

D E L K A P

Management, Inc.

SAMPLE FINANCIAL

----- PREMISES -----
2220 - 2280 BURNETT STREET
BROOKLYN, NY 11229

DELKAP MANAGEMENT
82-12 151ST AVENUE
HOWARD BEACH, NY 11414

---- PREPARED FOR ----
BROOKLYN MARINE PARK

BLD ACCT: 450 CORP.NO:00

SUMMARY OF RECEIPTS AND DISBURSEMENTS 02/28/2013

FISCAL BEG:12 PAGE: A- 1

CURRENT MONTH

YEAR TO DATE

INCOME

311,977.91

2,469,870.02

DISBURSEMENTS

243,558.79

1,732,706.71

NET CASH FLOW FROM OPERATIONS

68,419.12

737,163.31

OWNER'S BEG.BALNCE

755,098.81

86,354.62

BALANCE END OF PERIOD

823,517.93
=====

823,517.93
=====

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STATEMENT OF OPERATING INCOME & EXPENSE 02/28/2013

FISCAL BEG:12 PAGE: A- 2

CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING

INCOME

COMMON CHARGE FIXED	164,574.06	0	164,574	491,314.99	0	491,315	0	-491,315
ADD BEGINNING ARREARS	24,651.69	0	24,652	80,178.50	0	80,179	0	-80,179
LESS BEGINNING PREPAIDS	-1,026.84	0	-1,027	-5,101.91	0	-5,102	0	5,102
LESS ENDING ARREARS	-29,184.28	0	-29,184	-83,757.10	0	-83,757	0	83,757
ADD ENDING PREPAID	1,438.12	0	1,438	5,021.97	0	5,022	0	-5,022
LATE CHARGE INCOME	550.00	0	550	900.00	0	900	0	-900
MAINTENANCE INCOME	.00	0	0	569.99	0	570	0	-570
NG CHECK	70.00	0	70	105.00	0	105	0	-105
HOUSE RULE VIOLATION INCO	325.00	0	325	325.00	0	325	0	-325
LAUNDRY INCOME	.00	0	0	3,675.00	0	3,675	0	-3,675
COMMISSIONS	4,175.28	0	4,175	24,293.04	0	24,293	0	-24,293
GARAGE CHG	3,773.00	0	3,773	11,434.50	0	11,435	0	-11,435
REIMBURSEMENT	.00	0	0	35.00	0	35	0	-35
WASHING MACHINE	12.10	0	12	36.30	0	36	0	-36
CORPORATION CREDIT	-659.38	0	-659	-659.38	0	-659	0	659
SECURITY/ESCROW DEPOSIT	4,000.00	0	4,000	12,000.00	0	12,000	0	-12,000
GIFT INCOME	.00	0	0	2,300.00	0	2,300	0	-2,300
INSURANCE INCOME	100.00	0	100	300.00	0	300	0	-300
AIR CONDITIONER	7,907.35	0	7,907	23,780.45	0	23,780	0	-23,780
DISHWASHER	568.70	0	569	1,706.10	0	1,706	0	-1,706
NY NYC SECT 8	367.17	0	367	1,066.61	0	1,067	0	-1,067
PARKING	528.00	0	528	1,584.00	0	1,584	0	-1,584
ADMINISTRATIVE	-50.00	0	-50	5,050.00	0	5,050	0	-5,050
SPECIAL ACCOUNT INCOME	.00	0	0	20,000.00	0	20,000	0	-20,000
GENERAL RESERVE INCOME	13,588.56	0	13,589	13,588.56	0	13,589	0	-13,589
INSURANCE REIMB	.00	0	0	1,654.01	0	1,654	0	-1,654
ESCROW INCOME	116,208.21	0	116,208	116,208.21	0	116,208	0	-116,208
CREDIT REPORT	510.00	0	510	810.00	0	810	0	-810
MORTGAGE ESCROW INCOME	.00	0	0	1,742,797.67	0	1,742,798	0	-1,742,798
SENIOR CITIZEN CREDIT	-448.83	0	-449	-1,346.49	0	-1,346	0	1,346
TOTAL INCOME	311,977.91	0	311,978	2,469,870.02	0	2,469,870	0	-2,469,870

DISBURSEMENTS

PROFESSIONAL EXPENSES

LEGAL FEES	650.00	666	-16	7,700.00	2,006	5,694	8,000	300
ACCOUNTING EXPENSE	915.67	916	0	3,665.64	2,756	910	11,000	7,334
MANAGEMENT FEES	5,851.44	5,666	185	17,554.32	17,006	548	68,000	50,446

ADMINISTRATIVE EXPENSES

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STATEMENT OF OPERATING INCOME & EXPENSE 02/28/2013

FISCAL BEG:12 PAGE: A- 3

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
ADMINISTRATIVE EXPENSE	3,365.87	1,666	1,700	9,976.20	5,006	4,970	20,000	10,024
DUES/PERMITS/SUBSCRIPTION	.00	250	-250	.00	750	-750	3,000	3,000
BONUS/DONATIONS	2,285.00	0	2,285	3,785.00	0	3,785	0	-3,785
COPIERS/FAX SERVICE	186.01	0	186	744.04	0	744	0	-744
INSURANCE								
WORKMENS COMP. INSURANCE	1,083.47	0	1,083	5,387.35	0	5,387	0	-5,387
INSURANCE	28,477.20	14,166	14,311	92,154.53	42,506	49,649	170,000	77,845
COMMON AREA MAINTENANCE								
SECURITY REIMBURSEMENT	3,000.00	0	3,000	7,033.62	0	7,034	0	-7,034
REPAIR & MAINTENANCE	4,741.41	5,333	-592	37,500.65	16,003	21,498	64,000	26,499
PAYROLL PROCESSING SERVIC	232.86	0	233	541.38	0	541	0	-541
MAINT/SUPPLY & EQUIP.	4,277.73	3,333	945	10,025.53	10,003	23	40,000	29,974
LANDSCAPING	2,900.00	2,250	650	13,540.00	6,750	6,790	27,000	13,460
EXTERMINATING	816.57	583	234	2,994.09	1,753	1,241	7,000	4,006
ELEVATOR MAINTENANCE	5,345.54	1,750	3,596	10,691.08	5,250	5,441	21,000	10,309
SECURITY SERVICE	.00	3,750	-3,750	.00	11,250	-11,250	45,000	45,000
SECURITY SYSTEM	.00	0	0	979.88	0	980	0	-980
ELEVATOR INSPECTION	.00	0	0	1,320.00	0	1,320	0	-1,320
COMPACT SUPPLY/MAINT.	.00	416	-416	.00	1,256	-1,256	5,000	5,000
PLUMBING	1,241.18	2,500	-1,259	3,783.41	7,500	-3,717	30,000	26,217
PAINTING	.00	500	-500	.00	1,500	-1,500	6,000	6,000
BOILER MAINTENANCE	294.50	2,083	-1,788	962.42	6,253	-5,291	25,000	24,038
FIRE SYSTEMS MAINTENANCE	.00	0	0	435.50	0	436	0	-436
UTILITIES								
ELECTRIC	56,806.58	27,083	29,724	91,690.08	81,253	10,437	325,000	233,310
GAS	344.27	1,416	-1,072	1,991.38	4,256	-2,265	17,000	15,009
TELEPHONE/BEEPER	323.55	366	-42	1,067.14	1,106	-39	4,400	3,333
FUEL	27,754.10	24,166	3,588	80,474.17	72,506	7,968	290,000	209,526
WATER & SEWER	.00	6,833	-6,833	19,933.68	20,503	-569	82,000	62,066
RECREATION								
401 K	3.78	0	4	298.78	0	299	0	-299
MAINTENANCE/CMN CHG	.00	0	0	966.38	0	966	0	-966
PAYROLL								
P/R MAINTENANCE	21,316.60	24,166	-2,849	76,315.77	72,506	3,810	290,000	213,684
FICA EXPENSE	1,630.69	0	1,631	5,767.82	0	5,768	0	-5,768
FICA	.00	1,850	-1,850	-51.84	5,550	-5,602	22,200	22,252
NYS UNEMPLOY INS	1,709.30	500	1,209	4,662.27	1,500	3,162	6,000	1,338
FED UNEMPLOY INS	73.13	0	73	585.02	0	585	0	-585
FED INCOME TAX	.00	416	-416	-157.72	1,256	-1,414	5,000	5,158
STATE INCOME TAX	.00	0	0	-44.44	0	-44	0	44
CITY INCOME TAX	.00	0	0	-27.44	0	-27	0	27

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STATEMENT OF OPERATING INCOME & EXPENSE 02/28/2013

FISCAL BEG:12 PAGE: A- 4

	CURRENT MONTH			YEAR TO DATE			ANNUAL BUDGET	
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR	TOTAL	REMAINING
DISABILITY	-7.80	0	-8	-25.20	0	-25	0	25
UNION DUES	65.00	0	65	595.00	0	595	0	-595
UNION WELF PENSN	9,609.90	9,000	610	37,874.04	27,000	10,874	108,000	70,126
CARRYING CHARGES								
MORTGAGE PAYABLE	56,965.24	15,895	41,070	116,598.24	47,687	68,911	190,742	74,144
CAPITAL EXPENDITURES								
RESTORATION PROJECT	1,300.00	0	1,300	2,600.00	0	2,600	0	-2,600
OTHER EXPENSES								
NYS FRAN/CORP TAX	.00	1,833	-1,833	10,818.94	5,503	5,316	22,000	11,181
REAL ESTATE TAXES	.00	32,666	-32,666	.00	98,006	-98,006	392,000	392,000
TRANSFER	.00	0	0	1,050,000.00	0	1,050,000	0	-1,050,000
OTHER DISBURSEMENTS								
TOTAL DISBURSEMENTS	<u>243,558.79</u>	<u>192,018</u>	<u>51,541</u>	<u>1,732,706.71</u>	<u>576,180</u>	<u>1,156,527</u>	<u>2,304,342</u>	<u>571,635</u>

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STATEMENT OF DISBURSEMENTS 02/28/2013

PAGE: B- 1

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/ 4/13	CAPITAL ONE N.A.	F237	2153	FED INCOME TAX		01/27	D00127	617.78	
2/ 4/13	CAPITAL ONE N.A.	F237	2150	FICA		01/27	D00127	345.11	
2/ 4/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		01/27	D00127	345.10	
2/ 4/13	CAPITAL ONE N.A.	F237	2150	FICA		01/27	D00127	80.70	
2/ 4/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		01/27	D00127	80.71	
								<u>1469.40</u>	
2/ 4/13	NEW YORK STATE INCOME	N137	2154	STATE INCOME TAX		01/27	D00128	265.52	
2/ 4/13	NEW YORK STATE INCOME	N137	2155	CITY INCOME TAX		01/27	D00128	141.74	
								<u>407.26</u>	
2/ 4/13	CAPITAL ONE N.A.	F239	2152	FED UNEMPLOY INS		01/27	D00129	33.40	
2/ 4/13	NEW YORK STATE DEPT OF	N145	2151	NYS UNEMPLOY INS		01/27	D00130	500.97	
2/ 8/13	CAPITAL ONE N.A.	F237	2153	FED INCOME TAX		02/03	D00203	651.57	
2/ 8/13	CAPITAL ONE N.A.	F237	2150	FICA		02/03	D00203	413.28	
2/ 8/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/03	D00203	413.26	
2/ 8/13	CAPITAL ONE N.A.	F237	2150	FICA		02/03	D00203	96.65	
2/ 8/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/03	D00203	96.66	
								<u>1671.42</u>	
2/ 8/13	NEW YORK STATE INCOME	N137	2154	STATE INCOME TAX		02/03	D00204	298.29	
2/ 8/13	NEW YORK STATE INCOME	N137	2155	CITY INCOME TAX		02/03	D00204	168.34	
								<u>466.63</u>	
2/ 8/13	CAPITAL ONE N.A.	F239	2152	FED UNEMPLOY INS		02/03	D00205	28.96	
2/ 8/13	NEW YORK STATE DEPT OF	N145	2151	NYS UNEMPLOY INS		02/03	D00206	599.91	
2/11/13	CAPITAL ONE N.A.	F237	2153	FED INCOME TAX		02/10	D00210	494.49	
2/11/13	CAPITAL ONE N.A.	F237	2150	FICA		02/10	D00210	267.06	
2/11/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/10	D00210	267.05	
2/11/13	CAPITAL ONE N.A.	F237	2150	FICA		02/10	D00210	62.46	
2/11/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/10	D00210	62.46	
								<u>1153.52</u>	
2/11/13	NEW YORK STATE INCOME	N137	2154	STATE INCOME TAX		02/10	D00211	203.38	
2/11/13	NEW YORK STATE INCOME	N137	2155	CITY INCOME TAX		02/10	D00211	103.36	
								<u>306.74</u>	
2/11/13	CAPITAL ONE N.A.	F239	2152	FED UNEMPLOY INS		02/10	D00212	5.78	
2/11/13	NEW YORK STATE DEPT OF	N145	2151	NYS UNEMPLOY INS		02/10	D00213	364.57	
2/24/13	CAPITAL ONE N.A.	F237	2153	FED INCOME TAX		02/17	D00217	546.93	
2/24/13	CAPITAL ONE N.A.	F237	2150	FICA		02/17	D00217	285.88	
2/24/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/17	D00217	285.89	
2/24/13	CAPITAL ONE N.A.	F237	2150	FICA		02/17	D00217	66.87	
2/24/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/17	D00217	66.85	
								<u>1252.42</u>	
2/24/13	NEW YORK STATE INCOME	N137	2154	STATE INCOME TAX		02/17	D00218	222.97	
2/24/13	NEW YORK STATE INCOME	N137	2155	CITY INCOME TAX		02/17	D00218	115.20	
								<u>338.17</u>	
2/24/13	CAPITAL ONE N.A.	F239	2152	FED UNEMPLOY INS		02/17	D00219	3.99	
2/24/13	NEW YORK STATE DEPT OF	N145	2151	NYS UNEMPLOY INS		02/17	D00220	228.91	
2/24/13	CAPITAL ONE N.A.	F237	2153	FED INCOME TAX		02/17	D0217A	12.38	
2/24/13	CAPITAL ONE N.A.	F237	2150	FICA		02/17	D0217A	10.29	
2/24/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/17	D0217A	10.30	
2/24/13	CAPITAL ONE N.A.	F237	2150	FICA		02/17	D0217A	2.41	
2/24/13	CAPITAL ONE N.A.	F237	6711	FICA EXPENSE		02/17	D0217A	2.41	
								<u>37.79</u>	
2/24/13	CAPITAL ONE N.A.	F239	2152	FED UNEMPLOY INS		02/17	D0218A	1.00	

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STATEMENT OF DISBURSEMENTS 02/28/2013

PAGE: B- 2

DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/24/13	NEW YORK STATE DEPT OF	N145	2151	NYS UNEMPLOY INS		02/17Y	D0219A	14.94	
2/24/13	NEW YORK STATE INCOME	N137	2154	STATE INCOME TAX		02/17	D0220A	1.14	
2/ 4/13	HECTOR AGUIRRE	9594	6325	P/R MAINTENANCE		01/27	D02622	664.32	
2/ 4/13	HECTOR AGUIRRE	9594	2150	FICA			D02622	-41.19	
2/ 4/13	HECTOR AGUIRRE	9594	2150	FICA			D02622	-9.63	
2/ 4/13	HECTOR AGUIRRE	9594	2153	FED INCOME TAX			D02622	-84.72	
2/ 4/13	HECTOR AGUIRRE	9594	2154	STATE INCOME TAX			D02622	-27.72	
2/ 4/13	HECTOR AGUIRRE	9594	2156	DISABILITY			D02622	- .60	
								500.46	
2/ 4/13	JORGE CEPEDA	9557	6325	P/R MAINTENANCE		01/27	D02623	830.40	
2/ 4/13	JORGE CEPEDA	9557	2150	FICA			D02623	-51.48	
2/ 4/13	JORGE CEPEDA	9557	2150	FICA			D02623	-12.04	
2/ 4/13	JORGE CEPEDA	9557	2153	FED INCOME TAX			D02623	-59.00	
2/ 4/13	JORGE CEPEDA	9557	2154	STATE INCOME TAX			D02623	-34.49	
2/ 4/13	JORGE CEPEDA	9557	2156	DISABILITY			D02623	- .60	
2/ 4/13	JORGE CEPEDA	9557	2155	CITY INCOME TAX			D02623	-21.66	
2/ 4/13	JORGE CEPEDA	9557	6359	401 K			D02623	-13.00	
								638.13	
2/ 4/13	MAGNO HERNANDEZ	9222	6325	P/R MAINTENANCE		01/27	D02624	1079.52	
2/ 4/13	MAGNO HERNANDEZ	9222	2150	FICA			D02624	-66.93	
2/ 4/13	MAGNO HERNANDEZ	9222	2150	FICA			D02624	-15.65	
2/ 4/13	MAGNO HERNANDEZ	9222	2153	FED INCOME TAX			D02624	-119.32	
2/ 4/13	MAGNO HERNANDEZ	9222	2154	STATE INCOME TAX			D02624	-53.24	
2/ 4/13	MAGNO HERNANDEZ	9222	2155	CITY INCOME TAX			D02624	-32.99	
2/ 4/13	MAGNO HERNANDEZ	9222	6359	401 K			D02624	-10.00	
								781.39	
2/ 4/13	LUIS MORENO	9217	6325	P/R MAINTENANCE		01/27	D02625	917.60	
2/ 4/13	LUIS MORENO	9217	2150	FICA			D02625	-56.89	
2/ 4/13	LUIS MORENO	9217	2150	FICA			D02625	-13.31	
2/ 4/13	LUIS MORENO	9217	2153	FED INCOME TAX			D02625	-155.53	
2/ 4/13	LUIS MORENO	9217	2154	STATE INCOME TAX			D02625	-44.06	
2/ 4/13	LUIS MORENO	9217	2155	CITY INCOME TAX			D02625	-27.44	
								620.37	
2/ 4/13	PASQUALE SARAVO	9379	6325	P/R MAINTENANCE		01/27	D02626	830.40	
2/ 4/13	PASQUALE SARAVO	9379	2150	FICA			D02626	-51.48	
2/ 4/13	PASQUALE SARAVO	9379	2150	FICA			D02626	-12.04	
2/ 4/13	PASQUALE SARAVO	9379	2153	FED INCOME TAX			D02626	-46.70	
2/ 4/13	PASQUALE SARAVO	9379	2154	STATE INCOME TAX			D02626	-32.80	
2/ 4/13	PASQUALE SARAVO	9379	2156	DISABILITY			D02626	- .60	
2/ 4/13	PASQUALE SARAVO	9379	2155	CITY INCOME TAX			D02626	-20.63	
2/ 4/13	PASQUALE SARAVO	9379	6359	401 K			D02626	-20.00	
								646.15	
2/ 4/13	MILTON TORRES	9224	6325	P/R MAINTENANCE		01/27	D02627	1244.10	
2/ 4/13	MILTON TORRES	9224	2150	FICA			D02627	-77.14	
2/ 4/13	MILTON TORRES	9224	2150	FICA			D02627	-18.03	
2/ 4/13	MILTON TORRES	9224	2153	FED INCOME TAX			D02627	-152.51	
2/ 4/13	MILTON TORRES	9224	2154	STATE INCOME TAX			D02627	-73.21	
2/ 4/13	MILTON TORRES	9224	2155	CITY INCOME TAX			D02627	-39.02	
2/ 4/13	MILTON TORRES	9224	6359	401 K			D02627	-20.00	
								864.19	
2/ 8/13	HECTOR AGUIRRE	9594	6325	P/R MAINTENANCE		02.03	D02628	531.46	

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2/ 8/13	HECTOR AGUIRRE	9594	2150	FICA			D02628	-32.95	
2/ 8/13	HECTOR AGUIRRE	9594	2150	FICA			D02628	-7.71	
2/ 8/13	HECTOR AGUIRRE	9594	2153	FED INCOME TAX			D02628	-64.79	
2/ 8/13	HECTOR AGUIRRE	9594	2154	STATE INCOME TAX			D02628	-19.15	
2/ 8/13	HECTOR AGUIRRE	9594	2156	DISABILITY			D02628	-.60	
								406.26	
2/ 8/13	JORGE CEPEDA	9557	6325	P/R MAINTENANCE	02/03		D02629	830.40	
2/ 8/13	JORGE CEPEDA	9557	2150	FICA			D02629	-51.49	
2/ 8/13	JORGE CEPEDA	9557	2150	FICA			D02629	-12.04	
2/ 8/13	JORGE CEPEDA	9557	2153	FED INCOME TAX			D02629	-59.00	
2/ 8/13	JORGE CEPEDA	9557	2154	STATE INCOME TAX			D02629	-34.49	
2/ 8/13	JORGE CEPEDA	9557	2156	DISABILITY			D02629	-.60	
2/ 8/13	JORGE CEPEDA	9557	2155	CITY INCOME TAX			D02629	-21.66	
2/ 8/13	JORGE CEPEDA	9557	6359	401 K			D02629	-13.00	
2/ 8/13	JORGE CEPEDA	9557	2166	UNION DUES			D02629	-60.00	
								578.12	
2/ 8/13	JORGE CEPEDA	9557	6325	P/R MAINTENANCE	2WKVAC		D02630	1660.80	
2/ 8/13	JORGE CEPEDA	9557	2150	FICA			D02630	-102.97	
2/ 8/13	JORGE CEPEDA	9557	2150	FICA			D02630	-24.08	
2/ 8/13	JORGE CEPEDA	9557	2153	FED INCOME TAX			D02630	-118.01	
2/ 8/13	JORGE CEPEDA	9557	2154	STATE INCOME TAX			D02630	-68.99	
2/ 8/13	JORGE CEPEDA	9557	2156	DISABILITY			D02630	-1.20	
2/ 8/13	JORGE CEPEDA	9557	2155	CITY INCOME TAX			D02630	-43.32	
2/ 8/13	JORGE CEPEDA	9557	6359	401 K			D02630	-26.00	
								1276.23	
2/ 8/13	MAGNO HERNANDEZ	9222	6325	P/R MAINTENANCE	02/03		D02631	830.40	
2/ 8/13	MAGNO HERNANDEZ	9222	2150	FICA			D02631	-51.48	
2/ 8/13	MAGNO HERNANDEZ	9222	2150	FICA			D02631	-12.04	
2/ 8/13	MAGNO HERNANDEZ	9222	2153	FED INCOME TAX			D02631	-81.95	
2/ 8/13	MAGNO HERNANDEZ	9222	2154	STATE INCOME TAX			D02631	-37.17	
2/ 8/13	MAGNO HERNANDEZ	9222	2155	CITY INCOME TAX			D02631	-23.27	
2/ 8/13	MAGNO HERNANDEZ	9222	6359	401 K			D02631	-10.00	
2/ 8/13	MAGNO HERNANDEZ	9222	2166	UNION DUES			D02631	-65.00	
								549.49	
2/ 8/13	LUIS MORENO	9217	6325	P/R MAINTENANCE	02/03		D02632	917.60	
2/ 8/13	LUIS MORENO	9217	2150	FICA			D02632	-56.89	
2/ 8/13	LUIS MORENO	9217	2150	FICA			D02632	-13.30	
2/ 8/13	LUIS MORENO	9217	2153	FED INCOME TAX			D02632	-155.53	
2/ 8/13	LUIS MORENO	9217	2154	STATE INCOME TAX			D02632	-44.06	
2/ 8/13	LUIS MORENO	9217	2155	CITY INCOME TAX			D02632	-27.44	
2/ 8/13	LUIS MORENO	9217	2166	UNION DUES			D02632	-70.00	
								550.38	
2/ 8/13	PASQUALE SARAVO	9379	6325	P/R MAINTENANCE	02/03		D02633	830.40	
2/ 8/13	PASQUALE SARAVO	9379	2150	FICA			D02633	-51.49	
2/ 8/13	PASQUALE SARAVO	9379	2150	FICA			D02633	-12.04	
2/ 8/13	PASQUALE SARAVO	9379	2153	FED INCOME TAX			D02633	-46.70	
2/ 8/13	PASQUALE SARAVO	9379	2154	STATE INCOME TAX			D02633	-32.80	
2/ 8/13	PASQUALE SARAVO	9379	2156	DISABILITY			D02633	-.60	
2/ 8/13	PASQUALE SARAVO	9379	2155	CITY INCOME TAX			D02633	-20.63	
2/ 8/13	PASQUALE SARAVO	9379	6359	401 K			D02633	-20.00	

----- PREMISES -----
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DELKAP MANAGEMENT

82-12 151ST AVENUE
HOWARD BEACH, NY 11414

--- PREPARED FOR ---
BROOKLYN MARINE PARK

BLD ACCT: 450

STATEMENT OF DISBURSEMENTS

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/ 8/13	PASQUALE SARAVO	9379	2166	UNION DUES			D02633	-65.00	
								581.14	
2/ 8/13	MILTON TORRES	9224	6325	P/R MAINTENANCE	02/03		D02634	1064.66	
2/ 8/13	MILTON TORRES	9224	6354	TELEPHONE/BEEPER			D02634	30.00	
2/ 8/13	MILTON TORRES	9224	2150	FICA			D02634	-66.01	
2/ 8/13	MILTON TORRES	9224	2150	FICA			D02634	-15.44	
2/ 8/13	MILTON TORRES	9224	2153	FED INCOME TAX			D02634	-125.59	
2/ 8/13	MILTON TORRES	9224	2154	STATE INCOME TAX			D02634	-61.63	
2/ 8/13	MILTON TORRES	9224	2155	CITY INCOME TAX			D02634	-32.02	
2/ 8/13	MILTON TORRES	9224	6359	401 K			D02634	-20.00	
2/ 8/13	MILTON TORRES	9224	2166	UNION DUES			D02634	-75.00	
								698.97	
2/11/13	HECTOR AGUIRRE	9594	6325	P/R MAINTENANCE	02/10		D02635	664.32	
2/11/13	HECTOR AGUIRRE	9594	2150	FICA			D02635	-41.19	
2/11/13	HECTOR AGUIRRE	9594	2150	FICA			D02635	-9.63	
2/11/13	HECTOR AGUIRRE	9594	2153	FED INCOME TAX			D02635	-84.72	
2/11/13	HECTOR AGUIRRE	9594	2154	STATE INCOME TAX			D02635	-27.72	
2/11/13	HECTOR AGUIRRE	9594	2156	DISABILITY			D02635	-.60	
								500.46	
2/11/13	MAGNO HERNANDEZ	9222	6325	P/R MAINTENANCE	02/10		D02636	830.40	
2/11/13	MAGNO HERNANDEZ	9222	2150	FICA			D02636	-51.49	
2/11/13	MAGNO HERNANDEZ	9222	2150	FICA			D02636	-12.04	
2/11/13	MAGNO HERNANDEZ	9222	2153	FED INCOME TAX			D02636	-81.95	
2/11/13	MAGNO HERNANDEZ	9222	2154	STATE INCOME TAX			D02636	-37.17	
2/11/13	MAGNO HERNANDEZ	9222	2155	CITY INCOME TAX			D02636	-23.27	
2/11/13	MAGNO HERNANDEZ	9222	6359	401 K			D02636	-10.00	
								614.48	
2/11/13	LUIS MORENO	9217	6325	P/R MAINTENANCE	02/10		D02637	917.60	
2/11/13	LUIS MORENO	9217	2150	FICA			D02637	-56.89	
2/11/13	LUIS MORENO	9217	2150	FICA			D02637	-13.31	
2/11/13	LUIS MORENO	9217	2153	FED INCOME TAX			D02637	-155.53	
2/11/13	LUIS MORENO	9217	2154	STATE INCOME TAX			D02637	-44.06	
2/11/13	LUIS MORENO	9217	2155	CITY INCOME TAX			D02637	-27.44	
								620.37	
2/11/13	PASQUALE SARAVO	9379	6325	P/R MAINTENANCE	02/10		D02638	830.40	
2/11/13	PASQUALE SARAVO	9379	2150	FICA			D02638	-51.48	
2/11/13	PASQUALE SARAVO	9379	2150	FICA			D02638	-12.04	
2/11/13	PASQUALE SARAVO	9379	2153	FED INCOME TAX			D02638	-46.70	
2/11/13	PASQUALE SARAVO	9379	2154	STATE INCOME TAX			D02638	-32.80	
2/11/13	PASQUALE SARAVO	9379	2156	DISABILITY			D02638	-.60	
2/11/13	PASQUALE SARAVO	9379	2155	CITY INCOME TAX			D02638	-20.63	
2/11/13	PASQUALE SARAVO	9379	6359	401 K			D02638	-20.00	
								646.15	
2/11/13	MILTON TORRES	9224	6325	P/R MAINTENANCE	02/10		D02639	1064.66	
2/11/13	MILTON TORRES	9224	2150	FICA			D02639	-66.01	
2/11/13	MILTON TORRES	9224	2150	FICA			D02639	-15.44	
2/11/13	MILTON TORRES	9224	2153	FED INCOME TAX			D02639	-125.59	
2/11/13	MILTON TORRES	9224	2154	STATE INCOME TAX			D02639	-61.63	
2/11/13	MILTON TORRES	9224	2155	CITY INCOME TAX			D02639	-32.02	
2/11/13	MILTON TORRES	9224	6359	401 K			D02639	-20.00	

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STATEMENT OF DISBURSEMENTS 02/28/2013

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
								743.97	
2/24/13	HECTOR AGUIRRE	9594	6325	P/R MAINTENANCE	02/17		D02640	664.32	
2/24/13	HECTOR AGUIRRE	9594	2150	FICA			D02640	-41.19	
2/24/13	HECTOR AGUIRRE	9594	2150	FICA			D02640	-9.63	
2/24/13	HECTOR AGUIRRE	9594	2153	FED INCOME TAX			D02640	-84.72	
2/24/13	HECTOR AGUIRRE	9594	2154	STATE INCOME TAX			D02640	-27.72	
2/24/13	HECTOR AGUIRRE	9594	2156	DISABILITY			D02640	-.60	
								500.46	
2/24/13	MAGNO HERNANDEZ	9222	6325	P/R MAINTENANCE	02/17		D02641	892.68	
2/24/13	MAGNO HERNANDEZ	9222	2150	FICA			D02641	-55.34	
2/24/13	MAGNO HERNANDEZ	9222	2150	FICA			D02641	-12.95	
2/24/13	MAGNO HERNANDEZ	9222	2153	FED INCOME TAX			D02641	-91.30	
2/24/13	MAGNO HERNANDEZ	9222	2154	STATE INCOME TAX			D02641	-41.18	
2/24/13	MAGNO HERNANDEZ	9222	2155	CITY INCOME TAX			D02641	-25.70	
2/24/13	MAGNO HERNANDEZ	9222	6359	401 K			D02641	-10.00	
								656.21	
2/24/13	LUIS MORENO	9217	6325	P/R MAINTENANCE	02/17		D02642	986.42	
2/24/13	LUIS MORENO	9217	2150	FICA			D02642	-61.16	
2/24/13	LUIS MORENO	9217	2150	FICA			D02642	-14.30	
2/24/13	LUIS MORENO	9217	2153	FED INCOME TAX			D02642	-172.73	
2/24/13	LUIS MORENO	9217	2154	STATE INCOME TAX			D02642	-48.50	
2/24/13	LUIS MORENO	9217	2155	CITY INCOME TAX			D02642	-30.12	
								659.61	
2/24/13	PASQUALE SARAVO	9379	6325	P/R MAINTENANCE	02/17		D02643	1110.66	
2/24/13	PASQUALE SARAVO	9379	2150	FICA			D02643	-68.86	
2/24/13	PASQUALE SARAVO	9379	2150	FICA			D02643	-16.11	
2/24/13	PASQUALE SARAVO	9379	2153	FED INCOME TAX			D02643	-88.74	
2/24/13	PASQUALE SARAVO	9379	2154	STATE INCOME TAX			D02643	-50.88	
2/24/13	PASQUALE SARAVO	9379	2156	DISABILITY			D02643	-.60	
2/24/13	PASQUALE SARAVO	9379	2155	CITY INCOME TAX			D02643	-31.56	
2/24/13	PASQUALE SARAVO	9379	6359	401 K			D02643	-20.00	
								833.91	
2/24/13	MILTON TORRES	9224	6325	P/R MAINTENANCE	02/17		D02644	957.00	
2/24/13	MILTON TORRES	9224	2150	FICA			D02644	-59.33	
2/24/13	MILTON TORRES	9224	2150	FICA			D02644	-13.88	
2/24/13	MILTON TORRES	9224	2153	FED INCOME TAX			D02644	-109.44	
2/24/13	MILTON TORRES	9224	2154	STATE INCOME TAX			D02644	-54.69	
2/24/13	MILTON TORRES	9224	2155	CITY INCOME TAX			D02644	-27.82	
2/24/13	MILTON TORRES	9224	6359	401 K			D02644	-20.00	
								671.84	
2/24/13	HECTOR AGUIRRE	9594	6325	P/R MAINTENANCE	RETRO		D02645	166.08	
2/24/13	HECTOR AGUIRRE	9594	2150	FICA			D02645	-10.29	
2/24/13	HECTOR AGUIRRE	9594	2150	FICA			D02645	-2.41	
2/24/13	HECTOR AGUIRRE	9594	2153	FED INCOME TAX			D02645	-12.38	
2/24/13	HECTOR AGUIRRE	9594	2154	STATE INCOME TAX			D02645	-1.14	
2/24/13	HECTOR AGUIRRE	9594	2156	DISABILITY			D02645	-.60	
								139.26	
2/ 4/13	DELKAP MANAGEMENT	D001	6204	MANAGEMENT FEES	FEB.13		R19998	5851.44	
2/ 4/13	NCB MORTGAGE CORP.	N015	2180	MORTGAGE PAYABLE	FEB.13		R19999	56965.24	110643024
2/ 5/13	BERKOFF-FOX SUPPLY SOU	B009	6502	MAINT/SUPPLY & EQUIP	720490		R20000	311.01	HEAVY BAGS

----- PREMISES -----
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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/ 5/13	BERKOFF-FOX SUPPLY	SOU B009	6502	MAINT/SUPPLY & EQUIP		721077	R20000	189.98	LOCKSET
								500.99	
2/ 5/13	BUILDING SERVICE	32BJ B035	6359	401 K		LTECHG	R20001	3.78	02845-07195-0008-000810
2/ 5/13	BETTER ENERGY	B147	6920	BOILER MAINTENANCE		000336	R20002	294.50	WATER PROBLEM
2/ 5/13	BROOKLYN MARINE PARK	D B603	6551	BONUS/DONATIONS		DEC.12	R20003	2285.00	
2/ 5/13	BROOKLYN MARINE PARK	D B603	6205	ADMINISTRATIVE EXPEN		REIMB.	R20004	2756.71	SUPPLIES
2/ 5/13	CASTLE ENERGY SOLUTION	C080	6384	FUEL		331312	R20005	8206.01	23520-81071
2/ 5/13	CASTLE ENERGY SOLUTION	C080	6384	FUEL		331334	R20006	136.95	23520-81661
2/ 5/13	CASTLE ENERGY SOLUTION	C080	6384	FUEL		331335	R20007	112.56	23520-81061
2/ 5/13	CASTLE ENERGY SOLUTION	C080	6384	FUEL		331358	R20008	144.03	23520-81261
2/ 5/13	CASTLE ENERGY SOLUTION	C080	6384	FUEL		331359	R20009	160.79	23520-80661
2/ 5/13	DELKAP MANAGEMENT	D002	6205	ADMINISTRATIVE EXPEN		FEB.13	R20010	447.72	POSTAGE,COPY,ENV,LABELS
2/ 5/13	MODERN ELECTRO SYSTEMS	E259	6263	REPAIR & MAINTENANCE		APT.2D	R20011	460.00	KITCHEN OUTLETS
2/ 5/13	GOTHAM CHEMICAL CORPOR	G199	6502	MAINT/SUPPLY & EQUIP		38559	R20012	29.72	PLASTIC BAGS
2/ 5/13	GOTHAM CHEMICAL CORPOR	G199	6502	MAINT/SUPPLY & EQUIP		38604	R20012	1404.49	BUFF MACHINE
								1434.21	
2/ 5/13	LAW OFFICES OF MICHAEL	L015	6200	LEGAL FEES		FEB.1	R20013	650.00	JAN.13 RETAINER
2/ 5/13	LEAF FUNDING	L062	6934	COPIERS/FAX SERVICE		261372	R20014	186.01	
2/ 5/13	NATIONAL GRID	N099	6384	FUEL		FEB.17	R20015	2479.90	23520-81071
2/ 5/13	NATIONAL GRID	N099	6353	GAS		FEB.20	R20016	101.66	23520-81661
2/ 5/13	OTIS ELEVATOR COMPANY	O045	6515	ELEVATOR MAINTENANCE		639213	R20017	5345.54	2/1/13-4/30/13
2/ 5/13	PRIDE PEST CONTROL,INC	P182	6507	EXTERMINATING		9475	R20018	272.19	
2/ 5/13	PRIDE PEST CONTROL,INC	P182	6507	EXTERMINATING		9540	R20018	272.19	
2/ 5/13	PRIDE PEST CONTROL,INC	P182	6507	EXTERMINATING		9577	R20018	272.19	
								816.57	
2/ 5/13	REGGIO GARAGE DOOR CO.	R174	6263	REPAIR & MAINTENANCE		18555	R20019	299.41	FEB.2013
2/ 5/13	VDM MASON CORP.	V049	6267	RESTORATION PROJECT			R20020	1300.00	DAMAGE CONCRETE
2/ 5/13	VERIZON	V305	6354	TELEPHONE/BEEPER		FEB.19	R20021	81.32	718-648-4846
2/12/13	MARK REMPEL	9000	6237	SECURITY REIMBURSEME		APT.5B	R20022	3000.00	MOVE IN /CARPET
2/12/13	BROADWAY PREMIUM FUNDI	B063	6760	INSURANCE		FEB.13	R20023	13258.10	
2/12/13	CASTLE ENERGY SOLUTION	C080	6384	FUEL		166296	R20024	8067.97	5166296
2/12/13	CASTLE ENERGY SOLUTION	C080	6384	FUEL		166303	R20025	8445.89	5166303
2/12/13	BERDON LLP	D165	6203	ACCOUNTING EXPENSE		122537	R20026	915.67	FEB.2013
2/12/13	GOTHAM CHEMICAL CORPOR	G199	6502	MAINT/SUPPLY & EQUIP		38935	R20027	350.69	COMPACTOR,BLEACH
2/12/13	GARDO CONTRACTOR	G216	6263	REPAIR & MAINTENANCE		1027	R20028	225.00	BATHROOM CEILING REPAIR
2/12/13	GARDO CONTRACTOR	G216	6263	REPAIR & MAINTENANCE		1028	R20029	150.00	LIVING ROOM REPAIR WALL
2/12/13	GARDO CONTRACTOR	G216	6263	REPAIR & MAINTENANCE		1029	R20030	175.00	BATHROOM TILE
2/12/13	GARDO CONTRACTOR	G216	6263	REPAIR & MAINTENANCE		1030	R20031	250.00	LIVING ROOM
2/12/13	LONG ISLAND COVERAGE C	L030	6760	INSURANCE		20953	R20032	1961.00	PKGE INC.BUS.
2/12/13	NATIONAL GRID	N099	6353	GAS		FEB.20	R20033	24.68	23520-81061
2/12/13	NATIONAL GRID	N099	6353	GAS		FEB.22	R20034	104.20	23520-81261
2/12/13	NATIONAL GRID	N099	6353	GAS		FEB.22	R20035	113.73	23520-80661
2/12/13	PAYCHEX	P015	6389	PAYROLL PROCESSING S		E645	R20036	232.86	1/13-2/8/13
2/12/13	THE STATE INSURANCE FU	S320	6757	WORKMENS COMP. INSUR		194796	R20037	1083.47	
2/15/13	BUILDING SERVICE	32BJ B035	2710	UNION WELF PENS		JAN.13	R20038	9569.90	02845-07195-0008-000810
2/15/13	BUILDING SERVICE	32BJ B035	2710	UNION WELF PENS		JAN.13	R20039	40.00	02845-07195-0008-000810
2/15/13	BUILDING SERVICE	32BJ B035	6359	401 K		JAN.13	R20040	252.00	02845-07195-0008-000810
2/15/13	SEIU LOCAL	32BJ L310	2166	UNION DUES		FEB.13	R20041	400.00	UACT-0000037534
2/20/13	ANDREW LUNDY ASSOCIATE	L061	6502	MAINT/SUPPLY & EQUIP		FEB.13	R20042	43.84	C02 PROGRAM
2/22/13	THE CONSOLIDATED EDISO	C230	6351	ELECTRIC		FEB.25	R20043	56806.58	69-6071-0065-00003

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DATE	PAID TO	VEND	G/L	EXPENSE TYPE	P/O	INVOICE	CK NO	AMOUNT	REMARKS
2/22/13	BROADWAY PREMIUM FUNDI	B063	6760	INSURANCE		FEB.28	R20044	13258.10	23489-0001-1707808
2/26/13	BERKOFF-FOX SUPPLY SOU	B009	6502	MAINT/SUPPLY & EQUIP		721074	R20045	-119.16	LUAN DOOR
2/26/13	BERKOFF-FOX SUPPLY SOU	B009	6502	MAINT/SUPPLY & EQUIP		723270	R20045	102.34	TUBING BAG
2/26/13	BERKOFF-FOX SUPPLY SOU	B009	6502	MAINT/SUPPLY & EQUIP		723369	R20045	1345.70	RADIATOR/ANGLE VALVE
2/26/13	BERKOFF-FOX SUPPLY SOU	B009	6502	MAINT/SUPPLY & EQUIP		722736	R20045	366.15	BAGS ,BLEACH
2/26/13	BERKOFF-FOX SUPPLY SOU	B009	6502	MAINT/SUPPLY & EQUIP		722910	R20045	117.26	GAS CONNECTOR
								1812.29	
2/26/13	D.H.P.H. CORP.	D154	6688	PLUMBING		1990	R20046	1241.18	LEAK BOARD ROOM
2/26/13	GOTHAM CHEMICAL CORPOR	G199	6502	MAINT/SUPPLY & EQUIP		38963	R20047	135.71	AMONNIA,TOWELS,
2/26/13	CAROL MAEDEL	M333	6205	ADMINISTRATIVE EXPEN		REIMB.	R20048	161.44	CELL PHONES
2/26/13	AL PAOLUCCI LANDSCAPIN	P063	6505	LANDSCAPING		1175	R20049	2900.00	MAY 2012
2/26/13	ROBO ROOTER	R055	6263	REPAIR & MAINTENANCE		1371	R20050	1742.00	9/6/12-SEWER LINE
2/26/13	VERIZON	V305	6354	TELEPHONE/BEEPER		MAR.7	R20051	40.65	718-743-9371
2/26/13	VERIZON	V305	6354	TELEPHONE/BEEPER		MAR.7	R20052	40.65	718-743-1767
2/26/13	VERIZON	V305	6354	TELEPHONE/BEEPER		MAR.7	R20053	49.63	718-368-0182
2/26/13	VERIZON	V305	6354	TELEPHONE/BEEPER		MAR.7	R20054	40.65	718-743-9354
2/26/13	VERIZON	V305	6354	TELEPHONE/BEEPER		MAR.7	R20055	40.65	718-743-9372
2/26/13	EVERTON WILLIAMS	W061	6263	REPAIR & MAINTENANCE		289953	R20056	1440.00	REHUNG EXIT DOORS

283 ITEMS

DISBURSEMENTS

243558.79

----- PREMISES -----
2220 - 2280 BURNETT STREET
BROOKLYN, NY 11229

DELKAP MANAGEMENT

82-12 151ST AVENUE
HOWARD BEACH, NY 11414

--- PREPARED FOR ---
BROOKLYN MARINE PARK

BLD ACCT: 450

STATEMENT OF JOURNAL ENTRIES 02/28/2013

PAGE: D- 1

DATE	DESCRIPTION	G/L ACCOUNT CLASS	J/E NO.	AMOUNT	REMARKS
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0 ITEMS

DISBURSEMENTS

.00