NATIONAL ASSOCIATION OF HOUSING COOPERATIVES
ANNUAL CONFERENCE -CARIBE HILTON HOTEL
SAN JUAN, PUERTO RICO
BASICS FOR BOARD TREASURERS
NOVEMBER 10, 2011

Mark B. Shernicoff, CPA (Retired)
212 362-9004 – mark@shernicoff.com

Basics For Board Treasurers is a session on the basic financial aspects of operating a cooperative housing company. It is designed for new treasurers and other board members who want a basic understanding of the financial operations of their co-op. It touches on the following major topics:

a. **Treasurer's responsibilities including those spelled out in the co-op's by-laws and those implied by the by-laws**

b. **Reading and understanding the monthly financial reports provided to the board by management.**

c. **An overview of both operating and capital budgets including simple techniques to use in preparing a co-op's budgets.**

d. **An overview of Federal Tax requirements for cooperative housing corporations including a review of Section 216 of the Internal Revenue Code**

e. **Other tax issues, including Real Estate Tax, Sales Tax and Corporate Income Taxes.**

Mark B. Shernicoff, CPA (Retired)
212 362-9004 – mark@shernicoff.com

TREASURER'S RESPONSIBILITIES

AS SPECIFIED IN BY-LAWS

- CARE AND CUSTODY OF FUNDS AND SECURITIES AT BOARD'S DIRECTION
  - KEEP IN BANK OR TRUST COMPANY
  - BROKERAGE ACCOUNTS
- FURNISH FINANCIAL STATEMENTS TO SHAREHOLDERS
- FURNISH TAX DEDUCTION INFORMATION

IMPLIED BY BY-LAWS

- COLLECT MAINTENANCE
- PAY BILLS
- INVEST FUNDS AT DIRECTION OF BOARD
- DEAL WITH INDEPENDENT AUDITORS
- PREPARE BUDGETS
- GIVE FINANCIAL REPORTS TO BOARD AND SHAREHOLDERS
- REVIEW FINANCES OF PROSPECTIVE TENANT SHAREHOLDERS

DIRECT PERFORMANCE VS. DELEGATION

- ASSISTANTS
- MANAGING AGENT
- OTHER PROFESSIONALS

Mark B. Shernicoff, CPA (Retired)
212 362-9004 – mark@shernicoff.com

MANAGING AGENTS' REPORTS – CASH REPORTS

- **MONTHLY REPORTS OF ACTUAL CASH RECEIPTS AND DISBURSEMENTS**
- **BREAKDOWN BUDGET INTO MONTHLY NUMBERS AND COMPARE TO ACTUAL**
- **PROVIDES EARLY WARNINGS IF BUDGET WILL NOT BE MET**
- **MANAGING AGENT SHOULD BE PREPARED TO EXPLAIN DISCREPANCIES**
- **ONE OF THE REPORT PACKAGES (USUALLY THE TREASURER'S) SHOULD INCLUDE COPIES OF BILLS, BANK RECONCILIATION AND BANK STATEMENTS.**
- **REVIEW CASH REPORT**
  - **SUMMARY OF RECEIPTS AND DISBURSEMENTS**
  - **DETAILS OF DISBURSEMENTS BY ACCOUNT**
  - **DETAILS OF DISBURSEMENT BY CHECK -- CHECK REGISTER**
  - **RENT ROLL -- COLLECTION REPORT -- STATUS REPORT**
  - **TENANT ARREARS**
  - **UNPAID BILLS**

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BASICS FOR BOARD TREASURERS
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BUDGETS

- PLAN - REVENUE AND EXPENSES.
- CAPITAL - OPERATIONS
  - OPERATING - DAY TO DAY OPERATIONS INCLUDING NORMAL MAINTENANCE
  - CAPITAL - MAJOR REPAIRS RENOVATION AND REHABILITATION
- OPERATING BUDGET/SETTING BUILDING MAINTENANCE
  - PROVIDES FOR WHAT IS NEEDED - ESTABLISH MAINTENANCE
  - WHEN DO YOU DO THE BUDGET – 2-3 MONTHS BEFORE YEAR BEGINS.
    - YEAR TO DATE ACTUAL
    - PROJECT BALANCE OF YEAR
    - COMPARE TO BUDGET
  - INCREMENTAL - THIS YEAR PLUS
  - ZERO BASED - WHAT DO YOU NEED
    - LABOR
    - ENERGY
    - TAXES
    - MORTGAGE
    - SUPPLIES
    - REPAIRS
- CAPITAL BUDGET
  - AN OUTLINE OF THE CO-OP'S LONG TERM REQUIREMENTS FOR THE "REPAIR" AND REPLACEMENT OF THE BUILDING'S COMPONENTS AND MAJOR SYSTEMS

Mark B. Shernicoff, CPA (Retired)
212 362-9004 – mark@shernicoff.com

BUDGETS (CONTINUED)

- HAVE ENGINEER/ARCHITECT/AGENT/OTHERS INSPECT THE BUILDING TO DETERMINE CONDITION, REMAINING USEFUL LIFE AND ESTIMATED COST TO REPAIR OR REPLACE
  - FACADE/ROOF/PARAPETS
  - WINDOWS
  - HEATING SYSTEM
  - ELECTRICAL SYSTEM
  - ELEVATORS
  - GROUNDS
  - ETC.
- SOURCE OF FUNDS FOR FINANCING THE WORK
  - EXISTING RESERVES
  - FUTURE RESERVES
  - BORROWING
    - INSTITUTIONAL
    - CONTRACTOR
  - ASSESSMENTS

Mark B. Shernicoff, CPA (Retired)
212 362-9004 – mark@shernicoff.com

SECTION 216 of the INTERNAL REVENUE CODE

- DEFINES A CO-OP FOR:
  - PASS THROUGH OF REAL ESTATE TAX AND INTEREST DEDUCTION
  - FORGIVENESS OF GAIN ON SALE OF PRINCIPAL RESIDENCE
- REQUIREMENTS
  - ONE CLASS OF STOCK AND
  - EACH SHAREHOLDER ENTITLED TO OCCUPY APARTMENT AS DWELLING UNIT AND
  - NO ENTITLEMENT TO DISTRIBUTIONS, EXCEPT OUT OF EARNINGS AND PROFITS OR LIQUIDATION AND
  - 80 PERCENT OR MORE OF GROSS INCOME DERIVED FROM TENANT STOCKHOLDERS (SO CALLED 80/20 RULE) OR
  - 80 PERCENT OF MORE OF SQUARE FOOTAGE AVAILABLE FOR USE BY TENANT STOCKHOLDERS FOR RESIDENTIAL OR ANCILLARY USE, OR
  - 90 PERCENT OF EXPENDITURES FOR OPERATION, MAINTENANCE, CARE OF PROPERTY

OTHER TAX ISSUES

- REAL ESTATE TAX
  - ASSESSMENT PROTESTS
  - ESCROWS
- SALES TAX
  - COLLECT ON SALES OF GOODS AND SERVICES
  - USE TAX FOR OUT OF STATE PURCHASES
  - VENDOR FAILURE TO BILL AND COLLECT

Mark B. Shernicoff, CPA (Retired)
212 362-9004 – mark@shernicoff.com

- **CORPORATE TAXES**
  - **FEDERAL**
  - **STATE AND LOCAL**

[redacted]WNERS CORP.
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
[redacted]
NEW YORK, NY 10128

BLD ACCT: 100 CORP.NO.: FISCAL BEG: 1

	----------CURRENT MONTH------ 9/09	Y.T.D.
CASH RECEIPTS OPERATING	109,973.15	1,036,202.68
CASH RECEIPTS NON-OPERATING	500.00	321,582.43
TOTAL RECEIPTS	110,473.15	1,357,785.11
CASH DISBURSEMENTS OPERATING	-61,375.71	-1,039,902.56
CASH DISBURSEMENTS NON-OPER.	-35,000.00	-338,689.04
TOTAL CASH DISBURSEMENTS	-96,375.71	-1,378,591.60
NET CASH FLOW	14,097.44	-20,806.49
OWNER'S BEG. BALANCE	-32,758.90	2,145.03
OWNER'S BALANCE ENDING	-18,661.46	-18,661.46

)WNERS CORP.
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

10128

BLD ACCT: 100 CORP.NO: FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
OPERATING INCOME								
MAINTENANCE POTENTIAL	104,819.90	104,819	1	943,379.10	943,371	8	1,257,839	314,460
ASSESSMENT-OPERATING	.00	0	0	76,013.28	72,000	4,013	72,000	-4,013
ABATEMENT	.00	0	0	-77,347.23	0	-77,347	0	77,347
VETERAN	.00	0	0	-1,163.79	0	-1,164	0	1,164
SCHE	.00	0	0	-3,785.10	0	-3,785	0	3,785
STAR	.00	0	0	-7,550.10	0	-7,550	0	7,550
ACCOUNTS RECEIVABLE	-3,275.61	0	-3,276	8,208.25	0	8,208	0	-8,208
NET COLLECTIONS	101,544.29	104,819	-3,275	937,754.41	1,015,371	-77,617	1,329,839	392,085
OTHER RECEIPTS								
LAUNDRY INCOME	525.00	525	0	5,055.00	4,725	330	6,300	1,245
LEGAL FEES	.00	0	0	135.00	0	135	0	-135
MISC.	.00	0	0	9,543.10	0	9,543	0	-9,543
COMMERCIAL INCOME	7,023.86	7,000	24	63,214.74	63,000	215	84,000	20,785
SUBLEASING CHARGE	380.00	833	-453	5,020.16	7,497	-2,477	10,000	4,980
REPAIRS	.00	0	0	2,253.68	0	2,254	0	-2,254
LATE CHARGE	350.00	250	100	1,825.00	2,250	-425	3,000	1,175
PROFESSIONAL FEES	150.00	0	150	450.00	0	450	0	-450
INVOICES PAID ERR.	.00	0	0	8,295.34	0	8,295	0	-8,295
INS. DIVIDEND	.00	0	0	2,656.25	0	2,656	0	-2,656
TOTAL OTHER RECEIPTS	8,428.86	8,608	-179	98,448.27	77,472	20,976	103,300	4,852
TOTAL OPERATING INCOME	109,973.15	113,427	-3,454	1,036,202.68	1,092,843	-56,640	1,433,139	396,936

[redacted])WNERS CORP.
STATEM[redacted]TS AND DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
[redacted]
NEW YORK, NY 10128
PAGE: A- 4

BLD ACCT: 100 CORP.NO: FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
OPERATING EXPENSES								
PAYROLL & RELATED	27,940.57	39,871	-11,930	351,234.80	358,839	-7,604	478,460	127,225
TAXES	1,598.00	1,850	-252	309,594.11	347,864	-38,270	467,400	157,806
PROFESSIONAL FEES	6,012.67	4,751	1,262	106,472.69	81,122	25,351	101,780	-4,693
FINANCIAL	11,280.38	12,500	-1,220	101,924.73	112,500	-10,575	150,000	48,075
UTILITIES	2,210.04	14,862	-12,652	81,580.49	114,955	-33,375	143,000	61,420
SUPPLIES	1,207.89	1,333	-125	18,074.45	12,064	6,010	16,090	-1,984
REPAIRS & MAINTENANCE	10,926.89	5,673	5,254	64,094.35	51,657	12,437	68,700	4,606
MISCELLANEOUS EXPENSE	199.27	205	-6	6,926.94	5,805	1,122	6,670	-257
TOTAL OPERATING EXPENSES	61,375.71	81,045	-19,669	1,039,902.56	1,084,806	-44,903	1,432,100	392,197
NET OPERATING INCOME	48,597.44	32,382	16,215	-3,699.88	8,037	-11,737	1,039	4,739
MAJOR CAPITAL IMPROVE	.00	0	0	28,689.04	0	28,689	0	-28,689
NET INCOME/LOSS AFTER CAPITAL IMPROVEMENTS	48,597.44	32,382	16,215	-32,388.92	8,037	-40,426	1,039	33,428
OTHER NON-OPERATING								
OTHER CASH TRANSACTION	-34,500.00	0	-34,500	11,582.43	0	11,582	0	-11,582
NET CASH FLOW	14,097.44	32,382	-18,285	-20,806.49	8,037	-28,843	1,039	21,845
OWNER'S BEG. BALANCE	-32,758.90	0	-32,759	2,145.03	0	2,145	0	-2,145
OWNER'S BALANCE ENDING	-18,661.46	32,382	-51,043	-18,661.46	8,037	-26,698	1,039	19,700

[redacted])WNERS CORP.
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
[redacted]
NEW YORK, NY

10128

BLD ACCT: 100 CORP.NO: FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
EXPENSES:								
PAYROLL & RELATED								
PAYROLL	25,621.17	39,583	-13,962	239,974.02	356,247	-116,273	475,000	235,026
FICA TAX	1,960.03	0	1,960	18,358.05	0	18,358	0	-18,358
FUTA TAX	3.69	0	4	380.75	0	381	0	-381
NY SUI TAX	5.99	0	6	735.68	0	736	0	-736
PENSION FUND	.00	0	0	17,179.50	0	17,180	0	-17,180
WELFARE/HEALTH	.00	0	0	56,626.02	0	56,626	0	-56,626
ANNUITY/401K-EMPLOYER	.00	0	0	2,730.00	0	2,730	0	-2,730
ANNUITY/401K-EMPLOYEE	.00	0	0	225.00	0	225	0	-225
DISABILITY INSURANCE	.00	0	0	119.52	0	120	0	-120
WORKMEN'S COMPENSATIO	.00	0	0	11,230.00	0	11,230	0	-11,230
PAYROLL EXPENSE	349.69	288	62	3,676.26	2,592	1,084	3,460	-216
TOTAL PAYROLL & RELATED	27,940.57	39,871	-11,930	351,234.80	358,839	-7,604	478,460	127,225
TAXES								
NYC GCT	953.00	1,096	-143	3,953.00	3,288	665	4,382	429
NYS GCT	645.00	754	-109	2,070.00	2,262	-192	3,018	948
R.E. TAX DED.	.00	0	0	-1,371.24	0	-1,371	0	1,371
R. E. TAXES	.00	0	0	366,271.12	342,314	23,957	460,000	93,729
SCRIE	.00	0	0	2,742.48	0	2,742	0	-2,742
TAX ABATE REIMB.	.00	0	0	-64,071.25	0	-64,071	0	64,071
TOTAL TAXES	1,598.00	1,850	-252	309,594.11	347,864	-38,270	467,400	157,806
PROFESSIONAL FEES								
ACCOUNTING FEES	.00	0	0	8,500.00	8,500	0	8,500	0
ATTORNEY'S FEES	.00	416	-416	12,527.85	3,744	8,784	5,000	-7,528
BLDG. REG. FEE	.00	0	0	.00	40	-40	40	40
COUN. OF NY CO/OP FEE	.00	0	0	270.00	220	50	220	-50

WNERS CORP.
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

NEW YORK, NY 10128

BLD ACCT: 100 CORP.NO: FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
DIRECTORS FEES	.00	0	0	.00	0	0	9	9
FILING FEES	.00	0	0	.00	50	-50	50	50
MANAGEMENT FEES	3,541.67	3,541	1	31,875.03	31,869	6	42,500	10,625
PROFESSIONAL FEES	.00	100	-100	1,264.98	900	365	1,211	-54
REALTY ADV.BD.FEE	325.00	265	60	650.00	530	120	530	-120
RENT STAB. FEES	.00	0	0	10.00	0	10	0	-10
INSURANCE	972.00	0	972	43,722.32	29,541	14,181	36,000	-7,722
CANOPY/MARQUEE PERMIT	.00	0	0	.00	50	-50	50	50
BOILER INSPECTION	.00	0	0	.00	520	-520	520	520
CERT. OF OPERATIONS	.00	0	0	.00	0	0	350	350
ELEV. INSPEC./PERMIT	.00	0	0	606.88	780	-173	780	173
LICENSES/PERMITS RENE	.00	0	0	.00	0	0	170	170
VIOLATIONS	.00	0	0	113.00	517	-404	690	577
AUTO/CARFARE EXP.	16.00	13	3	144.00	117	27	160	16
ARCH./ENGINEERING	1,158.00	416	742	6,788.63	3,744	3,045	5,000	-1,789
TOTAL PROFESSIONAL FEES	6,012.67	4,751	1,262	106,472.69	81,122	25,351	101,780	-4,693
FINANCIAL								
MISC. FINANCIAL	.00	0	0	140.00	0	140	0	-140
1ST MTGE INT.	10,500.00	12,500	-2,000	94,500.00	112,500	-18,000	150,000	55,500
2ND MTGE. INT.	780.38	0	780	7,284.73	0	7,285	0	-7,285
TOTAL FINANCIAL	11,280.38	12,500	-1,220	101,924.73	112,500	-10,575	150,000	48,075
UTILITIES								
ELECTRIC/GAS	1,904.59	2,916	-1,011	18,424.78	26,244	-7,819	35,000	16,575
FUEL	.00	11,780	-11,780	44,532.54	68,746	-24,213	80,000	35,467
WATER/SEWER TAXES	.00	0	0	16,551.47	18,471	-1,920	26,000	9,449
TELEPHONE	305.45	166	139	2,071.70	1,494	578	2,000	-72
TOTAL UTILITIES	2,210.04	14,862	-12,652	81,580.49	114,955	-33,375	143,000	61,420

[redacted] DWNERS CORP.
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR [redacted]

10128

PAGE: A- 7

BLD ACCT: 100 CORP.NO: FISCAL BEG: 1

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT MONTH VAR	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VAR	ANNUAL BUDGET TOTAL	ANNUAL BUDGET REMAINING
SUPPLIES								
OFFICE SUPPLIES	.00	0	0	.00	67	-67	90	90
BUILDING SUPPLIES	1,207.89	1,333	-125	18,074.45	11,997	6,077	16,000	-2,074
TOTAL SUPPLIES	1,207.89	1,333	-125	18,074.45	12,064	6,010	16,090	-1,984
REPAIRS & MAINTENANCE								
ELEVATOR MAINTENANCE	1,036.47	1,000	36	10,956.85	9,000	1,957	12,000	1,043
ELEVATOR REPAIRS	.00	0	0	847.49	0	847	0	-847
PLUMB/HEAT/BOIL	6,311.72	3,350	2,962	12,011.95	30,150	-18,138	40,200	28,188
EQUIPMENT R&M	.00	41	-41	991.16	369	622	500	-491
UNIFORMS	2,340.50	225	2,116	5,465.26	2,025	3,440	2,700	-2,765
PAINT/PLAST/FLOOR/CON	772.19	600	172	12,336.28	5,400	6,936	7,200	-5,136
INTERCOM/ELEC	216.75	83	134	4,440.78	747	3,694	1,000	-3,441
DOORS/LOCKS/WINDOWS	.00	41	-41	1,316.54	369	948	500	-817
EXTERMIN.SERVICES	249.26	333	-84	8,686.29	2,997	5,689	4,000	-4,686
PLANT/SOIL/SHRUBBERY	.00	0	0	136.52	200	-63	200	63
WATER TREATMENT MAINT	.00	0	0	1,042.57	400	643	400	-643
MISC. R&M	.00	0	0	5,862.66	0	5,863	0	-5,863
TOTAL REPAIRS & MAINTENANCE	10,926.89	5,673	5,254	64,094.35	51,657	12,437	68,700	4,606
MISCELLANEOUS EXPENSE								
CHAIRS/ROOM RENTAL	.00	0	0	250.00	210	40	210	-40
HOLIDAY EXPENSES	.00	0	0	307.56	0	308	240	-68
CONTRIBUTIONS/GIFTS	.00	0	0	2,275.00	1,740	535	1,740	-535
MESSENGER SERVICES	37.30	36	1	264.34	324	-60	440	176
FAX/POST/DUPL. SERV.	161.97	169	-7	1,757.09	1,521	236	2,030	273
SPECIAL SERVICES	.00	0	0	322.95	270	53	270	-53
FED & NYS/C COMPLIANC	.00	0	0	1,750.00	1,740	10	1,740	-10
TOTAL MISCELLANEOUS EXPENSE	199.27	205	-6	6,926.94	5,805	1,122	6,670	-257

)WNERS CORP.
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

NEW YORK, NY 10128

BLD ACCT: 100 CORP.NO: FISCAL BEG: 1

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
TOTAL OPERATING EXPENSES	61,375.71	81,045	-19,669	1,039,902.56	1,084,806	-44,903	1,432,100	392,197
MAJOR CAPITAL IMPROVEMENTS								
MCI DOORS/GLASS	.00	0	0	24,039.75	0	24,040	0	-24,040
MCI EXTERIOR WALLS	.00	0	0	4,649.29	0	4,649	0	-4,649
TOTAL MAJOR CAPITAL IMPROVE	.00	0	0	28,689.04	0	28,689	0	-28,689
OTHER NON OPERATING CASH TRANSACTIONS								
TRF FROM RESERVE FUND	.00	0	0	21,050.04	0	21,050	0	-21,050
TRF FROM TAX ESCROW	.00	0	0	299,532.39	0	299,532	0	-299,532
SEC. EXCH. TENANT	.00	0	0	500.00	0	500	0	-500
ALT.SECURITY-REFUNDAB	500.00	0	500	500.00	0	500	0	-500
TRF TO TAX ESCROW	-35,000.00	0	-35,000	-310,000.00	0	-310,000	0	310,000
TOTAL OTHER CASH TRANSACTIO	-34,500.00	0	-34,500	11,582.43	0	11,582	0	-11,582

[redacted] OWNERS CORP.
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
NEW YORK, NY 10128
PAGE: B- 1

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
9/ 1/09	HSBC BANK USA	100H	6005	1ST MTGE INT.		INT	R 8505	10500.00	INT RATE .063000
9/ 1/09	[redacted] Y CORP.	0045	5070	MANAGEMENT FEES			R 8506	3541.67	MANAGEMENT COMMISSION
9/ 2/09	[redacted])UP INSURANCE	0070	5130	INSURANCE		54724	R 8507	972.00	CRIME 08/09-10
9/ 3/09	[redacted])VISORY BOARD	R095	5095	REALTY ADV.BD.FEE		6247	R 8508	325.00	
9/ 3/09	\ /IRELESS	V017	7020	TELEPHONE		647 50	R 8509	149.06	282500289-00001
9/ 8/09	[redacted] \LTY CORP.	0050	5220	FAX/POST/DUPL. SERV.			R 8510	161.97	
9/ 9/09	\ :ONFERENCING	V044	7020	TELEPHONE			R 8511	89.50	01-00030255627-01602
9/10/09	[redacted] PLUMBING & HE	A681	8110	PLUMB/HEAT/BOIL		18081	R 8512	1568.77	SUPER'S APT.
9/10/09	[redacted] LUMBING & HE	A681	8110	PLUMB/HEAT/BOIL		17658	R 8512	4742.95	BASEMENT
								6311.72	
9/10/09	[redacted] :ONSTRUCTION C	B232	8155	ARCH./ENGINEERING		78411	R 8513	1158.00	
9/10/09	[redacted] ' EXTERMINATIN	C106	8140	EXTERMIN.SERVICES		999235	R 8514	124.63	
9/10/09	[redacted] ' EXTERMINATIN	C106	8140	EXTERMIN.SERVICES		999235	R 8514	124.63	
								249.26	
9/10/09	[redacted] .EANERS	H315	8120	UNIFORMS		07/31/	R 8515	245.50	JULY 2009
9/10/09	[redacted] PRODUCTS LL	J074	8005	BUILDING SUPPLIES		09-102	R 8516	208.47	
9/10/09	[redacted] INC.	K189	8005	BUILDING SUPPLIES		156110	R 8517	250.49	
9/10/09	[redacted] INC.	K189	8005	BUILDING SUPPLIES		156177	R 8517	232.82	
9/10/09	[redacted] INC.	K189	8005	BUILDING SUPPLIES		156194	R 8517	334.42	
								817.73	
9/10/09	[redacted] ELEVATOR CO	M100	8100	ELEVATOR MAINTENANCE		M92611	R 8518	1036.47	SERVICE AUG 2009

OWNERS CORP.
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
NEW YORK, NY 10128

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
9/10/09	[redacted] REPLACEMENT P	N045	8005	BUILDING SUPPLIES		516863	R 8519	20.40	
9/10/09	[redacted] REPLACEMENT P	N045	8005	BUILDING SUPPLIES		508071	R 8519	161.29	
								181.69	
9/10/09	[redacted]	N075	8130	INTERCOM/ELEC		P44946	R 8520	216.75	APT. # 16A,8A,5D,7B
9/10/09	[redacted] SPECIALTY	R181	8125	PAINT/PLAST/FLOOR/CO		20268	R 8521	272.19	AUGUST 2009
9/10/09	BUILDING SERVICE 32BJ	B286	3060	ANNUITY/401K-EMPLOYE			R 8522	900.00	
9/11/09	THE CONSOLIDATED EDISO	C235	7000	ELECTRIC/GAS		1C	R 8523	22.12	[redacted]
9/11/09	THE CONSOLIDATED EDISO	C235	7000	ELECTRIC/GAS		3M	R 8524	66.40	[redacted]
9/11/09	THE CONSOLIDATED EDISO	C235	7000	ELECTRIC/GAS		HLSM	R 8525	1749.35	[redacted]
9/14/09	NYC DEPARTMENT OF FINA	N900	4015	NYC GCT			R 8526	953.00	
9/14/09	NEW YORK STATE CORPORA	N125	4030	NYS GCT			R 8527	645.00	
9/14/09	[redacted] FUND	L380	3050	COPE EXPENSE			R 8528	12.00	
9/15/09	[redacted] NETWORKS	B044	7020	TELEPHONE		289 48	R 8529	66.89	[redacted]
9/15/09	THE CONSOLIDATED EDISO	C235	7000	ELECTRIC/GAS		BSMT	R 8530	66.72	[redacted]
9/16/09	[redacted] OWNE	7100	6080	TRF TO TAX ESCROW			R 8531	35000.00	
9/16/09	[redacted] CLEANERS	H315	8120	UNIFORMS			R 8532	2095.00	7/31/03-07/31/09
9/17/09	[redacted] LOGIS	S224	5215	MESSENGER SERVICES		147384	R 8533	18.65	
9/17/09	[redacted] LOGIS	S224	5215	MESSENGER SERVICES		148789	R 8533	18.65	
								37.30	
9/17/09	LOCAL 32BJ SEIU	L165	3045	UNION DUES			R 8534	330.00	

[redacted]

OWNERS CORP.
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
NEW YORK, NY 10128

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
9/21/09	[redacted]	D514	8125	PAINT/PLAST/FLOOR/CO		874	R 8535	500.00	PATCH FLOOR BAS.CEMENT
9/22/09	THE BANK OF NEW YORK M	B015	6015	2ND MTGE. INT.			R 8536	780.38	[redacted]
9/23/09	AUTOMATIC DATA PROCESS	A462	3100	PAYROLL EXPENSE		485858	R 8537	120.61	SERVICE FEE
9/23/09	AUTOMATIC DATA PROCESS	A462	3100	PAYROLL EXPENSE		494110	R 8537	75.88	SERVICE FEE
9/23/09	AUTOMATIC DATA PROCESS	A462	3100	PAYROLL EXPENSE		504002	R 8537	75.88	SERVICE FEE
9/23/09	AUTOMATIC DATA PROCESS	A462	3100	PAYROLL EXPENSE		513877	R 8537	77.32	SERVICE FEE
								349.69	
9/ 1/09	PAYROLL	200P	3000	PAYROLL			DOWK36	6199.71	
9/ 1/09	PAYROLL	200P	3010	FICA TAX			DOWK36	474.28	FICA-ER
9/ 1/09	PAYROLL	200P	3060	ANNUITY/401K-EMPLOYE			DOWK36	-225.00	
9/ 1/09	PAYROLL	200P	3045	UNION DUES			DOWK36	-330.00	
9/ 1/09	PAYROLL	200P	3050	COPE EXPENSE			DOWK36	-12.00	
								6106.99	
9/ 8/09	PAYROLL	200P	3000	PAYROLL			DOWK37	6610.00	
9/ 8/09	PAYROLL	200P	3010	FICA TAX			DOWK37	505.67	FICA-ER
9/ 8/09	PAYROLL	200P	3060	ANNUITY/401K-EMPLOYE			DOWK37	-225.00	
9/ 8/09	PAYROLL	200P	5185	AUTO/CARFARE EXP.			DOWK37	16.00	
								6906.67	
9/15/09	PAYROLL	200P	3000	PAYROLL			DOWK38	6720.48	
9/15/09	PAYROLL	200P	3010	FICA TAX			DOWK38	514.12	FICA-ER
9/15/09	PAYROLL	200P	3015	FUTA TAX			DOWK38	2.46	
9/15/09	PAYROLL	200P	3030	NY SUI TAX			DOWK38	3.99	
9/15/09	PAYROLL	200P	3060	ANNUITY/401K-EMPLOYE			DOWK38	-225.00	
								7016.05	
9/22/09	PAYROLL	200P	3000	PAYROLL			DOWK39	6090.98	
9/22/09	PAYROLL	200P	3010	FICA TAX			DOWK39	465.96	FICA-ER
9/22/09	PAYROLL	200P	3015	FUTA TAX			DOWK39	1.23	

[redacted]

________OWNERS CORP.
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
NEW YORK, NY 10128

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
9/22/09	PAYROLL	200P	3030	NY SUI TAX			DOWK39	2.00	
9/22/09	PAYROLL	200P	3060	ANNUITY/401K-EMPLOYE			DOWK39	-225.00	
								6335.17	
	61 ITEMS			DISBURSEMENTS				96375.71	

[redacted]WNERS CORP.
UNPAID OPEN ITEMS
AS OF 09/30/2009

--- PREPARED FOR ---

NEW YORK, NY 10128
CASH ACCT:
PAGE: C- 1

ITEM	VEND	VENDOR NAME	G/L	INVOICE	INV.DATE	ENTERED	AMOUNT	DATE-DUE	STAT	REMARKS
25781	A681	[redacted] PLUMBING & HEATING	C8110	18281	9/10/09	9/21/09	2667.41	9/21/09	2 UNAPP	LOCKER ROOM
				UNPAIDS		1	2667.41			
				AUTHORIZED		0	.00			
25446	B126	CHARLES [redacted]	5010	08/31/09	8/31/09	9/17/09	927.75	9/17/09	2 UNAPP	AUGUST 2009
				UNPAIDS		1	927.75			
				AUTHORIZED		0	.00			
28065	C106	[redacted]Y EXTERMINATING, INC	8140	9993795	8/25/09	9/29/09	125.21	9/29/09	2 UNAPP	
28070	C106	[redacted]Y EXTERMINATING, INC	8140	9993794	8/11/09	9/29/09	125.21	9/29/09	2 UNAPP	
				UNPAIDS		2	250.42			
				AUTHORIZED		0	.00			
12796	C486	[redacted] SECURITY LTD.	8130	23681	7/29/09	8/12/09	136.09	8/12/09	2 UNAPP	
				UNPAIDS		1	136.09			
				AUTHORIZED		0	.00			
22945	H315	[redacted] CLEANERS	8120	8/31/09	8/31/09	9/11/09	146.25	9/11/09	2 UNAPP	AUGUST 2009
				UNPAIDS		1	146.25			
				AUTHORIZED		0	.00			
23042	K189	[redacted]. INC.	8005	A1594	8/31/09	9/14/09	456.89	9/14/09	2 UNAPP	
23043	K189	[redacted]. INC.	8005	156263	8/31/09	9/14/09	233.25	9/14/09	2 UNAPP	
23046	K189	[redacted] INC.	8005	156286	8/31/09	9/14/09	457.62	9/14/09	2 UNAPP	
23071	K189	[redacted]. INC.	8005	156297	8/31/09	9/14/09	311.92	9/14/09	2 UNAPP	
25450	K189	[redacted]S. INC.	8005	156342	9/12/09	9/17/09	423.95	9/17/09	2 UNAPP	
53332	K189	[redacted]. INC.	8005	155320	3/21/09	3/23/09	223.56	3/23/09	2 UNAPP	
				UNPAIDS		6	2107.19			
				AUTHORIZED		0	.00			
20738	M100	[redacted] ELEVATOR CO. INC.	8100	M93494	9/01/09	9/03/09	1036.47	9/03/09	2 UNAPP	SEPTEMBER 2009
				UNPAIDS		1	1036.47			
				AUTHORIZED		0	.00			
22283	M110	[redacted] GLASS & WINDOW CORP	8135	11086	8/31/09	9/09/09	320.79	9/09/09	2 UNAPP	APT. 5A

[redacted]

OWNERS CORP.
UNPAID OPEN ITEMS
AS OF 09/30/2009

--- PREPARED FOR ---
[redacted]
NEW YORK, NY 10128
CASH ACCT:
PAGE: C- 2

ITEM	VEND	VENDOR NAME	G/L	INVOICE	INV.DATE	ENTERED	AMOUNT	DATE-DUE	STAT	REMARKS
27272	M110	GLASS & WINDOW CORP	8135	11289	9/16/09	9/24/09	1061.53	9/24/09	2 UNAPP	LOBBY
				UNPAIDS		2	1382.32			
				AUTHORIZED		0	.00			
21516	M156	PRESERVATION, PC	8155	6980	7/31/09	9/08/09	300.00	9/08/09	2 UNAPP	APT. 10C,10D
27596	M156	PRESERVATION, PC	8155	7165	8/31/09	9/25/09	985.00	9/25/09	2 UNAPP	APT.10C
				UNPAIDS		2	1285.00			
				AUTHORIZED		0	.00			
25800	N045	[redacted] REPLACEMENT PARTS CO	8005	52209600	9/04/09	9/21/09	390.14	9/21/09	2 UNAPP	
27688	N045	[redacted] REPLACEMENT PARTS CO	8005	52363700	9/11/09	9/29/09	83.57	9/29/09	2 UNAPP	
				UNPAIDS		2	473.71			
				AUTHORIZED		0	.00			
26886	N075	[redacted]	8130	P45007	9/14/09	9/23/09	270.94	9/23/09	2 UNAPP	APT.7B
				UNPAIDS		1	270.94			
				AUTHORIZED		0	.00			
23413	R181	[redacted] SPECIALTY SERVICE	8125	20408	9/01/09	9/15/09	272.19	9/15/09	2 UNAPP	SEPTEMBER 2009
				UNPAIDS		1	272.19			
				AUTHORIZED		0	.00			
				UNPAIDS		21	10955.74			
				AUTHORIZED		0	.00			

CORP.
COLLECTION STATUS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
NEW YORK, NY 10128
PAGE: E- 428

BLD-TEN ACCT.NO	UNIT ID	RESIDENT NAME	BASE CHARGE	OPENING BALANCE	OTHER CHARGES AND CREDITS	PAYMENTS RECEIVED		CLOSING BALANCE	SHARES	LEASE EXPIR
100-002	2A	[redacted]	1605.45			1605.45	9/ 2		231.00	
100-004	3A/3E	[redacted]	2217.05			2217.05	9/ 8		319	
100-006	4A	[redacted]	2217.05	2217.05				4434.10	319.00	
		---		50.00	50.00 B43 LATE CHARG			100.00		
			2217.05	2267.05	50.00	.00		4534.10		
100-008	5A	[redacted]	2230.95			2230.95	9/11		321.00	
100-010	6A	[redacted]	2244.85			2244.85	9/ 3		323.00	
100-012	7A	[redacted]	2258.75			2258.75	9/ 8		325	
100-014	8A	[redacted]	2272.65			2272.65	9/ 9		327.00	
100-016	9A	[redacted]	2286.55			2286.55	9/ 8		329.00	
100-018	10A	[redacted]	2300.45	475.09		875.09	9/11		331.00	
						2300.45	9/11	-400.00		
		--- LATE FEE ---		350.00	50.00 B43 LATE CHARG			400.00		
			2300.45	825.09	50.00	3175.54		.00		
100-020	11A	[redacted]	2314.35	-2314.35		2314.35	9/28	-2314.35	333	
100-022	12A	[redacted]	2328.25			2328.25	9/ 3		335	
100-024	14A	[redacted]	2342.15			2342.15	9/28		337.00	
						2342.15	9/ 2	-2342.15		
100-026	15A	[redacted]	2356.05			2356.05	9/30		339.00	
						2356.05	9/ 4	-2356.05		
100-028	16A	[redacted]	2369.95			2369.95	9/ 4		341.00	
[redacted]					[redacted]	06525				
100-030	17A	[redacted]	1508.15			1508.15	9/ 3		217.00	

[redacted] OWNERS CORP.
COLLECTION STATUS
FOR PERIOD ENDED 9/30/2009

PREPARED FOR
[redacted]
NEW YORK, NY 10128
PAGE: E- 432

BLD-TEN ACCT.NO	UNIT ID	RESIDENT NAME	BASE CHARGE	OPENING BALANCE	OTHER CHARGES AND CREDITS	PAYMENTS RECEIVED		CLOSING BALANCE	SHARES	LEASE EXPIR
100-120	17D		486.50	179.97		444.50	9/15	221.97	70	
100-122	2E		729.75			729.75	9/ 3		105	
100-124	3E		.00							
100-126	17E		486.50			486.50	9/ 4		70	
[redacted]										
100-128	M1	[redacted]	437.85			437.85	9/ 8		63.00	
[redacted]										
100-130	M2		437.85			437.85	9/ 8		63.00	
100-134	1A	C	.00							9/09
					5370.11 B10*RENTALS			5370.11		
			.00	.00	5370.11	.00		5370.11		
100-136	1B		3905.90			3905.90	9/ 4		562.00	
100-138	1C	SUPERINTENDENT	.00							
100-140	M3	SUPERINTENDENT	.00							
ADDRESS:										
100-142	SP1	[redacted] [redacted]	.00							
100-144	SP2	T	.00							
ADDRESS:										
100-148	LNDR	[redacted]	.00							
		--- LAUNDRY ---		360.00	525.00 B63*LAUNDRY	580.00	9/ 3	305.00		
			.00	360.00	525.00	580.00		305.00		
ADDRESS:										
100-150	SCHOOL	[redacted] SCHOO C	.00							
		--- RENTALS ---		1653.75	1653.75 B10*RENTALS			3307.50		
			.00	1653.75	1653.75	.00		3307.50		
100-998		MISC.INCOME: 2528-ALT.SECURITY-REFUNDAB				500.00	9/ 3			

[redacted] OWNERS CORP.
COLLECTION STATUS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---
[redacted]
NEW YORK, NY 10128
PAGE: E- 433

[redacted]

BLD-TEN ACCT.NO	UNIT ID	RESIDENT NAME	BASE CHARGE	OPENING BALANCE	OTHER CHARGES AND CREDITS	PAYMENTS RECEIVED	CLOSING BALANCE	SHARES	LEASE EXPIR
		- TOTALS -	104819.90	13832.29	8428.86	110473.15	17107.90	15082.000000	
ADDRESS:		[redacted]							
101-096	4D	[redacted]	.00						
ADDRESS:		[redacted]							
101-100	6D	[redacted]							
ADDRESS:		[redacted]							
101-112	12D	[redacted]	.00						
ADDRESS: [redacted]		[redacted]							
101-122	2E	[redacted]	.00	-15.48			-15.48	105	
ADDRESS: [redacted]		[redacted]							
101-126	17E	[redacted]	.00					70	
		- TOTALS -	.00	-15.48	.00	.00	-15.48	175.000000	

WNERS CORP.
COLLECTION STATUS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---

NEW YORK, NY 10128
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STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 9/30/2009

INCOME CATEGORY ------- ---- CHARGE TYPE ------	ACCT CODE		OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
BASE CHARGE------ARREARS------			9,050.14			
------PREPAYS------			-5,970.87			
BASE CHARGE 100.0%	1-28	73 UNITS		104,819.90		
VACANCY LOSS .0%	1-29	0 UNITS		.00	-106,913.15	
------ARREARS------						10,884.19
------PREPAYS------						-9,898.17
LAUNDRY----------------------			360.00			
LAUNDRY	5-63			525.00	-580.00	305.00
SUBLET-FEE------------------			.00			
SUBLET FEE	9-50			380.00	-380.00	.00
RENTALS--------------------			1,653.75			
RENTALS	10-28			7,023.86	.00	8,677.61
MISC-----------------------			4,692.66		-2,000.00	2,692.66
LATE-FEE-------------------			1,777.45			
LATE CHARGE	18-43			350.00	-100.00	2,027.45
REPAIRS--------------------			2,253.68		.00	2,253.68
ARCH-FEE-------------------			.00			
ARCH FEE	34-86			150.00	.00	150.00
MISC.-INCOME----------------			.00			
MISC. INCOME	90-99			500.00	-500.00	.00

WNERS CORP.
COLLECTION STATUS
FOR PERIOD ENDED 9/30/2009

--- PREPARED FOR ---

NEW YORK, NY 10128
PAGE: E- 436

STATEMENT OF COLLECTIONS

FINAL STATUS FOR PERIOD ENDING: 9/30/2009

INCOME CATEGORY / CHARGE TYPE	ACCT CODE	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
TOTALS		13,816.81	113,748.76	-110,473.15	17,092.42

PAYMENTS ANALYSIS	DEBITS	CREDITS	TOTAL
PAYMENTS	.00	-109973.15	-109973.15
MISC. INCOME		-500.00	-500.00
TOTAL RECEIPTS			-110473.15

OWNERS CORP.
AGED ARREARS REPORT
SEP '09

--- PREPARED FOR ---
[redacted]
NEW YORK, NY 10128
PAGE: F- 1

BLD-TEN	UNIT	RESIDENT NAME	SEP 1st CHARGES	CURRENT PAYMENTS	LAST PAY DATE	-TOTAL- AMT DUE	- 1-30 SEP '09	---- 31-60 AUG '09	--- 61-90 JUL '09	-- 91-120 JUN '09	-- 121+ - MAY '09
100-006	4A		2217.05		07/28/09	4434.10	2217.05	2217.05			
			50.00			100.00	50.00	50.00			
			2267.05			4534.10	2267.05	2267.05			
100-038	5B	[redacted]	1647.15	1583.16	09/09/09	508.54	508.54				
			50.00			250.00	50.00	50.00	50.00	50.00	50.00
			1697.15	1583.16		758.54	558.54	50.00	50.00	50.00	50.00
100-040	6B		1661.05	1661.05	09/09/09	.00					
				2000.00		2692.66		2692.66			
						2253.68		2253.68			
			1661.05	3661.05		4946.34		4946.34			
100-064	3C		1619.35		08/21/09	1619.35	1619.35				
			50.00			50.00	50.00				
			1669.35			1669.35	1669.35				
100-066	4C	[redacted]	1633.25	3266.50	09/15/09	3444.09	1633.25	1633.25	177.59		
			50.00			927.45	50.00	50.00	50.00	50.00	727.45
			1683.25	3266.50		4371.54	1683.25	1683.25	227.59	50.00	727.45
100-078	10C	[redacted]	1716.65	1716.65	09/02/09	.00					
			150.00			150.00	150.00				
			1866.65	1716.65		150.00	150.00				
100-104	8D		1105.05	1105.05	09/21/09	656.14	656.14				
			50.00	50.00		300.00	50.00	50.00	50.00	50.00	100.00
			1155.05	1155.05		956.14	706.14	50.00	50.00	50.00	100.00
100-120	17D	[redacted]	486.50	444.50	09/15/09	221.97	221.97				
		[redacted]									
100-134	1A	[redacted]			08/03/09	.00					
		*** RENTALS	5370.11			5370.11	5370.11				
			5370.11			5370.11	5370.11				

[redacted]

______ OWNERS CORP.
AGED ARREARS REPORT
SEP '09

--- PREPARED FOR ---
[redacted]
NEW YORK, NY 10128
PAGE: F- 2

BLD-TEN UNIT	RESIDENT NAME	SEP 1st CHARGES	CURRENT PAYMENTS	LAST PAY DATE	-TOTAL- AMT DUE	- 1-30 SEP '09	31-60 AUG '09	61-90 JUL '09	91-120 JUN '09	121+ MAY '09
100-148 LNDR				09/03/09	.00					
	*** LAUNDRY	525.00	580.00		305.00	305.00				
	[redacted]	525.00	580.00		305.00	305.00				
100-150 SCHOOLM[redacted]	SCHOOL,INC.			07/27/09	.00					
	*** RENTALS	1653.75			3307.50	1653.75	1653.75			
	[redacted]	1653.75			3307.50	1653.75	1653.75			
BUILDING 100 TOTALS:	CURR.CHARGES	20034.91	12406.91		26590.59		10650.39		150.00	
COUNT: 11	ARREARS	18962.59				14585.16		327.59		877.45

TENANT COUNTERS:

--1-30--	--31-60--	--61-90--	--91-120--	--120+--
5	3	0	0	3

ANY HOUSING CORPORATION
2010 Budget

	2008 Actual	2009 Budget	2009 9 Months Cash	2009 Estimated	2010 Proposed	Percent of Total	Increase/ (Decrease)	Percent Change
Expenditures:								
Mortgage	152,130	154,000	117,514	158,500	162,000	11.82%	3,500	2.21%
Real Estate Tax -Gross	314,161	362,000	334,182	334,000	364,000	26.56%	30,000	8.98%
Payroll & Related	423,469	427,000	321,546	430,300	450,000	32.84%	19,700	4.58%
Fuel	44,728	65,000	58,240	75,000	97,500	7.11%	22,500	30.00%
Gas & Electric	22,703	24,000	18,225	24,300	26,000	1.90%	1,700	7.00%
Water & Sewer	20,969	24,000	13,603	17,900	19,000	1.39%	1,100	6.15%
Repairs & Maint	106,701	85,000	56,948	70,000	75,000	5.47%	5,000	7.14%
Elevator	10,104	10,000	7,310	9,800	10,000	0.73%	200	2.04%
Supplies	21,756	24,500	19,053	25,300	27,000	1.97%	1,700	6.72%
Management	42,500	42,500	31,875	42,500	42,500	3.10%	0	0.00%
Legal	48,727	5,000	28,473	37,900	5,000	0.36%	(32,900)	-86.81%
Accountant	8,200	8,500	2,050	9,100	9,800	0.72%	700	7.69%
Engineer/Professional	16,595	2,000	4,243	6,000	6,000	0.44%	0	0.00%
Insurance	32,361	40,000	23,368	36,000	40,000	2.92%	4,000	11.11%
Corporate Tax	5,773	5,500	4,321	5,600	6,000	0.44%	400	7.14%
Uniforms	4,205	2,500	1,053	1,400	1,600	0.12%	200	14.29%
Exterminator	7,138	2,000	7,045	8,650	8,500	0.62%	(150)	-1.73%
Phone	3,147	3,000	1,995	2,700	3,000	0.22%	300	11.11%
Other	15,484	12,000	15,279	16,820	17,500	1.28%	680	4.04%
Total	1,300,851	1,298,500	1,066,323	1,311,770	1,370,400	100.00%	58,630	4.47%
Receipts:								
Rent	80,059	81,900	60,886	81,600	83,000	6.06%	1,400	1.72%
Assessment	49,771	51,000	52,033	52,000	55,000	4.01%	3,000	5.77%
Sublet Fees	4,560	4,000	6,220	8,560	9,000	0.66%	440	5.14%
Laundry	6,300	6,300	4,725	6,300	6,300	0.46%	0	0.00%
Late & Other Charges	5,952	6,500	7,250	7,500	7,000	0.51%	(500)	-6.67%
Total	146,642	149,700	131,114	155,960	160,300	11.70%	4,340	2.78%
Cash Requirements	1,154,209	1,148,800	935,209	1,155,810	1,210,100	88.30%	54,290	4.70%
Maintenance	1,094,953	1,149,248	861,936	1,149,248	1,210,783		61,535	5.35%
Surplus/(Deficit)	(59,256)	448	(73,273)	(6,562)	683			
Per Share/Year	72.6000	76.2000		76.2000	80.2800			
Per Share/Per Month	6.0500	6.3500		6.3500	6.6900			
Per Share/Per Month								

ANY HOUSING CORPORATION
Estimated Labor Costs

Position	No.	Rate	# Weeks	Total	
Superintendent	1	1,200	26	31,200	
	1	1,275	26	33,150	$ 64,350
Handy Man	1	900	26	23,400	
	1	945	26	24,570	47,970
Porters	5	800	26	104,000	
	5	840	26	109,200	213,200
Total Wages					325,520
		Tax Wages	Tax Rate	Per Capita	
FICA (Social Security)		$ 325,520	7.65%		24,902
Federal Unemployment	7	$ 49,000	0.80%		392
State Unemployment	7	$ 59,500	2.85%		1,696
Union Benefits	7			$ 12,075	84,525
Workers' Comp		$ 325,520	4.00%		13,021
					450,056

Estimated Fuel Costs

Year	Gallons	Price	Dollars
2003	29,354	$ 0.7659	$ 22,483
2004	28,693	0.7443	21,356
2005	29,865	0.7586	22,656
2006	30,567	1.0960	33,500
2007	30,098	0.7745	23,312
2008	30,205	1.4808	44,728
2009 (Estimated)	35,000	2.1429	75,000
Total	213,782	$ 1.1368	243,035
Average	30,540	$ 1.1368	$ 34,719
2009 Gal 7 Yr Avge Price	35,000	1.1368	39,789
2009 Gal 2 Yr Avge Price	35,000	1.8118	63,414
2009 Gal @ Current Price	35,000	2.1429	75,000
2009 Gal @ 90% Price	35,000	1.9286	67,500
2009 Gal @ 110% Price	35,000	2.3571	82,500
2009 Gal @ 120% Price	35,000	2.5714	90,000
2009 Gal @ 130% Price	35,000	2.7857	97,500

ANY HOUSING CORPORATION
Capital Budget

Project:	Amount	Expended to Sept. 2009	Balance to Complete
Waterproofing	160,200	68,080	92,120
Boiler	71,000	39,000	32,000
Elevators	150,000	0	150,000
Consulting	20,000	6,840	13,160
Total	401,200	113,920	287,280

Funds Available:	
BONY Money Market	44,174
Chase Money Market	121,090
Chase CD (Due 1/6/10)	100,729
Estimated Operating Deficit	(6,600)
Total	259,393
Committments	
Needed for Capital Projects	(287,280)
Additional Funds Required	27,887

Multi Year Capital Budget

Project:	Amount	Expend to Sept. 2009	Balance to Complete	Future Spending Remainder 2009	2010	2011	2012
Waterproofing	160,200	68,080	92,120	25,000	67,120	0	0
Boiler	71,000	39,000	32,000	32,000	0	0	0
Elevators	150,000	0	150,000	0	0	90,000	60,000
Roof	90,000	0	90,000	0	65,000	25,000	0
Lobby Redecoration	65,000	0	65,000	0	0	40,000	25,000
Window Replacements	250,000	0	250,000	0	0	50,000	200,000
Consultants	40,000	6,840	33,160	4,000	7,000	9,000	13,160
Total	826,200	113,920	712,280	61,000	139,120	214,000	298,160

Funds Available:	
BONY Money Market	44,174
Chase Money Market	121,090
Chase CD (Due 1/6/10)	100,729
Estimated Operating Deficit	(6,600)
Total	259,393
Committments	
Needed for Capital Projects	(712,280)
Additional Funds Required	452,887

10-Nov-09