

**SAMPLE COOP
MANAGEMENT REPORT PACKAGE
FOR PERIOD ENDING 6/30/2012**



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FISCAL BEG: 01

CASH AND CASH EQUIVALENTS			
	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
Total Operating Accounts	47,894.72	36,344.02	11,550.70
Total Operating Funds	<u>47,894.72</u>	<u>36,344.02</u>	<u>11,550.70</u>
US 100% US TREASURY/ 1032	190,991.49	190,991.49	0.00
US 100% US TREASURY / 1112	102,287.13	67,287.13	35,000.00
US BASIC FUND / 1117	44,118.19	44,118.19	0.00
ABC BANK USA / 1134	5,288.91	5,288.69	0.22
Total Reserve Funds	<u>342,685.72</u>	<u>307,685.50</u>	<u>35,000.22</u>
Total Cash & Cash Equivalents	<u>390,580.44</u>	<u>344,029.52</u>	<u>46,550.92</u>

ACCOUNT RECEIVABLES			
	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
A/R CURRENT	20,056.90	8,825.92	11,230.98
A/R OVER 30 DAYS	8,521.00	7,868.67	652.33
A/R OVER 60 DAYS	7,553.75	7,048.75	505.00
A/R OVER 90 DAYS	70,459.41	63,420.66	7,038.75
-----TOTAL-----	<u>106,591.06</u>	<u>87,164.00</u>	<u>19,427.06</u>

ACCOUNTS PAYABLE			
	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
A/P CURRENT	19,421.03	10,074.42	9,346.61
A/P OVER 30 DAYS	0.00	0.00	0.00
A/P OVER 60 DAYS	0.00	0.00	0.00
A/P OVER 90 DAYS	0.00	0.00	0.00
-----TOTAL-----	<u>19,421.03</u>	<u>10,074.42</u>	<u>9,346.61</u>

NOTES & MORTGAGE PAYABLE			
	<u>CURRENT MO</u>	<u>PRIOR MO</u>	<u>NET CHANGE</u>
First Mortgage Payable held by A & B Bank at 4.73% per annum maturing 4/1/2022. Monthly payments of \$3,437.63 include principal & interest.	597,929.20	598,927.37	(998.17)

ACCT	DESCRIPTION	DATE	NOTES	CASH BALANCE
1000-0000	OPERATING ACCOUNT			<u>30,649.98</u>
1003-0000	CASH OPERATING (2)			<u>17,244.74</u>
	US 100% US TREASURY/ 1032			
	SPECIAL ASSESSMENT / 0071-0616363685			
1032-0000	Beginning Balance on:	06/01/2012		<u>190,991.49</u>
	Ending Balance on:	06/30/2012		<u>190,991.49</u>
	US 100% US TREASURY / 1112			
	R/E WATER & SEWER ESCROW " / 0071-0360028138"			
1112-0000	Beginning Balance on:	06/01/2012		67,287.13
	J-2144110	06/25/2012	06/2012 W & S ESCROW	<u>35,000.00</u>
	Ending Balance on:	06/30/2012		<u>102,287.13</u>
	US BASIC FUND / 1117			
	CAPITAL FUND - FLIP TAXES" / 0123-5100030213"			
1117-0000	Beginning Balance on:	06/01/2012		<u>44,118.19</u>
	Ending Balance on:	06/30/2012		<u>44,118.19</u>
	ABC BANK USA / 1134			
	610-79666-6			
1134-0000	Beginning Balance on:	06/01/2012		5,288.69
	J-2142629	06/20/2012	05/2012 INTEREST	<u>0.22</u>
	Ending Balance on:	06/30/2012		<u>5,288.91</u>
	TOTAL CASH BALANCE			<u>390,580.44</u>

1 MAIN AVENUE, INC.
MONTHLY OPERATING STATEMENT
FOR PERIOD ENDING 06/30/2012

SCHEDULE 2

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

Account	Actual	Current Month Budget	Variance	Prior Year	Actual	Year To Date Budget	Variance	Prior Year	BUDG %
REVENUES									
MAINTENANCE	118,169.66	117,250.00	919.66	114,222.80	690,195.75	703,500.00	(13,304.25)	710,020.38	98
COMMERCIAL RENT	0.00	0.00	0.00	0.00	33.88	0.00	33.88	0.00	0
SERVANTS/STORAGE ROOMS	3,764.31	3,252.47	511.84	3,154.47	20,616.66	19,514.82	1,101.84	18,926.82	106
SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	27,601.25	14,000.00	13,601.25	14,000.00	197
MISCELLANEOUS	0.00	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00	0
OTHER TENANT CHARGES	172.00	1,402.00	(1,230.00)	202.00	2,742.00	8,412.00	(5,670.00)	(19,288.00)	33
TOTAL REVENUE	122,105.97	121,904.47	201.50	117,579.27	751,189.54	745,426.82	5,762.72	723,659.20	101
EXPENSES - OPERATING									
PAYROLL & RELATED BENEFITS	52,761.97	64,223.93	11,461.96	51,351.93	290,719.52	305,974.44	15,254.92	267,407.29	95
ELECTRICITY & GAS	1,279.12	1,436.00	156.88	57.30	7,765.19	8,790.00	1,024.81	8,528.00	88
HEATING	0.00	0.00	0.00	0.00	69,380.97	31,878.00	(37,502.97)	51,042.76	218
WATER & SEWER CHARGES	0.00	0.00	0.00	0.00	15,417.18	13,637.12	(1,780.06)	20,343.55	113
REPAIRS & MAINTENANCE	3,411.56	3,393.09	(18.47)	7,222.00	41,791.68	20,241.46	(21,550.22)	41,873.51	206
PROPERTY & LIABILITY INS.	0.00	0.00	0.00	0.00	24,763.02	24,470.00	(293.02)	23,757.03	101
MT FEES	3,867.91	3,983.95	116.04	3,867.91	23,207.46	23,903.70	696.24	23,207.46	97
PROFESSIONAL FEES	0.00	1,058.34	1,058.34	(1,968.67)	5,968.75	4,599.96	(1,368.79)	5,900.00	130
ADMINISTRATIVE & OTHER	240.47	484.16	243.69	450.18	18,297.61	17,355.04	(942.57)	10,569.01	105
OTHER OPERATING	657.77	937.50	279.73	1,118.42	4,884.49	5,625.00	740.51	5,943.67	87
PROPERTY & OTHER TAXES	3,517.04	2,842.29	(674.75)	3,095.00	299,964.19	329,769.46	29,805.27	286,680.32	91
INTEREST & OTHER	2,439.46	2,439.46	0.00	2,716.01	15,452.37	15,452.37	0.00	16,414.11	100
TOTAL OPERATING EXPENSES	68,175.30	80,798.72	12,623.42	67,910.08	817,612.43	801,696.55	(15,915.88)	761,666.71	102
NET FROM OPERATIONS	53,930.67	41,105.75	12,824.92	49,669.19	(66,422.89)	(56,269.73)	(10,153.16)	(38,007.51)	118

**1 MAIN AVENUE, INC.
MONTHLY OPERATING STATEMENT
FOR PERIOD ENDING 06/30/2012**

SCHEDULE 2

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

Account	Actual	Current Month Budget	Variance	Prior Year	Actual	Year To Date Budget	Variance	Prior Year	BUDG %
CASH RECONCILIATION									
NET FROM OPERATIONS	53,930.67	41,105.75	12,824.92	49,669.19	(66,422.89)	(56,269.73)	(10,153.16)	(38,007.51)	118
TOTAL INVESTMENT ACTIVITY	(35,000.00)	1.25	(35,001.25)	(50,000.00)	237,038.37	7.50	237,030.87	108,554.00	0
TOTAL FINANCING ACTIVITY	(998.17)	(998.17)	0.00	(1,421.88)	123,770.85	123,771.33	(0.48)	(8,413.23)	0
TRANSFERS TO OPERATING ACCOUNT	0.00	0.00	0.00	0.00	43,079.69	48,430.00	(5,350.31)	(52,134.86)	0
TRANSFERS FROM OPERATING ACCOUNT	0.00	0.00	0.00	0.00	(26,922.08)	(26,922.00)	(0.08)	0.00	0
CAPITAL EXPENDITURES	(6,381.80)	0.00	(6,381.80)	(17,549.18)	(280,655.12)	(250,000.00)	(30,655.12)	(39,778.95)	0
OPENING CASH BALANCE	36,344.02	36,344.02	0.00	27,689.35	18,005.90	18,005.90	0.00	38,168.03	0
CLOSING CASH BALANCE	47,894.72	76,452.85	(28,558.13)	8,387.48	47,894.72	(142,977.00)	190,871.72	8,387.48	0

1 MAIN AVENUE, INC.
DETAILED BUDGET COMPARISON
FOR PERIOD ENDING 06/30/2012

SCHEDULE 3

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

ACCOUNT	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	
REVENUES							
MAINTENANCE	118,170	117,250	920	690,196	703,500	(13,304)	1,407,000
COMMERCIAL RENT							
LAUNDRY	0	0	0	34	0	34	0
TOTAL COMMERCIAL RENT	0	0	0	34	0	34	0
SERVANTS/STORAGE ROOMS							
STORAGE INCOME	0	98	(98)	1,080	588	492	1,176
SERVANT ROOMS	3,764	3,154	610	19,537	18,927	610	37,854
TOTAL SERVANTS/STORAGE ROOMS	3,764	3,252	512	20,617	19,515	1,102	39,030
SPECIAL ASSESSMENTS	0	0	0	27,601	14,000	13,601	28,000
MISCELLANEOUS							
MOVIE INCOME	0	0	0	10,000	0	10,000	0
TOTAL MISCELLANEOUS	0	0	0	10,000	0	10,000	0
OTHER TENANT CHARGES							
LATE FEE INCOME	20	1,250	(1,230)	1,830	7,500	(5,670)	15,000
HVAC INCOME	152	152	0	912	912	0	1,824
TOTAL OTHER TENANT CHARGES	172	1,402	(1,230)	2,742	8,412	(5,670)	16,824
TOTAL REVENUE	122,106	121,904	202	751,190	745,427	5,763	1,490,854
EXPENSES - OPERATING							
PAYROLL & RELATED BENEFITS							
SALARIES	27,047	35,938	8,891	189,270	205,894	16,624	392,770
PAYROLL TAXES	2,035	3,723	1,689	25,062	20,145	(4,917)	41,740
WORKERS COMP & DISABILITY	12,062	13,528	1,467	12,204	13,720	1,516	13,950
PENSION & HOSPITALIZATION	10,419	11,034	615	62,710	66,215	3,505	132,420
UNIFORMS & EMPLOYEE PARKING	1,200	0	(1,200)	1,474	0	(1,474)	0
TOTAL PAYROLL & RELATED BENEFITS	52,762	64,224	11,462	290,720	305,974	15,255	580,880
UTILITIES							
ELECTRICITY	1,211	1,375	164	7,354	8,387	1,033	16,850
GAS	68	61	(7)	411	403	(8)	770
OIL HEAT	0	0	0	69,381	31,878	(37,503)	65,000
WATER & SEWER CHARGES	0	0	0	15,417	13,637	(1,780)	27,274
TOTAL UTILITIES	1,279	1,436	157	92,563	54,305	(38,258)	109,894
REPAIRS & MAINTENANCE							
ELEVATOR CONTRACT	1,035	1,035	0	5,055	6,093	1,038	12,303

1 MAIN AVENUE, INC.
DETAILED BUDGET COMPARISON
FOR PERIOD ENDING 06/30/2012

SCHEDULE 3

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

ACCOUNT	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	
ELEVATOR REPAIR	0	391	391	0	2,348	2,348	4,697
BOILER BURNER REPAIR	1,072	83	(988)	3,776	500	(3,276)	1,000
PUMP EXPENSES	0	83	83	0	500	500	1,000
PLUMBING REPAIR	0	917	917	8,001	5,500	(2,501)	11,000
DECORATING LOBBY/HALLS	0	42	42	0	250	250	500
FLOORING REPAIRS	0	0	0	597	0	(597)	0
PAINTING & PLASTERING	0	42	42	3,311	250	(3,061)	500
GLASS DOORS WINDOWS	0	42	42	5,000	250	(4,750)	500
SUPPLIES-HDWR/EQUIPMENT/MATERI	0	83	83	88	500	412	1,000
TILES REPAIR & REPLACEMENT	0	0	0	350	0	(350)	0
DOORS & LOCKS	0	0	0	334	0	(334)	0
WATER TREATMENT EXPENSE	0	92	92	264	550	286	1,100
LANDSCAPE/GROUNDS/FORLIST	1,305	583	(722)	4,116	3,500	(616)	7,000
DAMAGE NOT COVERED BY INS	0	0	0	10,900	0	(10,900)	0
TOTAL REPAIRS & MAINTENANCE	3,412	3,393	(18)	41,792	20,241	(21,550)	40,600
ADMINISTRATIVE & GENERAL							
PROPERTY & LIABILITY INS	0	0	0	24,763	24,470	(293)	24,470
MT FEES	3,868	3,984	116	23,207	23,904	696	47,807
CERTIORARI FEES	0	0	0	150	0	(150)	0
REAL ESTATE TAX REDUCTION	0	350	350	0	350	350	350
AUDIT FEES	0	667	667	4,100	4,000	(100)	8,000
ARCHITECT-ENGINEER FEES	0	42	42	269	250	(19)	500
CONSULTANT FEES	0	0	0	1,450	0	(1,450)	0
MISC. ADMINISTRATIVE	240	484	244	18,298	17,355	(943)	20,710
TOTAL ADMINISTRATIVE & GENERAL	4,108	5,526	1,418	72,237	70,329	(1,908)	101,837
OTHER OPERATING							
TELEPHONE	172	158	(14)	1,003	950	(53)	1,900
SUPPLIES-JANITORIAL	0	42	42	0	250	250	500
EXTERMINATING	152	142	(11)	751	850	99	1,700
BUILDING PROTECTION/SECURITY	0	63	63	464	375	(89)	750
LICENSES-FEES-PERMITS-SUBSCRIP	0	83	83	177	500	323	1,000
VIOLATIONS	0	17	17	0	100	100	200
PETTY CASH/REIMBURSEMENT	333	433	100	2,490	2,600	110	5,200
TOTAL OTHER OPERATING	658	938	280	4,884	5,625	741	11,250
PROPERTY AND OTHER TAXES							
REAL ESTATE TAXES	267	0	(267)	293,790	324,085	30,295	662,360
NYS FRANCHISE TAX	1,750	1,526	(224)	2,874	3,052	178	6,104
NYC FRANCHISE TAX	1,500	1,316	(184)	3,300	2,632	(668)	5,265
TOTAL PROPERTY AND OTHER TAXES	3,517	2,842	(675)	299,964	329,769	29,805	673,729
INTEREST & OTHER EXPENSES							
MORTGAGE INTEREST	2,439	2,439	0	15,452	15,452	0	29,766
TOTAL INTEREST & OTHER	2,439	2,439	0	15,452	15,452	0	29,766
TOTAL EXPENSES	68,175	80,799	12,623	817,612	801,697	(15,916)	1,547,957

1 MAIN AVENUE, INC.
DETAILED BUDGET COMPARISON
FOR PERIOD ENDING 06/30/2012

SCHEDULE 3

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

ACCOUNT	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	
NET FROM OPERATIONS	53,931	41,106	12,825	(66,423)	(56,270)	(10,153)	(57,103)
CASH RECONCILIATION							
INVESTMENT ACTIVITY							
INVESTMENT INTEREST	0	1	(1)	1	8	(6)	15
MONEY MARKET	0	0	0	201,418	0	201,418	0
MONEY MARKET	(35,000)	0	(35,000)	35,620	0	35,620	0
MONEY MARKET	0	0	0	(1)	0	(1)	0
TOTAL INVESTMENT ACTIVITY	(35,000)	1	(35,001)	237,038	8	237,031	15
FINANCING ACTIVITY							
MORTGAGE PROCEEDS/(AMORTIZATION)	(998)	(998)	0	123,771	123,771	0	117,460
TOTAL FINANCING ACTIVITY	(998)	(998)	0	123,771	123,771	0	117,460
TRANSFERS TO OPERATING ACCOUNT							
R/E TAX ABATEMENT PAYABLE	0	0	0	(55,497)	(51,245)	(4,252)	0
STAR ABATEMENT PAYABLE	0	0	0	(906)	(911)	5	0
VETERAN ABATEMENT PAYABLE	0	0	0	(2,218)	(1,965)	(254)	0
SPECIAL ASSESSMENT - BELOW THE LINE	0	0	0	98,468	102,550	(4,082)	102,550
PRIOR YEAR TAX REFUND	0	0	0	3,232	0	3,232	0
TOTAL TRANSFERS TO OPERATING ACCOUNT	0	0	0	43,080	48,430	(5,350)	102,550
TRANSFERS FROM OPERATING ACCOUNT							
MORTGAGE REFINANCE EXPENSE	0	0	0	(26,922)	(26,922)	0	(26,922)
TOTAL TRANSFERS FROM OPERATING ACCOU	0	0	0	(26,922)	(26,922)	0	(26,922)
CAPITAL EXPENDITURES							
CAP IMPR/ELEVATOR	0	0	0	0	0	0	(100,000)
CAP IMPR/ENGINEER	(6,382)	0	(6,382)	(29,634)	0	(29,634)	0
CAPITAL IMPROVEMENTS	0	0	0	0	0	0	(20,000)
CAP IMPROV/EXTERIOR	0	0	0	(251,021)	(250,000)	(1,021)	(385,000)
TOTAL CAPITAL EXPENDITURES	(6,382)	0	(6,382)	(280,655)	(250,000)	(30,655)	(505,000)
OPENING CASH BALANCE	36,344	36,344	0	18,006	18,006	0	0
CLOSING CASH BALANCE	47,895	76,453	(28,558)	47,895	(142,977)	190,872	(369,001)

**1 MAIN AVENUE, INC.
CASH FLOW
FOR PERIOD ENDING 06/30/2012**

SCHEDULE 4

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

Shaded columns show Actuals

Revenue	Actual Jan-12	Actual Feb-12	Actual Mar-12	Actual Apr-12	Actual May-12	Actual Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	2012 Total	2012 Budget	Fav.(Unfav) Variance
Maintenance	111,407	120,959	110,091	109,808	119,760	118,170	117,250	117,250	117,250	117,250	117,250	117,250	1,393,696	1,407,000	(13,304)
Commercial & Laundry	0	0	0	34	0	0	0	0	0	0	0	0	34	0	34
Servants & Storage Rooms	3,764	3,210	3,090	3,090	3,699	3,764	3,252	3,252	3,252	3,252	3,252	3,252	40,131	39,030	1,102
Special Assessment	13,809	160	1,704	11,454	475	0	7,000	0	0	7,000	0	0	41,601	28,000	13,601
Miscellaneous	10,000	296	(296)	0	0	0	0	0	0	0	0	0	10,000	0	10,000
Other Tenant Charges	252	312	622	852	532	172	1,402	1,402	1,402	1,402	1,402	1,402	11,154	16,824	(5,670)
Total Operating Revenue	139,232	124,937	115,211	125,237	124,467	122,106	128,904	121,904	121,904	128,904	121,904	121,904	1,496,616	1,490,854	5,763
Expenses - Operating															
Payroll	47,884	29,716	30,284	26,420	27,919	27,047	28,750	28,750	35,938	28,750	28,750	35,938	376,146	392,770	16,624
Payroll Taxes	14,621	4,515	3,235	(1,651)	2,308	2,035	3,174	3,174	3,723	3,174	3,174	5,177	46,657	41,740	(4,917)
Workers Comp/Disability	142	0	0	0	0	12,062	38	38	38	38	38	38	12,434	13,950	1,516
Pension & Hospitalization	9,618	10,826	10,419	10,419	11,009	10,419	11,034	11,034	11,034	11,034	11,034	11,034	128,915	132,420	3,505
Other Labor Costs	0	274	0	0	0	1,200	0	0	0	0	0	0	1,474	0	(1,474)
Total P/R & Related Benefits	72,265	45,330	43,938	35,188	41,236	52,762	42,996	42,996	50,734	42,996	42,996	52,187	565,625	580,880	15,255
Gas & Electricity	1,532	0	2,625	1,182	1,148	1,279	1,532	1,503	1,450	1,299	1,528	1,518	16,595	17,620	1,025
Heating	18,228	19,284	16,449	0	15,420	0	0	0	0	0	17,112	16,010	102,503	65,000	(37,503)
Water & Sewer Charges	8,064	0	0	7,354	0	0	6,819	0	0	6,819	0	0	29,054	27,274	(1,780)
Insurance	0	4,809	19,741	0	212	0	0	0	0	0	0	0	24,763	24,470	(293)
Audit	2,000	0	0	2,100	0	0	667	667	667	667	667	667	8,100	8,000	(100)
Mt Fees	3,868	3,868	3,868	3,868	3,868	3,868	3,984	3,984	3,984	3,984	3,984	3,984	47,111	47,807	696
Legal Fees	0	150	0	0	0	0	0	0	0	0	0	0	150	350	200
Professional & Admin Fees	15,348	535	987	1,044	1,861	240	526	526	976	526	526	526	23,621	21,210	(2,411)
Repairs & Maintenance	4,356	12,740	3,712	9,322	8,250	3,412	3,393	3,393	3,393	3,393	3,393	3,393	62,150	40,600	(21,550)
Other Operating Expenses	1,167	576	941	965	578	658	938	938	938	938	938	938	10,509	11,250	741
Mortgage Interest	2,659	2,651	2,643	2,695	2,365	2,439	2,357	2,431	2,427	2,345	2,418	2,336	29,766	29,766	0
Mortgage Principal	1,479	1,487	1,495	(130,303)	1,073	998	1,081	1,007	1,011	1,093	1,019	1,101	(117,459)	(117,460)	0
Real Estate Taxes	146,431	0	147,092	0	0	267	169,138	0	0	169,138	0	0	632,065	662,360	30,295
Corporate Taxes	0	0	3,870	(946)	0	3,250	0	0	2,842	0	0	2,842	11,859	11,369	(490)
Total Operating Expenses	277,397	91,430	247,362	(67,530)	76,010	69,173	233,429	57,444	68,421	233,196	74,581	85,502	1,446,414	1,430,498	(15,916)
Operating Income(Loss)	(138,164)	33,507	(132,151)	192,768	48,456	52,933	(104,524)	64,461	53,484	(104,291)	47,324	36,402	50,203	60,356	(10,153)
Opening Cash Balance	597,729	438,818	469,737	313,287	376,327	344,030	390,580	221,617	194,579	224,064	122,834	146,159	597,729	597,729	0
Other Balance Sheet Accounts															
Inc/(Dec) R/E Tax Abatement Pay	24,810	0	24,810	(3,929)	(104,311)	0	27,060	0	0	27,060	0	0	(4,500)	0	(4,500)
Transfer To Operating Acct	0	0	3,232	0	98,468	0	0	0	0	0	0	0	101,700	102,550	(850)
Investment Activity	0	0	0	0	0	0	1	1	1	1	1	1	9	15	(6)
Transfer From Operating Acct	(3,000)	0	0	(23,922)	0	0	0	0	0	0	0	0	(26,922)	(26,922)	0
Capital Expenditures	(42,557)	(2,588)	(52,341)	(101,877)	(74,910)	(6,382)	(91,500)	(91,500)	(24,000)	(24,000)	(24,000)	0	(535,655)	(505,000)	(30,655)
Closing Cash Balance	438,818	469,737	313,287	376,327	344,030	390,580	221,617	194,579	224,064	122,834	146,159	182,562	182,564	228,728	(46,164)

The budget detailed above is the second draft of the 2012 unapproved budget.

A - February: \$5,000 paid to Glass for a 50% deposit for replacing the front door glass; \$4,699.59 paid to Heating & Plumbing Corp. for steam leak repair in several apartments.

April: \$7,400 paid to Tenant 12A for plaster repair due to water damage.

May: \$3,500 paid to Tenant 12A for plaster repair due to water damage.

**1 MAIN AVENUE
AGED ARREARS REPORT
FOR PERIOD ENDING 06/30/2012**

SCHEDULE 5

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

UNIT	RESIDENT NAME	PRIOR BALANCE	CURRENT CHARGES	CURRENT PAYMENTS	LAST PAY DATE	TOTAL AMT DUE	Current Jun-12	31 - 60 May-12	61 - 90 Apr-12	91 - 120 Mar-12	Over 120 Feb-12
Building											
Current											
3B	TENANT 3B	50.00	2,646.25	0.00	05/18/2012	2,696.25	2,646.25	0.00	50.00	0.00	0.00
5B	TENANT 5B	0.00	5,192.50	5,150.60	06/04/2012	41.90	41.90	0.00	0.00	0.00	0.00
5C	TENANT 5C	86,284.16	8,988.75	0.00	05/09/2011	95,272.91	8,988.75	8,321.00	7,503.75	7,038.75	63,420.66
10B	TENANT 10B	0.00	2,970.00	0.00	05/10/2012	2,970.00	2,970.00	0.00	0.00	0.00	0.00
12B	TENANT 12B	200.00	5,410.00	0.00	05/29/2012	5,610.00	5,410.00	200.00	0.00	0.00	0.00
Total Current		86,534.16	25,207.50	5,150.60		106,591.06	20,056.90	8,521.00	7,553.75	7,038.75	63,420.66
Count: 5											
Total Building		86,534.16	25,207.50	5,150.60		106,591.06	20,056.90	8,521.00	7,553.75	7,038.75	63,420.66
Count: 5											
Grand Total		86,534.16	25,207.50	5,150.60		106,591.06	20,056.90	8,521.00	7,553.75	7,038.75	63,420.66
Count: 5											

**1 MAIN AVENUE, INC.
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDING 06/30/2012**

SCHEDULE 6

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

DATE	PAID TO	G/L EXPENSE TYPE	INV DATE	INVOICE	CHECK NO	AMOUNT	DESCRIPTION
06/06/2012	BUILDING SERVICE 32BJ	6105 401K PLAN	06/05/12	06/01/2012-40	17083	2,250.00	MAY 2012 401K
						2,250.00	
06/21/2012	THE STATE INSURANCE FUND	6125 WORKER'S COMPENSATION	06/20/12	18687838	17099	13,169.66	Policy#XXXXXXXXXX 7/1/12-7/1/13
06/25/2012	RISK MANAGEMENT LLC	6125 WORKER'S COMPENSATION	06/19/12	16062	17101	1,491.12	RENEW POLICY#XXXXXXXXXX 07/01/12-07/01/13
						14,660.78	
06/14/2012	BUILDING SERVICE 32BJ	6130 UNION PENSION FUND	06/14/12	SA06/01/2012	17093	347.00	MAY 2012 BENEFITS-25 YEARS
06/14/2012	BUILDING SERVICE 32BJ	6130 UNION PENSION FUND	06/14/12	SA06/01/2012	17094	1,735.00	MAY 2012 BENEFITS
						2,082.00	
06/14/2012	BUILDING SERVICE 32BJ	6135 UNION LEGAL FEES	06/14/12	SA06/01/2012	17093	16.63	MAY 2012 BENEFITS-25 YEARS
06/14/2012	BUILDING SERVICE 32BJ	6135 UNION LEGAL FEES	06/14/12	SA06/01/2012	17094	99.78	MAY 2012 BENEFITS
						116.41	
06/14/2012	BUILDING SERVICE 32BJ	6140 UNION HEALTH & WELFARE	06/14/12	SA06/01/2012	17093	1,120.22	MAY 2012 BENEFITS-25 YEARS
06/14/2012	BUILDING SERVICE 32BJ	6140 UNION HEALTH & WELFARE	06/14/12	SA06/01/2012	17094	6,721.32	MAY 2012 BENEFITS
						7,841.54	
06/07/2012	BUILDING SERVICE 32BJ	6145 UNION ANNUITY FUND	06/07/12	SA06/01/2012	17084	40.00	MAY 2012 ADDITIONAL SRSP-2 YEAR RULE
06/14/2012	BUILDING SERVICE 32BJ	6145 UNION ANNUITY FUND	06/14/12	SA06/01/2012	17093	80.00	MAY 2012 BENEFITS-25 YEARS
06/14/2012	BUILDING SERVICE 32BJ	6145 UNION ANNUITY FUND	06/14/12	SA06/01/2012	17094	160.00	MAY 2012 BENEFITS
						280.00	
06/06/2012	LOCAL 32BJ SEIU	6150 UNION DUES	06/05/12	SA06/01/2012	17082	385.00	JUNE 2012 UNION DUES
						385.00	
06/14/2012	BUILDING SERVICE 32BJ	6155 UNION TRAINING FEES	06/14/12	SA06/01/2012	17093	14.13	MAY 2012 BENEFITS-25 YEARS
06/14/2012	BUILDING SERVICE 32BJ	6155 UNION TRAINING FEES	06/14/12	SA06/01/2012	17094	84.78	MAY 2012 BENEFITS
						98.91	
06/12/2012	FOREST UNIFORM CORP.	6163 UNIFORMS (NEW)	03/21/12	15262	17088	1,200.24	DOORMAN JACKETS, TROUSERS, EMBROIDE
						1,200.24	
06/21/2012	CON EDISON	6210 ELECTRIC	06/20/12	061812 rd	17098	744.55	hls. kwh 6966 5/16-6/15/12 rd
06/26/2012	CONEDISON SOLUTIONS	6210 ELECTRIC	06/26/12	569551.06191	17103	466.09	569551.kwh 6966 5/16-6/15/12 rd
						1,210.64	
06/21/2012	CON EDISON	6220 GAS	06/20/12	061812 rd	17097	32.31	Indy. thms 4 5/16-6/15/12 rd
06/21/2012	CON EDISON	6220 GAS	06/20/12	061812 rd	17098	36.17	hls. kwh 6966 5/16-6/15/12 rd
						68.48	
06/12/2012	ELEVATOR	6280 ELEVATOR CONTRACT	05/01/12	M0773442	17086	1,034.95	MAINT. - MAY/2012
						1,034.95	
06/12/2012	HEAT-TIMER CORPORATION	6310 BOILER BURNER REPAIR	05/23/12	152261	17089	69.95	ICMS INTERNET SVC
06/25/2012	HEAT-TIMER CORPORATION	6310 BOILER BURNER REPAIR	06/21/12	6212012	17100	1,001.66	CONTRACT# XXXXXXXX
						1,071.61	
06/12/2012	EXTERMINATING CO INC	6410 EXTERMINATING	04/15/12	456520	17090	152.43	SVC - APRIL/2012
						152.43	
06/12/2012	DESIGN INC	6430 LANDSCAPE/GROUNDS/FLOREST	05/10/12	6783	17091	1,305.00	LOBBY FLOWERS: FEB. - MAY/2012
						1,305.00	
06/05/2012	VERIZON	6500 TELEPHONE	05/22/12	52212	17081	48.88	05/22-06/21/12
06/20/2012	VERIZON	6500 TELEPHONE	06/19/12	061012 rd	17096	123.00	6/10-7/09/12 rd
						171.88	
06/04/2012	MESSENGER SERVICE	6515 MESSENGER SERVICE	06/01/12	21455	17080	26.00	MESSENGER SVC - MAY/2012
						26.00	
06/11/2012	EMPLOYEE	6530 PETTY CASH/REIMBURSEMENT	05/31/12	5312012	17085	303.46	REIMB. EXPENSES - MAY/2012
						303.46	
06/26/2012	CONFERENCE CHARGES	6550 MISC ADMINISTRATIVE EXPENSE	06/26/12	06262012A	17102	45.47	CONFERENCE CHARGES
						45.47	
06/27/2012	NYC DEPT. OF FINANCE	6650 REAL ESTATE TAXES	06/26/12	1016-6/26/12A	17104	92.04	STAR EXEMP CAP 7/1/12
06/27/2012	NYC DEPT. OF FINANCE	6650 REAL ESTATE TAXES	06/26/12	1016B-6/26/12	17105	175.00	TAX COMM FEE 3/1/12
						267.04	

**1 MAIN AVENUE, INC.
STATEMENT OF DISBURSEMENTS
FOR PERIOD ENDING 06/30/2012**

SCHEDULE 6

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

DATE	PAID TO	G/L EXPENSE TYPE	INV DATE	INVOICE	CHECK NO	AMOUNT	DESCRIPTION
06/14/2012	N Y S CORPORATION TAX	6670 NYS FRANCHISE TAX	06/14/12	1016-6/13/12	17095	1,750.00	NYS CORPORATION TAX
						<u>1,750.00</u>	
06/14/2012	NYC DEPT. OF FINANCE	6680 NYC FRANCHISE TAX	06/14/12	1016-6/13/12	17092	1,500.00	NYC CORPORATION TAX
						<u>1,500.00</u>	
06/12/2012	W B. M	6937 CAP IMPR/ENGINEER	05/07/12	1269337	17087	497.80	PROF SVC - CONSULTING
06/12/2012	W B. MN	6937 CAP IMPR/ENGINEER	05/07/12	1269338	17087	5,884.00	PROF SVC - WINDOW RESTORATION
						<u>6,381.80</u>	
	36 ITEMS			DISBURSEMENT TOTAL		44,203.64	

**1 MAIN AVENUE, INC.
AGED PAYABLES REPORT
FOR PERIOD ENDING 06/30/2012**

SCHEDULE 5

PROPERTY #1234
1 MAIN AVENUE
NEW YORK, NY, 10123

VEND - VENDOR NAME	INVOICE	INV.DATE	ENTERED DATE	STATUS	COMMENTS	PAYABLE	CURRENT	OVER 30	OVER 60	OVER 90	OVER 120
6280-ELEVATOR CONTRACT 11410 - ELEVATOR	M0774629	6/1/2012	6/8/2012	Entered	MAINT. - JUNE/2012	1,034.95	1,034.95	0.00	0.00	0.00	0.00
6410-EXTERMINATING 11806 - EXTERMINATING CO INC	456870	5/15/2012	6/8/2012	Entered	SVC - MAY/2012	152.43	152.43	0.00	0.00	0.00	0.00
6937-CAP IMPR/ENGINEER 11699 - W B. M	1269669	6/8/2012	6/13/2012	Entered	PROF SVCS - CONSULTING	139.65	139.65	0.00	0.00	0.00	0.00
11699 - W B. M	1269670	6/8/2012	6/13/2012	Entered	PROF SVCS - WINDOW RES	9,166.25	9,166.25	0.00	0.00	0.00	0.00
Total 6937-CAP IMPR/ENGINEER					ACCOUNT TOTALS:	9,305.90	9,305.90	0.00	0.00	0.00	0.00
6994-CAP IMPR/PLUMBING 13996 - HEATING & PLUMBING CORP.	26468	6/6/2012	6/13/2012	Entered	removed per Lisa Moretti - DE	8,927.75	8,927.75	0.00	0.00	0.00	0.00
BUILDING TOTALS					REPORT TOTALS:	19,421.03	19,421.03	0.00	0.00	0.00	0.00

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
1000-0000	OPERATING ACCOUNT			18,005.90	29,781.65				
	Receipt	6/1/2012	6/1/2012			130,526.77	8,420.80		
	Checks	6/1/2012	6/1/2012				44,203.64		
	Payroll Fees	6/1/2012	J-2136737				119.00		
	Storage Fees	6/1/2012	J-2136738				50.00		
	MNT FEE	6/1/2012	J-2136739				3,867.91		
	06/04 TRANSFER	6/4/2012	J-2137643				14,120.00		
	PAYX PAYROLL TAX JE	6/7/2012	J-2139024				2,812.16		
	PAYX PAYROLL JE	6/7/2012	J-2139024				5,058.31		
	W/C dividend 7/1/2010-2011	6/11/2012	J-2138963			2,599.09			
	PAYX PAYROLL TAX JE	6/14/2012	J-2141584				1,890.49		
	PAYX PAYROLL JE	6/14/2012	J-2141584				4,245.15		
	PAYX PAYROLL TAX JE	6/21/2012	J-2143406				1,923.64		
	PAYX PAYROLL JE	6/21/2012	J-2143406				4,304.47		
	06/2012 W & S ESCROW	6/25/2012	J-2144110				35,000.00		
	PAYX PAYROLL TAX JE	6/28/2012	J-2144878				1,939.44		
	PAYX PAYROLL JE	6/28/2012	J-2144878				4,302.52	868.33	30,649.98
1003-0000	CASH OPERATING (2)			0.00	6,562.37				
	A & B Bank June 2012 mortgage	6/4/2012	J-2137527				3,437.63		
	06/04 TRANSFER	6/4/2012	J-2137643			14,120.00		10,682.37	17,244.74
1032-0000	MONEY MARKET			392,409.86	190,991.49			0.00	190,991.49
1112-0000	MONEY MARKET			137,907.13	67,287.13				
	06/2012 W & S ESCROW	6/25/2012	J-2144110			35,000.00		35,000.00	102,287.13
1117-0000	MONEY MARKET			44,118.19	44,118.19			0.00	44,118.19
1134-0000	MONEY MARKET			5,287.59	5,288.69				
	05/2012 INTEREST	6/20/2012	J-2142629			0.22		0.22	5,288.91
2400-0000	1ST MTG PAYABLE			(474,158.35)	(598,927.37)				
	A & B Bank June 2012 mortgage	6/4/2012	J-2137527			998.17		998.17	(597,929.20)
3040-0000	CONTRIBUTED CAPITAL - CAPTL IMPV			(275,457.50)	(275,457.50)			0.00	(275,457.50)
3995-0000	YARDI - RETAINED EARNINGS			151,887.18	151,887.18			0.00	151,887.18
5010-0000	MAINTENANCE			0.00	(572,026.09)				
	Receipt	6/1/2012	6/1/2012			8,420.80	126,590.46	(118,169.66)	(690,195.75)
5120-0000	LAUNDRY			0.00	(33.88)			0.00	(33.88)
5155-0000	INVESTMENT INTEREST			0.00	(1.10)				
	05/2012 INTEREST	6/20/2012	J-2142629				0.22	(0.22)	(1.32)
5160-0000	SPECIAL ASSESSMENTS			0.00	(27,601.25)			0.00	(27,601.25)
5190-0000	LATE FEE INCOME			0.00	(1,810.00)				

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
	Receipt	6/1/2012	6/1/2012				20.00	(20.00)	(1,830.00)
5225-0000	STORAGE INCOME			0.00	(1,080.00)			0.00	(1,080.00)
5226-0000	SERVANT ROOMS			0.00	(15,772.35)				
	Receipt	6/1/2012	6/1/2012				3,764.31	(3,764.31)	(19,536.66)
5244-0000	HVAC INCOME			0.00	(760.00)				
	Receipt	6/1/2012	6/1/2012				152.00	(152.00)	(912.00)
5281-0000	MOVIE INCOME			0.00	(10,000.00)			0.00	(10,000.00)
5322-5000	SPECIAL ASSESSMENT - BELOW THE LINE			0.00	(98,467.75)			0.00	(98,467.75)
5335-0000	PRIOR YEAR TAX REFUND			0.00	(3,231.94)			0.00	(3,231.94)
5375-0000	R/E TAX ABATEMENT PAYABLE			0.00	55,496.50			0.00	55,496.50
5376-0000	STAR ABATEMENT PAYABLE			0.00	905.50			0.00	905.50
5377-0000	VETERAN ABATEMENT PAYABLE			0.00	2,218.00			0.00	2,218.00
6005-0000	PAYROLL			0.00	131,269.40				
	PAYX PAYROLL JE	6/7/2012	J-2139024			6,109.44			
	PAYX PAYROLL JE	6/14/2012	J-2141584			5,777.15			
	PAYX PAYROLL JE	6/21/2012	J-2143406			5,777.15			
	PAYX PAYROLL JE	6/28/2012	J-2144878			5,953.29		23,617.03	154,886.43
6007-0000	SALARIES - O.T.			0.00	2,576.99				
	PAYX PAYROLL JE	6/7/2012	J-2139024			742.62			
	PAYX PAYROLL JE	6/14/2012	J-2141584			340.49			
	PAYX PAYROLL JE	6/21/2012	J-2143406			412.45			
	PAYX PAYROLL JE	6/28/2012	J-2144878			249.18		1,744.74	4,321.73
6008-0000	HOLIDAY OVERTIME			0.00	4,987.57				
	PAYX PAYROLL JE	6/7/2012	J-2139024			1,234.77		1,234.77	6,222.34
6010-0000	FICA EMPLOYEE			0.00	750.78				
	PAYX PAYROLL TAX JE	6/7/2012	J-2139024			1,075.54			
	PAYX PAYROLL JE	6/7/2012	J-2139024				1,075.54		
	PAYX PAYROLL JE	6/14/2012	J-2141584				813.65		
	PAYX PAYROLL TAX JE	6/14/2012	J-2141584			813.65			
	PAYX PAYROLL TAX JE	6/21/2012	J-2143406			823.23			
	PAYX PAYROLL JE	6/21/2012	J-2143406				823.23		
	PAYX PAYROLL TAX JE	6/28/2012	J-2144878			824.93			
	PAYX PAYROLL JE	6/28/2012	J-2144878				824.93	0.00	750.78
6020-0000	F W T			0.00	1,464.60				
	PAYX PAYROLL TAX JE	6/7/2012	J-2139024			1,142.72			
	PAYX PAYROLL JE	6/7/2012	J-2139024				1,142.72		
	PAYX PAYROLL JE	6/14/2012	J-2141584				681.91		

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
	PAYX PAYROLL TAX JE	6/14/2012	J-2141584			681.91			
	PAYX PAYROLL TAX JE	6/21/2012	J-2143406			698.02			
	PAYX PAYROLL JE	6/21/2012	J-2143406				698.02		
	PAYX PAYROLL TAX JE	6/28/2012	J-2144878			710.73			
	PAYX PAYROLL JE	6/28/2012	J-2144878				710.73	0.00	1,464.60
6030-0000	S W T			0.00	737.13				
	PAYX PAYROLL TAX JE	6/7/2012	J-2139024			381.28			
	PAYX PAYROLL JE	6/7/2012	J-2139024				381.28		
	PAYX PAYROLL JE	6/14/2012	J-2141584				254.26		
	PAYX PAYROLL TAX JE	6/14/2012	J-2141584			254.26			
	PAYX PAYROLL TAX JE	6/21/2012	J-2143406			258.91			
	PAYX PAYROLL JE	6/21/2012	J-2143406				258.91		
	PAYX PAYROLL TAX JE	6/28/2012	J-2144878			259.73			
	PAYX PAYROLL JE	6/28/2012	J-2144878				259.73	0.00	737.13
6040-0000	C W T			0.00	222.32				
	PAYX PAYROLL TAX JE	6/7/2012	J-2139024			212.62			
	PAYX PAYROLL JE	6/7/2012	J-2139024				212.62		
	PAYX PAYROLL JE	6/14/2012	J-2141584				140.67		
	PAYX PAYROLL TAX JE	6/14/2012	J-2141584			140.67			
	PAYX PAYROLL TAX JE	6/21/2012	J-2143406			143.48			
	PAYX PAYROLL JE	6/21/2012	J-2143406				143.48		
	PAYX PAYROLL TAX JE	6/28/2012	J-2144878			144.05			
	PAYX PAYROLL JE	6/28/2012	J-2144878				144.05	0.00	222.32
6070-0000	BONUS			0.00	400.00				
6072-0000	HOLIDAY BONUS			0.00	18,836.03				
6090-0000	FICA EMPLOYER			0.00	13,108.93				
	PAYX PAYROLL JE	6/7/2012	J-2139024			618.64			
	PAYX PAYROLL JE	6/14/2012	J-2141584			468.00			
	PAYX PAYROLL JE	6/21/2012	J-2143406			473.51			
	PAYX PAYROLL JE	6/28/2012	J-2144878			474.49		2,034.64	15,143.57
6100-0000	FEDERAL UNEM INSURANCE			0.00	474.87				
6105-0000	401K PLAN			0.00	4,153.18				
	BUILDING SERVICE 32B - MAY 2012 401K	6/6/2012	K-4967187			2,250.00			
	PAYX PAYROLL JE	6/7/2012	J-2139024				450.00		
	PAYX PAYROLL JE	6/14/2012	J-2141584				450.00		
	PAYX PAYROLL JE	6/21/2012	J-2143406				450.00		
	PAYX PAYROLL JE	6/28/2012	J-2144878				450.00	450.00	4,603.18
6109-0000	MCTMT			0.00	6.27				
6110-0000	STATE UNEM INSURANCE			0.00	6,262.41				
6115-0000	DISABILITY EXPENSE			0.00	141.96				

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
6125-0000	WORKER'S COMPENSATION			0.00	0.00				
	W/C dividend 7/1/2010-2011	6/11/2012	J-2138963				2,599.09		
	THE STATE INSURANCE - Policy# Z 1359 658-0	6/21/2012	K-4978437			13,169.66			
	RISK MANAGEMEN - RENEW POLICY#Z135965	6/25/2012	K-4980316			1,491.12		12,061.69	12,061.69
6130-0000	UNION PENSION FUND			0.00	10,850.50				
	BUILDING SERVICE 32B - MAY 2012 BENEFITS-25	6/14/2012	K-4974106			347.00			
	BUILDING SERVICE 32B - MAY 2012 BENEFITS	6/14/2012	K-4974243			1,735.00		2,082.00	12,932.50
6135-0000	UNION LEGAL FEES			0.00	582.05				
	BUILDING SERVICE 32B - MAY 2012 BENEFITS-25	6/14/2012	K-4974106			16.63			
	BUILDING SERVICE 32B - MAY 2012 BENEFITS	6/14/2012	K-4974243			99.78		116.41	698.46
6140-0000	UNION HEALTH & WELFARE			0.00	38,874.01				
	BUILDING SERVICE 32B - MAY 2012 BENEFITS-25	6/14/2012	K-4974106			1,120.22			
	BUILDING SERVICE 32B - MAY 2012 BENEFITS	6/14/2012	K-4974243			6,721.32		7,841.54	46,715.55
6145-0000	UNION ANNUITY FUND			0.00	1,490.00				
	BUILDING SERVICE 32B - MAY 2012 ADDITIONAL	6/7/2012	K-4968373			40.00			
	BUILDING SERVICE 32B - MAY 2012 BENEFITS-25	6/14/2012	K-4974106			80.00			
	BUILDING SERVICE 32B - MAY 2012 BENEFITS	6/14/2012	K-4974243			160.00		280.00	1,770.00
6150-0000	UNION DUES			0.00	0.00				
	LOCAL 32BJ SEIU - JUNE 2012 UNION DUES	6/6/2012	K-4967126			385.00			
	PAYX PAYROLL JE	6/7/2012	J-2139024				385.00	0.00	0.00
6155-0000	UNION TRAINING FEES			0.00	494.55				
	BUILDING SERVICE 32B - MAY 2012 BENEFITS-25	6/14/2012	K-4974106			14.13			
	BUILDING SERVICE 32B - MAY 2012 BENEFITS	6/14/2012	K-4974243			84.78		98.91	593.46
6163-0000	UNIFORMS (NEW)			0.00	274.00				
	FOREST UNIFORM CORP. - DOORMAN JACKETS, TR	6/12/2012	K-4951736			1,200.24		1,200.24	1,474.24
6170-0000	OIL HEAT			0.00	69,380.97			0.00	69,380.97
6210-0000	ELECTRIC			0.00	6,143.46				
	CON EDISON - hls. kwh 6966 5/16-	6/21/2012	K-4978459			744.55			
	CONEDISON SOLUTIONS - 569551.kwh 6966 5/16	6/26/2012	K-4981665			466.09		1,210.64	7,354.10
6220-0000	GAS			0.00	342.61				
	CON EDISON - Indy. thms 4 5/16-6	6/21/2012	K-4978452			32.31			
	CON EDISON - hls. kwh 6966 5/16-	6/21/2012	K-4978459			36.17		68.48	411.09
6280-0000	ELEVATOR CONTRACT			0.00	4,020.40				
	CENTURY ELEVATOR - MAINT. - MAY/2012	6/12/2012	K-4951741			1,034.95		1,034.95	5,055.35
6310-0000	BOILER BURNER REPAIR			0.00	2,704.63				
	HEAT-TIMER CORPORATI - ICMS INTERNET SVC	6/12/2012	K-4966072			69.95			
	HEAT-TIMER CORPORATI - CONTRACT# PCCMP 212	6/25/2012	K-4981284			1,001.66		1,071.61	3,776.24
6320-0000	PLUMBING REPAIR			0.00	8,000.61			0.00	8,000.61

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
6327-0000	FLOORING REPAIRS			0.00	597.00			0.00	597.00
6330-0000	PAINTING & PLASTERING			0.00	3,310.50			0.00	3,310.50
6335-0000	GLASS DOORS WINDOWS			0.00	5,000.00			0.00	5,000.00
6350-0000	SUPPLIES-HDWR/EQUIPMENT/MATERI			0.00	87.83			0.00	87.83
6362-0000	TILES REPAIR & REPLACEMENT			0.00	350.00			0.00	350.00
6383-0000	DOORS & LOCKS			0.00	334.00			0.00	334.00
6395-0000	WATER TREATMENT EXPENSE			0.00	264.15			0.00	264.15
6410-0000	EXTERMINATING EXTERMINATING - SVC - APRIL/2012	6/12/2012	K-4951732	0.00	598.83	152.43		152.43	751.26
6430-0000	LANDSCAPE/GROUNDS/FLORIST LOBBY FLOWERS: FEB.	6/12/2012	K-4956642	0.00	2,811.00	1,305.00		1,305.00	4,116.00
6440-0000	BUILDING PROTECTION/SECURITY			0.00	464.03			0.00	464.03
6460-0000	PROPERTY & LIABILITY INS			0.00	24,763.02			0.00	24,763.02
6465-0000	DAMAGE NOT COVERED BY INS			0.00	10,900.00			0.00	10,900.00
6480-0000	MNT FEES MNT FEE	6/1/2012	J-2136739	0.00	19,339.55	3,867.91		3,867.91	23,207.46
6499-0000	DUES			0.00	15,450.00			0.00	15,450.00
6500-0000	TELEPHONE VERIZON VERIZON	6/5/2012 6/20/2012	K-4966418 K-4977813	0.00	830.66	48.88 123.00		171.88	1,002.54
6505-0000	PHOTOCOPY EXPENSE			0.00	285.24			0.00	285.24
6510-0000	LICENSES-FEES-PERMITS-SUBSCRIP			0.00	177.00			0.00	177.00
6515-0000	MESSENGER SERVICE MESSENGER SVC - MAY/	6/4/2012	K-4965462	0.00	130.00	26.00		26.00	156.00
6517-0000	POSTAGE			0.00	56.20			0.00	56.20
6530-0000	PETTY CASH/REIMBURSEMENT REIMB. EXPENSES - MA PAYX PAYROLL JE PAYX PAYROLL JE	6/11/2012 6/21/2012 6/28/2012	K-4970231 J-2143406 J-2144878	0.00	2,156.20	303.46 15.00 15.00		333.46	2,489.66
6537-0000	STORAGE EXPENSE			0.00	250.00				

ACCT	ACCOUNT NAME / DESCRIPTION	DATE	CTRL#	BEGINNING BALANCES		CURRENT MONTH		NET CHANGE	Y.T.D. BAL
				B.O.Y. BAL	B.O.M. BAL	DEBITS	CREDITS		
	Storage Fees	6/1/2012	J-2136738			50.00		50.00	300.00
6550-0000	MISC ADMINISTRATIVE EXPENSE			0.00	1,213.70				
	Payroll Fees	6/1/2012	J-2136737			119.00			
	CONFERENCE CHARGES	6/26/2012	K-4981714			45.47		164.47	1,378.17
6570-0000	AUDIT FEES			0.00	4,100.00			0.00	4,100.00
6580-0000	ARCHITECT-ENGINEER FEES			0.00	268.75			0.00	268.75
6585-0000	CONSULTANT FEES			0.00	1,450.00			0.00	1,450.00
6615-0000	CERTIORARI FEES			0.00	150.00			0.00	150.00
6620-0000	OTHER PROFESSIONAL FEES			0.00	672.00			0.00	672.00
6630-0000	WATER & SEWER CHARGES			0.00	15,417.18			0.00	15,417.18
6650-0000	REAL ESTATE TAXES			0.00	293,522.96				
	NYC DEPT. OF FINANCE - 1-877-22	6/27/2012	K-4982039			92.04			
	NYC DEPT. OF FINANCE - 1-877-22	6/27/2012	K-4982041			175.00		267.04	293,790.00
6670-0000	NYS FRANCHISE TAX			0.00	1,124.19				
	N Y S CORPORATION TA - FED# 13-XXXXXXX	6/14/2012	K-4974251			1,750.00		1,750.00	2,874.19
6680-0000	NYC FRANCHISE TAX			0.00	1,800.00				
	NYC DEPT. OF FINANCE - FED# 13-XXXXXXX	6/14/2012	K-4973265			1,500.00		1,500.00	3,300.00
6710-0000	MORTGAGE INTEREST			0.00	13,012.91				
	A & B Bank June 2012 mortgage	6/4/2012	J-2137527			2,439.46		2,439.46	15,452.37
6937-0000	CAP IMPR/ENGINEER			0.00	23,252.20				
	W B. M - PROF SVC - CONSULTIN	6/12/2012	K-4952657			497.80			
	W B. M - PROF SVC - WINDOW RE	6/12/2012	K-4952658			5,884.00		6,381.80	29,634.00
6953-0000	MORTGAGE REFINANCE EXPENSE			0.00	26,922.08			0.00	26,922.08
6968-0000	CAP IMPROV/EXTERIOR			0.00	251,021.12			0.00	251,021.12

**1 MAIN AVENUE, INC.
COLLECTION STATUS SUMMARY
FOR PERIOD ENDING 06/30/2012**

INCOME CATEGORY	CHARGE CODE	----- OPENING -----		CURRENT CHARGES	PAYMENTS RECEIVED	----- CLOSING -----	
		----- BALANCE -----	----- BALANCE -----			ARREARS	PREPAY
		ARREARS	PREPAY			ARREARS	PREPAY

PROPERTY SUMMARY

MAINTENANCE CHARGES							
MAINTENANCE	maint	43,766.91	(8,446.34)	117,250.00	(118,169.66)	58,883.81	(24,482.90)
ASSESSMENTS							
ASSESSMENT	asmsrc	23,585.00	0.00	0.00	0.00	23,585.00	0.00
ASSESSMENT-CAPITAL	asmsrcc4	4,082.25	0.00	0.00	0.00	4,082.25	0.00
		<u>27,667.25</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>27,667.25</u>	<u>0.00</u>
SERVANT ROOMS							
SERVANT ROOM	servnt	609.84	0.00	3,154.47	(3,764.31)	0.00	0.00
AIR CONDITIONING CHARGES							
AIR CONDITIONER	airc1	0.00	0.00	152.00	(152.00)	0.00	0.00
LATE FEES							
LATE FEE	latef	7,120.00	0.00	4,700.00	(20.00)	11,800.00	0.00
LATE FEE RETRO	latefrto	8,000.00	0.00	0.00	0.00	8,000.00	0.00
		<u>15,120.00</u>	<u>0.00</u>	<u>4,700.00</u>	<u>(20.00)</u>	<u>19,800.00</u>	<u>0.00</u>
STORAGE FEES							
STORAGE	strg	0.00	0.00	240.00	0.00	240.00	0.00
TOTAL PROPERTY SUMMARY		<u>87,164.00</u>	<u>(8,446.34)</u>	<u>125,496.47</u>	<u>(122,105.97)</u>	<u>106,591.06</u>	<u>(24,482.90)</u>

PAYMENTS ANALYSIS	TOTAL
PAYMENTS	(122,105.97)
NSF RETURNS	0.00
TOTAL PAYMENTS	(122,105.97)

1 MAIN AVENUE, INC.
SCHEDULE OF CAPITAL IMPROVEMENTS
FOR PERIOD ENDING 06/30/12

DATE	DESCRIPTION	AMOUNT	NOTES
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CAP IMPRV/ENGINEER (XXXX-0000)			
	Beginning Balance on: 1/1/2012	0.00	
01/18/2012	W B. M	4,008.30	PROF SVCS - WINDOW RESTORATION
02/14/2012	W B. M	2,523.00	PROF SVCS - WINDOW RESTORATION
02/14/2012	W B. M	65.00	PROF SVCS - CONSULTING
03/13/2012	W B. M	6,258.95	PROF SVCS
03/29/2012	W B. M	4,507.95	WINDOW RESTORATION
04/23/2012	ARCHITECT P.C.	1,750.00	BACKFLOW PREVENTION
05/09/2012	W B. M	4,139.00	WINDOW RESTORATION
06/12/2012	W B. M	497.80	PROF SVC - CONSULTING
06/12/2012	W B. M	5,884.00	PROF SVC - WINDOW RESTORATION
	Ending Balance on: 06/30/12	<u>29,634.00</u>	
CAP IMPROV/EXTERIOR (XXXX-0000)			
	Beginning Balance on: 1/1/2012	0.00	
01/19/2012	DC INC.	38,549.00	APPLICATION # 5
03/29/2012	SCAFFOLDING INC.	2,177.50	INSTALLATION OF MONITORED ALARM SYSTEM ON SIDEWALK SHED
03/30/2012	DC INC.	39,397.00	APPLICATION # 6
04/11/2012	DC INC.	100,126.62	APPLICATION # 7
05/31/2012	DC INC.	70,771.00	APPLICATION # 8
	Ending Balance on: 06/30/12	<u>251,021.12</u>	