



Citadel
Property Management Corp.

Sample Reports

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Citadel
Property Management Corp.

21 Banton Inc
C/O Citadel Property Mgmt
PO Box 1348
New York NY 10009

OWNER STATEMENT

Report Period: 12/01/2016 - 12/31/2016

Tenant Payments for Property: 21 Banton Inc.

Unit Name/Number	Lease Name	Building / Unit	Amount Paid	Rental Rate	Balance Due	Total Deposits
21. 1BM.		21 21. 1B	\$0.00	\$473.11	\$497.14	\$0.00
21. 1C		21 21 1C	\$0.00	\$867.36	\$911.42	\$0.00
21. 1D		21 21 1D	\$0.00	\$919.92	\$966.66	\$0.00
21. 1E		21 21 1E	\$0.00	\$670.23	\$0.00	\$0.00
21. 1F		21 21 1F	\$0.00	\$670.23	-\$15.32	\$0.00
21. 1G		21 21 1G	\$0.00	\$689.95	\$0.00	\$0.00
21. 1H		21 21 1H	\$0.00	\$689.95	\$725.01	\$0.00
21. 1J		21 21 1J	\$0.00	\$604.53	\$0.00	\$0.00
21. 1K		21 21 1K	\$0.00	\$670.23	\$0.00	\$0.00
21. 2A		21 21 2A	\$0.00	\$880.50	\$925.23	\$0.00
21. 2B		21 219 2B	\$0.00	\$486.24	\$0.00	\$0.00

21. 6M	21 21 6M	\$0.00	\$946.21	\$950.28	\$0.00
21. 6N	21 216N	\$0.00	\$946.21	\$994.27	\$0.00
21. C1A	21 21C1A	\$0.00	\$2,000.00	\$0.00	\$3,400.00
21. C1L	21 21C1L	\$0.00	\$2,164.86	\$2,562.50	\$0.00
21. C1M	21 21 C1M	\$0.00	\$1,266.77	-\$110.00	\$0.00
21. C1N	21 21C1N	\$0.00	\$1,351.39	\$0.00	\$0.00
21. Laundry	21 Laundry	\$0.00	\$350.00	\$0.00	\$0.00
		\$0.00	\$64,479.06	\$180,746.33	\$4,400.00

Expenses for Property: 21 Banton Inc.

Number	Description	Month To Date	Income %	Year To Date	Income %
5160	Accounting	\$0.00	0.00%	\$393.83	0.24%
5130	Bank Charges	\$0.00	0.00%	\$12.00	0.01%
5510	Repairs:Boiler	\$0.00	0.00%	\$7,844.59	4.78%
5511	Repairs:Building Supplies	\$0.00	0.00%	\$2,008.01	1.22%
5185	Building Violations	\$0.00	0.00%	\$400.00	0.24%
5408	Utility Expenses:Cable	\$0.00	0.00%	\$481.80	0.29%
5401	Utility Expenses:Cooking Gas	\$0.00	0.00%	\$607.29	0.37%
5192	Insurance:Disability Insurance	\$0.00	0.00%	\$60.00	0.04%
5402	Utility Expenses:Electricity	\$0.00	0.00%	\$4,310.66	2.63%
5509	Repairs:Elevator	\$0.00	0.00%	\$4,826.43	2.94%
5504	Repairs:Exterminating	\$0.00	0.00%	\$800.22	0.49%
5190	Insurance	\$0.00	0.00%	\$17,862.21	10.88%
5155	Legal Fee	\$0.00	0.00%	\$75.00	0.05%
5501	Repairs:Maintenance & Repair	\$0.00	0.00%	\$1,000.00	0.61%

5002	Payroll Expenses:Maintenance Salaries	\$0.00	0.00%	\$9,229.13	5.62%
5100	Management Fees	\$0.00	0.00%	\$9,000.00	5.48%
5140	Mortgage Interest	\$0.00	0.00%	\$38,393.25	23.39%
5403	Utility Expenses:Natural Gas	\$0.00	0.00%	\$28,015.16	17.07%
5350	Admin Expenses:Other Admin Expenses	\$0.00	0.00%	\$64.90	0.04%
5005	Payroll Expenses:Payroll Fees	\$0.00	0.00%	\$511.26	0.31%
5001	Payroll Expenses:Payroll Taxes	\$0.00	0.00%	\$4,858.71	2.96%
5507	Repairs:Plumbing	\$0.00	0.00%	\$3,645.17	2.22%
5156	Professional Fee	\$0.00	0.00%	\$219.49	0.13%
5176	Real Estate Tax:SCRIE	\$0.00	0.00%	\$7,577.88	4.62%
5407	Utility Expenses:Telephone	\$0.00	0.00%	\$194.41	0.12%
5125	Union Dues	\$0.00	0.00%	\$8,227.62	5.01%
5404	Utility Expenses:Water & Sewer	\$0.00	0.00%	\$12,226.33	7.45%
	EXPENSE TOTAL	\$0.00	0.00%	\$162,845.35	99.20%

Outstanding Payables for Property: 21 Banton Inc.

Date	Account Name	Account # / Code	Amount
03/03/2016	Real Estate Tax (UNDER \$497.24)	5170 / TAXES	\$497.24
			\$497.24

Unpaid Bills

Vendor	Bill Date	Location	Comments	Ref No	Amount	Paid Amount	Due
NYC Department of Finance	03/03/2016	B:21RD			\$497.24	\$0.00	\$497.24
Total Amount Due (Not including Credits)							\$497.24

Security Deposits

Paid

Payee	Date	Location	Comments	Ref No	Amount	Amount	Due
Pela, A.	02/05/2013	BNRD:4B			\$1,000.00	\$1,000.00	\$0.00
Can P.C., D.	08/10/2009	BNRD:CIA			\$3,400.00	\$3,400.00	\$0.00
Total Amount Due							\$0.00

Balance Sheet

21 Banton Rd.
As of 12/31/2015

Assets

Current Assets

Account #	Account Name	Balance
		12/31/15
1003	21 Banton Inc Oper	-\$754,855.27
1051	21 Banton Security	\$4,400.00
1056	21 Banton Inc MMarket	\$761,481.00
1060	NCB Reserve Deposit	\$250,000.00
1140	Mortgage Proceeds	\$833,925.77
1141	Mortgage Escrow	\$68,295.58
1142	Con Edison Deposit Account	\$24,415.00
Total Current Assets		\$1,187,662.08
Total Assets		\$1,187,662.08

Liabilities & Equity

Current Liability

Account #	Account Name	Balance
		12/31/15
2007	Mortgage Payable	\$3,771,156.77
2010	Security Deposit	\$4,400.00
2017	Prepayments	\$11,870.72
Total Current Liabilities		\$3,787,427.49
Total Liabilities		\$3,787,427.49

Equity

Account #	Account Name	Balance
		12/31/15
3000	Retained Earnings	-\$2,596,363.98
	Net Income	-\$3,401.43
Total Equity		-\$2,599,765.41
Total Liabilities & Equity		\$1,187,662.08

Income Statement Standard By Month

A 12-month summary of income and expense. This report is available for either cash or accrual accounting basis.

Report Period: 01/01/2015 - 12/31/2015

Run Date: 03/03/2016

Building: 21 Banton Rd.

Total Income	Total Expense	Total Net Income
\$702,416.90	\$705,818.33	-\$3,401.43

Income													
Account	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	NOV 15	DEC 15	Total
Commercial Rent 4004	\$0.00	\$0.00	\$8,279.50	\$5,779.50	\$12,769.36	\$6,523.76	\$8,388.62	\$8,388.62	\$8,388.62	\$8,485.98	\$8,437.30	\$8,437.30	\$83,878.56
Common Charge 4006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$994.27	\$994.27	\$994.27	\$994.27	\$3,977.08
Discount/Promotion 4230	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$30.00
Fee For Returned Payment 4460	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00
Gym Fee 4002	\$0.00	\$0.00	\$126.61	-\$150.47	-\$9.57	\$50.00	\$0.00	\$50.00	-\$16.33	\$2,305.45	\$395.64	\$104.01	\$2,855.34
Interest Income 4021	\$0.00	\$0.00	\$399.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.69	\$0.00	\$0.00	\$422.17
Laundry Income 4005	\$0.00	\$0.00	\$875.00	\$875.00	\$875.00	\$3,899.99	\$1,056.50	\$875.00	\$875.00	\$875.00	\$875.00	\$875.00	\$11,956.49
Maintenance 4001	\$0.00	\$0.00	\$65,354.97	\$53,013.39	\$57,731.15	\$60,575.24	\$59,188.35	\$60,165.77	\$60,201.17	\$54,256.65	\$65,344.30	\$57,751.81	\$593,582.80
Refunds 4560	\$0.00	\$0.00	\$0.00	\$14.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.54
Rent 4000	\$0.00	\$0.00	\$540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00
Storage Income 4011	\$0.00	\$0.00	\$0.00	\$181.50	\$181.50	\$181.50	\$0.00	\$181.50	\$297.00	\$165.00	\$165.00	\$165.00	\$1,518.00
Sublet Fees 4003	\$0.00	\$0.00	\$66.30	\$66.30	\$433.24	\$236.52	\$236.52	\$236.52	\$654.63	\$411.51	\$780.19	\$550.19	\$3,671.92
Total Income	\$0.00	\$0.00	\$75,641.86	\$59,809.76	\$71,980.68	\$71,467.01	\$68,869.99	\$69,867.41	\$71,394.36	\$67,516.55	\$76,991.70	\$68,877.58	\$702,416.90

Expense													
Account	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	NOV 15	DEC 15	Total
Accounting 5160	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$60.00	\$0.00	\$5,475.00	\$0.00	\$0.00	\$0.00	\$6,285.00
Admin Expenses 5300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Meals 5307	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.55	\$744.21	\$799.76
Office Supplies 5302	\$0.00	\$0.00	\$64.23	\$40.26	\$90.98	\$107.79	\$0.00	\$77.60	\$0.00	\$0.00	\$0.00	\$19.78	\$400.64

Generated By: Michael Crespo
Generated On: 03/03/2016
Run Date: 03/03/2016

Income Statement Standard By Month

A 12-month summary of income and expense. This report is available for either cash or accrual accounting basis.

Report Period: 01/01/2015 - 12/31/2015

Run Date: 03/03/2016

Other Admin Expenses 5350	\$0.00	\$0.00	\$627.01	\$251.43	\$36.44	\$23.93	\$0.00	\$26.21	\$41.08	\$21.75	\$27.94	\$211.29	\$1,267.08
Postage & Delivery 5304	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.90
Subtotal Admin Expenses	\$0.00	\$0.00	\$691.24	\$291.69	\$127.42	\$165.62	\$0.00	\$103.81	\$41.08	\$21.75	\$83.49	\$975.28	\$2,501.38
Bank Charges 5130	\$0.00	\$0.00	\$0.00	\$12.00	\$8,700.00	\$3,180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,892.00
Building Violations 5185	\$0.00	\$0.00	\$0.00	\$119.65	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$387.50	\$0.00	\$807.15
Corporate Tax 5175	\$0.00	\$0.00	\$0.00	\$1,549.62	\$635.00	\$0.00	\$13.00	\$882.89	\$0.00	\$0.00	\$0.00	\$0.00	\$3,080.51
Fess & Permits 5180	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102.50	\$102.50
Insurance 5190	\$0.00	\$0.00	\$5,902.34	\$0.00	\$891.89	\$8,785.25	\$270.39	\$7,518.40	\$0.00	\$0.00	\$0.00	\$3,200.00	\$26,568.27
Wokers Comp 5191	\$0.00	\$0.00	\$0.00	\$3,996.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,996.68
Subtotal Insurance	\$0.00	\$0.00	\$5,902.34	\$3,996.68	\$891.89	\$8,785.25	\$270.39	\$7,518.40	\$0.00	\$0.00	\$0.00	\$3,200.00	\$30,564.95
Legal Fee 5155	\$0.00	\$0.00	\$322.24	\$320.13	\$159.75	\$552.23	-\$113.08	\$0.00	-\$250.00	\$0.00	\$0.00	\$0.00	\$991.27
Management Fees 5100	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$7,927.53	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$34,927.53
Mortgage Closing Cost 5141	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97,510.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97,510.16
Mortgage Interest 5140	\$0.00	\$0.00	\$10,125.10	\$11,180.73	\$10,796.07	\$21,159.43	\$0.00	\$13,187.06	\$13,169.63	\$12,727.89	\$13,133.13	\$12,692.44	\$118,171.48
Other Interest 5150	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$238.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$238.68
Payroll Expenses 5000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Holiday Bonus 5003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,581.00	\$1,581.00
Maintenance Salaries 5002	\$0.00	\$0.00	\$6,565.66	\$5,012.21	\$5,034.97	\$6,834.42	\$4,523.14	\$5,578.66	\$5,860.37	\$5,228.54	\$5,896.25	\$6,874.02	\$57,408.24
Payroll Fees 5005	\$0.00	\$0.00	\$211.68	\$211.68	\$264.60	\$211.68	\$275.20	\$226.22	\$222.28	\$222.28	\$222.28	\$222.28	\$2,290.18
Payroll Taxes 5001	\$0.00	\$0.00	\$3,322.95	\$2,334.44	\$2,377.24	\$3,395.14	\$2,315.82	\$2,551.25	\$2,841.21	\$2,481.17	\$3,050.52	\$3,542.66	\$28,212.40
Subtotal Payroll Expenses	\$0.00	\$0.00	\$10,100.29	\$7,558.33	\$7,676.81	\$10,441.24	\$7,114.16	\$8,356.13	\$8,923.86	\$7,931.99	\$9,169.05	\$12,219.96	\$89,491.82
Professional Fee 5156	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$256.07	\$0.00	\$219.49	\$0.00	\$0.00	\$0.00	\$219.49	\$695.05
Real Estate Tax 5170	\$0.00	\$0.00	\$30,686.95	\$0.00	\$0.00	\$32,210.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62,897.50
Repairs 5500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Boiler 5510	\$0.00	\$0.00	\$0.00	\$21,151.88	\$0.00	\$4,405.54	\$385.98	\$0.00	\$0.00	\$295.98	\$0.00	\$0.00	\$26,239.38
Building Supplies 5511	\$0.00	\$0.00	\$110.28	\$3,930.00	\$88.66	\$6,452.59	\$2,732.54	\$962.77	\$156.79	\$2,033.99	\$328.36	\$4,710.24	\$21,506.22
Cleaning 5505	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
Electrical 5506	\$0.00	\$0.00	\$0.00	\$16.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.90

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Generated On: 03/03/2016
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Income Statement Standard By Month

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Run Date: 03/03/2016

Elevator 5509	\$0.00	\$0.00	\$0.00	\$6,570.08	\$0.00	\$12,813.51	\$1,939.61	\$1,939.61	\$1,939.61	\$1,939.61	\$0.00	\$3,879.22	\$31,021.25
Exterminating 5504	\$0.00	\$0.00	\$0.00	\$0.00	\$533.48	\$1,066.96	\$266.74	\$266.74	\$266.74	\$266.74	\$0.00	\$533.48	\$3,200.88
Fire Safety 5514	\$0.00	\$0.00	\$0.00	\$0.00	\$226.25	\$0.00	\$0.00	\$0.00	\$226.25	\$0.00	\$0.00	\$0.00	\$452.50
Intercom 5515	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,948.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,948.86
Maintenance & Repair 5501	\$0.00	\$0.00	\$1,986.97	\$2,386.21	\$1,234.08	\$1,969.10	\$0.00	\$1,555.53	\$10,500.00	\$0.00	\$285.36	\$0.00	\$19,917.25
Other Operating Expenses 5550	\$0.00	\$0.00	\$10.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.88
Plumbing 5507	\$0.00	\$0.00	\$39.82	\$0.00	\$0.00	\$1,281.80	\$119.76	\$0.00	\$526.51	\$933.23	\$39.82	\$39.82	\$2,980.76
Subtotal Repairs	\$0.00	\$0.00	\$3,647.95	\$34,055.07	\$2,082.47	\$29,938.36	\$5,444.63	\$4,724.65	\$13,615.90	\$5,469.55	\$653.54	\$9,162.76	\$108,794.88
Union Dues 5125	\$0.00	\$0.00	\$60.00	\$60.00	\$0.00	\$7,879.89	\$2,629.56	\$2,674.56	\$2,858.76	\$2,722.90	\$2,722.90	\$0.00	\$21,608.57
Utility Expenses 5400	\$0.00	\$0.00	\$0.00	\$38,787.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,787.41
Cable 5408	\$0.00	\$0.00	\$222.93	\$222.93	\$222.93	\$222.93	\$222.93	\$222.93	\$222.93	\$222.93	\$222.93	\$222.93	\$2,229.30
Cooking Gas 5401	\$0.00	\$0.00	\$64.49	\$158.03	\$266.65	\$175.27	\$160.31	\$171.47	\$175.44	\$180.33	\$187.09	\$195.15	\$1,734.23
Electricity 5402	\$0.00	\$0.00	\$1,630.38	\$1,446.52	\$1,441.53	\$1,363.12	\$1,367.42	\$1,645.05	\$1,512.87	\$1,553.38	\$1,225.10	\$1,343.21	\$14,528.58
Fuel 5405	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,306.50	\$0.00	\$0.00	\$0.00	\$0.00	\$1,306.50
Natural Gas 5403	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,843.36	\$2,546.97	\$0.00	\$0.00	\$866.58	\$0.00	\$4,191.18	\$17,448.09
Telephone 5407	\$0.00	\$0.00	\$70.99	\$70.99	\$71.44	\$71.32	\$71.32	\$72.44	\$72.11	\$72.11	\$71.93	\$71.98	\$716.63
Water & Sewer 5404	\$0.00	\$0.00	\$0.00	\$10,915.04	\$0.00	\$0.00	\$12,118.87	\$878.91	\$0.00	\$12,463.16	\$2,131.18	\$0.00	\$38,507.16
Subtotal Utility Expenses	\$0.00	\$0.00	\$1,988.79	\$51,600.92	\$2,002.55	\$11,676.00	\$16,487.82	\$4,297.30	\$1,983.35	\$15,358.49	\$3,838.23	\$6,024.45	\$115,257.90
Total Expense	\$0.00	\$0.00	\$66,524.90	\$113,744.82	\$40,999.49	\$228,043.48	\$34,906.48	\$44,964.29	\$48,817.58	\$47,232.57	\$32,987.84	\$47,596.88	\$705,818.33
Net Operating Income	\$0.00	\$0.00	\$9,116.96	-\$53,935.06	\$30,981.19	-\$156,576.47	\$33,963.51	\$24,903.12	\$22,576.78	\$20,283.98	\$44,003.86	\$21,280.70	-\$3,401.43
Total Net Income	\$0.00	\$0.00	\$9,116.96	-\$53,935.06	\$30,981.19	-\$156,576.47	\$33,963.51	\$24,903.12	\$22,576.78	\$20,283.98	\$44,003.86	\$21,280.70	-\$3,401.43

Generated By: Michael Crespo
 Generated On: 03/03/2016
 Run Date: 03/03/2016

Income Statement Detail

A standard statement of income and expenses, by account, with transaction level detail. This report can be run in either Cash or Accrual accounting basis.

Report Period: 12/01/2015 - 12/31/2015

Run Date: 03/03/2016

Building
21 Banton Rd.

Total Income	Total Expense	Total Net Income
\$68,877.58	\$47,596.88	\$21,280.70

Income							Original Amount	Amount	
Type	Date	Portfolio	Building	Unit					
Commercial Rent (4004)									
Charge	12/01/2015	B	21	C1N		\$1,911.48	\$1,911.48		
Charge	12/01/2015	B	21	C!A		\$1,993.68	\$1,993.68		
Charge	12/02/2015	B	21	C1L		\$2,562.50	\$2,562.50		
Charge	12/03/2015	B	21	C1M		\$1,969.64	\$8.16		
Charge	12/03/2015	B	21	C1M		\$1,969.64	\$1,961.48		
Total Commercial Rent								\$8,437.30	
Common Charge (4006)									
Charge	12/04/2015	B	21	4D		\$994.27	\$994.27		
Total Common Charge								\$994.27	
Gym Fee (4002)									
Charge	12/01/2015	B	21	6J		\$50.00	\$4.00		
Charge	12/04/2015	B	21	2J		\$50.00	\$50.00		
Charge	12/04/2015	B	21	5C		\$50.00	\$50.00		
Charge	12/08/2015	B	21	5A		\$50.00	\$0.01		
Total Gym Fee								\$104.01	
Laundry Income (4005)									
Charge	12/14/2015	B	21	LAUNDRY		\$875.00	\$875.00		
Total Laundry Income								\$875.00	
Maintenance (4001)									
Charge	12/01/2015	B	21	1F		\$704.27	\$15.32		

Generated By:	Michael Crespo
Generated On:	03/03/2016
Run Date:	03/03/2016

Income Statement Detail

A standard statement of income and expenses, by account, with transaction level detail. This report can be run in either Cash or Accrual accounting basis.

Report Period: 12/01/2015 - 12/31/2015

Run Date: 03/03/2016

Charge	12/01/2015	B	21	5B		\$531.66	\$33.40
Charge	12/01/2015	B	21	6L		\$1,008.09	\$611.02
Charge	12/01/2015	B	21	4F		\$731.91	\$111.91
Charge	12/01/2015	B	21	4G		\$752.61	\$752.61
Charge	12/01/2015	B	21	5H		\$759.53	\$759.53
Charge	12/01/2015	B	21	4M		\$980.47	\$980.07
Charge	12/01/2015	B	21	5L		\$1,001.19	\$237.44
Charge	12/01/2015	B	21	2B		\$510.94	\$510.94
Charge	12/01/2015	B	21	5N		\$987.38	\$50.00
Charge	12/01/2015	B	21	2H		\$738.80	\$738.80
Charge	12/01/2015	B	21	6C		\$952.85	\$952.85
Charge	12/01/2015	B	21	1K		\$704.27	\$704.27
Charge	12/01/2015	B	21	5G		\$759.53	\$728.59
Charge	12/01/2015	B	21	5M		\$987.38	\$987.38
Charge	12/01/2015	B	21	2L		\$980.47	\$50.47
Charge	12/01/2015	B	21	3G		\$745.71	\$745.71
Charge	12/01/2015	B	21	2G		\$738.80	\$738.80
Charge	12/01/2015	B	21	6C		\$952.85	\$952.85
Charge	12/01/2015	B	21	1F		\$704.27	\$688.95
Charge	12/01/2015	B	21	5G		\$759.53	\$30.94
Charge	12/01/2015	B	21	6M		\$994.27	\$43.99
Charge	12/01/2015	B	21	4H		\$752.61	\$752.61
Charge	12/01/2015	B	21	1E		\$704.27	\$704.27
Charge	12/01/2015	B	21	1J		\$635.24	\$635.24
Charge	12/01/2015	B	21	6J		\$676.67	\$676.67
Charge	12/02/2015	B	21	4B		\$1,000.00	\$1,000.00
Charge	12/02/2015	B	21	4E		\$731.91	\$731.91
Charge	12/02/2015	B	21	6F		\$745.71	\$745.71
Charge	12/03/2015	B	21	5C		\$945.94	\$945.94

Generated By: Michael Crespo
Generated On: 03/03/2016
Run Date: 03/03/2016

Income Statement Detail

A standard statement of income and expenses, by account, with transaction level detail. This report can be run in either Cash or Accrual accounting basis.

Report Period: 12/01/2015 - 12/31/2015

Run Date: 03/03/2016

Charge	12/03/2015	B	21	2C	\$925.23	\$925.23
Charge	12/04/2015	B	21	3F	\$725.01	\$414.24
Charge	12/04/2015	B	21	2E	\$8,449.24	\$725.00
Charge	12/04/2015	B	21	2A	\$925.23	\$925.23
Charge	12/04/2015	B	21	2J	\$649.04	\$649.04
Charge	12/04/2015	B	21	6H	\$729.37	\$500.00
Charge	12/04/2015	B	21	6L	\$1,008.09	\$397.07
Charge	12/04/2015	B	21	4L	\$994.27	\$409.21
Charge	12/04/2015	B	21	1G	\$725.01	\$725.01
Charge	12/04/2015	B	21	4L	\$994.27	\$994.27
Charge	12/04/2015	B	21	4C	\$939.04	\$939.04
Charge	12/04/2015	B	21	6K	\$745.71	\$745.71
Charge	12/05/2015	B	21	3D	\$987.38	\$100.00
Charge	12/05/2015	B	21	6M	\$994.27	\$950.28
Charge	12/05/2015	B	21	6N	\$994.27	\$994.27
Charge	12/06/2015	B	21	3J	\$655.93	\$400.00
Charge	12/07/2015	B	21	4B	\$1,000.00	\$1,000.00
Charge	12/07/2015	B	21	3D	\$987.38	\$887.38
Charge	12/07/2015	B	21	4A	\$939.04	\$939.04
Charge	12/07/2015	B	21	5E	\$738.80	\$738.80
Charge	12/07/2015	B	21	6G	\$766.43	\$766.43
Charge	12/08/2015	B	21	2M	\$966.66	\$916.66
Charge	12/08/2015	B	21	1B	\$497.14	\$497.14
Charge	12/08/2015	B	21	3K	\$725.01	\$725.01
Charge	12/08/2015	B	21	5B	\$531.66	\$498.26
Charge	12/08/2015	B	219	4K	\$731.91	\$731.91
Charge	12/08/2015	B	21	5F	\$738.80	\$738.80
Charge	12/08/2015	B	21	2M	\$966.66	\$50.00
Charge	12/08/2015	B	21	3E	\$725.01	\$725.01

Generated By:	Michael Crespo
Generated On:	03/03/2016
Run Date:	03/03/2016

Citadel Property Management Corp.
Cash Flow Summary
Consolidated
12/01/2016 - 12/31/2016

Building: 21 Banton Rd.

Account Name	Selected Period	Fiscal Year to Date
Income		
Rent	\$0.00	\$1,300.00
Maintenance	\$0.00	\$133,178.09
Gym Fee	\$0.00	\$95.03
Sublet Fees	\$0.00	\$1,027.40
Commercial Rent	\$0.00	\$22,757.56
Laundry Income	\$0.00	\$2,625.00
Common Charge	\$0.00	\$1,988.54
Storage Income	\$0.00	\$357.25
Interest Income	\$0.00	\$22.69
Late Fee	\$0.00	\$306.93
Late Fee (Manual)	\$0.00	\$500.00
Total Income	\$0.00	\$164,158.49
Expense		
Payroll Expenses	\$0.00	\$0.00
Payroll Taxes	\$0.00	\$4,858.71
Maintenance Salaries	\$0.00	\$9,229.13
Payroll Fees	\$0.00	\$511.26
Total Payroll Expenses	\$0.00	\$14,599.10
Management Fees	\$0.00	\$9,000.00
Union Dues	\$0.00	\$8,227.62
Bank Charges	\$0.00	\$12.00
Mortgage Interest	\$0.00	\$38,393.25
Legal Fee	\$0.00	\$75.00
Professional Fee	\$0.00	\$219.49
Accounting	\$0.00	\$393.83
Real Estate Tax	\$0.00	\$0.00
SCRIE	\$0.00	\$7,577.88
Total Real Estate Tax	\$0.00	\$7,577.88
Building Violations	\$0.00	\$400.00
Insurance	\$0.00	\$17,862.21
Disability Insurance	\$0.00	\$60.00
Total Insurance	\$0.00	\$17,922.21
Admin Expenses	\$0.00	\$0.00
Other Admin Expenses	\$0.00	\$64.90
Total Admin Expenses	\$0.00	\$64.90
Utility Expenses	\$0.00	\$0.00
Cooking Gas	\$0.00	\$607.29
Electricity	\$0.00	\$4,310.66
Natural Gas	\$0.00	\$28,015.16
Water & Sewer	\$0.00	\$12,226.33
Telephone	\$0.00	\$194.41
Cable	\$0.00	\$481.80
Total Utility Expenses	\$0.00	\$45,835.65
Repairs	\$0.00	\$0.00
Maintenance & Repair	\$0.00	\$1,000.00
Exterminating	\$0.00	\$800.22
Plumbing	\$0.00	\$3,645.17
Elevator	\$0.00	\$4,826.43

Citadel Property Management Corp.

Cash Flow Summary

Consolidated

12/01/2016 - 12/31/2016

Building: 21 Banton Rd.

Account Name	Selected Period	Fiscal Year to Date
Boiler	\$0.00	\$7,844.59
Building Supplies	\$0.00	\$2,008.01
Total Repairs	\$0.00	\$20,124.42
Total Expense	\$0.00	\$162,845.35
Net Income From Operations	\$0.00	\$1,313.14
Net Income	\$0.00	\$1,313.14
Beginning Cash Balance	\$196,696.25	\$256,625.73
Other Accounts		
Current Assets		
Mortgage Escrow	\$0.00	-\$36,373.29
Total Current Assets	\$0.00	-\$36,373.29
Total Assets	\$0.00	-\$36,373.29
Current Liabilities		
Mortgage Payable	\$0.00	-\$16,979.46
Prepayments	\$0.00	-\$7,889.87
Total Current Liabilities	\$0.00	-\$24,869.33
Total Liabilities	\$0.00	-\$24,869.33
Net Other Accounts	\$0.00	-\$61,242.62
Cash Flow	\$0.00	-\$59,929.48
Ending Cash Balance Excluding Escrow Accounts	\$196,696.25	\$196,696.25
Escrow Balance as of 12/31/2016	\$4,400.00	\$4,400.00
Ending Cash Balance	\$201,096.25	\$201,096.25

Cash Flow Detail

This is a statement of change in the cash balance for a selected date range. It provides the beginning and ending cash balances and a detailed listing of all transactions attributing to the change.

Report Period: 12/01/2015 - 12/31/2015

Run Date: 03/03/2016

Citadel Property Management Corp.

PO Box 1348
New York, NY 10009
ph. (646) 654-0722



Building

21 Banton Rd.

Income

Type	Date	Portfolio	Building	Unit	Original Amount	Amount
Commercial Rent (4004)						
Charge	12/01/2015	BANTONRD	21	C/A	\$1,993.68	\$1,993.68
Charge	12/01/2015	BANTONRD	21	C1N	\$1,911.48	\$1,911.48
Charge	12/02/2015	BANTONRD	21	C1L	\$2,562.50	\$2,562.50
Charge	12/03/2015	BANTONRD	21	C1M	\$1,969.64	\$1,961.48
Charge	12/03/2015	BANTONRD	21	C1M	\$1,969.64	\$8.16
Total Commercial Rent						\$8,437.30
Common Charge (4006)						
Charge	12/04/2015	BANTONRD	21	4D	\$994.27	\$994.27
Total Common Charge						\$994.27
Gym Fee (4002)						
Charge	12/01/2015	BANTONRD	21	6J	\$50.00	\$4.00
Charge	12/04/2015	BANTONRD	21	2J	\$50.00	\$50.00
Charge	12/04/2015	BANTONRD	21	5C	\$50.00	\$50.00
Charge	12/08/2015	BANTONRD	21	5A	\$50.00	\$0.01
Total Gym Fee						\$104.01
Laundry Income (4005)						
Charge	12/14/2015	BANTONRD	21	LAUNDRY	\$875.00	\$875.00
Total Laundry Income						\$875.00
Maintenance (4001)						

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Cash Flow Detail

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Report Period: 12/01/2015 - 12/31/2015

Run Date: 03/03/2016

Charge	12/01/2015	BANTONRD	21	5G	\$759.53	\$30.94
Charge	12/01/2015	BANTONRD	21	6C	\$952.85	\$952.85
Charge	12/01/2015	BANTONRD	21	2L	\$980.47	\$50.47
Charge	12/01/2015	BANTONRD	21	5L	\$1,001.19	\$237.44
Charge	12/01/2015	BANTONRD	21	1F	\$704.27	\$15.32
Charge	12/01/2015	BANTONRD	21	4G	\$752.61	\$752.61
Charge	12/01/2015	BANTONRD	21	6M	\$994.27	\$43.99
Charge	12/01/2015	BANTONRD	21	1J	\$635.24	\$635.24
Charge	12/01/2015	BANTONRD	21	1K	\$704.27	\$704.27
Charge	12/01/2015	BANTONRD	21	3G	\$745.71	\$745.71
Charge	12/01/2015	BANTONRD	21	2B	\$510.94	\$510.94
Charge	12/01/2015	BANTONRD	21	6J	\$676.67	\$676.67
Charge	12/01/2015	BANTONRD	21	5B	\$531.66	\$33.40
Charge	12/01/2015	BANTONRD	21	5H	\$759.53	\$759.53
Charge	12/01/2015	BANTONRD	21	4H	\$752.61	\$752.61
Charge	12/01/2015	BANTONRD	21	5G	\$759.53	\$728.59
Charge	12/01/2015	BANTONRD	219	5N	\$987.38	\$50.00
Charge	12/01/2015	BANTONRD	21	6L	\$1,008.09	\$611.02
Charge	12/01/2015	BANTONRD	21	1F	\$704.27	\$688.95
Charge	12/01/2015	BANTONRD	21	1E	\$704.27	\$704.27
Charge	12/01/2015	BANTONRD	21	5M	\$987.38	\$987.38
Charge	12/01/2015	BANTONRD	21	6C	\$952.85	\$952.85
Charge	12/01/2015	BANTONRD	21	4M	\$980.47	\$980.07
Charge	12/01/2015	BANTONRD	21	2H	\$738.80	\$738.80
Charge	12/01/2015	BANTONRD	21	2G	\$738.80	\$738.80
Charge	12/01/2015	BANTONRD	21	4F	\$731.91	\$111.91
Charge	12/02/2015	BANTONRD	21	4B	\$1,000.00	\$1,000.00
Charge	12/02/2015	BANTONRD	21	4E	\$731.91	\$731.91
Charge	12/02/2015	BANTONRD	21	6F	\$745.71	\$745.71

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Cash Flow Detail

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Report Period: 12/01/2015 - 12/31/2015

Run Date: 03/03/2016

Charge	12/03/2015	BANTONRD	21	2C	\$925.23	\$925.23
Charge	12/03/2015	BANTONRD	21	5C	\$945.94	945.94
Charge	12/04/2015	BANTONRD	21	3F	\$725.01	\$414.24
Charge	12/04/2015	BANTONRD	21	2E	\$8,449.24	\$725.00
Charge	12/04/2015	BANTONRD	21	2J	\$649.04	\$649.04
Charge	12/04/2015	BANTONRD	21	2A	\$925.23	\$925.23
Charge	12/04/2015	BANTONRD	21	4L	\$994.27	\$409.21
Charge	12/04/2015	BANTONRD	21	6H	\$729.37	\$500.00
Charge	12/04/2015	BANTONRD	21	6L	\$1,008.09	\$397.07
Charge	12/04/2015	BANTONRD	21	4L	\$994.27	\$994.27
Charge	12/04/2015	BANTONRD	21	1G	\$725.01	\$725.01
Charge	12/04/2015	BANTONRD	21	4C	\$939.04	\$939.04
Charge	12/04/2015	BANTONRD	21	6K	\$745.71	\$745.71
Charge	12/05/2015	BANTONRD	21	3D	\$987.38	\$100.00
Charge	12/05/2015	BANTONRD	21	6M	\$994.27	\$950.28
Charge	12/05/2015	BANTONRD	21	6N	\$994.27	\$994.27
Charge	12/06/2015	BANTONRD	21	3J	\$655.93	\$400.00
Charge	12/07/2015	BANTONRD	21	3D	\$987.38	\$887.38
Charge	12/07/2015	BANTONRD	21	4A	\$939.04	\$939.04
Charge	12/07/2015	BANTONRD	21	6G	\$766.43	\$766.43
Charge	12/07/2015	BANTONRD	21	4B	\$1,000.00	\$1,000.00
Charge	12/07/2015	BANTONRD	21	5E	\$738.80	\$738.80
Charge	12/08/2015	BANTONRD	21	1B	\$497.14	\$497.14
Charge	12/08/2015	BANTONRD	21	3K	\$725.01	\$725.01
Charge	12/08/2015	BANTONRD	21	5F	\$738.80	\$738.80
Charge	12/08/2015	BANTONRD	21	4K	\$731.91	\$731.91
Charge	12/08/2015	BANTONRD	21	5A	\$945.94	\$945.94
Charge	12/08/2015	BANTONRD	21	2M	\$966.66	\$50.00
Charge	12/08/2015	BANTONRD	21	3E	\$725.01	\$725.01

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Cash Flow Detail

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Report Period: 12/01/2015 - 12/31/2015

Run Date: 03/03/2016

Charge	12/29/2015	BANTONRD	21	5H	\$759.53	\$759.53
Total Prepayments						\$937.66
Net Other Accounts						-\$16,701.90
Cash Flow						\$4,578.80
Ending Cash Balance Excluding Escrow Accounts						\$256,625.73
Escrow Balance as of 12/31/2015						\$4,400.00
Ending Cash Balance						\$261,025.73

Generated By: Michael Crespo
Generated On: 03/03/2016
Run Date: 03/03/2016

Accts. Receivable - Unpaid Charges

A list of all unpaid charges on Homeowners

Total Charge Amount	Unique Account Code(s)
\$1,380.29	1

Homeowner Name	Association Abbreviation	Building Abbreviation	Unit Abbreviation	Payee/Payer	Date	Charge Amount	Account Number
Boyt, V.	20THST	20	4B		03/01/2016	\$250.99	4006
Bill, M.	20THST	20	4A		03/01/2016	\$253.60	4006
TV Holdings Inc	20THST	20	1A		02/01/2016	\$437.85	4006
TVHoldings Inc	20THST	20	1A		03/01/2016	\$437.85	4006

Generated By: Michael Crespo
Generated On: 03/03/2016
Run Date: 12/31/2016

Work Orders- Open

A list of all open Work Orders

Total Actual Cost				Total Association Cost				Total Estimated Cost						
\$0.00				\$0.00				\$0.00						
WO#	Association	Building	Unit	Status	Source	Type	Category	Description	Priority	Date Created	Start Date	Scheduled End Date	Authorized To Enter	Managed By
157	21 Avenue	21	214-216 Ave A 2C	Open	Telephone	Service Request	General Maintenance	Shut off water at 11am for #2C to change faucet	Med	09/25/2015 9:37 AM	09/25/2015	09/29/2015	No	Damani Higgins
166	R Gardens Condo	R Gardens Condo	Rd 4A	Open	Tenant Portal	Service Request	General Maintenance	There was small amounts of streaking and rust following the recent heavy rains indicating another small leak from the roof appearing on the door of the closet in the hall between the master bedroom and the the master bath. Mya be best to contact my wife for best time to enter	Med	10/06/2015 9:04 AM			Any Time	Damani Higgins
173	21 nc.	21 Rd.	21 Rd. 5N	Open	Telephone	Service Request	General Maintenance	Leak from Brick facade outside. Fix Pointing then apartment wall to be redone.	Med	10/07/2015 1:58 PM	10/07/2015		No	Damani Higgins
179	Avenue Corp	Avenue	2216 Ave 2B	Open	Telephone	Service Request	General Maintenance	Floor boards damaged by radiator leak two years ago.	Med	10/13/2015 10:15 AM	10/13/2015		No	Damani Higgins
180	K Gardens Apt Corp	K Gardens Apt	Gardens	Open	Telephone	Service Request	General Maintenance	Paint water damage stain on cieling	Med	10/13/2015 11:37 AM	10/13/2015		No	Damani Higgins
190	West th St. HDFC	West th St	West St	Open	None	Service Request	General Maintenance	Weld broken steps, scrape and paint.	Med	10/23/2015 12:01 PM	10/23/2015		Any Time	Damani Higgins
195	West th St. HDFC	th St	West St	Open	Internal	Service Request	General Maintenance	Scrape / fix steps / repaint. Contact Orland 646 623 0905	Med	10/26/2015 8:39 AM	10/26/2015		No	Damani Higgins
196	West th St. HDFC	West th St	West St	Open	Internal	Service Request	General Maintenance	Scrape / fix steps / repaint	Med	10/26/2015 10:53 AM	11/15/2015		No	Damani Higgins
222	East Street Realty LLC	East Street	East Street 18	Open	Internal	Service Request	General Maintenance	Lay down new floor vinyl tiles in Kitchen and bedroom. May take two days, Should take 8hrs the first day.	Med	11/11/2015 10:27 AM	11/26/2015	12/04/2015	No	Damani Higgins
229	Cat Court Condominium	Cat Court Condominium	300 East 3B	Open	Tenant Portal	Service Request	General Maintenance	I recently dropped some keys including the only copy of my mailbox key and they fell down the crack in the elevator shaft. I wanted to check if Mgmt had an extra copy of the mailbox key or if there was any way to retrieve the key. Otherwise, should I just have a locksmith change the lock?	Med	11/18/2015 11:44 AM			Any Time	
252	East Street Realty LLC	5East Street	East Street 18	Open	Inspection	Service Request	General Maintenance	Electrician will be available Friday at noon to inspect the exposed wires	Med	12/02/2015 1:05 PM	12/04/2015	12/04/2015	No	Damani Higgins
264	East Street Realty LLC	East Street	East Street 18	Open	Internal	Service Request	General Maintenance	Fit new living room windows with boarders/Frame	Med	12/15/2015 9:03 AM	12/15/2015	12/18/2015	No	Damani Higgins
266	East Street Realty	East Street	East Street 18	Open	Internal	Service Request	General Maintenance	Replace the water damaged sheet rock under the sink in the Kitchen	Med	12/15/2015 9:23 AM	12/18/2015	12/18/2015	No	Damani Higgins

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