	0	0	0	0	0	0	0	0	0	(10)	(10)	0	(10)
Mortgage Proceeds/(Amortization)	(548)	(460)	(462)	(555)	(468)	(561)	(473)	(476)	(748)	(483)	(575)	(488)	(6,297)	(6,297)	0
Extraordinary Expenses	0	0	(1,270)	0	0	0	0	0	0	0	0	0	(1,270)	(25,000)	23,730
Investment Interest	265	249	272	3,113	863	286	2,683	281	275	2,696	291	312	11,586	5,000	6,586
Closing Cash Balance	274,996	272,124	269,569	275,451	273,865	270,973	272,298	277,966	285,116	306,625	312,728	318,185	318,185	251,502	66,683

- A - August: \$5,527.13 accrued expense from Harder Services Inc. for August 2019 maintenance and furnishing & installing concrete pavers/planters at front entrance with a seasonal display.
- November: \$4,569.50 paid to Academy Mail Box Co., Inc. for an intercom system for the garden entrance; \$250.92 paid to Wise Intercom & Electronics Inc. for an outdoor camera.
- December: \$4,647.12 paid to New Leaf Landscape Design for garden refurbishment and 12/19 garden maintenance.
- January: \$2,145.82 paid to Flowers by Richard for 12/11 floral arrangements and Christmas tree.
- B - October: \$4,685.15 paid to Czarnowski & Beer for the balance of the financial statements for Federal, NYS / NYC Income tax returns for the year ended June 30, 2020.
- C - December: \$4,876.88 accrued expense from Expert Window Cleaners for exterior window cleaning services.
- D - May: \$17,340 paid to Tower Insurance Co. of New York for the workmen's comp renewal for 7/2018-7/2019.

**SAMPLE CONDO
AGED ARREARS REPORT
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 5

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

UNIT	RESIDENT NAME	PRIOR BALANCE	CURRENT CHARGES	CURRENT PAYMENTS	LAST PAY DATE	TOTAL AMT DUE	Current Current Month	31 - 60 Month x	61 - 90 Month y	91 - 120 Month z	Over 120 Month a
Building											
Current											
2B	TENANT 2B	154.74	368.99	678.47	06/14/2012	(154.74)	(154.74)	0.00	0.00	0.00	0.00
2C	TENANT 2C	(3.45)	1,440.25	1,440.25	06/06/2012	(3.45)	(3.45)	0.00	0.00	0.00	0.00
2J	TENANT 2J	(892.78)	1,243.85	1,478.91	06/06/2012	(1,127.84)	(1,127.84)	0.00	0.00	0.00	0.00
3B	TENANT 3B	0.00	523.73	1,047.46	06/26/2012	(523.73)	(523.73)	0.00	0.00	0.00	0.00
3I	TENANT 3I	1,375.53	290.31	1,581.27	06/22/2012	84.57	59.57	25.00	0.00	0.00	0.00
3J	TENANT 3J	(3,195.00)	1,243.85	1,243.00	06/26/2012	(3,194.15)	(3,194.15)	0.00	0.00	0.00	0.00
4A	TENANT 4A	10.00	841.05	851.05	06/05/2012	0.00	0.00	0.00	0.00	0.00	0.00
4B	TENANT 4B	(523.73)	523.73	0.00	05/31/2012	0.00	0.00	0.00	0.00	0.00	0.00
4C	TENANT 4C	(1,440.25)	1,440.25	0.00	05/31/2012	0.00	0.00	0.00	0.00	0.00	0.00
4I	TENANT 4I	84.54	680.01	0.00	05/25/2012	764.55	680.01	59.54	0.00	25.00	0.00
5A	TENANT 5A	(851.05)	851.05	0.00	06/01/2012	0.00	0.00	0.00	0.00	0.00	0.00
5B	TENANT 5B	601.10	523.73	1,124.83	06/04/2012	0.00	0.00	0.00	0.00	0.00	0.00
5D	TENANT 5D	(326.46)	851.05	851.05	06/07/2012	(326.46)	(326.46)	0.00	0.00	0.00	0.00
5H	TENANT 5H	(981.99)	981.99	981.99	06/26/2012	(981.99)	(981.99)	0.00	0.00	0.00	0.00
5I	TENANT 5I	374.46	595.74	595.74	06/04/2012	374.46	0.00	0.00	0.00	0.00	374.46
6A	TENANT 6A	(223.62)	851.05	850.00	06/12/2012	(222.57)	(222.57)	0.00	0.00	0.00	0.00
6G	TENANT 6G	103.55	785.59	0.00	05/21/2012	889.14	785.59	78.55	25.00	0.00	0.00
6J	TENANT 6J	0.00	1,243.85	1,210.00	06/12/2012	33.85	33.85	0.00	0.00	0.00	0.00
PHA	TENANT PHA	175.00	1,833.04	2,008.04	06/08/2012	0.00	0.00	0.00	0.00	0.00	0.00
PHB	TENANT PHB	164.42	2,199.65	2,199.00	06/11/2012	165.07	165.07	0.00	0.00	0.00	0.00
PHC	TENANT PHC	(3,674.62)	1,950.88	0.00	05/30/2012	(1,723.74)	(1,723.74)	0.00	0.00	0.00	0.00
PHD	TENANT PHD	316.01	1,911.60	1,911.60	06/06/2012	316.01	0.00	0.00	0.00	0.00	316.01
PHF	TENANT PHF	345.08	1,819.95	1,819.95	06/05/2012	345.08	290.99	0.00	0.00	0.00	54.09
THA	TENANT THA	0.00	995.08	1,990.16	06/14/2012	(995.08)	(995.08)	0.00	0.00	0.00	0.00
THG	TENANT THG	1,450.00	1,833.04	2,583.04	06/21/2012	700.00	25.00	0.00	0.00	0.00	675.00
Total Current		(6,958.52)	27,823.31	26,445.81		(5,581.02)	(7,213.67)	163.09	25.00	25.00	1,419.56
Count: 25											
Past											
6C	TENANT 6C	(1,440.25)	0.00	0.00	11/04/2010	(1,440.25)	(1,440.25)	0.00	0.00	0.00	0.00
6D	TENANT 6D	851.05	0.00	0.00	11/16/2010	851.05	0.00	0.00	0.00	0.00	851.05
Total Past		(589.20)	0.00	0.00		(589.20)	(1,440.25)	0.00	0.00	0.00	851.05
Count: 2											
Total Building		(7,547.72)	27,823.31	26,445.81		(6,170.22)	(8,653.92)	163.09	25.00	25.00	2,270.61
Count: 27											
Grand Total		(7,547.72)	27,823.31	26,445.81		(6,170.22)	(8,653.92)	163.09	25.00	25.00	2,270.61
Count: 27											

**SAMPLE CONDO
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 6

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

DATE	PAID TO	G/L EXPENSE TYPE	INV DATE	INVOICE	CHECK NO	AMOUNT	DESCRIPTION
06/05/2020	Central Jersey Bank, N.A.	2400 1ST MTG PAYABLE	06/01/20	60120	720	488.29	06/01/2020 MORTGAGE
						488.29	
06/11/2020	IVG RECTOR, LTD	5275 MOVE IN/OUT FEES	06/08/20	60820	726	1,000.00	UNIT THJ - REFUND M/I DEPOSIT
						1,000.00	
06/01/2020	BUILDING SERVICE 32BJ	6105 401K PLAN	05/31/20	cdh-5/2020	718	400.00	May 2020 401k
06/27/2020	BUILDING SERVICE 32BJ	6105 401K PLAN	06/27/20	cdh-6//2020	750	480.00	June 2020 401k
						880.00	
06/20/2020	BUILDING SERVICE 32BJ	6130 UNION PENSION FUND	06/20/20	cdh-5/2020	739	235.00	5/2020 HEALTH, PENSION, ANNUITY
						235.00	
06/20/2020	BUILDING SERVICE 32BJ	6135 UNION LEGAL FEES	06/20/20	cdh-5/2020	739	111.78	5/2020 HEALTH, PENSION, ANNUITY
						111.78	
06/20/2020	BUILDING SERVICE 32BJ	6140 UNION HEALTH & WELFARE	06/20/20	cdh-5/2020	739	5,395.32	5/2020 HEALTH, PENSION, ANNUITY
						5,395.32	
06/20/2020	BUILDING SERVICE 32BJ	6145 UNION ANNUITY FUND	06/20/20	cdh-5/2020	739	40.00	5/2020 HEALTH, PENSION, ANNUITY
						40.00	
06/06/2020	LOCAL 32B 32J	6150 UNION DUES	06/05/20	CDH - 6/2020	721	365.00	JUNE 20 DUES
06/12/2020	LOCAL 32BJ AMERICAN DREAM FUND	6150 UNION DUES	06/11/20	cdh-6/2020	728	24.00	Jun-20
						389.00	
06/20/2020	BUILDING SERVICE 32BJ	6155 UNION TRAINING FEES	06/20/20	cdh-5/2020	739	72.78	5/2020 HEALTH, PENSION, ANNUITY
						72.78	
06/26/2020	CON EDISON	6180 GAS HEAT	06/21/20	62120	748	28.80	HEAT CCF 9 05/22-06/21/20
						28.80	
06/26/2020	CON EDISON	6210 ELECTRIC	06/21/20	62120	749	229.30	1F KWH 780 05/22-06/21/20
						229.30	
06/11/2020	NORTH AMERICAN	6280 ELEVATOR CONTRACT	05/01/20	192-350WEST	723	999.35	MAY 2020 MAINT.
06/21/2020	NORTH AMERICAN	6280 ELEVATOR CONTRACT	06/05/20	2020-350W53	742	997.05	maint. for June '20.
						1,996.40	
06/07/2020	KRESENTZ FURNITURE MAKERS	6325 DECORATING LOBBY/HALLS	06/06/20	60620	722	543.12	LEATHER WRAP FOR LOBBY DESK
06/12/2020	KRESENTZ FURNITURE MAKERS	6325 DECORATING LOBBY/HALLS	06/06/20	60620	722	(543.12)	LEATHER WRAP FOR LOBBY DESK
06/12/2020	KRESENTZ FURNITURE MAKERS	6325 DECORATING LOBBY/HALLS	06/06/20	60620	727	543.12	LEATHER WRAP FOR LOBBY DESK
						543.12	
06/21/2020	CORNER HARDWARE	6350 SUPPLIES-HDWR/EQUIPMENT/MA	05/02/20	595320	743	29.59	SILLOCK, BRASS
						29.59	
06/01/2020	TIME WARNER CABLE OF NYC	6380 MASTER ANTENNA	06/01/20	MTHLY-32020	717	83.00	ACCT #8150 20 007 0323537
						83.00	
06/11/2020	TOWER WATER MANAGEMENT	6395 WATER TREATMENT EXPENSE	05/01/20	10913	725	352.22	05/2020 MAINT.
06/21/2020	TOWER WATER MANAGEMENT	6395 WATER TREATMENT EXPENSE	06/01/20	11095	746	352.22	06/2020 MAINT.
						704.44	
06/21/2020	FLOWERS BY RICHARD	6430 LANDSCAPE/GROUNDS/FLORIST	05/31/20	6038	744	325.12	05/2020 FLOWER ARRANGEMENTS
						325.12	
06/01/2020	PARK - SERV LLC	6452 GARAGE EXPENSE	06/01/20	MTHLY-32006	716	350.00	ACCT #96
						350.00	
06/20/2020	VERIZON	6500 TELEPHONE	06/07/20	62020	740	223.57	212 757 1715 704 06/20-07/06/20
06/22/2020	VERIZON	6500 TELEPHONE	06/13/20	61320	747	168.11	212 581 5373 595 06/13-20/12/20
						391.68	
06/20/2020	PREMIER STATIONERS, INC.	6502 OFFICE SUPPLIES	10/11/19	489938	741	324.05	OFFICE SUPPLIES
						324.05	
06/15/2020	DOUGLAS ELLIMAN PROPERTY	6505 PHOTOCOPY EXPENSE	06/01/20	60120	736	1.40	COPIES - 05/2020
						1.40	
06/11/2020	MOTHER'S MESSENGER SERVICE	6515 MESSENGER SERVICE	05/01/20	11423	724	86.00	MESSENGER SERVICES
						86.00	
06/01/2020	DOUGLAS ELLIMAN PROPERTY	6517 POSTAGE	06/01/20	60120	719	16.25	EV 942020555 EXP. MAIL

**SAMPLE CONDO
AGED PAYABLES REPORT
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 7

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

VEND - VENDOR NAME	INVOICE	INV.DATE	ENTERED DATE	STATUS	COMMENTS	PAYABLE	CURRENT	OVER 30	OVER 60	OVER 90	OVER 120
6340-SUPPLIES-JANITORIAL											
15546 - PEARLGREEN,S&T SUPPLY CORP.	PH0306	5/28/2020	5/25/2020	Entered	POLISHING PADS,TOWELS,	218.02	0.00	218.02	0.00	0.00	0.00
13850 - JAD CORP OF AMERICA	149699	6/14/2020	6/18/2020	Entered	compactor bags & street tuff c	573.47	573.47	0.00	0.00	0.00	0.00
15546 - PEARLGREEN,S&T SUPPLY CORP.	PH4470	6/19/2020	6/22/2020	Entered	FANTASTIC CLEANER,BLEA	135.48	135.48	0.00	0.00	0.00	0.00
Total 6340-SUPPLIES-JANITORIAL					ACCOUNT TOTALS:	926.97	708.95	218.02	0.00	0.00	0.00
6350-SUPPLIES-HDWR/EQUIPMENT/MATERI											
14131 - MERIT-KAPLAN	131337	8/15/2019	9/11/2019	Entered	PAINTS	125.99	0.00	0.00	0.00	0.00	125.99
16003 - CORNER HARDWARE	592739	4/17/2020	4/25/2020	Entered	HOLD PER JAMES - MOWEF	613.19	0.00	0.00	613.19	0.00	0.00
16003 - CORNER HARDWARE	595174	4/24/2020	5/1/2020	Entered	FAUCET FROST PROOF,GLI	125.34	0.00	125.34	0.00	0.00	0.00
1480u - AMERICAN BULB CORPORATION	72097	5/18/2020	5/21/2020	Entered	LIGHTING FIXTURES	427.78	0.00	427.78	0.00	0.00	0.00
Total 6350-SUPPLIES-HDWR/EQUIPMENT/MATERI					ACCOUNT TOTALS:	1,292.30	0.00	553.12	613.19	0.00	125.99
6385-INCINERATOR-COMPACTOR											
1200w - WILKINSON-HI-RISE, LLC	NY18417	3/20/2019	4/5/2019	Entered	SERVICE LABOR	328.38	0.00	0.00	0.00	0.00	328.38
6430-LANDSCAPE/GROUNDS/FORLIST											
1p133 - HARDER SERVICES INC.	42862	8/1/2019	8/7/2019	Entered	AUG. 2019 MAINT.	2,601.00	0.00	0.00	0.00	0.00	2,601.00
1p133 - HARDER SERVICES INC.	44523	11/1/2019	11/7/2019	Entered	NOV. 2019 - MAINT.	487.69	0.00	0.00	0.00	0.00	487.69
Total 6430-LANDSCAPE/GROUNDS/FORLIST					ACCOUNT TOTALS:	3,088.69	0.00	0.00	0.00	0.00	3,088.69
6440-BUILDING PROTECTION/SECURITY											
ne3296 - CLASSIC SYSTEMS, INC.	7072	5/31/2020	5/31/2020	Entered	MONITORING OF FIRE ALAF	845.33	845.33	0.00	0.00	0.00	0.00
6450-OTHER MISCELLANEOUS REPAIRS											
11426 - CENTRAL TIME CLOCK INC.	M77075	6/22/2020	6/26/2020	Entered	MAINT. ON AMANO - TIME C	161.48	161.48	0.00	0.00	0.00	0.00
6507-PRINTING EXPENSE											
11bp7 - BP INDEPENDENT REPROGRAPHICS	198645	5/18/2020	5/29/2020	Entered	PRINTING	320.88	0.00	320.88	0.00	0.00	0.00
6515-MESSENGER SERVICE											
1a505 - MOTHER'S MESSENGER SERVICE	2832	2/1/2019	2/6/2019	Entered	MESSENGER SERVICES	124.00	0.00	0.00	0.00	0.00	124.00
1a505 - MOTHER'S MESSENGER SERVICE	5109	6/1/2019	6/6/2019	Entered	MESSENGER SERVICES	102.00	0.00	0.00	0.00	0.00	102.00
1a505 - MOTHER'S MESSENGER SERVICE	6223	8/1/2019	8/7/2019	Entered	MESSENGER SERVICES	63.00	0.00	0.00	0.00	0.00	63.00
1a505 - MOTHER'S MESSENGER SERVICE	7948	11/1/2019	11/9/2019	Entered	MESSENGER SERVICES - 1	127.00	0.00	0.00	0.00	0.00	127.00
1a505 - MOTHER'S MESSENGER SERVICE	12001	6/1/2020	6/5/2020	Entered	MESSENGER SERVICES	44.00	44.00	0.00	0.00	0.00	0.00
Total 6515-MESSENGER SERVICE					ACCOUNT TOTALS:	460.00	44.00	0.00	0.00	0.00	416.00
6517-POSTAGE											
10004 - DOUGLAS ELLIMAN PROPERTY	70107	7/1/2020	6/13/2020	Approved	EV 942020207 - EXP. MAIL	18.40	18.40	0.00	0.00	0.00	0.00
6560-LEGAL FEES											
17232 - WOLF HALDENSTEIN ADLER	67705	3/30/2020	4/13/2020	Entered	CONSTRUCTION DEFECTS	833.00	0.00	0.00	833.00	0.00	0.00
BUILDING TOTALS					REPORT TOTALS:	8,275.43	1,778.16	1,092.02	1,446.19	0.00	3,959.06

**SAMPLE CONDO
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 8
PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
1000-0000	OPERATING ACCOUNT			11,247.03	20,689.91				
	Receipt	6/1/2020	6/1/2020			69,508.94	6,138.49		
	Checks	6/1/2020	6/1/2020			793.12	22,872.05		
	MANAGEMENT FEE	6/1/2020	J-1151290				3,500.00		
	Storage Fees	6/1/2020	J-1151291				50.00		
	Payroll Fees	6/1/2020	J-1151292				59.50		
	Con Edson-CCF 640-04/23-05/22/20	6/5/2020	J-1151939				1,100.43		
	Con Ed-KW 23360-04/23-05/22/20	6/5/2020	J-1151939				4,335.60		
	PAYX PAYROLL TAX JE	6/7/2020	J-1156458				2,347.45		
	PAYX PAYROLL JE	6/7/2020	J-1156458				4,125.37		
	PAYX PAYROLL TAX JE	6/14/2020	J-1161006				1,692.21		
	PAYX PAYROLL JE	6/14/2020	J-1161006				3,645.66		
	PAYX PAYROLL TAX JE	6/21/2020	J-1165617				1,692.26		
	PAYX PAYROLL JE	6/21/2020	J-1165617				3,596.85		
	Getselis, Svetlana & Arkady - 3E	6/22/2020	J-1165740				250.00		
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938				3,148.26		
	PAYX PAYROLL JE	6/28/2020	J-1168938				6,853.33	4,894.60	25,584.51
1032-0000	MONEY MARKET			66,177.30	69,142.84				
	05/2020 INTEREST	6/13/2020	J-1158759			284.45		284.45	69,427.29
1112-0000	MONEY MARKET			188,087.37	216,225.52			0.00	216,225.52
1117-0000	MONEY MARKET			0.00	6,670.22				
	05/07 interest	6/15/2020	J-1161380			27.45			
	Getselis, Svetlana & Arkady - 3E	6/22/2020	J-1165740			250.00		277.45	6,947.67
1205-0000	YARDI - A/R TENANT BALANCE			10,259.27	4,565.23				
	Charge	6/1/2020	6/1/2020			66,517.98	1,770.03		
	Receipt	6/1/2020	6/1/2020			1,615.29	64,084.82		
	June 2020 receipts	6/30/2020	J-1171959				3,864.86	(1,586.44)	2,978.79
1250-0000	OTHER			0.00	0.00				
	Charge	6/1/2020	6/1/2020			10.00		10.00	10.00
2021-0000	YARDI - A/P			(3,240.31)	(9,550.06)				
	Total Invoices		Monthly			2,042.47	22,846.77		
	Checks	6/1/2020	6/1/2020			22,872.05	793.12	1,274.63	(8,275.43)
2024-0000	YARDI - A/R PREPAID			(5,469.17)	(12,112.95)				
	Receipt	6/1/2020	6/1/2020			4,523.20	5,424.12		
	June 2020 receipts	6/30/2020	J-1171959			3,864.86		2,963.94	(9,149.01)
2400-0000	1ST MTG PAYABLE			(521,423.18)	(515,614.58)				
	Central Jersey Bank, - 06/01/2020 MORTGAGE	6/1/2020	Ck#720			488.29		488.29	(515,126.29)
3995-0000	YARDI - RETAINED EARNINGS			254,361.69	254,361.69			0.00	254,361.69
5020-0000	COMMON CHARGES			0.00	(709,319.38)				
	Charge	6/1/2020	6/1/2020			981.99	65,465.57	(64,483.58)	(773,802.96)

**SAMPLE CONDO
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2020**

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
5050-0000	REAL ESTATE ESCALATION			0.00	(11,453.85)			0.00	(11,453.85)
5150-0000	INTEREST INCOME Charge	6/1/2020	6/1/2020	0.00	(5,585.86)	525.98	302.41	223.57	(5,362.29)
5155-0000	INVESTMENT INTEREST 05/2020 INTEREST 05/07 interest	6/13/2020 6/15/2020	J-1158759 J-1161380	0.00	(11,273.91)		284.45 27.45	(311.90)	(11,585.81)
5180-0000	N.G. CHECK INCOME			0.00	(20.00)			0.00	(20.00)
5190-0000	LATE FEE INCOME Charge	6/1/2020	6/1/2020	0.00	(1,475.00)	227.06	75.00	152.06	(1,322.94)
5195-0000	MISCELLANEOUS TENANT CHGS Charge	6/1/2020	6/1/2020	0.00	(7.58)		400.00	(400.00)	(407.58)
5230-0000	LEGAL FEE INCOME			0.00	(250.00)			0.00	(250.00)
5233-0000	HEALTH CLUB MEMBERSHIP DUES Charge	6/1/2020	6/1/2020	0.00	(3,000.00)		250.00	(250.00)	(3,250.00)
5250-0000	REPAIR INCOME			0.00	1,000.00			0.00	1,000.00
5255-0000	ARCH/ENGIN FEE INCOME Charge	6/1/2020	6/1/2020	0.00	(2,375.00)	25.00	25.00	0.00	(2,375.00)
5275-0000	MOVE IN/OUT FEES IVG RECTOR, LTD - UNIT THJ - REFUND M/	6/8/2020	Ck#726	0.00	(4,000.00)	1,000.00		1,000.00	(3,000.00)
5430-0000	CREDIT CHECK			0.00	(285.00)			0.00	(285.00)
6005-0000	PAYROLL PAYX PAYROLL JE PAYX PAYROLL JE PAYX PAYROLL JE PAYX PAYROLL JE	6/7/2020 6/14/2020 6/21/2020 6/28/2020	J-1156458 J-1161006 J-1165617 J-1168938	0.00	247,130.96	5,346.24 5,055.15 5,055.15 9,577.27		25,033.81	272,164.77
6007-0000	SALARIES - O.T.			0.00	9,212.32			0.00	9,212.32
6008-0000	HOLIDAY OVERTIME PAYX PAYROLL JE	6/7/2020	J-1156458	0.00	10,035.41	1,079.97		1,079.97	11,115.38
6010-0000	FICA EMPLOYEE PAYX PAYROLL TAX JE PAYX PAYROLL JE PAYX PAYROLL TAX JE PAYX PAYROLL JE PAYX PAYROLL TAX JE PAYX PAYROLL JE	6/7/2020 6/7/2020 6/14/2020 6/14/2020 6/21/2020 6/21/2020	J-1156458 J-1156458 J-1161006 J-1161006 J-1165617 J-1165617	0.00	0.00	983.24 773.42 773.47	983.24 773.42 773.47		

**SAMPLE CONDO
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2020**

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938			1,465.31			
	PAYX PAYROLL JE	6/28/2020	J-1168938				1,465.31	0.00	0.00
6020-0000	F W T			0.00	0.00				
	PAYX PAYROLL TAX JE	6/7/2020	J-1156458			845.38			
	PAYX PAYROLL JE	6/7/2020	J-1156458				845.38		
	PAYX PAYROLL TAX JE	6/14/2020	J-1161006			547.80			
	PAYX PAYROLL JE	6/14/2020	J-1161006				547.80		
	PAYX PAYROLL TAX JE	6/21/2020	J-1165617			547.80			
	PAYX PAYROLL JE	6/21/2020	J-1165617				547.80		
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938			976.61			
	PAYX PAYROLL JE	6/28/2020	J-1168938				976.61	0.00	0.00
6030-0000	S W T			0.00	0.00				
	PAYX PAYROLL TAX JE	6/7/2020	J-1156458			323.91			
	PAYX PAYROLL JE	6/7/2020	J-1156458				323.91		
	PAYX PAYROLL TAX JE	6/14/2020	J-1161006			229.98			
	PAYX PAYROLL JE	6/14/2020	J-1161006				229.98		
	PAYX PAYROLL TAX JE	6/21/2020	J-1165617			229.98			
	PAYX PAYROLL JE	6/21/2020	J-1165617				229.98		
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938			437.64			
	PAYX PAYROLL JE	6/28/2020	J-1168938				437.64	0.00	0.00
6040-0000	C W T			0.00	0.00				
	PAYX PAYROLL TAX JE	6/7/2020	J-1156458			194.92			
	PAYX PAYROLL JE	6/7/2020	J-1156458				194.92		
	PAYX PAYROLL TAX JE	6/14/2020	J-1161006			141.01			
	PAYX PAYROLL JE	6/14/2020	J-1161006				141.01		
	PAYX PAYROLL TAX JE	6/21/2020	J-1165617			141.01			
	PAYX PAYROLL JE	6/21/2020	J-1165617				141.01		
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938			264.28			
	PAYX PAYROLL JE	6/28/2020	J-1168938				264.28	0.00	0.00
6070-0000	BONUS			0.00	400.00			0.00	400.00
6072-0000	HOLIDAY BONUS			0.00	14,141.30			0.00	14,141.30
6080-0000	GARNISHMENT			0.00	0.00				
	PAYX PAYROLL JE	6/21/2020	J-1165617				72.76		
	PAYX PAYROLL JE	6/28/2020	J-1168938				72.76	(145.52)	(145.52)
6090-0000	FICA EMPLOYER			0.00	21,490.38				
	PAYX PAYROLL JE	6/7/2020	J-1156458			491.61			
	PAYX PAYROLL JE	6/14/2020	J-1161006			386.72			
	PAYX PAYROLL JE	6/21/2020	J-1165617			386.72			
	PAYX PAYROLL JE	6/28/2020	J-1168938			732.66		1,997.71	23,488.09
6100-0000	FEDERAL UNEM INSURANCE			0.00	369.52				
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938			1.86			
	PAYX PAYROLL JE	6/28/2020	J-1168938				1.86		
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938				1.86	1.86	371.38

**SAMPLE CONDO
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 8
PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
6105-0000	401K PLAN			0.00	0.00				
	PAYX PAYROLL JE	6/7/2020	J-1156458				80.00		
	PAYX PAYROLL JE	6/14/2020	J-1161006				80.00		
	PAYX PAYROLL JE	6/21/2020	J-1165617				80.00		
	BUILDING SERVICE 32B - June 2020 401k	6/27/2020	Ck#750			480.00			
	PAYX PAYROLL JE	6/28/2020	J-1168938				240.00	0.00	0.00
6110-0000	STATE UNEM INSURANCE			0.00	732.82				
	PAYX PAYROLL JE	6/28/2020	J-1168938			2.56			
	PAYX PAYROLL JE	6/28/2020	J-1168938				2.56		
	PAYX PAYROLL TAX JE	6/28/2020	J-1168938			2.56		2.56	735.38
6115-0000	DISABILITY EXPENSE			0.00	174.24			0.00	174.24
6125-0000	WORKER'S COMPENSATION			0.00	34,511.00			0.00	34,511.00
6130-0000	UNION PENSION FUND			0.00	2,541.00				
	BUILDING SERVICE 32B - 5/2020 HEALTH, PENSI	6/20/2020	Ck#739			235.00		235.00	2,776.00
6135-0000	UNION LEGAL FEES			0.00	1,248.21				
	BUILDING SERVICE 32B - 5/2020 HEALTH, PENSI	6/20/2020	Ck#739			111.78		111.78	1,359.99
6140-0000	UNION HEALTH & WELFARE			0.00	57,560.97				
	BUILDING SERVICE 32B - 5/2020 HEALTH, PENSI	6/20/2020	Ck#739			5,395.32		5,395.32	62,956.29
6145-0000	UNION ANNUITY FUND			0.00	492.13				
	BUILDING SERVICE 32B - 5/2020 HEALTH, PENSI	6/20/2020	Ck#739			40.00		40.00	532.13
6150-0000	UNION DUES			0.00	0.00				
	LOCAL 32B 32J - JUNE 07 DUES	6/5/2020	Ck#721			365.00			
	PAYX PAYROLL JE	6/7/2020	J-1156458				365.00		
	LOCAL 32BJ AMERICAN - June 2020	6/11/2020	Ck#728			24.00			
	PAYX PAYROLL JE	6/14/2020	J-1161006				24.00	0.00	0.00
6155-0000	UNION TRAINING FEES			0.00	800.50				
	BUILDING SERVICE 32B - 5/2020 HEALTH, PENSI	6/20/2020	Ck#739			72.78		72.78	873.28
6163-0000	UNIFORMS (NEW)			0.00	667.65			0.00	667.65
6180-0000	GAS HEAT			0.00	25,001.60				
	CON EDISON - HEAT CCF 9 05/22-06/	6/21/2020	Ck#748			28.80		28.80	25,030.40
6210-0000	ELECTRIC			0.00	64,050.62				
	Con Ed-KW 23360-04/23-05/22/07	6/5/2020	J-1151939			4,335.60			
	CON EDISON - 1F KWH 780 05/22-06/	6/21/2020	Ck#749			229.30		4,564.90	68,615.52
6220-0000	GAS			0.00	10,890.91				
	Con Edson-CCF 640-04/23-05/22/07	6/5/2020	J-1151939			1,100.43		1,100.43	11,991.34
6280-0000	ELEVATOR CONTRACT			0.00	10,992.85				

**SAMPLE CONDO
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 8
PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
	NORTH AMERICAN - maint. for may '07.	5/1/2020	Ck#			999.35			
	NORTH AMERICAN - maint. for June '07	6/5/2020	Ck#742			997.05			
	NORTH AMERICAN - :Prog Gen Reverses i	6/21/2020	Ck#				999.35	997.05	11,989.90
6290-0000	ELEVATOR REPAIR			0.00	298.00			0.00	298.00
6315-0000	PUMP EXPENSES			0.00	769.46			0.00	769.46
6320-0000	PLUMBING REPAIR			0.00	563.56			0.00	563.56
6325-0000	DECORATING LOBBY/HALLS			0.00	0.00				
	KRESENTZ FURNITURE M - LEATHER WRAP FOR LC	6/6/2020	Ck#722			543.12	543.12		
	KRESENTZ FURNITURE M - LEATHER WRAP FOR LC	6/6/2020	Ck#727			543.12		543.12	543.12
6340-0000	SUPPLIES-JANITORIAL			0.00	2,537.59				
	JAD CORP OF AMERICA - compactor bags & str	6/14/2020	Inv-3217480			573.47			
	PEARLGREEN,S&T SUPPL - FANTASTIC CLEANER,BI	6/19/2020	Inv-3223365			135.48		708.95	3,246.54
6350-0000	SUPPLIES-HDWR/EQUIPMENT/MATERI			0.00	5,294.80			0.00	5,294.80
6375-0000	INTERCOM EXPENSE			0.00	5,909.40			0.00	5,909.40
6380-0000	MASTER ANTENNA			0.00	884.65				
	TIME WARNER CABLE OF - ACCT #8150 20 007 03	6/1/2020	Ck#717			83.00		83.00	967.65
6395-0000	WATER TREATMENT EXPENSE			0.00	5,852.26				
	TOWER WATER MANAGEME - 06/2020 MAINT.	6/1/2020	Ck#746			352.22		352.22	6,204.48
6410-0000	EXTERMINATING			0.00	758.60			0.00	758.60
6415-0000	WINDOW CLEANING			0.00	4,876.88			0.00	4,876.88
6424-0000	ROOF/EXHAUST FANS			0.00	573.85			0.00	573.85
6430-0000	LANDSCAPE/GROUNDS/FLORIST			0.00	16,947.66				
	FLOWERS BY RICHARD - 05/2020 FLOWER ARRA	5/31/2020	Ck#744			325.12		325.12	17,272.78
6440-0000	BUILDING PROTECTION/SECURITY			0.00	1,890.71			0.00	1,890.71
6450-0000	OTHER MISCELLANEOUS REPAIRS			0.00	0.00				
	CENTRAL TIME CLOCK I - MAINT. ON AMANO - T	6/22/2020	Inv-3225107			161.48		161.48	161.48
6452-0000	GARAGE EXPENSE			0.00	3,624.00				
	PARK - SERV LLC - ACCT #96	6/1/2020	Ck#716			350.00		350.00	3,974.00
6460-0000	PROPERTY & LIABILITY INS			0.00	36,287.80			0.00	36,287.80
6480-0000	MANAGEMENT FEES			0.00	38,500.00				
	MANAGEMENT FEE	6/1/2020	J-1151290			3,500.00		3,500.00	42,000.00
6485-0000	N G CHECK FEES			0.00	30.00			0.00	30.00

**SAMPLE CONDO
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2020**

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
6499-0000	DUES			0.00	550.00			0.00	550.00
6500-0000	TELEPHONE			0.00	5,930.37				
	VERIZON - 212 757 1715 704 06/	6/7/2020	Ck#740			223.57			
	VERIZON - 212 581 5373 595 06/	6/13/2020	Ck#747			168.11		391.68	6,322.05
6502-0000	OFFICE SUPPLIES			0.00	324.05			0.00	324.05
6505-0000	PHOTOCOPY EXPENSE			0.00	35.00				
	DOUGLAS ELLIMAN PROP - COPIES - 05/2020	6/1/2020	Ck#736			1.40		1.40	36.40
6507-0000	PRINTING EXPENSE			0.00	480.75			0.00	480.75
6510-0000	LICENSES-FEES-PERMITS-SUBSCRIP			0.00	187.00			0.00	187.00
6515-0000	MESSENGER SERVICE			0.00	968.00				
	MOTHER'S MESSENGER S - MESSENGER SERVICES	6/1/2020	Ck#757			44.00		44.00	1,012.00
6517-0000	POSTAGE			0.00	315.74				
	DOUGLAS ELLIMAN PROP - POSTAGE - 05/2020	6/5/2020	Ck#738			24.25			
	DOUGLAS ELLIMAN PROP - EV 942020207 - EXP.	7/1/2020	Ck#753			18.40		42.65	358.39
6527-0000	CREDIT CHECK EXPENSE			0.00	395.12				
	TENANT DATA VERIFICA - MARK BRYANT	5/31/2020	Ck#734			43.79		43.79	438.91
6530-0000	PETTY CASH/REIMBURSEMENT			0.00	1,799.67			0.00	1,799.67
6537-0000	STORAGE EXPENSE			0.00	550.00				
	Storage Fees	6/1/2020	J-1151291			50.00		50.00	600.00
6550-0000	MISC ADMINISTRATIVE EXPENSE			0.00	3,867.26				
	DOUGLAS ELLIMAN PROP - teleconference servi	5/15/2020	Ck#732			42.75			
	Payroll Fees	6/1/2020	J-1151292			59.50			
	BANK OF NEW YORK - ACH FEE - 04/2020	6/4/2020	Ck#733			50.00			
	DOUGLAS ELLIMAN PROP - COPIES - 01/07 - 05/	6/7/2020	Ck#737			189.38		341.63	4,208.89
6560-0000	LEGAL FEES			0.00	8,610.38				
	WOLF HALDENSTEIN ADL - :Prog Gen Reverses i	6/27/2020	Ck#			250.00	500.00	(250.00)	8,360.38
6570-0000	AUDIT FEES			0.00	4,685.15				
	CZARNOWSKI & BEER - RETAINER DEPOSIT INS	6/1/2020	Ck#745			1,625.00		1,625.00	6,310.15
6580-0000	ARCHITECT-ENGINEER FEES			0.00	3,450.00			0.00	3,450.00
6630-0000	WATER & SEWER CHARGES			0.00	8,811.58				
	NEW YORK CITY WATER - 9978 2/22/07-5/27/07	6/13/2020	Ck#735			2,817.43		2,817.43	11,629.01
6650-0000	REAL ESTATE TAXES			0.00	1,216.79			0.00	1,216.79
6670-0000	NYS FRANCHISE TAX			0.00	323.00				

**SAMPLE CONDO
GENERAL LEDGER
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 8

PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
	N Y S CORPORATION TA - 20-2975243	6/12/2020	Ck#729			90.00		90.00	413.00
6680-0000	NYC FRANCHISE TAX NYC DEPT. OF FINANCE - 20-2975243	6/12/2020	Ck#731	0.00	650.00	150.00		150.00	800.00
6690-0000	FEDERAL CORP TAX THE BANK OF NEW YORK - fed#20-2975243	6/12/2020	Ck#730	0.00	1,117.00	800.00		800.00	1,917.00
6710-0000	MORTGAGE INTEREST Central Jersey Bank, - 06/01/2020 MORTGAGE	6/1/2020	Ck#720	0.00	30,087.70	2,775.01		2,775.01	32,862.71
6974-0000	CAP IMP/LIGHT FIXTURES			0.00	1,269.59			0.00	1,269.59

**SAMPLE CONDO
COLLECTION STATUS SUMMARY
FOR PERIOD ENDING 06/30/2020**

SCHEDULE 9
-SUMMARIES
PROPERTY #2650
123 JOHN STREET
NEW YORK, NY, 10016

INCOME CATEGORY	CHARGE CODE	----- OPENING -----		CURRENT CHARGES	PAYMENTS RECEIVED	----- CLOSING -----	
		----- BALANCE -----	----- BALANCE -----			ARREARS	PREPAY
PROPERTY SUMMARY							
COMMON CHARGES							
COMMON CHG	comch	3,125.93	(12,112.95)	65,465.57	(62,905.54)	2,722.02	(9,149.01)
COM CHG ADJUSTMT	comchadj	(1,440.25)	0.00	0.00	0.00	(1,440.25)	0.00
COM CHG ALLOWANCE	comchal	0.00	0.00	(981.99)	981.99	0.00	0.00
		<u>1,685.68</u>	<u>(12,112.95)</u>	<u>64,483.58</u>	<u>(61,923.55)</u>	<u>1,281.77</u>	<u>(9,149.01)</u>
REAL ESTATE TAX ESCALATION							
R E TAX	retx	596.77	0.00	0.00	0.00	596.77	0.00
LATE FEES							
LATE FEE	latef	227.06	0.00	(102.06)	(75.00)	50.00	0.00
LATE FEE ADJUSTMT	latefadj	0.00	0.00	(50.00)	0.00	(50.00)	0.00
		<u>227.06</u>	<u>0.00</u>	<u>(152.06)</u>	<u>(75.00)</u>	<u>0.00</u>	<u>0.00</u>
INTEREST CHARGES							
INTEREST LATE FEE	intchglf	1,120.72	0.00	(223.57)	(546.90)	350.25	0.00
NG CHECK FEES							
NG CHECK	ngck	10.00	0.00	0.00	(10.00)	0.00	0.00
HEALTH CLUB FEES							
HEALTH CLUB DUES	hlthc	0.00	0.00	250.00	(250.00)	0.00	0.00
ARCHITECT/ENGINEERING FEES							
ARCHITECT FEES	archt	925.00	0.00	0.00	(175.00)	750.00	0.00
MISCELLANEOUS FEES							
MISC	misc	0.00	0.00	400.00	(400.00)	0.00	0.00
PREPAYMENTS							
ACH ARREARS	acharrea	0.00	0.00	(10.00)	10.00	0.00	0.00
TOTAL PROPERTY SUMMARY		<u>4,565.23</u>	<u>(12,112.95)</u>	<u>64,747.95</u>	<u>(63,370.45)</u>	<u>2,978.79</u>	<u>(9,149.01)</u>
PAYMENTS ANALYSIS					TOTAL		
PAYMENTS					(63,370.45)		
NSF RETURNS					0.00		
TOTAL PAYMENTS					<u>(63,370.45)</u>		

**SAMPLE CONDO
SCHEDULE OF CAPITAL IMPROVEMENTS
FOR PERIOD ENDING 06/30/2020**

DATE	DESCRIPTION	AMOUNT	NOTES
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	CAP IMP/LIGHT FIXTURES (1774-0000)		
	Beginning Balance on: 7/1/2019	0.00	
09/14/2020	ILLUMINATOR WHOLESALER CO.	1,269.59	EXTERIOR LANDSCAPING LIGHT FIXTURES
09/30/2020		(1,269.59)	Illuminator Wholesale-Exterior L
	Ending Balance on: 06/30/2020	<u>0.00</u>	
	CAP IMP/LIGHT FIXTURES (6974-0000)		
	Beginning Balance on: 7/1/2019	0.00	
09/30/2020		1,269.59	Illuminator Wholesale-Exterior L
	Ending Balance on: 06/30/2020	<u>1,269.59</u>	