

# Management Statement

November 2021

Prepared by

**ARGO REAL ESTATE**

For



**50 WEST 17 STREET  
NEW YORK, NY 10011**

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November 2021

## Reports

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## Financial Highlights November-21

### Cash Balances

	<u>Beginning</u>	<u>Ending</u>
CASH - OPERATING ACCOUNT	(6,631)	(23,981)
MORTGAGE RESERVE	205,931	205,948
REAL ESTATE TAX ESCROW	63,105	126,118
RESERVE FUND	8,634	8,636
RESERVE FUND II	69,166	69,167
RESERVE FUND III	16,815	16,815
CERTIFICATE OF DEPOSIT	66,970	66,970
CERTIFICATE OF DEPOSIT	67,523	67,523
<b>Total Cash</b>	<b>491,511</b>	<b>537,195</b>

### Payables

	<u>Beginning</u>	<u>Ending</u>
1ST MORTGAGE PAYABLE	3,327,353	3,322,319
NOTES PAYABLE	63,206	63,206

### Cash Flow Summary

	<u>Current Month</u>	<u>Year to Date</u>
Income	119,875	1,424,935
Expenses	75,940	1,507,730
<b>Net Operating Income(Loss)</b>	<b>43,935</b>	<b>(82,795)</b>
Capital Expenditures	119	71,277

**Cash Flow Summary****November 2021**

	<u>CURRENT MONTH</u>	<u>Y T D</u>
<b>Balance Beginning of Month</b>	<b>(6,631)</b>	<b>2,076</b>
<b>Operating Income</b>	<b>119,875</b>	<b>1,424,935</b>
<b>Operating Expenses</b>	<b>75,940</b>	<b>1,507,730</b>
<b>Net Operating Income (Loss)</b>	<u><b>43,935</b></u>	<u><b>(82,795)</b></u>
<b>Other Receipts</b>	<b>1,833</b>	<b>850,813</b>
<b>Other Disbursements</b>	<b>63,000</b>	<b>722,798</b>
<b>Capital Expenditures</b>	<b>119</b>	<b>71,277</b>
<b>Net Cash Flow</b>	<u><b>(17,350)</b></u>	<u><b>(26,057)</b></u>
<b>Balance End of Month</b>	<u><u><b>(23,981)</b></u></u>	<u><u><b>(23,981)</b></u></u>

## Cash Flow Detail

### November 2021

Account Number	Description	Current Month				Year To Date				Total Budget
		Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	
<b>Operating Income</b>										
5010	MAINTENANCE	113,475	118,825	(5,350)	5	1,313,572	1,307,070	6,502	0	1,425,894
5015	BIKE STORAGE	75	95	(20)	21	890	1,045	(155)	15	1,140
5022	ASSESSMENT	0	0	0	0	138,943	137,655	1,288	1	137,655
5030	COOP TAX ABATEMENT CREDIT	0	0	0	0	(102,061)	(103,786)	1,725	2	-103,786
5031	STAR CREDIT	0	(291)	291	100	(3,492)	(3,201)	(291)	9	-3,492
5072	SUBLET	1,688	1,388	300	22	23,830	15,263	8,568	56	16,650
5073	CHARGEBACK	(2,465)	0	(2,465)	100	0	0	0	0	0
5075	CORPORATION TAX REFUND	0	0	0	0	2,716	0	2,716	100	0
5085	MISCELLANEOUS INCOME	25	0	25	100	140	0	140	100	0
5090	LAUNDRY ROOM INCOME	0	600	(600)	100	5,095	6,600	(1,505)	23	7,200
5130	LEGAL CHARGEBACK	0	0	0	0	650	0	650	100	0
5140	LATE FEES INCOME	0	0	0	0	8,408	0	8,408	100	0
5149	CO-OP COMMERCIAL INCOME	4,930	2,465	2,465	100	27,097	27,117	(20)	0	29,582
5154	MOVE IN/ OUT FEE	1,500	292	1,208	414	8,500	3,208	5,292	165	3,500
5190	SR. CITIZEN EXEMPTION	647	0	647	100	647	0	647	100	0
<b>Total Operating Income</b>		<b>119,875</b>	<b>123,373</b>	<b>(3,498)</b>	<b>3</b>	<b>1,424,935</b>	<b>1,390,970</b>	<b>33,965</b>	<b>2</b>	<b>1,514,343</b>
<b>Operating Expenses</b>										
<b>Payroll</b>										
6005	PAYROLL	15,508	17,290	1,782	10	195,152	203,161	8,010	4	224,774
6009	NYS PFL PAYABLE	(79)	0	79	100	221	0	(221)	100	0
6020	UNION DUES PAYABLE	10	0	(10)	100	203	0	(203)	100	0
6022	401K PAYABLE	0	0	0	0	38	0	(38)	100	0
6025	FICA-EMPLOYERS	1,186	1,433	247	17	14,929	15,762	834	5	17,195
6030	WORKMAN'S COMP. INSURANCE	0	1,020	1,020	100	12,618	11,219	(1,399)	12	12,239
6040	EMPLOYEES PENSION FUND	1,841	1,596	(246)	15	17,628	17,553	(75)	0	19,149
6045	ANNUITY FUND	250	217	(33)	15	2,400	2,383	(17)	1	2,600
6050	EMPLOYEES WELFARE FUND	5,402	5,402	0	0	59,239	59,422	183	0	64,824
6055	EMPLOYEES DISAB. INS.	0	28	28	100	126	309	183	59	337
6060	PAYROLL PREPARATION	0	150	150	100	1,350	1,650	300	18	1,800
6065	FEDERAL UNEMPL. INSUR.	9	14	5	39	245	154	(91)	59	168
6070	STATE UNEMPL. INSUR.	42	24	(18)	77	1,274	259	(1,014)	391	283
<b>Total Payroll</b>		<b>24,169</b>	<b>27,173</b>	<b>3,004</b>	<b>11</b>	<b>305,421</b>	<b>311,874</b>	<b>6,452</b>	<b>2</b>	<b>343,369</b>
<b>Utilities</b>										
7005	FUEL AND HEATING	2,273	2,671	398	15	56,333	44,863	(11,470)	26	46,863

## Cash Flow Detail

### November 2021

Account Number	Description	Current Month				Year To Date				Total Budget
		Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	
7010	ELECTRICITY	947	1,192	245	21	11,907	12,850	943	7	14,300
7015	WATER AND SEWER	0	0	0	0	28,672	29,357	685	2	42,105
7020	GAS	62	130	68	52	681	1,499	818	55	1,700
<b>Total Utilities</b>		<b>3,282</b>	<b>3,993</b>	<b>710</b>	<b>18</b>	<b>97,593</b>	<b>88,569</b>	<b>(9,024)</b>	<b>10</b>	<b>104,968</b>
<b>Taxes and Insurance</b>										
7025	REAL ESTATE TAXES	0	0	0	0	705,032	716,300	11,268	2	716,300
7030	INSURANCE	15,314	15,415	101	1	39,613	40,415	802	2	48,415
8506	CORPORATION TAX	0	0	0	0	3,709	3,500	(209)	6	3,500
<b>Total Taxes and Insurance</b>		<b>15,314</b>	<b>15,415</b>	<b>101</b>	<b>1</b>	<b>748,354</b>	<b>760,215</b>	<b>11,861</b>	<b>2</b>	<b>768,215</b>
<b>Repairs and Maintenance</b>										
8100	WATER SERVICE	78	83	6	7	1,105	917	(189)	21	1,000
8110	EXTERMINATING	572	542	(30)	6	5,073	5,958	886	15	6,500
8117	HARDWARE AND SUPPLIES	113	833	720	86	4,534	9,167	4,632	51	10,000
8150	JANITORIAL SERVICE	0	0	0	0	2,520	0	(2,520)	100	0
8330	REPAIRS AND MAINTENANCE	1,846	250	(1,596)	638	6,437	2,750	(3,687)	134	3,000
8340	ELEVATOR MAINTENANCE	898	875	(23)	3	9,839	9,625	(214)	2	10,500
8351	LOBBY DECORATING	0	13	13	100	0	138	138	100	150
8362	ELEVATOR REPAIRS	0	0	0	0	327	0	(327)	100	0
8363	PLUMBING REPAIRS	0	333	333	100	18,149	3,667	(14,483)	395	4,000
8364	ELECTRIC REPAIRS	0	83	83	100	0	917	917	100	1,000
8365	BOILER REPAIRS	7,880	667	(7,214)	1,082	20,252	7,333	(12,918)	176	8,000
8369	WINDOW REPAIRS	0	83	83	100	0	917	917	100	1,000
8370	PAINTING AND PLASTERING	0	625	625	100	7,436	6,875	(561)	8	7,500
<b>Total Repairs and Maintenance</b>		<b>11,387</b>	<b>4,387</b>	<b>(6,999)</b>	<b>160</b>	<b>75,673</b>	<b>48,262</b>	<b>(27,410)</b>	<b>57</b>	<b>52,650</b>
<b>Professional Fees</b>										
8230	MANAGEMENT FEES	3,893	3,837	(57)	1	42,068	41,897	(171)	0	45,734
8320	PROTECTION AND SECURITY	0	0	0	0	480	0	(480)	100	0
8450	LEGAL EXPENSES	0	0	0	0	200	200	0	0	2,500
8455	ACCOUNTING FEES	0	0	0	0	18,206	10,400	(7,806)	75	10,400
<b>Total Professional Fees</b>		<b>3,893</b>	<b>3,837</b>	<b>(57)</b>	<b>1</b>	<b>60,954</b>	<b>52,497</b>	<b>(8,457)</b>	<b>16</b>	<b>58,634</b>
<b>Administrative Fees</b>										
8220	OFFICE EXPENSES	0	42	42	100	0	458	458	100	500
8256	FEES	0	208	208	100	6,928	2,292	(4,637)	202	2,500
8257	1098 PROCESSING FEE	0	0	0	0	936	900	(36)	4	900
8260	TELEPHONE	495	438	(57)	13	6,259	4,813	(1,446)	30	5,250

## Cash Flow Detail

### November 2021

Account Number	Description	Current Month				Year To Date				Total Budget
		Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	
8261	COMPLIANCE	0	864	864	100	8,839	9,506	667	7	10,370
8267	PENALTIES EXPENSE	0	0	0	0	6,000	0	(6,000)	100	0
8290	HOLIDAY EXPENSE	0	21	21	100	0	229	229	100	250
8295	MISC. EXPENSES	100	42	(58)	140	289	458	169	37	500
8319	ARGO COPY/POSTAGE REIMB.	64	63	(1)	2	722	688	(35)	5	750
8324	POSTAGE	0	0	0	0	3	0	(3)	100	0
8326	MESSENGER & DELIVERY	0	21	21	100	160	229	69	30	250
<b>Total Administrative Fees</b>		658	1,698	1,039	61	30,137	19,573	(10,564)	54	21,270
<b>Debt Service</b>										
3600	1ST MORTGAGE PAYABLE	5,033	5,070	36	1	56,706	55,766	(939)	2	60,836
9005	INTEREST ON 1ST MORTGAGE	12,203	12,167	(36)	0	132,894	133,833	939	1	146,000
9016	INTEREST ON LINE OF CREDIT	0	938	938	100	0	10,313	10,313	100	11,250
<b>Total Debt Service</b>		17,236	18,174	938	5	189,600	199,912	10,313	5	218,086
<b>Total Operating Expenses</b>		<b>75,940</b>	<b>74,676</b>	<b>(1,263)</b>	<b>2</b>	<b>1,507,730</b>	<b>1,480,902</b>	<b>(26,828)</b>	<b>2</b>	<b>1,567,192</b>
<b>NET OPERATING INCOME (LOSS)</b>		<b>43,935</b>	<b>48,696</b>	<b>(4,761)</b>	<b>0</b>	<b>(82,795)</b>	<b>(89,932)</b>	<b>7,137</b>	<b>0</b>	<b>(52,849)</b>
<b>Other Receipts</b>										
3110	MOVE IN/OUT DEPOSITS	1,500	0	1,500	100	7,500	0	7,500	100	0
3115	ALTERATION DEPOSITS	0	0	0	0	3,000	0	3,000	100	0
3722	NOTES PAYABLE	0	0	0	0	63,206	0	63,206	100	0
5175	FLIP TAX/TRANSFER FEE	0	0	0	0	13,125	0	13,125	100	0
8732	SETTLEMENT	333	0	333	100	3,667	0	3,667	100	0
9080	TRANSFER T/F RESERVE	0	0	0	0	58,915	0	58,915	100	0
9082	TRANSFER T/F TAX ESCROW	0	0	0	0	701,400	0	701,400	100	0
<b>Total Other Receipts</b>		<b>1,833</b>	<b>0</b>	<b>1,833</b>	<b>100</b>	<b>850,813</b>	<b>0</b>	<b>850,813</b>	<b>0</b>	<b>0</b>
<b>Other Disbursements</b>										
2401	NYC FEE RECEIVABLE	0	0	0	0	160	0	(160)	100	0
3110	MOVE IN/OUT DEPOSITS	0	0	0	0	2,000	0	(2,000)	100	0
3115	ALTERATION DEPOSITS	0	0	0	0	500	0	(500)	100	0
9080	TRANSFER T/F RESERVE	0	0	0	0	13,125	0	(13,125)	100	0
9082	TRANSFER T/F TAX ESCROW	63,000	0	(63,000)	100	707,013	0	(707,013)	100	0
<b>Total Other Disbursements</b>		<b>63,000</b>	<b>0</b>	<b>(63,000)</b>	<b>100</b>	<b>722,798</b>	<b>0</b>	<b>(722,798)</b>	<b>0</b>	<b>0</b>
<b>Capital Improvements</b>										
8702	CAPITAL - FURNITURE	119	0	(119)	100	119	0	(119)	100	0
8711	CAPITAL ENGINEERING/ARCHITE	0	3,333	3,333	100	42,008	36,667	(5,341)	15	40,000
8716	CAPITAL - ELEVATOR RENOVATI	0	0	0	0	14,800	0	(14,800)	100	0

**Cash Flow Detail**

**November 2021**

Account Number	Description	Current Month				Year To Date				Total Budget
		Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	
8718	CAPITAL - FACADE/WATERPROC	0	3,750	3,750	100	0	41,250	41,250	100	45,000
8724	CAPITAL - SIDEWALK IMPROVEM	0	37,500	37,500	100	0	412,500	412,500	100	450,000
8729	CAPITAL- INTERCOM/SECURITY	0	2,083	2,083	100	14,350	22,917	8,567	37	25,000
<b>Total Capital Improvements</b>		<b>119</b>	<b>46,667</b>	<b>46,548</b>	<b>100</b>	<b>71,277</b>	<b>513,333</b>	<b>442,057</b>	<b>86</b>	<b>560,000</b>
<b>NET CASH FLOW</b>		<b>(17,350)</b>	<b>2,030</b>	<b>(19,380)</b>	<b>955</b>	<b>(26,057)</b>	<b>(603,265)</b>	<b>577,208</b>	<b>96</b>	<b>(612,849)</b>



**Cash Flow Monthly**  
**November 2021**

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	YTD
<b>Operating Income</b>												
5010 MAINTENANCE	111,122	111,647	127,347	122,083	112,486	122,850	118,486	138,946	112,557	122,573	113,475	1,313,572
5015 BIKE STORAGE	75	80	70	75	75	70	80	135	75	80	75	890
5022 ASSESSMENT	0	0	0	0	0	112,309	24,630	2,005	0	0	0	138,943
5030 COOP TAX ABATEMENT CREDIT	0	0	0	0	0	(102,061)	0	0	0	0	0	(102,061)
5031 STAR CREDIT	0	0	0	0	0	(3,492)	0	0	0	0	0	(3,492)
5072 SUBLET	1,388	1,388	3,388	1,900	1,668	1,369	1,369	4,688	3,300	1,688	1,688	23,830
5073 CHARGEBACK	0	0	2,465	0	0	0	0	0	0	0	(2,465)	0
5075 CORPORATION TAX REFUND	0	0	0	0	0	0	0	0	0	2,716	0	2,716
5085 MISCELLANEOUS INCOME	0	0	0	50	0	2	48	15	0	0	25	140
5090 LAUNDRY ROOM INCOME	295	0	600	0	1,200	600	0	1,200	600	600	0	5,095
5130 LEGAL CHARGEBACK	150	0	0	0	500	0	0	0	0	0	0	650
5140 LATE FEES INCOME	354	308	914	850	1,513	740	(26)	3,391	366	0	0	8,408
5149 CO-OP COMMERCIAL INCOME	2,465	2,465	0	2,465	2,465	2,445	2,465	2,465	2,465	2,465	4,930	27,097
5154 MOVE IN/ OUT FEE	0	500	1,000	0	1,500	0	0	3,000	0	1,000	1,500	8,500
5190 SR. CITIZEN EXEMPTION	0	0	0	0	0	0	0	0	0	0	647	647
<b>Total Operating Income</b>	<b>115,849</b>	<b>116,388</b>	<b>135,784</b>	<b>127,423</b>	<b>121,407</b>	<b>134,832</b>	<b>147,052</b>	<b>155,845</b>	<b>119,363</b>	<b>131,122</b>	<b>119,875</b>	<b>1,424,935</b>
<b>Operating Expenses</b>												
<b>Payroll</b>												
6005 PAYROLL	15,803	19,109	18,076	14,999	15,012	22,683	19,361	14,212	25,109	15,279	15,508	195,152
6009 NYS PFL PAYABLE	(81)	(98)	1,126	(77)	(77)	(116)	(99)	(73)	(128)	(78)	(79)	221
6020 UNION DUES PAYABLE	15	10	8	10	15	8	86	18	9	15	10	203
6022 401K PAYABLE	38	0	(38)	38	0	(75)	75	0	(38)	38	0	38
6025 FICA-EMPLOYERS	1,209	1,462	1,383	1,147	1,148	1,735	1,481	1,087	1,921	1,169	1,186	14,929
6030 WORKMAN'S COMP. INSURANCE	0	0	2,611	2,332	0	2,332	678	2,332	0	2,332	0	12,618
6040 EMPLOYEES PENSION FUND	1,425	1,841	1,473	1,473	1,473	1,841	1,473	1,473	1,841	1,473	1,841	17,628
6045 ANNUITY FUND	200	250	200	200	200	250	200	200	250	200	250	2,400

## Cash Flow Monthly November 2021

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	YTD
6050 EMPLOYEES WELFARE FUND	5,216	5,402	5,402	5,402	5,402	5,402	5,402	5,402	5,402	5,402	5,402	59,239
6055 EMPLOYEES DISAB. INS.	0	0	126	0	0	0	0	0	0	0	0	126
6060 PAYROLL PREPARATION	0	0	450	0	0	0	0	0	900	0	0	1,350
6065 FEDERAL UNEMPL. INSUR.	95	59	15	14	7	5	8	14	13	7	9	245
6070 STATE UNEMPL. INSUR.	95	105	75	671	49	66	55	48	44	24	42	1,274
<b>Total Payroll</b>	<b>24,014</b>	<b>28,141</b>	<b>30,907</b>	<b>26,209</b>	<b>23,230</b>	<b>34,132</b>	<b>28,720</b>	<b>24,714</b>	<b>35,323</b>	<b>25,861</b>	<b>24,169</b>	<b>305,421</b>
<b>Utilities</b>												
7005 FUEL AND HEATING	7,668	9,616	14,409	6,663	4,231	2,255	332	894	1,099	6,892	2,273	56,333
7010 ELECTRICITY	1,216	1,287	(265)	1,066	1,004	1,103	1,452	1,372	1,359	1,366	947	11,907
7015 WATER AND SEWER	0	0	8,918	0	0	8,784	0	0	10,970	0	0	28,672
7020 GAS	143	(56)	71	64	62	59	71	65	67	71	62	681
<b>Total Utilities</b>	<b>9,026</b>	<b>10,847</b>	<b>23,134</b>	<b>7,794</b>	<b>5,297</b>	<b>12,202</b>	<b>1,855</b>	<b>2,331</b>	<b>13,495</b>	<b>8,329</b>	<b>3,282</b>	<b>97,593</b>
<b>Taxes and Insurance</b>												
7025 REAL ESTATE TAXES	170,571	0	0	170,787	0	0	182,125	0	0	181,549	0	705,032
7030 INSURANCE	0	0	0	0	0	15,359	0	8,940	0	0	15,314	39,613
8506 CORPORATION TAX	0	0	2,187	625	9	513	0	0	375	0	0	3,709
<b>Total Taxes and Insurance</b>	<b>170,571</b>	<b>0</b>	<b>2,187</b>	<b>171,412</b>	<b>9</b>	<b>15,872</b>	<b>182,125</b>	<b>8,940</b>	<b>375</b>	<b>181,549</b>	<b>15,314</b>	<b>748,354</b>
<b>Repairs and Maintenance</b>												
8100 WATER SERVICE	0	0	78	78	78	78	78	233	328	78	78	1,105
8110 EXTERMINATING	381	0	953	572	191	191	381	881	762	191	572	5,073
8117 HARDWARE AND SUPPLIES	0	128	87	497	0	0	1,237	177	2,196	99	113	4,534
8150 JANITORIAL SERVICE	0	0	0	0	0	0	0	0	2,520	0	0	2,520
8330 REPAIRS AND MAINTENANCE	0	0	0	0	0	0	4,464	0	128	0	1,846	6,437
8340 ELEVATOR MAINTENANCE	857	0	1,796	898	898	898	898	898	898	898	898	9,839
8362 ELEVATOR REPAIRS	0	0	0	0	0	0	327	0	0	0	0	327
8363 PLUMBING REPAIRS	0	0	6,841	0	0	0	6,629	0	4,680	0	0	18,149
8365 BOILER REPAIRS	0	0	0	0	0	6,943	0	0	0	5,428	7,880	20,252

**Cash Flow Monthly**  
**November 2021**

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	YTD
8370 PAINTING AND PLASTERING	0	0	5,542	0	0	0	1,894	0	0	0	0	7,436
<b>Total Repairs and Maintenance</b>	<b>1,238</b>	<b>128</b>	<b>15,297</b>	<b>2,045</b>	<b>1,166</b>	<b>8,110</b>	<b>15,908</b>	<b>2,190</b>	<b>11,511</b>	<b>6,694</b>	<b>11,387</b>	<b>75,673</b>
<b>Professional Fees</b>												
8230 MANAGEMENT FEES	3,798	3,798	3,798	3,798	3,798	3,798	3,798	3,798	3,893	3,893	3,893	42,068
8320 PROTECTION AND SECURITY	0	0	0	0	0	0	480	0	0	0	0	480
8450 LEGAL EXPENSES	0	0	0	0	200	0	0	0	0	0	0	200
8455 ACCOUNTING FEES	0	0	10,375	0	0	0	5,231	0	2,600	0	0	18,206
<b>Total Professional Fees</b>	<b>3,798</b>	<b>3,798</b>	<b>14,173</b>	<b>3,798</b>	<b>3,998</b>	<b>3,798</b>	<b>9,509</b>	<b>3,798</b>	<b>6,493</b>	<b>3,893</b>	<b>3,893</b>	<b>60,954</b>
<b>Administrative Fees</b>												
8256 FEES	100	330	740	0	3,160	355	188	1,375	680	0	0	6,928
8257 1098 PROCESSING FEE	0	936	0	0	0	0	0	0	0	0	0	936
8260 TELEPHONE	269	498	1,505	157	157	500	157	1,527	499	495	495	6,259
8261 COMPLIANCE	190	1,205	1,000	2,224	437	0	2,585	998	200	0	0	8,839
8267 PENALTIES EXPENSE	0	0	0	0	0	6,000	0	0	0	0	0	6,000
8282 BANK CHARGES	25	(25)	0	25	(25)	0	0	0	0	0	0	0
8295 MISC. EXPENSES	0	0	0	179	10	0	0	0	0	0	100	289
8319 ARGO COPY/POSTAGE REIMB.	37	34	34	48	35	34	54	304	39	40	64	722
8324 POSTAGE	0	0	0	0	0	0	0	0	3	0	0	3
8326 MESSENGER & DELIVERY	35	0	35	0	0	0	39	0	42	10	0	160
<b>Total Administrative Fees</b>	<b>656</b>	<b>2,978</b>	<b>3,314</b>	<b>2,634</b>	<b>3,774</b>	<b>6,889</b>	<b>3,022</b>	<b>4,203</b>	<b>1,463</b>	<b>544</b>	<b>658</b>	<b>30,137</b>
<b>Debt Service</b>												
3600 APPLE SAVINGS BANK	4,844	4,862	6,075	4,902	5,317	4,939	5,353	4,977	4,995	5,408	5,033	56,706
9005 INTEREST ON 1ST MORTGAGE	12,392	12,375	11,161	12,335	11,919	12,297	11,883	12,259	12,241	11,829	12,203	132,894
<b>Total Debt Service</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>17,236</b>	<b>189,600</b>
<b>Total Operating Expenses</b>	<b>226,541</b>	<b>63,128</b>	<b>106,247</b>	<b>231,127</b>	<b>54,710</b>	<b>98,237</b>	<b>258,376</b>	<b>63,411</b>	<b>85,897</b>	<b>244,108</b>	<b>75,940</b>	<b>1,507,732</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(110,692)</b>	<b>53,260</b>	<b>29,537</b>	<b>(103,704)</b>	<b>66,697</b>	<b>36,595</b>	<b>(111,324)</b>	<b>92,434</b>	<b>33,466</b>	<b>(112,986)</b>	<b>43,935</b>	<b>(82,797)</b>
<b>Other Receipts</b>												

**Cash Flow Monthly**  
**November 2021**

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	YTD
3110 MOVE IN/OUT DEPOSITS	0	500	500	0	1,000	0	0	3,000	0	1,000	1,500	7,500
3115 ALTERATION DEPOSITS	1,000	0	0	0	0	500	0	500	0	1,000	0	3,000
3722 NOTES PAYABLE	0	0	63,206	0	0	0	0	0	0	0	0	63,206
5175 FLIP TAX/TRANSFER FEE	0	0	0	5,550	0	3,900	0	0	0	3,675	0	13,125
8732 SETTLEMENT	333	333	333	333	333	333	333	333	333	333	333	3,667
9080 TRANSFER T/F RESERVE	0	40,000	9,515	0	0	9,400	0	0	0	0	0	58,915
9082 TRANSFER T/F TAX ESCROW	120,000	10,000	0	170,000	0	0	189,000	0	0	212,400	0	701,400
<b>Total Other Receipts</b>	<b>121,333</b>	<b>50,833</b>	<b>73,554</b>	<b>175,883</b>	<b>1,333</b>	<b>14,133</b>	<b>189,333</b>	<b>3,833</b>	<b>333</b>	<b>218,408</b>	<b>1,833</b>	<b>850,813</b>
<b>Other Disbursements</b>												
2401 NYC FEE RECEIVABLE	160	0	0	0	0	0	0	0	0	0	0	160
3110 MOVE IN/OUT DEPOSITS	500	0	0	0	0	0	1,000	0	500	0	0	2,000
3115 ALTERATION DEPOSITS	0	0	0	0	0	0	500	0	0	0	0	500
9080 TRANSFER T/F RESERVE	0	0	0	5,550	0	3,900	0	0	0	3,675	0	13,125
9082 TRANSFER T/F TAX ESCROW	60,000	60,000	60,000	20,000	66,000	63,000	63,000	63,000	63,000	126,013	63,000	707,013
<b>Total Other Disbursements</b>	<b>60,660</b>	<b>60,000</b>	<b>60,000</b>	<b>25,550</b>	<b>66,000</b>	<b>66,900</b>	<b>64,500</b>	<b>63,000</b>	<b>63,500</b>	<b>129,688</b>	<b>63,000</b>	<b>722,798</b>
<b>Capital Improvements</b>												
8702 CAPITAL - FURNITURE	0	0	0	0	0	0	0	0	0	0	119	119
8711 CAPITAL ENGINEERING/ARCHITECT	0	0	37,138	0	0	0	3,330	0	1,541	0	0	42,008
8716 CAPITAL - ELEVATOR RENOVATION	0	0	14,800	0	0	0	0	0	0	0	0	14,800
8729 CAPITAL-INTERCOM/SECURITY	0	0	0	8,273	0	6,078	0	0	0	0	0	14,350
<b>Total Capital Improvements</b>	<b>0</b>	<b>0</b>	<b>51,938</b>	<b>8,273</b>	<b>0</b>	<b>6,078</b>	<b>3,330</b>	<b>0</b>	<b>1,541</b>	<b>0</b>	<b>119</b>	<b>71,277</b>
<b>NET CASH FLOW</b>	<b>(50,019)</b>	<b>44,093</b>	<b>(8,847)</b>	<b>38,356</b>	<b>2,030</b>	<b>(22,250)</b>	<b>10,179</b>	<b>33,267</b>	<b>(31,242)</b>	<b>(24,266)</b>	<b>(17,351)</b>	<b>(26,059)</b>

**YTD 3 Year Comparative Cash Flow**  
**November 2021**

Account Number	Description	Year to Date November 2021			Year to Date November 2020			Year to Date November 2019		
		Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating Income</b>										
5010	MAINTENANCE	1,313,572	1,307,070	6,502	1,260,440	1,275,190	(14,750)	1,236,346	1,244,088	(7,743)
5015	BIKE STORAGE	890	1,045	(155)	1,055	1,045	10	1,106	1,155	(49)
5016	STORAGE BINS	0	0	0	0	0	0	1,000	2,750	(1,750)
5022	ASSESSMENT	138,943	137,655	1,288	133,000	136,158	(3,158)	127,250	135,160	(7,910)
5030	COOP TAX ABATEMENT CREDIT	(102,061)	(103,786)	1,725	(94,917)	(98,658)	3,741	(91,708)	(97,366)	5,658
5031	STAR CREDIT	(3,492)	(3,201)	(291)	(3,487)	(3,526)	39	(5,032)	(5,031)	(1)
5072	SUBLET	23,830	15,263	8,568	26,488	27,156	(669)	28,105	12,678	15,427
5073	CHARGEBACK	0	0	0	110	0	110	(3,078)	0	(3,078)
5075	CORPORATION TAX REFUND	2,716	0	2,716	1,444	0	1,444	373	0	373
5078	REAL ESTATE TAX REFUND	0	0	0	10,795	0	10,795	0	0	0
5085	MISCELLANEOUS INCOME	140	0	140	1,100	458	642	300	458	(158)
5090	LAUNDRY ROOM INCOME	5,095	6,600	(1,505)	4,662	6,600	(1,938)	5,700	5,775	(75)
5130	LEGAL CHARGEBACK	650	0	650	(70)	0	(70)	(653)	0	(653)
5140	LATE FEES INCOME	8,408	0	8,408	3,299	0	3,299	3,992	0	3,992
5149	CO-OP COMMERCIAL INCOME	27,097	27,117	(20)	27,117	27,117	0	27,117	27,117	0
5154	MOVE IN/ OUT FEE	8,500	3,208	5,292	4,000	2,750	1,250	3,000	2,750	250
5190	SR. CITIZEN EXEMPTION	647	0	647	(432)	(450)	18	(432)	(500)	68
<b>Total Operating Income</b>		<b>1,424,935</b>	<b>1,390,970</b>	<b>33,965</b>	<b>1,374,605</b>	<b>1,373,840</b>	<b>764</b>	<b>1,333,386</b>	<b>1,329,034</b>	<b>4,352</b>
<b>Operating Expenses</b>										
<b>Payroll</b>										
6005	PAYROLL	195,152	203,161	8,010	196,505	204,372	7,867	194,285	198,875	4,590
6009	NYS PFL PAYABLE	221	0	(221)	52	0	(52)	91	0	(91)
6020	UNION DUES PAYABLE	203	0	(203)	131	0	(131)	343	0	(343)
6022	401K PAYABLE	38	0	(38)	63	0	(63)	(25)	0	25
6025	FICA-EMPLOYERS	14,929	15,762	834	15,033	15,635	602	14,863	15,214	351
6030	WORKMAN'S COMP. INSURANCE	12,618	11,219	(1,399)	6,223	11,136	4,913	12,591	11,848	(743)
6040	EMPLOYEES PENSION FUND	17,628	17,553	(75)	16,696	16,981	286	16,464	16,409	(55)
6045	ANNUITY FUND	2,400	2,383	(17)	2,370	2,383	13	2,400	2,383	(17)
6050	EMPLOYEES WELFARE FUND	59,239	59,422	183	56,351	57,379	1,027	55,037	55,440	403
6055	EMPLOYEES DISAB. INS.	126	309	183	199	306	107	122	298	177

**YTD 3 Year Comparative Cash Flow**  
**November 2021**

Account Number	Description	Year to Date November 2021			Year to Date November 2020			Year to Date November 2019		
		Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
6060	PAYROLL PREPARATION	1,350	1,650	300	583	1,604	1,021	1,012	1,513	500
6065	FEDERAL UNEMPL. INSUR.	245	154	(91)	303	154	(149)	267	168	(99)
6070	STATE UNEMPL. INSUR.	1,274	259	(1,014)	463	383	(80)	156	410	254
<b>Total Payroll</b>		<b>305,421</b>	<b>311,874</b>	<b>6,452</b>	<b>294,970</b>	<b>310,333</b>	<b>15,363</b>	<b>297,605</b>	<b>302,559</b>	<b>4,954</b>
<b>Utilities</b>										
7005	FUEL AND HEATING	56,333	44,863	(11,470)	40,495	49,308	8,813	49,119	49,224	105
7010	ELECTRICITY	11,907	12,850	943	13,127	12,650	(477)	12,550	13,108	558
7015	WATER AND SEWER	28,672	29,357	685	27,582	31,579	3,997	31,150	30,320	(831)
7020	GAS	681	1,499	818	1,372	1,283	(89)	1,409	1,283	(125)
<b>Total Utilities</b>		<b>97,593</b>	<b>88,569</b>	<b>(9,024)</b>	<b>82,576</b>	<b>94,820</b>	<b>12,244</b>	<b>94,228</b>	<b>93,935</b>	<b>(292)</b>
<b>Taxes and Insurance</b>										
7025	REAL ESTATE TAXES	705,032	716,300	11,268	680,210	695,400	15,190	659,400	647,800	(11,600)
7030	INSURANCE	39,613	40,415	802	43,391	38,814	(4,578)	42,714	31,337	(11,377)
8506	CORPORATION TAX	3,709	3,500	(209)	15,785	4,583	(11,202)	3,550	7,000	3,450
<b>Total Taxes and Insurance</b>		<b>748,354</b>	<b>760,215</b>	<b>11,861</b>	<b>739,386</b>	<b>738,797</b>	<b>(589)</b>	<b>705,665</b>	<b>686,137</b>	<b>(19,528)</b>
<b>Repairs and Maintenance</b>										
8100	WATER SERVICE	1,105	917	(189)	894	917	23	773	917	144
8110	EXTERMINATING	5,073	5,958	886	6,053	5,958	(95)	10,425	3,667	(6,758)
8117	HARDWARE AND SUPPLIES	4,534	9,167	4,632	17,096	4,583	(12,513)	4,325	6,875	2,550
8150	JANITORIAL SERVICE	2,520	0	(2,520)	0	0	0	0	0	0
8235	SUPERINTENDENT'S EXP	0	0	0	0	458	458	0	733	733
8330	REPAIRS AND MAINTENANCE	6,437	2,750	(3,687)	1,530	3,208	1,679	0	4,583	4,583
8340	ELEVATOR MAINTENANCE	9,839	9,625	(214)	9,430	9,625	195	9,430	9,625	195
8341	BOILER MAINTENANCE	0	0	0	0	0	0	0	1,742	1,742
8351	LOBBY DECORATING	0	138	138	0	138	138	94	138	43
8362	ELEVATOR REPAIRS	327	0	(327)	0	2,292	2,292	0	2,292	2,292
8363	PLUMBING REPAIRS	18,149	3,667	(14,483)	3,397	6,875	3,478	3,816	7,333	3,517
8364	ELECTRIC REPAIRS	0	917	917	0	1,375	1,375	897	1,375	478
8365	BOILER REPAIRS	20,252	7,333	(12,918)	8,016	4,583	(3,432)	5,368	3,667	(1,701)
8368	INTERCOM/SECURITY SYSTEM	0	0	0	0	1,375	1,375	724	1,833	1,109

**YTD 3 Year Comparative Cash Flow**  
**November 2021**

Account Number	Description	Year to Date November 2021			Year to Date November 2020			Year to Date November 2019		
		Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
8369	WINDOW REPAIRS	0	917	917	3,234	0	(3,234)	582	0	(582)
8370	PAINTING AND PLASTERING	7,436	6,875	(561)	7,741	3,667	(4,074)	5,466	1,833	(3,632)
8371	SPRINKLER REPAIRS	0	0	0	0	688	688	3,271	0	(3,271)
<b>Total Repairs and Maintenance</b>		75,673	48,262	(27,410)	57,390	45,742	(11,649)	45,171	46,613	1,441
<b>Professional Fees</b>										
8230	MANAGEMENT FEES									
8320	PROTECTION AND SECURITY	480	0	(480)	5,169	0	(5,169)	668	917	248
8450	LEGAL EXPENSES	200	200	0	1,585	4,583	2,998	4,445	7,333	2,888
8455	ACCOUNTING FEES	18,206	10,400	(7,806)	15,446	6,875	(8,571)	5,000	5,000	0
8460	ENGINEERING/ARCHITECTURE FEES	0	0	0	9,197	0	(9,197)	4,350	3,667	(683)
8465	PROFESSIONAL FEES	0	0	0	13,345	1,833	(11,512)	0	1,833	1,833
<b>Total Professional Fees</b>		60,954	52,497	(8,457)	85,061	53,387	(31,674)	53,527	57,814	4,287
<b>Administrative Fees</b>										
8220	OFFICE EXPENSES	0	458	458	430	458	28	235	458	223
8256	FEES	6,928	2,292	(4,637)	6,340	2,292	(4,048)	1,703	2,292	589
8257	1098 PROCESSING FEE	936	900	(36)	900	1,000	100	924	1,000	76
8260	TELEPHONE	6,259	4,813	(1,446)	4,661	4,583	(78)	5,009	4,583	(425)
8261	COMPLIANCE	8,839	9,506	667	15,798	10,081	(5,717)	11,040	8,941	(2,099)
8265	LICENSE PERMITS	0	0	0	0	458	458	0	458	458
8266	INTEREST EXPENSE	0	0	0	0	0	0	267	0	(267)
8267	PENALTIES EXPENSE	6,000	0	(6,000)	0	0	0	1,744	0	(1,744)
8282	BANK CHARGES	0	0	0	(25)	0	25	0	0	0
8290	HOLIDAY EXPENSE	0	229	229	352	138	(215)	88	0	(88)
8295	MISC. EXPENSES	289	458	169	36	458	422	1,017	0	(1,017)
8319	ARGO COPY/POSTAGE REIMB.	722	688	(35)	493	1,375	882	1,062	1,375	313
8322	CAR SERVICE EXPENSE	0	0	0	138	0	(138)	0	0	0
8324	POSTAGE	3	0	(3)	0	0	0	0	0	0
8326	MESSSENGER & DELIVERY	160	229	69	46	229	183	105	229	124
8327	SECRETARIAL SERVICES	0	0	0	0	0	0	0	100	100
<b>Total Administrative Fees</b>		30,137	19,573	(10,564)	29,169	21,073	(8,097)	23,194	19,437	(3,756)

**YTD 3 Year Comparative Cash Flow**  
**November 2021**

Account Number	Description	Year to Date November 2021			Year to Date November 2020			Year to Date November 2019		
		Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
<b>Debt Service</b>										
3600	1ST MORTGAGE PAYABLE	56,706	55,766	(939)	53,902	56,683	2,781	52,018	56,723	4,705
9005	INTEREST ON 1ST MORTGAGE	132,894	133,833	939	135,698	132,917	(2,781)	137,582	132,876	(4,705)
9016	INTEREST ON LINE OF CREDIT	0	10,313	10,313	0	0	0	0	0	0
<b>Total Debt Service</b>		<b>189,600</b>	<b>199,912</b>	<b>10,313</b>	<b>189,600</b>	<b>189,600</b>	<b>0</b>	<b>189,600</b>	<b>189,600</b>	<b>0</b>
<b>Total Operating Expenses</b>		<b>1,507,730</b>	<b>1,480,902</b>	<b>(26,828)</b>	<b>1,478,153</b>	<b>1,453,751</b>	<b>(24,402)</b>	<b>1,408,989</b>	<b>1,396,094</b>	<b>(12,895)</b>
<b>NET OPERATING INCOME (LOSS)</b>		<b>(82,795)</b>	<b>(89,932)</b>	<b>7,137</b>	<b>(103,549)</b>	<b>(79,911)</b>	<b>(23,638)</b>	<b>(75,603)</b>	<b>(67,061)</b>	<b>(8,543)</b>
<b>Other Receipts</b>										
2400	EXCHANGE	0	0	0	2,784	0	2,784	4,000	0	4,000
3110	MOVE IN/OUT DEPOSITS	7,500	0	7,500	5,000	0	5,000	2,500	0	2,500
3115	ALTERATION DEPOSITS	3,000	0	3,000	0	0	0	2,500	0	2,500
3722	NOTES PAYABLE	63,206	0	63,206	0	0	0	0	0	0
5175	FLIP TAX/TRANSFER FEE	13,125	0	13,125	9,180	0	9,180	0	0	0
8732	SETTLEMENT	3,667	0	3,667	4,000	0	4,000	5,000	0	5,000
9080	TRANSFER T/F RESERVE	58,915	0	58,915	42,344	0	42,344	142,445	0	142,445
9082	TRANSFER T/F TAX ESCROW	701,400	0	701,400	747,000	0	747,000	673,600	0	673,600
<b>Total Other Receipts</b>		<b>850,813</b>	<b>0</b>	<b>850,813</b>	<b>810,309</b>	<b>0</b>	<b>810,309</b>	<b>830,045</b>	<b>0</b>	<b>830,045</b>
<b>Other Disbursements</b>										
2400	EXCHANGE	0	0	0	2,784	0	(2,784)	3,603	0	(3,603)
2401	NYC FEE RECEIVABLE	160	0	(160)	160	0	(160)	80	0	(80)
3110	MOVE IN/OUT DEPOSITS	2,000	0	(2,000)	2,000	0	(2,000)	500	0	(500)
3115	ALTERATION DEPOSITS	500	0	(500)	1,000	0	(1,000)	(1,000)	0	1,000
8732	SETTLEMENT	0	0	0	2,500	0	(2,500)	7,327	0	(7,327)
9080	TRANSFER T/F RESERVE	13,125	0	(13,125)	4,800	0	(4,800)	130,000	0	(130,000)
9082	TRANSFER T/F TAX ESCROW	707,013	0	(707,013)	676,000	0	(676,000)	613,000	0	(613,000)
<b>Total Other Disbursements</b>		<b>722,798</b>	<b>0</b>	<b>(722,798)</b>	<b>689,244</b>	<b>0</b>	<b>(689,244)</b>	<b>753,510</b>	<b>0</b>	<b>(753,510)</b>
<b>Capital Improvements</b>										
8702	CAPITAL - FURNITURE	119	0	(119)	0	0	0	0	0	0
8711	CAPITAL ENGINEERING/ARCHITECT	42,008	36,667	(5,341)	0	0	0	0	0	0



**YTD 3 Year Comparative Cash Flow**  
**November 2021**

Account Number	Description	Year to Date November 2021			Year to Date November 2020			Year to Date November 2019		
		Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
8713	CAPITAL - LANDSCAPING	0	0	0	0	0	0	75	0	(75)
8716	CAPITAL - ELEVATOR RENOVATION	14,800	0	(14,800)	15,800	0	(15,800)	0	0	0
8718	CAPITAL - FACADE/WATERPROOFING	0	41,250	41,250	0	0	0	0	0	0
8724	CAPITAL - SIDEWALK IMPROVEMENT	0	412,500	412,500	0	0	0	4,800	0	(4,800)
8729	CAPITAL- INTERCOM/SECURITY	14,350	22,917	8,567	0	0	0	0	0	0
8730	CAPITAL - WATER METER INSTALL	0	0	0	0	0	0	1,938	0	(1,938)
<b>Total Capital Improvements</b>		<b>71,277</b>	<b>513,333</b>	<b>442,057</b>	<b>15,800</b>	<b>0</b>	<b>(15,800)</b>	<b>6,813</b>	<b>0</b>	<b>(6,813)</b>

**YTD 3 Year Comparative Cash Flow**  
**November 2021**

<b>NET CASH FLOW</b>	<b>(26,057)</b>	<b>(603,265)</b>	<b>577,208</b>	<b>1,716</b>	<b>(79,911)</b>	<b>81,626</b>	<b>(5,881)</b>	<b>(67,061)</b>	<b>61,180</b>
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**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
<b>Account: 1000</b>		<b>CASH - OPERATING ACCOUNT</b>						
-17,236.34		49376	11/01/21	ACH	11/01/21	A075	APPLE BANK FOR SAVINGS	11/2021 MORTGAGE PAYMENT
-3,893.42		110121	11/01/21	ACH	11/01/21	A100X	ARGO REAL ESTATE LLC	NOV 21 MANAGEMENT FEES
-2,428.28		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-1,134.50		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT
-7,880.37		W62913	04/06/21	E00212	11/04/21	A954	ABILENE, INC.	REBUILT CONDENSATE PUMPS
-37.50		11/5/2021	11/05/21	ADJ401K	11/05/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	10/29/2021 10/29/2021
-225.00		7117	11/07/21	oct2021UD	11/07/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	Nov Dues 2021 Nov Dues 2021
-231.61		PC060121	06/01/21	021986	11/08/21	CAJ365	CARLOS CAJAMARCA	CHAIR, VACCUM, SCREW DRIVER
-898.22		66613	11/01/21	021987	11/08/21	PRO987	PRO ELEVATOR	ELEVATOR MONTHLY MAINT. 11/2021
-100.00		11/9/2021	11/09/21	021988	11/09/21	A100X	ARGO REAL ESTATE LLC	2021 Turkey Money
-190.53		49931	10/28/21	E00213	11/09/21	A850	ALBANESE PEST CONTROL	SEMI-MONTHLY SVC 10/28/2021
-3,339.57		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-1,351.88		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
-63,000.00		111021	11/10/21	021989	11/10/21	365		11/2021 R/E TAX ESCROW TRANSFER
-19.80		111221	11/12/21	021990	11/12/21	A100X	ARGO REAL ESTATE LLC	10/2021 COPIES 110 COPIES
-10.07		111221	11/12/21	021990	11/12/21	A100X	ARGO REAL ESTATE LLC	10/2021 POSTAGE 019 POSTAGE
-34.04		111221	11/12/21	021990	11/12/21	A100X	ARGO REAL ESTATE LLC	10/2021 POSTAGE 74 POSTAGE
-37.50		11/12/2021	11/12/21	ADJ401K	11/12/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	11/5/2021 11/5/2021
-20.00		50118	11/14/21	Sept21CD	11/14/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	Nov COPE 2021 Nov COPE 2021
-7,493.53		11/15/2021	11/15/21	31-Oct	11/15/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	BCI October 2021 BCI October 2021
-339.07		212 242 7597	10/31/21	ACH	11/18/21	N663	VERIZON	11/1/21-11/30/21
-39.28		03750118	11/01/21	ACH	11/18/21	GRANITE	GRANITE TELECOMMUNICATI ONS, LLC	11/1/21-11/30/21 212-255-7269
-430.08		500156	09/14/21	021991	11/18/21	S309	SANI-ENVIRONMENT AL SERVICES CORP.	COMPACTOR MAINT.
-1,415.44		500152	09/14/21	021991	11/18/21	S309	SANI-ENVIRONMENT AL SERVICES CORP.	TRASH CHUTE & COMPACTOR CLEANG
-2,514.02		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-960.60		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT
-8,940.00		40000968	11/09/21	021992	11/19/21	CSM85	CLERMONT INSURANCE COMPANY	CPP-HAB PACKAGE 6/1/21-6/1/22
-37.50		11/19/2021	11/19/21	ADJ401K	11/19/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	11/12/2021 11/12/2021

**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
<b>Account: 1000</b>		<b>CASH - OPERATING ACCOUNT</b>						
-3.59		03753505	11/01/21	ACH	11/22/21	GRANITE	GRANITE TELECOMMUNICATI ONS, LLC	11/1/21-11/30/21
-112.56		287252875003	11/05/21	ACH	11/22/21	AT012	AT&T MOBILITY	11/6/21-12/5/21 917-207-8160
-6,374.00		102621	10/26/21	021993	11/22/21	STE713	STERLINGRISK	UMBRELLA & COMM UMBRELLA
-3,273.21		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-1,278.30		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
-190.53		50428	11/16/21	E00214	11/24/21	A850	ALBANESE PEST CONTROL	MONTHLY PEST CONTROL 11/16/21
-77.74		6660064731	11/08/21	E00215	11/24/21	C289	NALCO COMPANY LLC	MONTHLY WATER TREATMENT 11/2021
-37.50		11/27/2021	11/27/21	ADJ401K	11/27/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	11/19/2021 11/19/2021
-190.53		50294	11/11/21	E00216	11/30/21	A850	ALBANESE PEST CONTROL	SEMI-MONTHLY SVC 11/11/21
-2,273.25		YVMPiHy461101	11/01/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	9/30/21-10/31/21 1534T,ACT,HEAT
-164.20		0vJH3X99G1110	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/9/21 479K,ACT,4C
-110.17		N5clFsZfx111021	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/9/21 180K,ACT,LAUN
-734.62		T/8a+R[fQ11102	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/8/21 3330K,ACT,PLP
<b>Total for Account 1000: -139,058.35</b>								
<b>Account: 3600</b>		<b>APPLE SAVINGS BANK</b>						
5,033.37		49376	11/01/21	ACH	11/01/21	A075	APPLE BANK FOR SAVINGS	11/2021 MORTGAGE PAYMENT
<b>Total for Account 3600: 5,033.37</b>								
<b>Account: 6005</b>		<b>PAYROLL</b>						
3,568.28		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
4,396.67		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
3,268.92		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
4,274.05		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
<b>Total for Account 6005: 15,507.92</b>								
<b>Account: 6009</b>		<b>NYS PFL PAYABLE</b>						
-18.24		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-22.47		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-16.70		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-21.84		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
<b>Total for Account 6009: -79.25</b>								

**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
<b>Account: 6010</b>		<b>F/W PAYABLE</b>						
-316.73		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
316.73		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT
-347.57		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
347.57		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
-231.30		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
231.30		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT
-332.60		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
332.60		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
<b>Total for Account 6010: 0.00</b>								
<b>Account: 6012</b>		<b>FICA PAYABLE</b>						
-272.95		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
272.95		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT
-336.34		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
336.34		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
-250.06		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
250.06		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT
-326.99		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
326.99		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
<b>Total for Account 6012: 0.00</b>								
<b>Account: 6014</b>		<b>NYS W/H PAYABLE</b>						
-158.49		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
158.49		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT
-183.33		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
183.33		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
-128.73		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
128.73		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT
-165.81		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
165.81		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
<b>Total for Account 6014: 0.00</b>								
<b>Account: 6015</b>		<b>NYC W/H PAYABLE</b>						
-108.59		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
108.59		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT

**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
<b>Account: 6015</b>		<b>NYC W/H PAYABLE</b>						
-127.39		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
127.39		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
-88.11		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
88.11		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT
-113.60		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
113.60		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
<b>Total for Account 6015: 0.00</b>								
<b>Account: 6020</b>		<b>UNION DUES PAYABLE</b>						
-227.50		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
225.00		7117	11/07/21	oct2021UD	11/07/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	Nov Dues 2021 Nov Dues 2021
-2.50		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
20.00		50118	11/14/21	Sept21CD	11/14/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	Nov COPE 2021 Nov COPE 2021
-2.50		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
-2.50		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
<b>Total for Account 6020: 10.00</b>								
<b>Account: 6022</b>		<b>401K PAYABLE</b>						
-37.50		110321	11/03/21	ADP	11/03/21	P032	PAYROLL ACCOUNT	ADP IMPORT
37.50		11/5/2021	11/05/21	ADJ401K	11/05/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	10/29/2021 10/29/2021
-37.50		111021	11/10/21	ADP	11/10/21	P032	PAYROLL ACCOUNT	ADP IMPORT
37.50		11/12/2021	11/12/21	ADJ401K	11/12/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	11/5/2021 11/5/2021
-37.50		111721	11/17/21	ADP	11/18/21	P032	PAYROLL ACCOUNT	ADP IMPORT
37.50		11/19/2021	11/19/21	ADJ401K	11/19/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	11/12/2021 11/12/2021
-37.50		112421	11/24/21	ADP	11/24/21	P032	PAYROLL ACCOUNT	ADP IMPORT
37.50		11/27/2021	11/27/21	ADJ401K	11/27/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	11/19/2021 11/19/2021
<b>Total for Account 6022: 0.00</b>								
<b>Account: 6025</b>		<b>FICA-EMPLOYERS</b>						
272.98		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT
336.34		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
250.06		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT

**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
<b>Account: 6025</b>		<b>FICA-EMPLOYERS</b>						
326.96		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
<b>Total for Account 6025: 1,186.34</b>								
<b>Account: 6040</b>		<b>EMPLOYEES PENSION FUND</b>						
1,841.25		11/15/2021	11/15/21	31-Oct	11/15/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	BCI October 2021 BCI October 2021
<b>Total for Account 6040: 1,841.25</b>								
<b>Account: 6045</b>		<b>ANNUITY FUND</b>						
250.00		11/15/2021	11/15/21	31-Oct	11/15/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	BCI October 2021 BCI October 2021
<b>Total for Account 6045: 250.00</b>								
<b>Account: 6050</b>		<b>EMPLOYEES WELFARE FUND</b>						
5,402.28		11/15/2021	11/15/21	31-Oct	11/15/21	BJ110	BUILDING SERVICE 32BJ BENEFIT FUNDS	BCI October 2021 BCI October 2021
<b>Total for Account 6050: 5,402.28</b>								
<b>Account: 6065</b>		<b>FEDERAL UNEMPL. INSUR.</b>						
0.99		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT
3.80		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
1.90		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT
1.90		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
<b>Total for Account 6065: 8.59</b>								
<b>Account: 6070</b>		<b>STATE UNEMPL. INSUR.</b>						
3.77		110321	11/03/21	ADP	11/03/21	A333	PAYROLL TAXES	ADP IMPORT
17.11		111021	11/10/21	ADP	11/10/21	A333	PAYROLL TAXES	ADP IMPORT
10.44		111721	11/17/21	ADP	11/18/21	A333	PAYROLL TAXES	ADP IMPORT
10.44		112421	11/24/21	ADP	11/24/21	A333	PAYROLL TAXES	ADP IMPORT
<b>Total for Account 6070: 41.76</b>								
<b>Account: 7005</b>		<b>FUEL AND HEATING</b>						
2,273.25		YVMPiHy461101	11/01/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	9/30/21-10/31/21 1534T,ACT,HEAT
<b>Total for Account 7005: 2,273.25</b>								
<b>Account: 7010</b>		<b>ELECTRICITY</b>						
136.09		0vJH3X99G1110	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/9/21 479K,ACT,4C
75.79		N5clFsZfx111021	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/9/21 180K,ACT,LAUN

**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
<b>Account: 7010</b>		<b>ELECTRICITY</b>						
734.62		T/8a+R[fQ11102	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/8/21 3330K,ACT,PLP
<b>Total for Account 7010: 946.50</b>								
<b>Account: 7020</b>		<b>GAS</b>						
28.11		0vJH3X99G1110	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/9/21 479K,ACT,4C
34.38		N5clFsZfx111021	11/10/21	ACH	11/30/21	C300	THE CONSOLIDATED EDISON CO.OF N.Y.INC.	10/12/21-11/9/21 180K,ACT,LAUN
<b>Total for Account 7020: 62.49</b>								
<b>Account: 7030</b>		<b>INSURANCE</b>						
8,940.00		40000968	11/09/21	021992	11/19/21	CSM85	CLERMONT INSURANCE COMPANY	CPP-HAB PACKAGE 6/1/21-6/1/22
6,374.00		102621	10/26/21	021993	11/22/21	STE713	STERLINGRISK	UMBRELLA & COMM UMBRELLA
<b>Total for Account 7030: 15,314.00</b>								
<b>Account: 8100</b>		<b>WATER SERVICE</b>						
77.74		6660064731	11/08/21	E00215	11/24/21	C289	NALCO COMPANY LLC	MONTHLY WATER TREATMENT 11/2021
<b>Total for Account 8100: 77.74</b>								
<b>Account: 8110</b>		<b>EXTERMINATING</b>						
190.53		49931	10/28/21	E00213	11/09/21	A850	ALBANESE PEST CONTROL	SEMI-MONTHLY SVC 10/28/2021
190.53		50428	11/16/21	E00214	11/24/21	A850	ALBANESE PEST CONTROL	MONTHLY PEST CONTROL 11/16/21
190.53		50294	11/11/21	E00216	11/30/21	A850	ALBANESE PEST CONTROL	SEMI-MONTHLY SVC 11/11/21
<b>Total for Account 8110: 571.59</b>								
<b>Account: 8117</b>		<b>HARDWARE AND SUPPLIES</b>						
113.10		PC060121	06/01/21	021986	11/08/21	CAJ365	CARLOS CAJAMARCA	CHAIR, VACCUM, SCREW DRIVER
<b>Total for Account 8117: 113.10</b>								
<b>Account: 8230</b>		<b>MANAGEMENT FEES</b>						
<b>Total for Account 8230: 0.00</b>								
<b>Account: 8260</b>		<b>TELEPHONE</b>						
339.07		212 242 7597	10/31/21	ACH	11/18/21	N663	VERIZON	11/1/21-11/30/21
39.28		03750118	11/01/21	ACH	11/18/21	GRANITE	GRANITE TELECOMMUNICATI ONS, LLC	11/1/21-11/30/21 212-255-7269
3.59		03753505	11/01/21	ACH	11/22/21	GRANITE	GRANITE TELECOMMUNICATI ONS, LLC	11/1/21-11/30/21
112.56		287252875003	11/05/21	ACH	11/22/21	AT012	AT&T MOBILITY	11/6/21-12/5/21 917-207-8160
<b>Total for Account 8260: 494.50</b>								



**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
<b>Account: 8295</b>		<b>MISC. EXPENSES</b>						
100.00		11/9/2021	11/09/21	021988	11/09/21	A100X	ARGO REAL ESTATE LLC	2021 Turkey Money
<b>Total for Account 8295: 100.00</b>								
<b>Account: 8319</b>		<b>ARGO COPY/POSTAGE REIMB.</b>						
19.80		111221	11/12/21	021990	11/12/21	A100X	ARGO REAL ESTATE LLC	10/2021 COPIES 110 COPIES
10.07		111221	11/12/21	021990	11/12/21	A100X	ARGO REAL ESTATE LLC	10/2021 POSTAGE 019 POSTAGE
34.04		111221	11/12/21	021990	11/12/21	A100X	ARGO REAL ESTATE LLC	10/2021 POSTAGE 74 POSTAGE
<b>Total for Account 8319: 63.91</b>								
<b>Account: 8330</b>		<b>REPAIRS AND MAINTENANCE</b>						
430.08		500156	09/14/21	021991	11/18/21	S309	SANI-ENVIRONMENT AL SERVICES CORP.	COMPACTOR MAINT.
1,415.44		500152	09/14/21	021991	11/18/21	S309	SANI-ENVIRONMENT AL SERVICES CORP.	TRASH CHUTE & COMPACTOR CLEANING
<b>Total for Account 8330: 1,845.52</b>								
<b>Account: 8340</b>		<b>ELEVATOR MAINTENANCE</b>						
898.22		66613	11/01/21	021987	11/08/21	PRO987	PRO ELEVATOR	ELEVATOR MONTHLY MAINT. 11/2021
<b>Total for Account 8340: 898.22</b>								
<b>Account: 8365</b>		<b>BOILER REPAIRS</b>						
7,880.37		W62913	04/06/21	E00212	11/04/21	A954	ABILENE, INC.	REBUILT CONDENSATE PUMPS
<b>Total for Account 8365: 7,880.37</b>								
<b>Account: 8702</b>		<b>CAPITAL - FURNITURE</b>						
118.51		PC060121	06/01/21	021986	11/08/21	CAJ365	CARLOS CAJAMARCA	CHAIR, VACCUM, SCREW DRIVER
<b>Total for Account 8702: 118.51</b>								
<b>Account: 9005</b>		<b>INTEREST ON 1ST MORTGAGE</b>						
12,202.97		49376	11/01/21	ACH	11/01/21	A075	APPLE BANK FOR SAVINGS	11/2021 MORTGAGE PAYMENT
<b>Total for Account 9005: 12,202.97</b>								
<b>Account: 9082</b>		<b>TRANSFER T/F TAX ESCROW</b>						
63,000.00		111021	11/10/21	021989	11/10/21	365		11/2021 R/E TAX ESCROW TRANSFER
<b>Total for Account 9082: 63,000.00</b>								



**Cash Disbursements by Account (Cash)**  
**For the Month of November 2021**

Amount	Sub Code	Invoice Number	Invoice Date	Check / Voucher No	Check Date	Vendor Number	Payee Name	Comments
			8702	CAPITAL - FURNITURE			118.51	
			9005	INTEREST ON 1ST MORTGAGE			12,202.97	
			9082	TRANSFER T/F TAX ESCROW			63,000.00	
				<b>GRAND TOTAL</b>			139,058.35	

## Unpaid Invoices As of November 2021

Company Code	Sub Company Code	Voucher Number	Job ID No.	Invoice Number	Invoice Date	Invoice Description	Invoice Amount	0-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	On Hold
<b>Vendor: ACTION GLASS INC. (A006)</b>												
365		1943327		76250	11/01/21	FURN. & INSTAL INSULATED UNIT	616.50	616.50				<input checked="" type="checkbox"/>
<b>Totals</b>							<b>616.50</b>	<b>616.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: ARGO REAL ESTATE LLC (A100X)</b>												
365		1945473		112721	11/27/21	#000071WA29481	9.72	9.72				<input type="checkbox"/>
<b>Totals</b>							<b>9.72</b>	<b>9.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: ALBANESE PEST CONTROL (A850)</b>												
365		1938175		50044	09/24/21	UPGRADE ROACH SVC CHUTE/ COMPACTOR	2,776.31	2,776.31				<input type="checkbox"/>
365		1943328		50427	11/02/21	WEEKLY ROACHES/RODENTS	190.53	190.53				<input type="checkbox"/>
<b>Totals</b>							<b>2,966.84</b>	<b>2,966.84</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: ASHOKAN WATER SERVICES (ASH354)</b>												
365		1605875		CRP040219	04/02/19	INSTALLATION OF WATER METER	1,937.50				1,937.50	<input type="checkbox"/>
365		1934464		C18376	07/01/21	MONTHLY WATER METER READING	1,476.00				1,476.00	<input type="checkbox"/>
<b>Totals</b>							<b>3,413.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,413.50</b>	
<b>Vendor: NALCO COMPANY LLC (C289)</b>												
365		1933727		6660054669	09/29/21	MARKET ADJUSTMENT	192.71	192.71				<input type="checkbox"/>
<b>Totals</b>							<b>192.71</b>	<b>192.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: CLEANCO DISTRIBUTORS INC (CLE10)</b>												
365		1942638		093609	11/09/21	CALCIUM CHLORIDE PELLETS	337.51	337.51				<input type="checkbox"/>
<b>Totals</b>							<b>337.51</b>	<b>337.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: DEPENDABLE PLASTICS &amp; SUPPLIES CORP. (D020)</b>												
365		1931319		155979	09/09/21	GLOVES, PUMP, MASK	210.41			210.41		<input type="checkbox"/>
<b>Totals</b>							<b>210.41</b>	<b>0.00</b>	<b>0.00</b>	<b>210.41</b>	<b>0.00</b>	
<b>Vendor: ERRANDS PRO INC (EPI50)</b>												
365		1941777		5262	11/01/21	STAFF RELIEF 10/23 & 10/24	560.00	560.00				<input type="checkbox"/>
<b>Totals</b>							<b>560.00</b>	<b>560.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: FRED SMITH PLUMBING &amp; HEATING CO. (F496)</b>												
365		1943332		W74269	10/18/21	REPLACED NEW SEC OF ROOF TANK	1,614.40	1,614.40				<input type="checkbox"/>
365		1942388		W74284	10/18/21	CLEAR WATER CLOSET STOPPAGE-APT#14A	271.88	271.88				<input type="checkbox"/>

## Unpaid Invoices As of November 2021

Company Code	Sub Company Code	Voucher Number	Job ID No.	Invoice Number	Invoice Date	Invoice Description	Invoice Amount	0-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	On Hold
<b>Vendor: FRED SMITH PLUMBING &amp; HEATING CO. (F496)</b>												
365		1941641		W74589	10/26/21	UNCLOGGED THE TOILET IN APT.#14A	1,157.12	1,157.12				<input type="checkbox"/>
<b>Totals</b>							<b>3,043.40</b>	<b>3,043.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: F &amp; F HARDWARE INC. (F655)</b>												
365		1926861		130919	12/21/20	BULB- CREDIT	-40.85			-40.85		<input type="checkbox"/>
<b>Totals</b>							<b>-40.85</b>	<b>0.00</b>	<b>0.00</b>	<b>-40.85</b>	<b>0.00</b>	
<b>Vendor: NYC WATER BOARD (N023)</b>												
365		1943534		9000114216001	11/19/21	8/11/21-11/9/21 1081HCF,ACT	11,479.14	11,479.14				<input type="checkbox"/>
<b>Totals</b>							<b>11,479.14</b>	<b>11,479.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: NEWMAN,NEWMAN &amp; KAUFMAN,LLP (N1000)</b>												
365		1888176		39041	02/26/21	CAP CONFIRM INC. ELECT CONFIRM	400.00				400.00	<input type="checkbox"/>
365		1930008		40548	09/13/21	PROCESS & DELIVERY OF 2020 TAX RTN	600.00			600.00		<input type="checkbox"/>
365		1933978		40817	10/01/21	QTRLY RETAINER 10/2021-12/2021	2,600.00	2,600.00				<input type="checkbox"/>
<b>Totals</b>							<b>3,600.00</b>	<b>2,600.00</b>	<b>0.00</b>	<b>600.00</b>	<b>400.00</b>	
<b>Vendor: ROSENWACH TANK CO INC (R651)</b>												
365		1934663		14879	09/28/21	2021 GRAVITY TANK TESTING & CLEANING	1,850.88	1,850.88				<input type="checkbox"/>
<b>Totals</b>							<b>1,850.88</b>	<b>1,850.88</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Vendor: SMITH, GAMBRELL &amp; RUSSELL, LLP (SGRLLP)</b>												
365		1606871		850801	05/16/18	GENERAL EDB 4/23/18	99.00				99.00	<input type="checkbox"/>
365		1605710		886897	02/13/19	FINANCING 2018 PROF. SVC 1/2019	-1,618.27				-1,618.27	<input type="checkbox"/>
365		1625866		898467	05/13/19	REVIEW CLOSING BINDER 2/5/19	209.29				209.29	<input type="checkbox"/>
365		1630051		906750	07/18/19	GENERAL 6/2019	148.50				148.50	<input type="checkbox"/>
365		1928352		1017622	08/17/21	GENERAL PROF. SVC. 7/2021	385.50			385.50		<input type="checkbox"/>
365		1936943		1022385	09/16/21	GENERAL PROF. SVC. 8/2021	103.00	103.00				<input type="checkbox"/>
<b>Totals</b>							<b>-672.98</b>	<b>103.00</b>	<b>0.00</b>	<b>385.50</b>	<b>-1,161.48</b>	
<b>Grand Totals</b>							<b>27,566.78</b>	<b>23,759.70</b>	<b>0.00</b>	<b>1,155.06</b>	<b>2,652.02</b>	

**Status Report  
November 2021**

			Billing						Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
Tenant	Unit No	No. of Shares	Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance
	1A	200	450.55	955.23	8	LATE CHARGE	109.01	1,514.79			11/09/21	955.23	MAINTENANCE	955.23	MAINTENANCE	117.45
															LATE CHARGE	442.11
																559.56
	1B	200	8,564.33	955.23	8	LATE CHARGE	290.39	9,809.95			11/09/21	955.23	MAINTENANCE	955.23	MAINTENANCE	955.23
															LEGAL FEES	742.50
															LATE CHARGE	6,996.99
															NYC FEE REIMB.	160.00
																8,854.72
	2A	245	1,170.15	1,170.15				2,340.30			11/01/21	2,340.30	MAINTENANCE	2,340.30		
	2B	355	0.00	1,695.53				1,695.53			11/01/21	1,695.53	MAINTENANCE	1,695.53		
	2D	245	0.00	1,170.15	28	BIKE STORAGE	5.00	1,175.15			11/09/21	1,175.15	MAINTENANCE	1,170.15		
															BIKE STORAGE	5.00
	2E	355	0.00	1,695.53				1,695.53			11/04/21	1,695.53	MAINTENANCE	1,695.53		
	3A	250	0.00	1,194.03	28	BIKE STORAGE	5.00	1,199.03			11/01/21	1,199.03	MAINTENANCE	1,194.03		
															BIKE STORAGE	5.00
	3B		0.00	1,719.40				1,719.40			11/01/21	1,719.40	MAINTENANCE	1,719.40		
	3C	360	0.00	1,719.40				1,719.40			11/04/21	1,719.40	MAINTENANCE	1,719.40		
	3D	250	0.00	1,194.02				1,194.02			11/01/21	1,194.02	MAINTENANCE	1,194.02		
	3E	360	0.00	1,719.40	28	BIKE STORAGE	10.00	1,729.40			11/01/21	1,729.40	MAINTENANCE	1,719.40		
															BIKE STORAGE	10.00
	4A	255	0.00	1,217.92				1,217.92			11/01/21	1,217.92	MAINTENANCE	1,217.92		
	4B	365	0.00	1,743.30				1,743.30			11/01/21	1,743.30	MAINTENANCE	1,743.30		
	4C		0.00	0.00				0.00								
	4D	255	-1,536.67	1,217.92	25	SUBLET	318.75	0.00			11/30/21	1,536.67	MAINTENANCE	1,217.92	MAINTENANCE	-1,217.92
															SUBLET	-318.75
																-1,536.67
	4E	365	0.00	1,743.30				1,743.30			11/01/21	1,743.30	MAINTENANCE	1,743.30		
	5A	260	-1,241.81	1,241.81				0.00			11/30/21	1,241.81	MAINTENANCE	1,241.81	MAINTENANCE	-1,241.81
	5B	370	-1,767.18	1,767.18				0.00			11/30/21	1,767.18	MAINTENANCE	1,767.18	MAINTENANCE	-1,767.18
	5C	370	0.00	1,767.19				1,767.19			11/05/21	1,767.19	MAINTENANCE	1,767.19		

**Status Report  
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Tenant	Unit No	No. of Shares	Billing						Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
			Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance
	5D	260	129.12	1,241.81	8	LATE CHARGE	127.42	1,498.35			11/09/21	1,241.81	MAINTENANCE	1,241.81	LATE CHARGE	256.54
	5E	370	-1,777.18	1,767.18	28	BIKE STORAGE	10.00	0.00			11/30/21	1,777.18	MAINTENANCE BIKE STORAGE	1,767.18 10.00	MAINTENANCE BIKE STORAGE	-1,767.18 -10.00
	6A	265	0.00	1,265.68	28	BIKE STORAGE	5.00	1,270.68			11/01/21	1,270.68	MAINTENANCE BIKE STORAGE	1,265.68 5.00		
	6B	375	0.00	1,791.06	25	SUBLET	468.75	2,259.81			11/03/21	2,259.81	MAINTENANCE SUBLET	1,791.06 468.75		
	6C	375	142.00	1,791.06	8	LATE CHARGE	138.66	2,071.72			11/09/21	1,791.06	MAINTENANCE	1,791.06	LATE CHARGE	280.66
	6D	265	0.00	1,265.69				1,265.69			11/01/21	1,265.69	MAINTENANCE	1,265.69		
	6E	375	0.00	1,791.06				1,791.06			11/01/21	1,791.06	MAINTENANCE	1,791.06		
	7A	270	-0.78	1,289.57				1,288.79			11/01/21	1,289.57	MAINTENANCE	1,289.57	MAINTENANCE	-0.78
	7B	380	0.00	1,814.93	28	BIKE STORAGE	5.00	1,819.93			11/01/21	1,819.93	MAINTENANCE BIKE STORAGE	1,814.93 5.00		
	7C	380	0.00	1,814.93				1,814.93			11/09/21	1,814.93	MAINTENANCE	1,814.93		
	7D	270	0.00	1,289.57				1,289.57			11/01/21	1,289.57	MAINTENANCE	1,289.57		
	7E	380	0.00	1,814.93				1,814.93			11/01/21	1,814.93	MAINTENANCE	1,814.93		
	8A	275	130.80	1,313.43	8	LATE CHARGE	128.88	1,573.11			11/09/21	1,313.43	MAINTENANCE	1,313.43	LATE CHARGE	259.68
	8B		0.00	1,838.82	28	BIKE STORAGE	5.00	1,843.82			11/01/21	1,843.82	MAINTENANCE BIKE STORAGE	1,838.82 5.00		
	8C	385	545.61	1,838.82	8	LATE CHARGE	147.69	2,532.12			11/09/21	1,838.82	MAINTENANCE	1,838.82	MAINTENANCE LATE CHARGE	100.00 593.30
	8D	275	130.80	1,313.43	8	LATE CHARGE	128.88	1,573.11			11/09/21	1,313.43	MAINTENANCE	1,313.43	LATE CHARGE	259.68
	8E	385	0.00	1,838.82	28	BIKE STORAGE	10.00	1,848.82			11/01/21	1,848.82	MAINTENANCE BIKE STORAGE	1,838.82 10.00		
	9A	280	0.00	1,337.33				1,337.33			11/01/21	1,337.33	MAINTENANCE	1,337.33		
	9B	390	0.00	1,862.71				1,862.71			11/09/21	1,862.71	MAINTENANCE	1,862.71		
	9C	390	0.00	1,862.69				1,862.69			11/02/21	1,862.69	MAINTENANCE	1,862.69		
	9D	280	-388.78	1,337.33				948.55			11/01/21	948.55	MAINTENANCE	948.55		

**Status Report  
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			Billing						Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
Tenant	Unit No	No. of Shares	Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance
	9E	390	143.68	1,862.71	8	LATE CHARGE	140.13	2,146.52			11/09/21	1,862.71	MAINTENANCE	1,862.71	LATE CHARGE	283.81
	10A	285	-1,366.21	1,361.21	28	BIKE STORAGE	5.00	0.00								
	10C	395	0.00	1,887.10				1,887.10			11/01/21	1,887.10	MAINTENANCE	1,887.10		
	10D	285	0.00	1,361.21				1,361.21			11/09/21	1,361.21	MAINTENANCE	1,361.21		
	10E	395	0.00	1,886.58				1,886.58			11/04/21	1,886.58	MAINTENANCE	1,886.58		
	11A	290	132.48	1,385.07	8	LATE CHARGE	130.35	1,647.90			11/09/21	1,385.07	MAINTENANCE	1,385.07	LATE CHARGE	262.83
	11B	400	0.00	1,910.45				1,910.45			11/02/21	1,910.45	MAINTENANCE	1,910.45		
	11C	400	-1,920.27	1,910.45	28	BIKE STORAGE	10.00	0.18			11/26/21	1,920.45	BIKE STORAGE MAINTENANCE	10.18 1,910.27	MAINTENANCE BIKE STORAGE	-1,910.27 -10.00 -1,920.27
	11E	400	0.00	1,910.45				1,910.45			11/04/21	1,910.45	MAINTENANCE	1,910.45		
	12A	295	1,955.44	1,408.97	8 64	LATE CHARGE KEY CHARGE	139.11 25.00	3,528.52							MAINTENANCE LATE CHARGE KEY CHARGE SPECIAL ASSESS	1,573.13 873.82 25.00 1,056.57 3,528.52
	12B	405	0.00	1,934.33				1,934.33			11/01/21	1,934.33	MAINTENANCE	1,934.33		
	12C	405	0.00	1,934.33				1,934.33	MOVE IN/OUT DE MOVE IN/OUT FE	500.00 500.00	11/01/21 11/05/21 11/05/21	1,934.33 500.00 500.00	MAINTENANCE MOVE IN/OUT DEPC MOVE IN/ OUT FEE	1,934.33 500.00 500.00		
	12D	295	-1,408.97	1,408.97				0.00								
	12E	405	0.00	1,934.33				1,934.33			11/02/21	1,934.33	MAINTENANCE	1,934.33		
		300	133.60	1,432.83	8	LATE CHARGE	131.33	1,697.76			11/09/21	1,432.83	MAINTENANCE	1,432.83	LATE CHARGE	264.93
	14B	410	-1,958.23	1,958.23				0.00			11/30/21	1,958.23	MAINTENANCE	1,958.23	MAINTENANCE	-1,958.23
	14C	410	145.92	1,958.23	8	LATE CHARGE	142.08	2,246.23			11/09/21	1,958.23	MAINTENANCE	1,958.23	LATE CHARGE	288.00
	14D	300	0.00	1,432.83				1,432.83			11/01/21	1,432.83	MAINTENANCE	1,432.83		
	14E	410	0.00	1,958.23	25 28	SUBLET BIKE STORAGE	512.50 5.00	2,475.73			11/02/21	2,475.73	MAINTENANCE SUBLET BIKE STORAGE	1,958.23 512.50 5.00		



**Status Report  
November 2021**

Tenant	Unit No	No. of Shares	Billing						Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
			Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance
[REDACTED]	15A	305	134.16	1,456.71	8	LATE CHARGE	131.82	1,722.69			11/09/21	1,456.71	MAINTENANCE	1,456.71	LATE CHARGE	265.98
[REDACTED]	15B	415	0.00	1,982.09				1,982.09			11/01/21	1,982.09	MAINTENANCE	1,982.09		
[REDACTED]	15C	415	0.00	1,982.09				1,982.09			11/05/21	1,982.09	MAINTENANCE	1,982.09		
[REDACTED]	15D	305	134.16	1,456.71	8	LATE CHARGE	131.82	1,722.69			11/09/21	1,456.71	MAINTENANCE	1,456.71	LATE CHARGE	265.98
[REDACTED]	15E	415	0.00	1,982.09	64	KEY CHARGE	25.00	2,007.09			11/01/21	2,007.09	MAINTENANCE MISCELLANEOUS IN	1,982.09 25.00		
[REDACTED]	16A	310	0.00	1,480.59	25	SUBLET	387.50	1,868.09			11/01/21	1,868.09	MAINTENANCE SUBLET	1,480.59 387.50		
[REDACTED]	16B	420	0.00	2,005.98				2,005.98			11/01/21	2,005.98	MAINTENANCE	2,005.98		
[REDACTED]	16C	420	0.00	2,005.98				2,005.98			11/04/21	2,005.98	MAINTENANCE	2,005.98		
FELICIT	16D	310	0.00	1,480.59				1,480.59			11/03/21	1,480.59	MAINTENANCE	1,480.59		
[REDACTED]	16E	420	0.00	2,005.98	28	BIKE STORAGE	5.00	2,010.98			11/01/21	2,010.98	MAINTENANCE BIKE STORAGE	2,005.98 5.00		
[REDACTED]	17A	390	0.00	1,862.69				1,862.69			11/01/21	1,862.69	MAINTENANCE	1,862.69		
[REDACTED]	17B	530	23,451.46	2,531.35	8	LATE CHARGE	569.03	26,551.84							MAINTENANCE LATE CHARGE	20,139.77 6,412.07
															26,551.84	

**Status Report  
November 2021**

			Billing						Adjustments		Payment Detail		Payments Summarized by G/L Account		Balance Due Summarized by Charge	
Tenant	Unit No	No. of Shares	Opening Balance	Base Charge	Chg Cde	Miscellaneous Charges	Amount Billed	Total Due	Charge Description	Adjust Amount	Date Paid	Payment	G/L Account Description	Amount Paid	Charge Description	Closing Balance
									LATE CHARGE	-196.85						
									LATE CHARGE	-192.99						
									LATE CHARGE	-189.21						
									LATE CHARGE	-185.50						
HERCULES	WM		3,803.10	0.00	7	WASH MACHINE	600.00	4,403.10							WASH MACHINE	4,403.10
VACANT	BIN#1		0.00	0.00				0.00								

**Miscellaneous Income**

Deposit Date	Comments	Deposit Amount	Account	Description	Amount
11/5/2021	365-12C [REDACTED] Move In Deposit (refundable)	500.00	3110	MOVE IN/OUT DEPOSITS	500.00
11/5/2021	365-12C [REDACTED] Move In Fee (non-refundable)	500.00	5154	MOVE IN/ OUT FEE	500.00
11/3/2021	32BJ AUDIT SETTLEMENT	333.33	8732	SETTLEMENT	333.33
11/3/2021	365-17B [REDACTED] Move In Deposit (refundable)	500.00	3110	MOVE IN/OUT DEPOSITS	500.00
11/3/2021	365-17B [REDACTED] Move In Fee (non-refundable)	500.00	5154	MOVE IN/ OUT FEE	500.00
11/1/2021	SCRIE OVERPAYMENT	647.28	5190	SR. CITIZEN EXEMPTION	647.28
				<b>Total Miscellaneous Income</b>	<b>2,980.61</b>

**Unit Count: 77**

**Total Shares: 25000**

**Status Report  
November 2021**

<b>Grand Totals</b>					
<b>Charge Description</b>	<b>Opening Balance</b>	<b>Monthly Charges</b>	<b>Adjustments</b>	<b>Payments</b>	<b>Closing Balance</b>
MAINTENANCE	7,092.90	119,404.10	0.00	113,474.79	13,022.21
LEGAL FEES	742.50	0.00	0.00	0.00	742.50
WATER	0.00	0.00	31,163.28	0.00	31,163.28
WASH MACHINE	3,803.10	600.00	0.00	0.00	4,403.10
LATE CHARGE	21,784.83	3,664.68	-7,166.66	0.00	18,282.85
COMMERC RENT	2,485.19	2,465.19	0.00	4,930.38	20.00
SUBLET	-318.75	1,687.50	0.00	1,687.50	-318.75
CHARGEBACK	29,082.85	2,080.43	-31,163.28	0.00	0.00
BIKE STORAGE	-24.82	80.00	0.00	75.18	-20.00
MOVE IN/OUT DE	0.00	0.00	500.00	500.00	0.00
KEY CHARGE	0.00	50.00	0.00	25.00	25.00
SPECIAL ASSESS	1,056.57	0.00	0.00	0.00	1,056.57
MOVE IN/OUT FE	0.00	0.00	500.00	500.00	0.00
RETRO WATER	0.00	0.00	4,730.61	0.00	4,730.61
NYC FEE REIMB.	160.00	0.00	0.00	0.00	160.00
CHRGBACK-PLUMB	1,809.81	0.00	0.00	-2,465.19	4,275.00
Miscellaneous Income	0.00	0.00	0.00	2,980.61	0.00
<b>Grand Totals</b>	<b>67,674.18</b>	<b>130,031.90</b>	<b>-1,436.05</b>	<b>121,708.27</b>	<b>77,542.37</b>

<b>Payment Summary by Account</b>				
<b>Account</b>	<b>Account Description</b>	<b>Tenant Payments</b>	<b>Miscellaneous Income</b>	<b>Total Income</b>
5010	MAINTENANCE	113,474.79	0.00	113,474.79
5015	BIKE STORAGE	75.18	0.00	75.18
5072	SUBLET	1,687.50	0.00	1,687.50
3110	MOVE IN/OUT DEPOSITS	500.00	1,000.00	1,500.00
5154	MOVE IN/ OUT FEE	500.00	1,000.00	1,500.00
5085	MISCELLANEOUS INCOME	25.00	0.00	25.00
5149	CO-OP COMMERCIAL INCOME	4,930.38	0.00	4,930.38
5073	CHARGEBACK	-2,465.19	0.00	-2,465.19
8732	SETTLEMENT	0.00	333.33	333.33
5190	SR. CITIZEN EXEMPTION	0.00	647.28	647.28
<b>Grand Totals</b>		<b>118,727.66</b>	<b>2,980.61</b>	<b>121,708.27</b>

**Cash Receipts Journal**  
**Period of November 2021**

Deposit Date	Building Number	UnitNo		Cash	Cash Account	Check #	Billing Period	Account Number	Account Description	Chg Cde	Charge Code Description	Amount
11/01/21	365	GEN	GENERAL SCRIE OVERPAYMENT	647.28	1000			5190	SR. CITIZEN EXEMPT			647.28
<b>11/01/21</b>	<b>Total for Deposit CR-72155</b>			<b>647.28</b>								
11/01/21	365	GEN	GENERAL INTEREST INCOME OCT 2021	13.42	1013			5206	CAPITAL INTEREST IN			13.42
<b>11/01/21</b>	<b>Total for Deposit CR-74974</b>			<b>13.42</b>								
11/01/21	365	GEN	GENERAL INTEREST INCOME OCT 2021	2.77	1029			5206	CAPITAL INTEREST IN			2.77
<b>11/01/21</b>	<b>Total for Deposit CR-74975</b>			<b>2.77</b>								
11/01/21	365	GEN	GENERAL INTEREST INCOME OCT 2021	0.54	1031			5206	CAPITAL INTEREST IN			0.54
<b>11/01/21</b>	<b>Total for Deposit CR-74976</b>			<b>0.54</b>								
11/01/21	365	GEN	GENERAL INTEREST INCOME OCT 2021	17.49	1011			5206	CAPITAL INTEREST IN			17.49
<b>11/01/21</b>	<b>Total for Deposit CR-74977</b>			<b>17.49</b>								
11/03/21	365	GEN	GENERAL 32BJ AUDIT SETTLEMENT	333.33	1000			8732	SETTLEMENT			333.33
<b>11/03/21</b>	<b>Total for Deposit CR-72606</b>			<b>333.33</b>								
11/03/21	365	GEN	GENERAL 365-17B [REDACTED] Move In Deposit (refundable)	500.00	1000			3110	MOVE IN/OUT DEPOS			500.00
11/03/21	365	GEN	GENERAL 365-17B [REDACTED] Move In Fee (non-refundable)	500.00	1000			5154	MOVE IN/ OUT FEE			500.00
<b>11/03/21</b>	<b>Total for Deposit CR-73543</b>			<b>1,000.00</b>								
11/05/21	365	GEN	GENERAL 365-12C [REDACTED] Move In Deposit (refundable)	500.00	1000			3110	MOVE IN/OUT DEPOS			500.00
11/05/21	365	GEN	GENERAL 365-12C [REDACTED] Move In Fee (non-refundable)	500.00	1000			5154	MOVE IN/ OUT FEE			500.00
<b>11/05/21</b>	<b>Total for Deposit CR-73534</b>			<b>1,000.00</b>								

**Cash Receipts Journal**  
**Period of November 2021**

Deposit Date	Building Number	UnitNo	Cash	Cash Account	Check #	Billing Period	Account Number	Account Description	Chg Cde	Charge Code Description	Amount
11/16/21	365	GEN	63,000.00	1013			9081	TRANSFER T/F OPER			63,000.00
								11/2021 R/E TAX ESCROW TRANSFER			
11/16/21	<b>Total for Deposit CR-74061</b>		<b>63,000.00</b>								
<b>Grand Total</b>			<b>66,014.83</b>								

**General Ledger Summary**

Cash	Account	Account Description	Current	Delinquent	Prepaid	General
1,000.00	3110	MOVE IN/OUT DEPOSITS	0.00	0.00	0.00	1,000.00
1,000.00	5154	MOVE IN/ OUT FEE	0.00	0.00	0.00	1,000.00
647.28	5190	SR. CITIZEN EXEMPTION	0.00	0.00	0.00	647.28
34.22	5206	CAPITAL INTEREST INCOME	0.00	0.00	0.00	34.22
333.33	8732	SETTLEMENT	0.00	0.00	0.00	333.33
63,000.00	9081	TRANSFER T/F OPERATIONS	0.00	0.00	0.00	63,000.00
<b>66,014.83</b>		<b>Grand Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>66,014.83</b>

**Aged Delinquency Report  
As of November 2021**

Unit	Occupant	Chg Code	Charge Description	Prepaid	Current	30 Days	60 Days	90 Days & Over	Total Balance Due	In Legal	Last Paid Date	Last Paid Amount
											Legal Status	
1A		000	MAINTENANCE		117.45				117.45	<input type="checkbox"/>	12/21	955.23
		008	LATE CHARGE		109.01	106.87	104.78	121.45	442.11			
			TOTALS	0.00	226.46	106.87	104.78	121.45	559.56			
1B		000	MAINTENANCE					955.23	955.23	<input type="checkbox"/>	12/21	955.23
		003	LEGAL FEES					742.50	742.50			
		008	LATE CHARGE		290.39	265.97	260.75	6,179.88	6,996.99			
		139	NYC FEE REIMB.					160.00	160.00			
			TOTALS	0.00	290.39	265.97	260.75	8,037.61	8,854.72			
2C		008	LATE CHARGE		136.71			139.76	276.47	<input type="checkbox"/>	12/21	1,695.53
5D		008	LATE CHARGE		127.42			129.12	256.54	<input type="checkbox"/>	12/21	1,241.81
6C		008	LATE CHARGE		138.66			142.00	280.66	<input type="checkbox"/>	12/21	1,791.06
8A		008	LATE CHARGE		128.88			130.80	259.68	<input type="checkbox"/>	12/21	1,313.43
8C		000	MAINTENANCE					100.00	100.00	<input type="checkbox"/>	12/21	1,838.82
		008	LATE CHARGE		147.69	108.74	108.57	228.30	593.30			
			TOTALS	0.00	147.69	108.74	108.57	328.30	693.30			
8D		008	LATE CHARGE		128.88			130.80	259.68	<input type="checkbox"/>	12/21	1,313.43
9E		008	LATE CHARGE		140.13			143.68	283.81	<input type="checkbox"/>	12/21	1,862.71
11A		008	LATE CHARGE		130.35			132.48	262.83	<input type="checkbox"/>	12/21	1,385.07
12A		000	MAINTENANCE		1,408.97	164.16			1,573.13	<input type="checkbox"/>	10/21	1,367.93
		008	LATE CHARGE		139.11	135.58	158.94	440.19	873.82			
		064	KEY CHARGE		25.00				25.00			
		069	SPECIAL ASSESS					1,056.57	1,056.57			
			TOTALS	0.00	1,573.08	299.74	158.94	1,496.76	3,528.52			
14A		008	LATE CHARGE		131.33			133.60	264.93	<input type="checkbox"/>	12/21	1,432.83
14C		008	LATE CHARGE		142.08			145.92	288.00	<input type="checkbox"/>	12/21	1,958.23

**Aged Delinquency Report  
As of November 2021**

Unit	Occupant	Chg Code	Charge Description	Prepaid	Current	30 Days	60 Days	90 Days & Over	Total Balance Due	In Legal	Last Paid Date	Last Paid Amount
											Legal Status	
		008	LATE CHARGE		131.82			134.16	265.98	<input type="checkbox"/>	12/21	1,456.71
15D		008	LATE CHARGE		131.82			134.16	265.98	<input type="checkbox"/>	12/21	1,456.71
17B		000	MAINTENANCE		2,531.35	2,531.35	2,531.35	12,545.72	20,139.77	<input type="checkbox"/>	12/21	107.50
		008	LATE CHARGE		569.03	559.22	596.66	4,687.16	6,412.07			
			TOTALS	0.00	3,100.38	3,090.57	3,128.01	17,232.88	26,551.84			
ST		005	WATER		2,080.43		1,896.55	27,186.30	31,163.28	<input type="checkbox"/>	12/21	2,465.19
		023	COMMERC RENT					20.00	20.00			
		103	RETRO WATER		4,730.61				4,730.61			
		189	CHRGBACK-PLUMB					4,275.00	4,275.00			
			TOTALS	0.00	6,811.04	0.00	1,896.55	31,481.30	40,188.89			
WM	HERCULES	007	WASH MACHINE		600.00	600.00		3,203.10	4,403.10	<input type="checkbox"/>	12/21	600.00
<b>Totals for Building 365</b>		000	MAINTENANCE		4,057.77	2,695.51	2,531.35	13,600.95	22,885.58			
		003	LEGAL FEES					742.50	742.50			
		005	WATER		2,080.43		1,896.55	27,186.30	31,163.28			
		007	WASH MACHINE		600.00	600.00		3,203.10	4,403.10			
		008	LATE CHARGE		2,723.31	1,176.38	1,229.70	13,153.46	18,282.85			
		023	COMMERC RENT					20.00	20.00			
		064	KEY CHARGE		25.00				25.00			
		069	SPECIAL ASSESS					1,056.57	1,056.57			
		103	RETRO WATER		4,730.61				4,730.61			
		139	NYC FEE REIMB.					160.00	160.00			
		189	CHRGBACK-PLUMB					4,275.00	4,275.00			
			TOTALS	0.00	14,217.12	4,471.89	5,657.60	63,397.88	87,744.49			

**Statement of Loans and Reserves**  
**November 2021**

**LOANS**

Lender	Lien Position	Balance	Loan#	Interest Rate	Maturity Date
APPLE SAVINGS BANK	1ST MORTGAGE PAYABLE	3,322,319.28	00-049376	4.259%	11/1/2028
NOTES PAYABLE	NOTES PAYABLE	63,206.00			
<b>TOTAL LOANS</b>		<b>3,385,525.28</b>			

**RESERVE FUNDS**

Cash Account	Bank	Account Description	Prior Balance	Current Month Receipts	Current Month Disbursements	Current Balance	Acct#	Misc. Information
1011	APPLE BANK	MORTGAGE RESERVE	205,930.74	17.49	0.00	205,948.23	2100338955	
1029	SIGNATURE	RESERVE FUND	8,633.68	2.77	0.00	8,636.45	1501845244	
1031	JP MORGAN CHASE	RESERVE FUND II	69,166.49	0.54	0.00	69,167.03	2920930647	
1032	SIGNATURE - RENOVATION ESCROW	RESERVE FUND III	16,814.69	0.00	0.00	16,814.69	1501845244	MICHAEL FUCH RENO FUNDS
1037	SIGNATURE BANK	CERTIFICATE OF DEPOSIT	66,969.77	0.00	0.00	66,969.77	4500239331	0.5% MAT. 05/15/21
1038	SIGNATURE BANK	CERTIFICATE OF DEPOSIT	67,522.54	0.00	0.00	67,522.54	4500239382	1.04% MAT. 05/15/21
<b>TOTAL RESERVE FUNDS</b>			<b>435,037.91</b>	<b>20.80</b>	<b>0.00</b>	<b>435,058.71</b>		