



Sample Report

Citadel Property Management Corp.
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Citadel Property Management Corp.

Balance Sheet
Sample Report
January 2010

		Balance
Assets		
1000	Cash in Bank - Operating	\$86,119.91
1020	Cash in Bank - Money Market	\$159,445.78
1030	Security Deposit Bank Account	\$16,535.66
1250	Escrow	\$53,572.64
1291	Overpaid (refundable) Water/Sewer	\$61,556.18
1315	Roof / Masonary Project	\$45,000.00
1353	Improvements to owned units	\$1,069.91
Total Assets		\$423,300.08
Liabilities & Capital		
2010	Security Deposit Liability	\$16,535.66
2400	Mortgages Payable	\$3,024,672.85
Total Liabilities		\$3,041,208.51
3000	Retained Earnings	\$178,425.86
3020	Owner Contribution of Capital	-\$2,780,712.56
3999	Current Year Earnings/Loss	-\$15,621.73
Total Capital		-\$2,617,908.43
Total Liabilities & Capital		\$423,300.08

Citadel Property Management Corp.

Budget Summary

Account		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Budget Total
Property:														
2400	Mortgages F	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$5,275.00	\$63,300.00
3020	Owner Conti	\$10,030.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,030.00
4000	Maintenance	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.83	\$56,555.87	\$678,670.00
4002	Commercial	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	\$79,200.00
4005	Storage Incc	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.74	\$2,000.00
4060	Laundry Incc	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,200.00
4070	Gym Fee (A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00
4100	Late Charge	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.66	\$166.74	\$2,000.00
4150	Legal Charg	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$8,000.00
4205	Assesment I	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$27,000.00
4498	2010 Apt. S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$75,000.00
5010	Managemen	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
5040	Maintenance	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.33	\$7,263.37	\$87,160.00
5050	Payroll Tax	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$625.00	\$7,500.00
5055	Payroll Expe	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
5060	Employee B	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.66	\$1,791.74	\$21,500.00
5140	Telephone	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00
5190	Other Admir	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$2,640.00
5200	Maintenance	\$458.33	\$458.33	\$458.33	\$458.33	\$458.33	\$458.33	\$458.33	\$458.33	\$458.33	\$458.33	\$458.33	\$458.37	\$5,500.00
5205	Major Repai	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00
5220	Grounds Ma	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00
5225	Exterminatin	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00
5250	Plumbing	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00	\$5,000.00
5255	Elevator	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.33	\$1,833.37	\$22,000.00
5265	Boiler	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$10,000.00
5270	Building Sup	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$15,000.00
5300	Gas & Electr	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$21,000.00
5310	Water & Sev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000.00	\$64,000.00
5340	Fuel	\$20,880.00	\$20,880.00	\$17,400.00	\$4,640.00	\$4,640.00	\$4,640.00	\$4,640.00	\$4,640.00	\$4,640.00	\$4,640.00	\$12,180.00	\$12,180.00	\$116,000.00
5420	Mortgage Int	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$11,850.00	\$142,200.00
5440	Legal	\$0.00	\$0.00	\$3,750.00	\$0.00	\$0.00	\$3,750.00	\$0.00	\$0.00	\$3,750.00	\$0.00	\$0.00	\$3,750.00	\$15,000.00

Citadel Property Management Corp.
Budget Summary

Account	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Budget Total	
5441 Consulting	\$0.00	\$0.00	\$2,250.00	\$0.00	\$0.00	\$2,250.00	\$0.00	\$0.00	\$2,250.00	\$0.00	\$0.00	\$2,250.00	\$9,000.00	
5442 Legal (L&T)	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$8,000.00	
5445 Union Dues	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$840.00	
5450 Accounting	\$0.00	\$0.00	\$0.00	\$4,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,400.00	
5500 Real Estate	\$0.00	\$0.00	\$34,000.00	\$0.00	\$0.00	\$34,000.00	\$0.00	\$0.00	\$34,000.00	\$0.00	\$0.00	\$34,000.00	\$136,000.00	
5502 Corporate T:	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	
5510 Fees, Perm	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00	\$500.00	
5520 Insurance	\$0.00	\$0.00	\$9,750.00	\$0.00	\$0.00	\$9,750.00	\$0.00	\$0.00	\$9,750.00	\$0.00	\$0.00	\$9,750.00	\$39,000.00	
Property Total Revenue														\$804,570.00
Property Total Expense														\$880,240.00
Property Net Income														-\$75,670.00
												Total Income for All Properties	-\$75,670.00	

Cash Flow Statement
January 2010

Sample Report

Citadel Property Management Corp.

		Current Month	Balances
Scheduled Rent		\$63,922.85	\$63,922.85
Income and Expenses			
Operating Revenue			
4000	Maintenance	\$31,401.24	\$31,401.24
4001	Rental Income	\$1,100.00	\$1,100.00
4002	Commercial Rent	\$5,212.93	\$5,212.93
4005	Storage Income	\$297.00	\$297.00
4060	Laundry Income	\$350.00	\$350.00
4100	Late Charge Income	\$150.00	\$150.00
4120	NSF Fee Income	\$25.00	\$25.00
4150	Legal Charge Income	\$538.47	\$538.47
Total Operating Income		\$39,074.64	\$39,074.64
Operating Expenses			
5010	Management Fees	\$2,466.66	\$2,466.66
5040	Maintenance Salaries	\$4,664.45	\$4,664.45
5050	Payroll Taxes	\$3,861.06	\$3,861.06
5055	Payroll Expense	\$151.30	\$151.30
5060	Employee Benefits	\$1,749.34	\$1,749.34
5255	Elevator	\$1,543.30	\$1,543.30
5270	Building Supplies	\$1,798.67	\$1,798.67
5300	Gas & Electricity	\$1,262.95	\$1,262.95
5340	Fuel	\$18,290.47	\$18,290.47
5410	Bank Charges	\$20.00	\$20.00
5420	Mortgage Interest	\$12,604.15	\$12,604.15
5440	Legal	\$2,503.12	\$2,503.12
5515	Building Violation	\$325.00	\$325.00
5520	Insurance	\$3,455.90	\$3,455.90
Total Operating Expenditure		\$54,696.37	\$54,696.37
Increase (Decrease) Net Income		(\$15,621.73)	(\$15,621.73)
Beginning Cash Balance		\$120,110.49	
Increase (Decrease) from Operations		(\$15,621.73)	(\$15,621.73)
Owner Contribution/Draw			
3000	Retained Earnings	\$0.00	\$178,425.86
3020	Owner Contribution of Capital	\$0.00	(\$2,780,712.56)
Increase (Decrease) from Owner Capital Accounts		\$0.00	(\$2,602,286.70)
Other Accounts			
1001	Sweep Account	\$0.00	\$0.00
1003	R Sweep MM	\$0.00	\$0.00
1009	Asset Clearing Account	\$0.00	\$0.00

Cash Flow Statement
January 2010

Sample Report

Citadel Property Management Corp.

		Current Month	Balances
1020	Cash in Bank - Money Market	\$0.00	(\$159,445.78)
1030	Security Deposit Bank Account	\$0.00	(\$16,535.66)
1250	Escrow	(\$13,842.71)	(\$53,572.64)
1291	Overpaid (refundable) Water/Sewer	\$0.00	(\$61,556.18)
1315	Roof / Masonary Project	\$0.00	(\$45,000.00)
1353	Improvements to owned units	\$0.00	(\$1,069.91)
2010	Security Deposit Liability	\$0.00	\$16,535.66
2400	Mortgages Payable	(\$4,526.14)	\$3,024,672.85
Increase (Decrease) from Other Accounts		(\$18,368.85)	\$2,704,028. 34
Ending Cash Balance		\$86,119.91	\$86,119.91

Citadel Property Management Corp.
 General Ledger Consolidated By Month
 Consolidated by Property
 Ending January 2010

Date	Src	Prop ID	Ref #	Description / Memo	Debits	Credits	Balance
1000		Cash in Bank - Operating				--- Balance Forward ---	\$120,110.49
01/01/2010	TP	2190 Boston	160	Payment from Bernier, Ni	\$716.23	\$0.00	\$120,826.72
01/01/2010	TP	2190 Boston	169	Payment from McLeary, F	\$709.00	\$0.00	\$121,535.72
01/04/2010	TP	2190 Boston		NSF for Perkinson, Jennif	\$0.00	\$933.07	\$120,602.65
01/04/2010	TP	2190 Boston		NSF for Amanda, Barretto	\$0.00	\$766.23	\$119,836.42
01/04/2010	TP	2190 Boston	PSN Pa	Payment from Reilly, San	\$505.96	\$0.00	\$120,342.38
01/04/2010	CB	2190 Boston	bankfee	HSBC/Bank Charges	\$0.00	\$20.00	\$120,322.38
01/04/2010	CB	2190 Boston	autopay	ADP Tax/Payroll Taxes	\$0.00	\$1,616.26	\$118,706.12
01/05/2010	TP	2190 Boston	0	ePay - Check-Online	\$959.35	\$0.00	\$119,665.47
01/05/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$939.64	\$0.00	\$120,605.11
01/06/2010	CB	2190 Boston	autopay	ADP fee/Payroll Expense	\$0.00	\$27.93	\$120,577.18
01/06/2010	TB	2190 Boston	1498	Payment from Pena, Julia	\$893.64	\$0.00	\$121,470.82
01/06/2010	TB	2190 Boston	2740	Payment from Parnas, Es	\$1,304.77	\$0.00	\$122,775.59
01/06/2010	TB	2190 Boston	490	Payment from Nunez, Ra	\$512.53	\$0.00	\$123,288.12
01/06/2010	TB	2190 Boston	2299	Payment from Martinez, M	\$643.95	\$0.00	\$123,932.07
01/06/2010	TB	2190 Boston	1270	Payment from Dixon, Sha	\$630.80	\$0.00	\$124,562.87
01/06/2010	TB	2190 Boston	2589376	Payment from Corp., Ted	\$350.00	\$0.00	\$124,912.87
01/06/2010	PM	2190 Boston	1217	MCOID/Jan Mgmt Check	\$0.00	\$2,466.66	\$122,446.21
01/06/2010	TB	2190 Boston	1267	Payment from Pope, Phyl	\$709.09	\$0.00	\$123,155.30
01/06/2010	CB	2190 Boston	autopay	ConEd/Electricity	\$0.00	\$24.92	\$123,130.38
01/06/2010	TB	2190 Boston	2809	Payment from P.C., Fideli	\$2,208.16	\$0.00	\$125,338.54
01/06/2010	CB	2190 Boston	autopay	ADP Tax/Payroll Taxes	\$0.00	\$630.49	\$124,708.05
01/06/2010	CB	2190 Boston	autopay	ConEd/Electricity	\$0.00	\$1,238.03	\$123,470.02
01/06/2010	CB	2190 Boston	autopay	ADP fee/Payroll Expense	\$0.00	\$25.19	\$123,444.83
01/06/2010	TB	2190 Boston	198	Payment from Nieves, A./	\$906.78	\$0.00	\$124,351.61
01/06/2010	TB	2190 Boston	2536	Payment from Rivera, Elis	\$926.50	\$0.00	\$125,278.11
01/06/2010	TP	2190 Boston	14-0036	Payment from Fernandez	\$472.11	\$0.00	\$125,750.22
01/06/2010	TB	2190 Boston	335	Payment from Smith, Lou	\$1,100.00	\$0.00	\$126,850.22
01/06/2010	TB	2190 Boston	642	Payment from Watson, Br	\$722.80	\$0.00	\$127,573.02
01/06/2010	TP	2190 Boston	14-0335	Payment from Bianchi, Jo	\$478.46	\$0.00	\$128,051.48
01/06/2010	TP	2190 Boston	0	ePay - Check-Online	\$947.00	\$0.00	\$128,998.48
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Cullinan P	\$1,700.00	\$0.00	\$130,698.48
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Sanjurjo-Br	\$690.05	\$0.00	\$131,388.53
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Congcum /	\$946.21	\$0.00	\$132,334.74
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Sequeira, f	\$696.52	\$0.00	\$133,031.26
01/07/2010	TP	2190 Boston	PSN Pa	Payment from Downes, M	\$709.66	\$0.00	\$133,740.92
01/07/2010	TP	2190 Boston	0	ePay - Check-Online	\$939.64	\$0.00	\$134,680.56
01/07/2010	TP	2190 Boston	0	ePay - Check-Online	\$569.75	\$0.00	\$135,250.31
01/07/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$894.00	\$0.00	\$136,144.31
01/07/2010	CB	2190 Boston	1219	Victor/Maintenance Salari	\$0.00	\$624.28	\$135,520.03
01/07/2010	CB	2190 Boston	1218	Jeffrey/Maintenance Sala	\$0.00	\$629.69	\$134,890.34
01/08/2010	TP	2190 Boston	0	ePay - Check-Online	\$900.21	\$0.00	\$135,790.55
01/08/2010	TP	2190 Boston	0	ePay - Check-Online	\$692.08	\$0.00	\$136,482.63
01/08/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$919.92	\$0.00	\$137,402.55
01/08/2010	TP	2190 Boston	0	ePay - Check-Billing	\$830.50	\$0.00	\$138,233.05
01/10/2010	TP	2190 Boston	699	Payment from Gomez, Sa	\$703.09	\$0.00	\$138,936.14
01/10/2010	TP	2190 Boston	0	ePay - Check-Online	\$600.00	\$0.00	\$139,536.14
01/10/2010	TP	2190 Boston	1345	Payment from Anderson,	\$639.77	\$0.00	\$140,175.91

Citadel Property Management Corp.
 General Ledger Consolidated By Month
 Consolidated by Property
 Ending January 2010

Date	Src	Prop ID	Ref #	Description / Memo	Debits	Credits	Balance
01/10/2010	TP	2190 Boston	1343	Payment from Anderson,	\$600.00	\$0.00	\$140,775.91
01/10/2010	TP	2190 Boston	2374	Payment from Landanno,	\$617.66	\$0.00	\$141,393.57
01/10/2010	TP	2190 Boston	9853400	Payment from Singh, Nac	\$683.37	\$0.00	\$142,076.94
01/10/2010	TP	2190 Boston	0000995	Payment from Payne, Jes	\$703.09	\$0.00	\$142,780.03
01/10/2010	CB	2190 Boston	1221	DirLink/Insurance	\$0.00	\$2,777.50	\$140,002.53
01/13/2010	CB	2190 Boston	1220	Sovereig/Mortgages Paye	\$0.00	\$4,526.14	\$135,476.39
01/13/2010	CB	2190 Boston	1220	Sovereig/Mortgage Intere	\$0.00	\$12,604.15	\$122,872.24
01/13/2010	CB	2190 Boston	1220	Sovereig/Escrow	\$0.00	\$13,842.71	\$109,029.53
01/14/2010	TP	2190 Boston	0	ePay - Check-IVR	\$934.00	\$0.00	\$109,963.53
01/14/2010	TP	2190 Boston	0	ePay - Check-Online	\$956.78	\$0.00	\$110,920.31
01/14/2010	CB	2190 Boston	1224	Victor/Building Supplies	\$0.00	\$271.42	\$110,648.89
01/14/2010	CB	2190 Boston	1223	Victor/Maintenance Salari	\$0.00	\$539.50	\$110,109.39
01/14/2010	CB	2190 Boston	1222	Jeffrey/Maintenance Sala	\$0.00	\$538.75	\$109,570.64
01/15/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$933.07	\$0.00	\$110,503.71
01/15/2010	TP	2190 Boston	0	ePay - Check-Online	\$729.37	\$0.00	\$111,233.08
01/15/2010	TP	2190 Boston	131	Payment from Winston, R	\$1,124.23	\$0.00	\$112,357.31
01/19/2010	TP	2190 Boston	0	ePay - Check-Online	\$50.00	\$0.00	\$112,407.31
01/19/2010	CB	2190 Boston	autopay	ADP Tax/Payroll Taxes	\$0.00	\$491.92	\$111,915.39
01/20/2010	CB	2190 Boston	2190	ADP fee/Payroll Expense	\$0.00	\$47.80	\$111,867.59
01/21/2010	CB	2190 Boston	autopay	ADP fee/Payroll Expense	\$0.00	\$25.19	\$111,842.40
01/21/2010	CB	2190 Boston	autopay	ADP Tax/Payroll Taxes	\$0.00	\$491.92	\$111,350.48
01/22/2010	CB	2190 Boston	10070c	Jeffrey/Maintenance Sala	\$0.00	\$538.75	\$110,811.73
01/22/2010	CB	2190 Boston	10071c	Victor/Maintenance Salari	\$0.00	\$539.50	\$110,272.23
01/24/2010	TP	2190 Boston	0	ePay - Check-Online	\$338.00	\$0.00	\$110,610.23
01/25/2010	TP	2190 Boston	0	ePay - Check-Billing	\$670.23	\$0.00	\$111,280.46
01/27/2010	TB	2190 Boston	147	Payment from Xiaoming C	\$689.95	\$0.00	\$111,970.41
01/27/2010	TB	2190 Boston	1551	Payment from Wilson, Ma	\$703.09	\$0.00	\$112,673.50
01/27/2010	TB	2190 Boston	1407	Payment from Smartscha	\$939.64	\$0.00	\$113,613.14
01/27/2010	TB	2190 Boston	1386	Payment from Ortiz, Dani	\$952.78	\$0.00	\$114,565.92
01/27/2010	CB	2190 Boston	autopay	ADP Tax/Payroll Taxes	\$0.00	\$630.47	\$113,935.45
01/27/2010	CB	2190 Boston	autopay	ADP fee/Payroll Expense	\$0.00	\$25.19	\$113,910.26
01/27/2010	CB	2190 Boston	10073	Victor/Maintenance Salari	\$0.00	\$624.29	\$113,285.97
01/27/2010	CB	2190 Boston	10072	Jeffrey/Maintenance Sala	\$0.00	\$629.69	\$112,656.28
01/28/2010	MT	2190 Boston	storage 1	Storage fees Oct (missing	\$148.50	\$0.00	\$112,804.78
01/28/2010	VP	2190 Boston	10082	ECB/Building Violation	\$0.00	\$325.00	\$112,479.78
01/28/2010	VP	2190 Boston	10081	Nouveau/Elevator	\$0.00	\$1,543.30	\$110,936.48
01/28/2010	VP	2190 Boston	10080	Aramark/Building Supplie	\$0.00	\$91.35	\$110,845.13
01/28/2010	VP	2190 Boston	10079	METRO/Fuel	\$0.00	\$3,572.87	\$107,272.26
01/28/2010	VP	2190 Boston	10078	Braverma/Legal	\$0.00	\$2,503.12	\$104,769.14
01/28/2010	VP	2190 Boston	10077	Nat Env/Building Supplies	\$0.00	\$1,435.90	\$103,333.24
01/28/2010	VP	2190 Boston	10076	Loc 32BJ/Employee Bene	\$0.00	\$1,749.34	\$101,583.90
01/28/2010	VP	2190 Boston	10075	METRO/Fuel	\$0.00	\$14,717.60	\$86,866.30
01/28/2010	MT	2190 Boston	Storage	Storage Fees(Dec Chk)	\$148.50	\$0.00	\$87,014.80
01/28/2010	CB	2190 Boston	1225	Veronica Feliciano/Veroni	\$0.00	\$216.49	\$86,798.31
01/28/2010	VP	2190 Boston	10074	NYSIF/Insurance	\$0.00	\$678.40	\$86,119.91
Ending Balance for Account				1000			\$86,119.91
1020	Cash in Bank - Money Market					--- Balance Forward ---	\$159,445.78

Citadel Property Management Corp.
General Ledger Consolidated By Month
Consolidated by Property
Ending January 2010

Date	Src	Prop ID	Ref #	Description / Memo	Debits	Credits	Balance
				Ending Balance for Account 1020			\$159,445.78
1030				Security Deposit Bank Account	---	Balance Forward ---	\$16,535.66
				Ending Balance for Account 1030			\$16,535.66
1250				Escrow	---	Balance Forward ---	\$39,729.93
01/13/2010	CB	2190 Boston	1220	Sovereig/Escrow	\$13,842.71	\$0.00	\$53,572.64
				Ending Balance for Account 1250			\$53,572.64
1291				Overpaid (refundable) Water/Sewer	---	Balance Forward ---	\$61,556.18
				Ending Balance for Account 1291			\$61,556.18
1315				Roof / Masonary Project	---	Balance Forward ---	\$45,000.00
				Ending Balance for Account 1315			\$45,000.00
1353				Improvements to owned units	---	Balance Forward ---	\$1,069.91
				Ending Balance for Account 1353			\$1,069.91
2010				Security Deposit Liability	---	Balance Forward ---	-\$16,535.66
				Ending Balance for Account 2010			-\$16,535.66
2400				Mortgages Payable	---	Balance Forward ---	-\$3,029,198.99
01/13/2010	CB	2190 Boston	1220	Mortgages Payable	\$4,526.14	\$0.00	-\$3,024,672.85
				Ending Balance for Account 2400			-\$3,024,672.85
3000				Retained Earnings	---	Balance Forward ---	-\$178,425.86
				Ending Balance for Account 3000			-\$178,425.86
3020				Owner Contribution of Capital	---	Balance Forward ---	\$2,780,712.56
				Ending Balance for Account 3020			\$2,780,712.56
4000				Maintenance	---	Balance Forward ---	\$0.00
01/01/2010	GJ	2190 Boston	GJ32	2190 Boston Rd./Corp., Te	\$350.00	\$0.00	\$350.00
01/01/2010	GJ	2190 Boston	GJ33	2190 Boston Rd./Cullinan	\$1,700.00	\$0.00	\$2,050.00
01/01/2010	TP	2190 Boston		reversal overcharge for Jan	\$50.00	\$0.00	\$2,100.00
01/01/2010	TP	2190 Boston	160	Payment from Bernier, Ni	\$0.00	\$716.23	\$1,383.77
01/01/2010	TP	2190 Boston	169	Payment from McLeary, F	\$0.00	\$709.00	\$674.77
01/04/2010	GJ	2190 Boston	GJ42	2190 Boston Rd./Amanda	\$25.00	\$0.00	\$699.77
01/04/2010	TP	2190 Boston	PSN Pa	Payment from Reilly, San	\$0.00	\$505.96	\$193.81
01/04/2010	TP	2190 Boston		NSF for Amanda,Barretto	\$766.23	\$0.00	\$960.04
01/04/2010	TP	2190 Boston		NSF for Perkinson,Jennif	\$933.07	\$0.00	\$1,893.11
01/05/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$959.35	\$933.76
01/05/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$0.00	\$939.64	-\$5.88
01/06/2010	TB	2190 Boston	2589376	Payment from Corp., Ted	\$0.00	\$350.00	-\$355.88
01/06/2010	TB	2190 Boston	1270	Payment from Dixon, Sha	\$0.00	\$630.80	-\$986.68
01/06/2010	TB	2190 Boston	2299	Payment from Martinez, N	\$0.00	\$643.95	-\$1,630.63
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Cullinan P	\$0.00	\$1,700.00	-\$3,330.63
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Sequeira, I	\$0.00	\$696.52	-\$4,027.15
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Sanjurjo-Bi	\$0.00	\$690.05	-\$4,717.20
01/06/2010	TB	2190 Boston	198	Payment from Nieves, A./	\$0.00	\$906.78	-\$5,623.98
01/06/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$947.00	-\$6,570.98

Citadel Property Management Corp.
 General Ledger Consolidated By Month
 Consolidated by Property
 Ending January 2010

Date	Src	Prop ID	Ref #	Description / Memo	Debits	Credits	Balance
01/06/2010	TP	2190 Boston	14-0335	Payment from Bianchi, Jo	\$0.00	\$478.46	-\$7,049.44
01/06/2010	TB	2190 Boston	642	Payment from Watson, Br	\$0.00	\$722.80	-\$7,772.24
01/06/2010	TB	2190 Boston	2536	Payment from Rivera, Elis	\$0.00	\$926.50	-\$8,698.74
01/06/2010	TB	2190 Boston	1267	Payment from Pope, Phyl	\$0.00	\$709.09	-\$9,407.83
01/06/2010	TB	2190 Boston	1498	Payment from Pena, Julia	\$0.00	\$893.64	-\$10,301.47
01/06/2010	TB	2190 Boston	490	Payment from Nunez, Ra	\$0.00	\$512.53	-\$10,814.00
01/06/2010	TP	2190 Boston	14-0036	Payment from Fernandez	\$0.00	\$472.11	-\$11,286.11
01/06/2010	TP	2190 Boston	PSN Pa	Payment from Congcum /	\$0.00	\$946.21	-\$12,232.32
01/07/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$939.64	-\$13,171.96
01/07/2010	TP	2190 Boston	PSN Pa	Payment from Downes, M	\$0.00	\$709.66	-\$13,881.62
01/07/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$569.75	-\$14,451.37
01/07/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$0.00	\$894.00	-\$15,345.37
01/08/2010	TP	2190 Boston	0	ePay - Check-Billing	\$0.00	\$830.50	-\$16,175.87
01/08/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$0.00	\$919.92	-\$17,095.79
01/08/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$692.08	-\$17,787.87
01/08/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$900.21	-\$18,688.08
01/10/2010	TP	2190 Boston	0000995	Payment from Payne, Jes	\$0.00	\$703.09	-\$19,391.17
01/10/2010	TP	2190 Boston	699	Payment from Gomez, Se	\$0.00	\$703.09	-\$20,094.26
01/10/2010	TP	2190 Boston	2374	Payment from Landanno,	\$0.00	\$617.66	-\$20,711.92
01/10/2010	TP	2190 Boston	1343	Payment from Anderson,	\$0.00	\$585.24	-\$21,297.16
01/10/2010	TP	2190 Boston	1345	Payment from Anderson,	\$0.00	\$604.53	-\$21,901.69
01/10/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$600.00	-\$22,501.69
01/10/2010	TP	2190 Boston	9853400	Payment from Singh, Nac	\$0.00	\$633.37	-\$23,135.06
01/14/2010	TP	2190 Boston	0	ePay - Check-IVR	\$0.00	\$934.00	-\$24,069.06
01/14/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$956.78	-\$25,025.84
01/15/2010	TP	2190 Boston	131	Payment from Winston, R	\$0.00	\$585.76	-\$25,611.60
01/15/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$729.37	-\$26,340.97
01/15/2010	TP	2190 Boston	0	ePay - Check-Recurring	\$0.00	\$933.07	-\$27,274.04
01/19/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$50.00	-\$27,324.04
01/24/2010	TP	2190 Boston	0	ePay - Check-Online	\$0.00	\$338.00	-\$27,662.04
01/25/2010	TP	2190 Boston	0	ePay - Check-Billing	\$0.00	\$670.23	-\$28,332.27
01/27/2010	TB	2190 Boston	1386	Payment from Ortiz, Dani	\$0.00	\$952.78	-\$29,285.05
01/27/2010	TB	2190 Boston	1407	Payment from Smartscha	\$0.00	\$939.64	-\$30,224.69
01/27/2010	TB	2190 Boston	147	Payment from Xiaoming C	\$0.00	\$689.95	-\$30,914.64
01/27/2010	TB	2190 Boston	1551	Payment from Wilson, Ma	\$0.00	\$703.09	-\$31,617.73
01/28/2010	CB	2190 Boston	1225	Veronica Feliciano/Veroni	\$216.49	\$0.00	-\$31,401.24
Ending Balance for Account 4000							-\$31,401.24
4001	Rental Income				--- Balance Forward ---		\$0.00
01/06/2010	TB	2190 Boston	335	Payment from Smith, Lou	\$0.00	\$1,100.00	-\$1,100.00
Ending Balance for Account 4001							-\$1,100.00
4002	Commercial Rent				--- Balance Forward ---		\$0.00
01/01/2010	GJ	2190 Boston	GJ33	2190 Boston Rd./Cullinan	\$0.00	\$1,700.00	-\$1,700.00
01/06/2010	TB	2190 Boston	2740	Payment from Parnas, Es	\$0.00	\$1,304.77	-\$3,004.77
01/06/2010	TB	2190 Boston	2809	Payment from P.C., Fideli	\$0.00	\$2,208.16	-\$5,212.93
Ending Balance for Account 4002							-\$5,212.93
4005	Storage Income				--- Balance Forward ---		\$0.00

Citadel Property Management Corp.
 General Ledger Consolidated By Month
 Consolidated by Property
 Ending January 2010

Date	Src	Prop ID	Ref #	Description / Memo	Debits	Credits	Balance
01/28/2010	MT	2190 Boston		storage fDstorage fees Oct (missing	\$0.00	\$148.50	-\$148.50
01/28/2010	MT	2190 Boston		Storage Storage Fees(Dec Chk)	\$0.00	\$148.50	-\$297.00
Ending Balance for Account 4005							-\$297.00
4060				Laundry Income	--- Balance Forward ---		\$0.00
01/01/2010	GJ	2190 Boston	GJ32	2190 Boston Rd.	\$0.00	\$350.00	-\$350.00
Ending Balance for Account 4060							-\$350.00
4100				Late Charge Income	--- Balance Forward ---		\$0.00
01/01/2010	TP	2190 Bosto		reversal overcharge for Jan	\$0.00	\$50.00	-\$50.00
01/10/2010	TP	2190 Bosto	1343	Payment from Anderson,	\$0.00	\$14.76	-\$64.76
01/10/2010	TP	2190 Bost	1345	Payment from Anderson,	\$0.00	\$35.24	-\$100.00
01/10/2010	TP		9853400	Payment from Singh, Nac	\$0.00	\$50.00	-\$150.00
Ending Balance for Account 4100							-\$150.00
4120				NSF Fee Income	--- Balance Forward ---		\$0.00
01/04/2010	GJ	2190 Boston	GJ42	2190 Boston Rd./Amanda	\$0.00	\$25.00	-\$25.00
Ending Balance for Account 4120							-\$25.00
4150				Legal Charge Income	--- Balance Forward ---		\$0.00
01/15/2010	TP	2190 Boston	131	Payment from Winston, R	\$0.00	\$538.47	-\$538.47
Ending Balance for Account 4150							-\$538.47
5010				Management Fees	--- Balance Forward ---		\$0.00
01/06/2010	PM	2190 Boston	1217	MCOID/Jan Mgmt Check	\$2,466.66	\$0.00	\$2,466.66
Ending Balance for Account 5010							\$2,466.66
5040				Maintenance Salaries	--- Balance Forward ---		\$0.00
01/07/2010	CB	2190 Boston	1219	Victor/Maintenance Salari	\$624.28	\$0.00	\$624.28
01/07/2010	CB	2190 Boston	1218	Jeffrey/Maintenance Sala	\$629.69	\$0.00	\$1,253.97
01/14/2010	CB	2190 Boston	1223	Victor/Maintenance Salari	\$539.50	\$0.00	\$1,793.47
01/14/2010	CB	2190 Boston	1222	Jeffrey/Maintenance Sala	\$538.75	\$0.00	\$2,332.22
01/22/2010	CB	2190 Boston	10070c	Jeffrey/Maintenance Sala	\$538.75	\$0.00	\$2,870.97
01/22/2010	CB	2190 Boston	10071c	Victor/Maintenance Salari	\$539.50	\$0.00	\$3,410.47
01/27/2010	CB	2190 Boston	10073	Victor/Maintenance Salari	\$624.29	\$0.00	\$4,034.76
01/27/2010	CB	2190 Boston	10072	Jeffrey/Maintenance Sala	\$629.69	\$0.00	\$4,664.45
Ending Balance for Account 5040							\$4,664.45
5050				Payroll Taxes	--- Balance Forward ---		\$0.00
01/04/2010	CB	2190 Boston		autopay ADP Tax/Payroll Taxes	\$1,616.26	\$0.00	\$1,616.26
01/06/2010	CB	2190 Boston		autopay ADP Tax/Payroll Taxes	\$630.49	\$0.00	\$2,246.75
01/19/2010	CB	2190 Boston		autopay ADP Tax/Payroll Taxes	\$491.92	\$0.00	\$2,738.67
01/21/2010	CB	2190 Boston		autopay ADP Tax/Payroll Taxes	\$491.92	\$0.00	\$3,230.59
01/27/2010	CB	2190 Boston		autopay ADP Tax/Payroll Taxes	\$630.47	\$0.00	\$3,861.06
Ending Balance for Account 5050							\$3,861.06
5055				Payroll Expense	--- Balance Forward ---		\$0.00
01/06/2010	CB	2190 Boston		autopay ADP fee/Payroll Expense	\$27.93	\$0.00	\$27.93
01/06/2010	CB	2190 Boston		autopay ADP fee/Payroll Expense	\$25.19	\$0.00	\$53.12
01/20/2010	CB	2190 Boston	2190	ADP fee/Payroll Expense	\$47.80	\$0.00	\$100.92

Citadel Property Management Corp.
 General Ledger Consolidated By Month
 Consolidated by Property
 Ending January 2010

Date	Src	Prop ID	Ref #	Description / Memo	Debits	Credits	Balance
01/21/2010	CB	2190 Boston		autopay ADP fee/Payroll Expense	\$25.19	\$0.00	\$126.11
01/27/2010	CB	2190 Boston		autopay ADP fee/Payroll Expense	\$25.19	\$0.00	\$151.30
Ending Balance for Account				5055			\$151.30
5060	Employee Benefits				--- Balance Forward ---		\$0.00
01/28/2010	VP	2190 Boston	10076	Loc 32BJ/Employee Bene	\$1,749.34	\$0.00	\$1,749.34
Ending Balance for Account				5060			\$1,749.34
5255	Elevator				--- Balance Forward ---		\$0.00
01/28/2010	VP	2190 Boston	10081	Nouveau/Elevator	\$1,543.30	\$0.00	\$1,543.30
Ending Balance for Account				5255			\$1,543.30
5270	Building Supplies				--- Balance Forward ---		\$0.00
01/14/2010	CB	2190 Boston	1224	Victor/Building Supplies	\$271.42	\$0.00	\$271.42
01/28/2010	VP	2190 Boston	10077	Nat Env/Building Supplies	\$1,435.90	\$0.00	\$1,707.32
01/28/2010	VP	2190 Boston	10080	Aramark/Building Supplie	\$91.35	\$0.00	\$1,798.67
Ending Balance for Account				5270			\$1,798.67
5300	Gas & Electricity				--- Balance Forward ---		\$0.00
01/06/2010	CB	2190 Boston		autopay ConEd/Electricity	\$1,238.03	\$0.00	\$1,238.03
01/06/2010	CB	2190 Boston		autopay ConEd/Electricity	\$24.92	\$0.00	\$1,262.95
Ending Balance for Account				5300			\$1,262.95
5340	Fuel				--- Balance Forward ---		\$0.00
01/28/2010	VP	2190 Boston	10079	METRO/Fuel	\$3,572.87	\$0.00	\$3,572.87
01/28/2010	VP	2190 Boston	10075	METRO/Fuel	\$14,717.60	\$0.00	\$18,290.47
Ending Balance for Account				5340			\$18,290.47
5410	Bank Charges				--- Balance Forward ---		\$0.00
01/04/2010	CB	2190 Boston		bankfee HSBC/Bank Charges	\$20.00	\$0.00	\$20.00
Ending Balance for Account				5410			\$20.00
5420	Mortgage Interest				--- Balance Forward ---		\$0.00
01/13/2010	CB	2190 Boston	1220	Sovereig/Mortgage Intere	\$12,604.15	\$0.00	\$12,604.15
Ending Balance for Account				5420			\$12,604.15
5440	Legal				--- Balance Forward ---		\$0.00
01/28/2010	VP	2190 Boston	10078	Braverma/Legal	\$2,503.12	\$0.00	\$2,503.12
Ending Balance for Account				5440			\$2,503.12
5515	Building Violation				--- Balance Forward ---		\$0.00
01/28/2010	VP	2190 Boston	10082	ECB/Building Violation	\$325.00	\$0.00	\$325.00
Ending Balance for Account				5515			\$325.00
5520	Insurance				--- Balance Forward ---		\$0.00
01/10/2010	CB	2190 Boston	1221	DirLink/Insurance	\$2,777.50	\$0.00	\$2,777.50
01/28/2010	VP	2190 Boston	10074	NYSIF/Insurance	\$678.40	\$0.00	\$3,455.90
Ending Balance for Account				5520			\$3,455.90
Totals					\$118,096.44	\$118,096.44	

Citadel Property Management Corp.

Operating Statement (Budget vs. Actual)

Sample Report

January 2010

	Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance	
Revenue							
4000	Maintenance	\$31,401.24	\$56,555.83	-\$25,154.59	\$31,401.24	\$56,555.83	-\$25,154.59
4001	Rental Income	\$1,100.00	\$0.00	\$1,100.00	\$1,100.00	\$0.00	\$1,100.00
4002	Commercial Rent	\$5,212.93	\$6,600.00	-\$1,387.07	\$5,212.93	\$6,600.00	-\$1,387.07
4005	Storage Income	\$297.00	\$166.66	\$130.34	\$297.00	\$166.66	\$130.34
4060	Laundry Income	\$350.00	\$350.00	\$0.00	\$350.00	\$350.00	\$0.00
4100	Late Charge Income	\$150.00	\$166.66	-\$16.66	\$150.00	\$166.66	-\$16.66
4120	NSF Fee Income	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00
4150	Legal Charge Income	\$538.47	\$0.00	\$538.47	\$538.47	\$0.00	\$538.47
Total Revenue		\$39,074.64	\$63,839.15	-\$24,764.51	\$39,074.64	\$63,839.15	-\$24,764.51
Operating Expenses							
5010	Management Fees	-\$2,466.66	-\$3,000.00	\$533.34	-\$2,466.66	-\$3,000.00	\$533.34
5040	Maintenance Salaries	-\$4,664.45	-\$7,263.33	\$2,598.88	-\$4,664.45	-\$7,263.33	\$2,598.88
5050	Payroll Taxes	-\$3,861.06	-\$625.00	-\$3,236.06	-\$3,861.06	-\$625.00	-\$3,236.06
5055	Payroll Expense	-\$151.30	-\$83.33	-\$67.97	-\$151.30	-\$83.33	-\$67.97
5060	Employee Benefits	-\$1,749.34	-\$1,791.66	\$42.32	-\$1,749.34	-\$1,791.66	\$42.32
5140	Telephone	\$0.00	-\$208.33	\$208.33	\$0.00	-\$208.33	\$208.33
5190	Other Administrative Expense	\$0.00	-\$220.00	\$220.00	\$0.00	-\$220.00	\$220.00
5200	Maintenance & Repair	\$0.00	-\$458.33	\$458.33	\$0.00	-\$458.33	\$458.33
5220	Grounds Maintenance	\$0.00	-\$208.33	\$208.33	\$0.00	-\$208.33	\$208.33
5225	Exterminating	\$0.00	-\$250.00	\$250.00	\$0.00	-\$250.00	\$250.00
5255	Elevator	-\$1,543.30	-\$1,833.33	\$290.03	-\$1,543.30	-\$1,833.33	\$290.03
5270	Building Supplies	-\$1,798.67	-\$1,250.00	-\$548.67	-\$1,798.67	-\$1,250.00	-\$548.67
5300	Gas & Electricity	-\$1,262.95	-\$1,750.00	\$487.05	-\$1,262.95	-\$1,750.00	\$487.05
5340	Fuel	-\$18,290.47	-\$20,880.00	\$2,589.53	-\$18,290.47	-\$20,880.00	\$2,589.53
5410	Bank Charges	-\$20.00	\$0.00	-\$20.00	-\$20.00	\$0.00	-\$20.00
5420	Mortgage Interest	-\$12,604.15	-\$11,850.00	-\$754.15	-\$12,604.15	-\$11,850.00	-\$754.15
5440	Legal	-\$2,503.12	\$0.00	-\$2,503.12	-\$2,503.12	\$0.00	-\$2,503.12
5445	Union Dues	\$0.00	-\$70.00	\$70.00	\$0.00	-\$70.00	\$70.00
5515	Building Violation	-\$325.00	\$0.00	-\$325.00	-\$325.00	\$0.00	-\$325.00
5520	Insurance	-\$3,455.90	\$0.00	-\$3,455.90	-\$3,455.90	\$0.00	-\$3,455.90
Total Operating Expenses		-\$54,696.37	-\$51,741.64	-\$2,954.73	-\$54,696.37	-\$51,741.64	-\$2,954.73
Net Income (Loss)		(\$15,621.73)	\$12,097.51	(\$27,719.24)	(\$15,621.73)	\$12,097.51	(\$27,719.24)

Citadel Property Management Corp.

Cash Disbursements

Date	Check#	G/L#	Bank#	Payee	Memo	Ref#	Amount
Transactions for Property: 2190 Boston Rd. 2190 Boston Rd. Owners Inc.							
01/04/2010	autopay	5050	1000	ADP	tax		\$1,616.26
01/04/2010	bankfee	5410	1000	HSBC Bank USA	chargeback fee		\$20.00
01/06/2010	1217	5010	1000	Citadel Property Management Corp.	Management Check - 01/06/2010		\$2,466.66
01/06/2010	autopay	5055	1000	ADP	payroll fees		\$25.19
01/06/2010	autopay	5300	1000	Con Edison	302123155501021		\$24.92
01/06/2010	autopay	5055	1000	ADP	payroll fees		\$27.93
01/06/2010	autopay	5050	1000	ADP	payroll tax		\$630.49
01/06/2010	autopay	5300	1000	Con Edison	302123155500031		\$1,238.03
01/07/2010	1218	5040	1000	Jeffrey Jenkins	Jeffrey Jenkins		\$629.69
01/07/2010	1219	5040	1000	Victor Landeta	Victor Landeta		\$624.28
01/10/2010	1221	5520	1000	Direct Link Agency Inc.	994292UMB / Deposit		\$2,777.50
01/13/2010	1220	1250	1000	Sovereign Bank	Sovereign Bank		\$13,842.71
01/13/2010	1220	2400	1000	Sovereign Bank	Sovereign Bank		\$4,526.14
01/13/2010	1220	5420	1000	Sovereign Bank	Sovereign Bank		\$12,604.15
01/14/2010	1222	5040	1000	Jeffrey Jenkins	Jeffrey Jenkins		\$538.75
01/14/2010	1223	5040	1000	Victor Landeta	Victor Landeta		\$539.50
01/14/2010	1224	5270	1000	Victor Landeta	Supplies reimbursement		\$271.42
01/19/2010	autopay	5050	1000	ADP	payroll tax		\$491.92
01/20/2010	2190	5055	1000	ADP	payroll fees		\$47.80
01/21/2010	autopay	5050	1000	ADP	payroll tax		\$491.92
01/21/2010	autopay	5055	1000	ADP	payroll fees		\$25.19
01/22/2010	10070c	5040	1000	Jeffrey Jenkins	payroll		\$538.75
01/22/2010	10071c	5040	1000	Victor Landeta	payroll		\$539.50
01/27/2010	10072	5040	1000	Jeffrey Jenkins	Jeffrey Jenkins		\$629.69
01/27/2010	10073	5040	1000	Victor Landeta	Victor Landeta		\$624.29
01/27/2010	autopay	5055	1000	ADP	payroll fees		\$25.19
01/27/2010	autopay	5050	1000	ADP	payroll tax		\$630.47
01/28/2010	10074	5520	1000	New York State Insurance Fund	Policy x 1415 155-9	157646606	\$339.20
01/28/2010	10074	5520	1000	New York State Insurance Fund	Policy x 1415 155-9	15660438	\$339.20
01/28/2010	10075	5340	1000	METRO Fuel Oil Corp	2470.6 gal @ 2.1265	47919	\$5,530.50
01/28/2010	10075	5340	1000	METRO Fuel Oil Corp	2470.6 gal @ 2.1265	46329	\$3,696.95
01/28/2010	10075	5340	1000	METRO Fuel Oil Corp	2470.6 gal @ 2.1265	41844	\$5,490.15

Citadel Property Management Corp.

Cash Disbursements

Date	Check#	G/L#	Bank#	Payee	Memo	Ref#	Amount
01/28/2010	10076	5060	1000	SEIU LOCAL 32BJ	Benefits	January	\$1,749.34
01/28/2010	10077	5270	1000	National Environmental Chemical	Nat Env		\$1,435.90
01/28/2010	10078	5440	1000	Braverman & Associates, P.C.	Hastings 4B prior charges	30466	\$2,216.62
01/28/2010	10078	5440	1000	Braverman & Associates, P.C.	Hastings 4B prior charges	30224	\$286.50
01/28/2010	10079	5340	1000	METRO Fuel Oil Corp	1482.3 gal @ 2.3050	52736	\$3,572.87
01/28/2010	10080	5270	1000	Aramark	material		\$91.35
01/28/2010	10081	5255	1000	Nouveau Elevator	Regular service	411572	\$1,543.30
01/28/2010	10082	5515	1000	Environmental Control Board	2190 Boston Rd.	431-861-08H	\$300.00
01/28/2010	10082	5515	1000	Environmental Control Board	2190 Boston Rd.	171-049-084	\$25.00
01/28/2010	1225	4000	1000	Veronica Feliciano	Veronica Feliciano		\$216.49
						Property Total:	\$73,281.71
						Report Total:	\$73,281.71

Bank Account 1000 -- HSBC Operating Account

Citadel Property Management Corp.

01/01/2010 To 01/31/2010

Check#	Date	Payee	Check Memo		
	Property ID	Acct #	Distribution Memo	Invoice Ref #	Distribution Amt
10070c	01/22/2010	Jeffrey Jenkins	payroll		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$538.75
Total for Check # 10070c					-\$538.75
10071c	01/22/2010	Victor Landeta	payroll		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$539.50
Total for Check # 10071c					-\$539.50
10072	01/27/2010	Jeffrey Jenkins	Jeffrey Jenkins		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$629.69
Total for Check # 10072					-\$629.69
10073	01/27/2010	Victor Landeta	Victor Landeta		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$624.29
Total for Check # 10073					-\$624.29
10074	01/28/2010	New York State Insurance	Policy x 1415 155-9		
	2190 Boston Rd.	5520	Insurance	15660438	-\$339.20
	2190 Boston Rd.	5520	Insurance	157646606	-\$339.20
Total for Check # 10074					-\$678.40
10075	01/28/2010	METRO Fuel Oil Corp	2470.6 gal @ 2.1265		
	2190 Boston Rd.	5340	Fuel	41844	-\$5,490.15
	2190 Boston Rd.	5340	Fuel	46329	-\$3,696.95
	2190 Boston Rd.	5340	Fuel	47919	-\$5,530.50
Total for Check # 10075					-\$14,717.60
10076	01/28/2010	SEIU LOCAL 32BJ	Benefits		
	2190 Boston Rd.	5060	Employee Benefits	January	-\$1,749.34
Total for Check # 10076					-\$1,749.34
10077	01/28/2010	National Environmental C	Nat Env		
	2190 Boston Rd.	5270	Building Supplies		-\$1,435.90
Total for Check # 10077					-\$1,435.90
10078	01/28/2010	Braverman & Associates,	Hastings 4B prior charges		
	2190 Boston Rd.	5440	Legal	30466	-\$2,216.62
	2190 Boston Rd.	5440	Legal	30224	-\$286.50
Total for Check # 10078					-\$2,503.12
10079	01/28/2010	METRO Fuel Oil Corp	1482.3 gal @ 2.3050		
	2190 Boston Rd.	5340	Fuel	52736	-\$3,572.87
Total for Check # 10079					-\$3,572.87
10080	01/28/2010	Aramark	material		
	2190 Boston Rd.	5270	Building Supplies		-\$91.35
Total for Check # 10080					-\$91.35
10081	01/28/2010	Nouveau Elevator	Regular service		
	2190 Boston Rd.	5255	Elevator	411572	-\$1,543.30
Total for Check # 10081					-\$1,543.30
10082	01/28/2010	Environmental Control Bo	2190 Boston Rd.		

Bank Account 1000 -- HSBC Operating Account

Citadel Property Management Corp.

01/01/2010 To 01/31/2010

Check#	Date	Payee	Check Memo		
	Property ID	Acct #	Distribution Memo	Invoice Ref #	Distribution Amt
	2190 Boston Rd.	5515	Building Violation	431-861-08H	-\$300.00
	2190 Boston Rd.	5515	Building Violation	171-049-084	-\$25.00
			Total for Check #	10082	-\$325.00
1217	01/06/2010	Citadel Property Manager	Management Check - 01/0		
	2190 Boston Rd.	5010	Jan Mgmt Check - 01/06/2010		-\$2,466.66
			Total for Check #	1217	-\$2,466.66
1218	01/07/2010		Jeffrey Jenkins		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$629.69
			Total for Check #	1218	-\$629.69
1219	01/07/2010		Victor Landeta		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$624.28
			Total for Check #	1219	-\$624.28
1220	01/13/2010	Sovereign Bank	Sovereign Bank		
	2190 Boston Rd.	5420	Mortgage Interest		-\$12,604.15
	2190 Boston Rd.	2400	Mortgages Payable		-\$4,526.14
	2190 Boston Rd.	1250	Escrow		-\$13,842.71
			Total for Check #	1220	-\$30,973.00
1221	01/10/2010	Direct Link Inc.	994292UMB / Deposit		
	2190 Boston Rd.	5520	Insurance		-\$2,777.50
			Total for Check #	1221	-\$2,777.50
1222	01/14/2010	Jeffrey Jenkins	Jeffrey Jenkins		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$538.75
			Total for Check #	1222	-\$538.75
1223	01/14/2010	Victor Landeta	Victor Landeta		
	2190 Boston Rd.	5040	Maintenance Salaries		-\$539.50
			Total for Check #	1223	-\$539.50
1224	01/14/2010	Victor Landeta	Supplies reimbursement		
	2190 Boston Rd.	5270	Building Supplies		-\$271.42
			Total for Check #	1224	-\$271.42
1225	01/28/2010	Veronica Feliciano	Veronica Feliciano		
	2190 Boston Rd.	4000	Maintenance		-\$216.49
			Total for Check #	1225	-\$216.49
2190	01/20/2010	ADP	payroll fees		
	2190 Boston Rd.	5055	Payroll Expense		-\$47.80
			Total for Check #	2190	-\$47.80
autopay	01/04/2010	ADP	tax		
	2190 Boston Rd.	5050	Payroll Taxes		-\$1,616.26
			Total for Check #	autopay	-\$1,616.26
autopay	01/06/2010	Con Edison	302123155500031		
	2190 Boston Rd.	5300	Electricity		-\$1,238.03

Bank Account 1000 -- HSBC Operating Account

Citadel Property Management Corp.

01/01/2010 To 01/31/2010

Check#	Date	Payee	Check Memo		
	Property ID	Acct #	Distribution Memo	Invoice Ref #	Distribution Amt
			Total for Check #	autopay	<u>-\$1,238.03</u>
autopay	01/06/2010	ADP	payroll tax		
	2190 Boston Rd.	5050	Payroll Taxes		<u>-\$630.49</u>
			Total for Check #	autopay	<u>-\$630.49</u>
autopay	01/06/2010	ADP	payroll fees		
	2190 Boston Rd.	5055	Payroll Expense		<u>-\$27.93</u>
			Total for Check #	autopay	<u>-\$27.93</u>
autopay	01/06/2010	Con Edison	302123155501021		
	2190 Boston Rd.	5300	Electricity		<u>-\$24.92</u>
			Total for Check #	autopay	<u>-\$24.92</u>
autopay	01/06/2010	ADP	payroll fees		
	2190 Boston Rd.	5055	Payroll Expense		<u>-\$25.19</u>
			Total for Check #	autopay	<u>-\$25.19</u>
autopay	01/19/2010	ADP	payroll tax		
	2190 Boston Rd.	5050	Payroll Taxes		<u>-\$491.92</u>
			Total for Check #	autopay	<u>-\$491.92</u>
autopay	01/21/2010	ADP	payroll tax		
	2190 Boston Rd.	5050	Payroll Taxes		<u>-\$491.92</u>
			Total for Check #	autopay	<u>-\$491.92</u>
autopay	01/21/2010	ADP	payroll fees		
	2190 Boston Rd.	5055	Payroll Expense		<u>-\$25.19</u>
			Total for Check #	autopay	<u>-\$25.19</u>
autopay	01/27/2010	ADP	payroll fees		
	2190 Boston Rd.	5055	Payroll Expense		<u>-\$25.19</u>
			Total for Check #	autopay	<u>-\$25.19</u>
autopay	01/27/2010	ADP	payroll tax		
	2190 Boston Rd.	5050	Payroll Taxes		<u>-\$630.47</u>
			Total for Check #	autopay	<u>-\$630.47</u>
bankfee	01/04/2010	HSBC Bank USA	chargeback fee		
	2190 Boston Rd.	5410	Bank Charges		<u>-\$20.00</u>
			Total for Check #	bankfee	<u>-\$20.00</u>
			Total of Checks For Bank Account #	1000	<u>-\$73,281.71</u>
			Total of 35	Checks For All Bank Accounts	<u>-\$73,281.71</u>

Citadel Property Management Corp.

Misc Transaction

1/1/2010 To 1/31/2010

Date	Deposit Date	Reference	Memo	Bank Account	Offset Account	Amount
Transaction for Property: 2190 Boston Rd. - 2190 Boston Rd. Owners Inc.						
01/28/2010	01/28/2010		Storage Fees(Dec Chk)	Cash in Bank - Operating	Storage Income	\$148.50
01/28/2010	01/28/2010		Dstorage fees Oct (missing	Cash in Bank - Operating	Storage Income	\$148.50
		Total Of	2	Transactions for Property		\$297.00
		Total Of	2	Payables for All Properties		\$297.00

Citadel Property Management Corp.

Tenant Charges Report

01/01/2010 To 01/31/2010

Date	Unit	Tenant	GL Charge #	Charge
Property: 2190 Boston Rd. Owners Inc.				
01/01/2010	2190 Boston Rd. 1B	Fernandez, Miguel	4000	\$473.11
01/01/2010	2190 Boston Rd. 1C	Boston LLC., Brady	4000	\$867.36
01/01/2010	2190 Boston Rd. 1D	Boston LLC., Brady	4000	\$919.92
01/01/2010	2190 Boston Rd. 1E	Yang On, Joe	4000	\$670.23
01/01/2010	2190 Boston Rd. 1F	Williams, Angela Gail	4000	\$670.23
01/01/2010	2190 Boston Rd. 1G	Sanjurjo-Boria, Enrique	4000	\$689.95
01/01/2010	2190 Boston Rd. 1H	Boston LLC., Brady	4000	\$689.95
01/01/2010	2190 Boston Rd. 1J	Anderson, Thomas	4000	\$604.53
01/01/2010	2190 Boston Rd. 1K	Smith, Sandra	4000	\$670.23
01/01/2010	2190 Boston Rd. 2A	Matos / Henderson	4000	\$880.50
01/01/2010	2190 Boston Rd. 2B	Pukhovitskiy, Vyacheslav	4000	\$486.24
01/01/2010	2190 Boston Rd. 2C	Prez Jorge, Mason Elly	4000	\$880.50
01/01/2010	2190 Boston Rd. 2D	Boston LLC., Brady	4000	\$933.07
01/01/2010	2190 Boston Rd. 2E	Singh, Naomi & David	4000	\$683.37
01/01/2010	2190 Boston Rd. 2F	Markaj, Flora	4000	\$683.37
01/01/2010	2190 Boston Rd. 2G	Pope, Phyllis	4000	\$703.09
01/01/2010	2190 Boston Rd. 2H	Castillo, Aneudy	4000	\$703.09
01/01/2010	2190 Boston Rd. 2J	Landanno, Clement & Antje	4000	\$617.66
01/01/2010	2190 Boston Rd. 2K	Boston LLC., Brady	4000	\$683.37
01/01/2010	2190 Boston Rd. 2L	Raffa, Robert D.	4000	\$933.07
01/01/2010	2190 Boston Rd. 2M	Mohammed, Shama	4000	\$919.92
01/01/2010	2190 Boston Rd. 2N	Szwarcberg, Maya & Bain Dia	4000	\$919.92
01/01/2010	2190 Boston Rd. 3A	Beckford, L.D. / Stanley E.	4000	\$887.07
01/01/2010	2190 Boston Rd. 3B	Bianchi, Joe A.	4000	\$492.81
01/01/2010	2190 Boston Rd. 3C	Boston LLC., Brady	4000	\$887.07
01/01/2010	2190 Boston Rd. 3D	Burroughs, Kendell	4000	\$939.64
01/01/2010	2190 Boston Rd. 3E	Xiaoming Chen, Mary	4000	\$689.95
01/01/2010	2190 Boston Rd. 3F	Salamon, Linda	4000	\$689.95
01/01/2010	2190 Boston Rd. 3G	Lopez, Heidi M.	4000	\$709.66
01/01/2010	2190 Boston Rd. 3H	Boston LLC., Brady	4000	\$709.66
01/01/2010	2190 Boston Rd. 3J	Winston, Rosa	4000	\$624.23
01/01/2010	2190 Boston Rd. 3K	Carter, Karima	4000	\$689.95
01/01/2010	2190 Boston Rd. 3L	Smartschan, Joseph Stephen	4000	\$939.64
01/01/2010	2190 Boston Rd. 3M	Boston LLC., Brady	4000	\$926.50
01/01/2010	2190 Boston Rd. 3N	Rivera, Elisa	4000	\$926.50
01/01/2010	2190 Boston Rd. 4A	Michel, Yesenia	4000	\$893.64
01/01/2010	2190 Boston Rd. 4B	Boston Owners Corp., 2190	4000	\$499.39
01/01/2010	2190 Boston Rd. 4C	Pena, Julia	4000	\$893.64
01/01/2010	2190 Boston Rd. 4D	Boston LLC., Brady	4000	\$946.21
01/01/2010	2190 Boston Rd. 4E	Sequeira, Ronald Jr	4000	\$696.52
01/01/2010	2190 Boston Rd. 4F	Lewis, Colin R.	4000	\$696.52
01/01/2010	2190 Boston Rd. 4G	Bernier, Nicole	4000	\$716.23
01/01/2010	2190 Boston Rd. 4G	Barretto Amanda	4000	\$716.23
01/01/2010	2190 Boston Rd. 4H	Carelli, Thomas	4000	\$716.23
01/01/2010	2190 Boston Rd. 4J	Dixon, Shakima	4000	\$630.80

Citadel Property Management Corp.

Tenant Charges Report

01/01/2010 To 01/31/2010

Date	Unit	Tenant	GL Charge #	Charge
01/01/2010	2190 Boston Rd. 4K	Quinines, Sergio & Maria	4000	\$696.52
01/01/2010	2190 Boston Rd. 4L	Salamon, Linda	4000	\$946.21
01/01/2010	2190 Boston Rd. 4M	Perkinson, Jennifer	4000	\$933.07
01/01/2010	2190 Boston Rd. 4N	Yanes, Claudio & Yvonne	4000	\$933.07
01/01/2010	2190 Boston Rd. 5A	Rampersaud, Jai P. & Kossillia	4000	\$900.21
01/01/2010	2190 Boston Rd. 5B	Reilly, Sandra	4000	\$505.96
01/01/2010	2190 Boston Rd. 5C	Mrishaj, Kole / Tefta	4000	\$900.21
01/01/2010	2190 Boston Rd. 5D	Boston LLC., Brady	4000	\$952.78
01/01/2010	2190 Boston Rd. 5E	Payne, Jesse	4000	\$703.09
01/01/2010	2190 Boston Rd. 5F	Wilson, Mavis Pyne	4000	\$703.09
01/01/2010	2190 Boston Rd. 5G	Rosales, Ceasar	4000	\$722.80
01/01/2010	2190 Boston Rd. 5H	Watson, Betty	4000	\$722.80
01/01/2010	2190 Boston Rd. 5J	Peguero, Aris	4000	\$637.37
01/01/2010	2190 Boston Rd. 5K	Gomez, Sarah	4000	\$703.09
01/01/2010	2190 Boston Rd. 5L	Ortiz, Daniel & Grissette	4000	\$952.78
01/01/2010	2190 Boston Rd. 5M	Jones, Melody Denise	4000	\$939.64
01/01/2010	2190 Boston Rd. 5N	Boston LLC., Brady	4000	\$939.64
01/01/2010	2190 Boston Rd. 6A	Quetell / Rosar, Osiris & Maria	4000	\$906.78
01/01/2010	2190 Boston Rd. 6B	Nunez, Rafael	4000	\$512.53
01/01/2010	2190 Boston Rd. 6C	Nieves, A./ Citron M.	4000	\$906.78
01/01/2010	2190 Boston Rd. 6D	Boston LLC., Brady	4000	\$959.35
01/01/2010	2190 Boston Rd. 6E	Smith, Louise P.	4001	\$1,100.00
01/01/2010	2190 Boston Rd. 6F	Downes, Megan	4000	\$709.66
01/01/2010	2190 Boston Rd. 6G	Parry, Corrina	4000	\$729.37
01/01/2010	2190 Boston Rd. 6H	Wright, Dionne / Hassemiou	4000	\$729.37
01/01/2010	2190 Boston Rd. 6J	Martinez, Neraida	4000	\$643.95
01/01/2010	2190 Boston Rd. 6K	McLeary, Pearl	4000	\$709.66
01/01/2010	2190 Boston Rd. 6L	Orellana, Johnny & Sotolinda	4000	\$959.35
01/01/2010	2190 Boston Rd. 6M	Veronica Feliciano	4000	\$946.21
01/01/2010	2190 Boston Rd. 6N	Congcum Abassi, Phattamamas	4000	\$946.21
01/01/2010	2190 Boston Rd. C1A	Cullinan, P.C., Dr. Thomas F.	4002	\$1,700.00
01/01/2010	2190 Boston Rd. C1L	P.C., Fidelity Dental Care	4002	\$2,208.16
01/01/2010	2190 Boston Rd. C1M	Parnas, Esq., Ilya E.	4002	\$1,304.77
01/01/2010	2190 Boston Rd. C1N	Kazakov, Dr. Valeri	4002	\$1,378.42
01/01/2010	2190 Boston Rd. Launc Corp., Tedimatts		4060	\$350.00
80	Charges for Property		for 01/01/2010	\$65,293.62
01/04/2010	2190 Boston Rd. 4G	Barretto Amanda	4120	\$25.00
01/04/2010	2190 Boston Rd. 4M	Perkinson, Jennifer	4120	\$25.00
2	Charges for Property		for 01/04/2010	\$50.00
01/29/2010	2190 Boston Rd. 1F	Williams, Angela Gail	4100	\$50.00
01/29/2010	2190 Boston Rd. 1K	Smith, Sandra	4100	\$50.00
01/29/2010	2190 Boston Rd. 2F	Markaj, Flora	4100	\$50.00
01/29/2010	2190 Boston Rd. 2H	Castillo, Aneudy	4100	\$50.00
01/29/2010	2190 Boston Rd. 2N	Szwarcberg, Maya & Bain Diana	4100	\$50.00
01/29/2010	2190 Boston Rd. 3A	Beckford, L.D. / Stanley E.	4100	\$50.00

Citadel Property Management Corp.

Tenant Charges Report

01/01/2010 To 01/31/2010

Date	Unit	Tenant	GL Charge #	Charge
01/29/2010	2190 Boston Rd. 3F	Salamon, Linda	4100	\$50.00
01/29/2010	2190 Boston Rd. 4K	Quinines, Sergio & Maria	4100	\$50.00
01/29/2010	2190 Boston Rd. 4L	Salamon, Linda	4100	\$50.00
01/29/2010	2190 Boston Rd. 5A	Rampersaud, Jai P. & Kossillia	4100	\$50.00
01/29/2010	2190 Boston Rd. 5E	Payne, Jesse	4100	\$50.00
11	Charges for Property		for 01/29/2010	\$550.00
Total Of	93	Charges for Property		\$65,893.62
Total of	93	Charges for all Properties		\$65,893.62

Citadel Property Management Corp.

Tenant Payments Report

01/01/2010 To 01/31/2010

Date	Unit	Tenant	Bank Account	Check #	Payment
Property: 2190 Boston Rd. - 2190 Boston Rd. Owners Inc.					
01/01/2010	2190 Boston Rd. 4G	Barretto Amanda	4000	reversal of charge	\$716.23
01/01/2010	2190 Boston Rd. 4G	Bernier, Nicole	1000	160	\$716.23
01/01/2010	2190 Boston Rd. 6K	McLeary, Pearl	1000	169	\$709.00
3	Payments for Property		for	01/01/2010	\$2,141.46
01/04/2010	2190 Boston Rd. 4G	Barretto Amanda	1000		-\$766.23
01/04/2010	2190 Boston Rd. 4M	Perkinson, Jennifer	1000		-\$933.07
01/04/2010	2190 Boston Rd. 5B	Reilly, Sandra	1000	PSN Payment	\$505.96
3	Payments for Property.		for	01/04/2010	-\$1,193.34
01/05/2010	2190 Boston Rd. 3D	Burroughs, Kendell	1000	0	\$939.64
01/05/2010	2190 Boston Rd. 6L	Orellana, Johnny & Sotolinda	1000	0	\$959.35
2	Payments for Property		for	01/05/2010	\$1,898.99
01/06/2010	2190 Boston Rd. 1B	Fernandez, Miguel	1000	14-003693748	\$472.11
01/06/2010	2190 Boston Rd. 1G	Sanjurjo-Boria, Enrique	1000	PSN Payment	\$690.05
01/06/2010	2190 Boston Rd. 2G	Pope, Phyllis	1000	1267	\$709.09
01/06/2010	2190 Boston Rd. 3B	Bianchi, Joe A.	1000	14-033555780	\$478.46
01/06/2010	2190 Boston Rd. 3N	Rivera, Elisa	1000	2536	\$926.50
01/06/2010	2190 Boston Rd. 4C	Pena, Julia	1000	1498	\$893.64
01/06/2010	2190 Boston Rd. 4E	Sequeira, Ronald Jr	1000	PSN Payment	\$696.52
01/06/2010	2190 Boston Rd. 4J	Dixon, Shakima	1000	1270	\$630.80
01/06/2010	2190 Boston Rd. 5H	Watson, Betty	1000	642	\$722.80
01/06/2010	2190 Boston Rd. 6B	Nunez, Rafael	1000	490	\$512.53
01/06/2010	2190 Boston Rd. 6C	Nieves, A./ Citron M.	1000	198	\$906.78
01/06/2010	2190 Boston Rd. 6E	Smith, Louise P.	1000	335	\$1,100.00
01/06/2010	2190 Boston Rd. 6J	Martinez, Neraida	1000	2299	\$643.95
01/06/2010	2190 Boston Rd. 6M	Veronica Feliciano	1000	0	\$947.00
01/06/2010	2190 Boston Rd. 6N	Congcum Abassi, Phattamam	1000	PSN Payment	\$946.21
01/06/2010	2190 Boston Rd. C1A	Cullinan, P.C., Dr. Thomas F.	1000	PSN Payment	\$1,700.00
01/06/2010	2190 Boston Rd. C1L	P.C., Fidelity Dental Care	1000	2809	\$2,208.16
01/06/2010	2190 Boston Rd. C1M	Parnas, Esq., Ilya E.	1000	2740	\$1,304.77
01/06/2010	2190 Boston Rd. Lau	Corp., Tedimatts	1000	25893766	\$350.00
19	Payments for Property		for	01/06/2010	\$16,839.37
01/07/2010	2190 Boston Rd. 3K	Carter, Karima	1000	0	\$569.75
01/07/2010	2190 Boston Rd. 4A	Michel, Yesenia	1000	0	\$894.00
01/07/2010	2190 Boston Rd. 5M	Jones, Melody Denise	1000	0	\$939.64
01/07/2010	2190 Boston Rd. 6F	Downes, Megan	1000	PSN Payment	\$709.66
4	Payments for Property		for	01/07/2010	\$3,113.05
01/08/2010	2190 Boston Rd. 2C	Prez Jorge, Mason Elly	1000	0	\$830.50
01/08/2010	2190 Boston Rd. 2M	Mohammed, Shama	1000	0	\$919.92
01/08/2010	2190 Boston Rd. 4F	Lewis, Colin R.	1000	0	\$692.08
01/08/2010	2190 Boston Rd. 5C	Mrishaj, Kole / Tefta	1000	0	\$900.21
4	Payments for Property		for	01/08/2010	\$3,342.71
01/10/2010	2190 Boston Rd. 1J		1000	1345	\$639.77

Citadel Property Management Corp.

Tenant Payments Report

01/01/2010 To 01/31/2010

Date	Unit	Tenant	Bank Account	Check #	Payment
01/10/2010	2190 Boston Rd. 1J	Anderson, Thomas	1000	1343	\$600.00
01/10/2010	2190 Boston Rd. 2E	Singh, Naomi & David	1000	9853400453	\$683.37
01/10/2010	2190 Boston Rd. 2J	Landanno, Clement & Antje	1000	2374	\$617.66
01/10/2010	2190 Boston Rd. 4N	Yanes, Claudio & Yvonne	1000	0	\$600.00
01/10/2010	2190 Boston Rd. 5E	Payne, Jesse	1000	0000995019	\$703.09
01/10/2010	2190 Boston Rd. 5K	Gomez, Sarah	1000	699	\$703.09
7	Payments for Property		for	01/10/2010	\$4,546.98
01/14/2010	2190 Boston Rd. 2L	Raffa, Robert D.	1000	0	\$934.00
01/14/2010	2190 Boston Rd. 6A	Quetell / Rosar, Osiris & Marie	1000	0	\$956.78
2	Payments for Property		for	01/14/2010	\$1,890.78
01/15/2010	2190 Boston Rd. 3J	Winston, Rosa	1000	131	\$1,124.23
01/15/2010	2190 Boston Rd. 4M	Perkinson, Jennifer	1000	0	\$933.07
01/15/2010	2190 Boston Rd. 6G	Parry, Corrina	1000	0	\$729.37
3	Payments for Property		for	01/15/2010	\$2,786.67
01/19/2010	2190 Boston Rd. 4A	Michel, Yesenia	1000	0	\$50.00
1	Payments for Property		for	01/19/2010	\$50.00
01/24/2010	2190 Boston Rd. 4N	Yanes, Claudio & Yvonne	1000	0	\$338.00
1	Payments for Property		for	01/24/2010	\$338.00
01/25/2010	2190 Boston Rd. 1E	Yang On, Joe	1000	0	\$670.23
1	Payments for Property		for	01/25/2010	\$670.23
01/27/2010	2190 Boston Rd. 3E	Xiaoming Chen, Mary	1000	147	\$689.95
01/27/2010	2190 Boston Rd. 3L	Smartschan, Joseph Stephen	1000	1407	\$939.64
01/27/2010	2190 Boston Rd. 5F	Wilson, Mavis Pyne	1000	1551	\$703.09
01/27/2010	2190 Boston Rd. 5L	Ortiz, Daniel & Grissette	1000	1386	\$952.78
4	Payments for Property		for	01/27/2010	\$3,285.46
Total Of	54	Payments for Property			\$39,710.36
Total of	54	Payments for all Properties			\$39,710.36

Citadel Property Management Corp.
 Aged Unpaid Bills
 12/01/2009 To 01/31/2010

Bill Date	Vendor	Due Date	Reference #	Current	1-30 Days	31-60 Days	Over 60 Days	Balance
Property :								
12/31/2009		12/31/2009		\$0.00	\$0.00	\$0.00	\$16,621.25	\$16,621.25
01/28/2010	GNY	01/28/2010	Full Payment	\$0.00	\$0.00	\$0.00	\$14,972.14	\$14,972.14
Total Of	2	UnPaid Bills for Property ID		\$0.00	\$0.00	\$0.00	\$31,593.39	\$31,593.39
Total Of	2	Open Payables for All Properties		\$0.00	\$0.00	\$0.00	\$31,593.39	\$31,593.39

Bank Reconciliation Summary Report
 Bank Account 1000 - Operating Account
 Citadel Property Management Corp.
 Statement Date 01/29/2010

Bank Statement Starting Balance		\$125,400.39
Add Cleared Deposits and Increases	(46 items)	\$36,446.74
Less Cleared Checks and Decreases	(34 items)	\$55,391.74
Unreconciled Difference		\$0.00
Bank Statement Ending Balance		<u>\$106,455.39</u>
Bank Statement Ending Balance		\$106,455.39
Add Back Unreconciled Difference		\$0.00
Add Deposits and other Increases not Cleared	(0 items)	\$0.00
Less Checks and other Decreases not Cleared	(1 items)	\$1,731.42
Check Book Balance as of 1/29/2010		<u>\$104,723.97</u>
Check Book Balance as of 1/29/2010		\$104,723.97
Add Uncleared Deposits etc. written after 1/29/2010	(93 items)	\$77,124.98
Less Uncleared Checks etc. written after 1/29/2010	(35 items)	\$76,222.43
Current Bank Balance		<u>\$105,626.52</u>

Citadel Property Management Corp.
P.O. Box 1348
Stuyvesant Station
New York, NY 10009

Statement Date: 06/04/2008

Unit ID: Sample #08

Smith, Olivia & Charles
116 Oak St
08
New York, NY 10011

Please make all checks payable to:
Sample Condominium
You can now make your payments online at:
WWW.CITADELNYC.COM
Simply click on payment center

STATEMENT

Date	Description	Charge	Payment	Transaction Balance
	Previous Balance			\$0.00
06/01/2008	June Common Charges	\$1,196.00		\$1,196.00

INFORMATION ONLY

Total Amount Due: \$1,196.00

RETURN THIS PORTION WITH YOUR PAYMENT

Smith, Olivia & Charles
116 Oak St
08
New York, NY 10011

Unit ID: Sample 08
Statement Date: 06/04/2008
Total Amount Due: \$1,196.00

Amount Enclosed: \$ _____

Citadel Property Management Corp.
P.O. Box 1348
Stuyvesant Station
New York, NY 10009