

DEMO OWNERS CORP.

DEMO 15TH ST.  
BROOKLYN, NY 11215

FINANCIAL MANAGEMENT REPORT  
DECEMBER 31, 2008

Bank Reconciliation  
Bank Statement  
Cash Receipts  
Cash Disbursements  
Monthly Detail  
Charge and Payment Totals

CHECKBOOK # DEMO- CHECK BOOK FOR DEMO - COMPANY  
FISCAL PERIOD 01/01/2008 TO 12/31/2008

**BANK RECONCILIATION REPORT - 12/31/2008**

TYPE	ITEM DATE	DESCRIPTION	CLEAR DATE	CLEARED AMOUNT	UNCLEARED AMOUNT
DEPOSIT	11/25/2008	28526	12/31/2008	732.81	0.00
DEPOSIT	12/04/2008	28550	12/31/2008	600.00	0.00
DEPOSIT	12/04/2008	28544	12/31/2008	606.22	0.00
DEPOSIT	12/08/2008	28556	12/31/2008	1280.81	0.00
DEPOSIT	12/15/2008	28579	12/31/2008	1294.75	0.00
<b>TOTAL- DEPOSIT</b>				<b>4514.59</b>	<b>0.00</b>
CHECK	05/15/2008	599 122	12/31/2008	-75.00	0.00
CHECK	11/13/2008	668 153	NONE	0.00	-30.00
CHECK	11/13/2008	669 153	NONE	0.00	-30.00
CHECK	11/13/2008	670 153	NONE	0.00	-30.00
CHECK	11/13/2008	671 153	NONE	0.00	-30.00
CHECK	11/13/2008	672 153	NONE	0.00	-30.00
CHECK	11/13/2008	673 153	NONE	0.00	-30.00
CHECK	11/13/2008	674 153	NONE	0.00	-30.00
CHECK	11/13/2008	675 153	NONE	0.00	-30.00
CHECK	11/13/2008	676 153	NONE	0.00	-30.00
CHECK	11/13/2008	677 153	NONE	0.00	-30.00
CHECK	11/13/2008	678 153	NONE	0.00	-30.00
CHECK	12/01/2008	707 115	12/31/2008	-2761.45	0.00
CHECK	12/02/2008	685 148	12/31/2008	-300.00	0.00
CHECK	12/04/2008	ONLINE 136	12/31/2008	-1652.12	0.00
CHECK	12/04/2008	686 155	12/31/2008	-331.37	0.00
CHECK	12/04/2008	687 180	12/31/2008	-124.79	0.00
CHECK	12/04/2008	684 122	NONE	0.00	-75.00
CHECK	12/10/2008	688 122	12/31/2008	-75.00	0.00
CHECK	12/15/2008	689 122	12/31/2008	-75.00	0.00
CHECK	12/22/2008	692 136	12/31/2008	-1577.21	0.00
CHECK	12/22/2008	690 112	12/31/2008	-52.81	0.00
CHECK	12/22/2008	691 137	NONE	0.00	-41.18
CHECK	12/22/2008	693 148	NONE	0.00	-37.93
CHECK	12/23/2008	696 PNC	12/31/2008	-1255.28	0.00
CHECK	12/23/2008	695 179	12/31/2008	-932.00	0.00
CHECK	12/23/2008	694 122	12/31/2008	-235.00	0.00
CHECK	12/29/2008	697 122	NONE	0.00	-125.00
CHECK	12/31/2008	698 PETRO	NONE	0.00	-1412.50
<b>TOTAL- CHECK</b>				<b>-9447.03</b>	<b>-2021.61</b>

CHECKBOOK # DEMO - CHECK BOOK FOR DEMO - COMPANY  
FISCAL PERIOD 01/01/2008 TO 12/31/2008

**BANK RECONCILIATION REPORT - 12/31/2008**

TYPE	ITEM DATE	DESCRIPTION	CLEAR DATE	CLEARED AMOUNT	UNCLEARED AMOUNT
GRAND TOTAL:				-4932.44	-2021.61

SUMMARY:

<b>BANK STATEMENT STARTING BALANCE FOR 11/30/2008:</b>	<b>88201.77</b>
<b>RECONCILING STARTING BALANCE FOR 11/30/2008:</b>	<b>88201.77</b>
<b>DIFFERENCE:</b>	<b>0.00 (IN BALANCE)</b>
ADD CLEARED DEPOSITS:	4514.59
ADD UNCLEARED DEPOSITS:	0.00
LESS CLEARED CHECKS:	-9447.03
LESS UNCLEARED CHECKS:	-2021.61
ADJUST FOR CLEARED JOURNAL ENTRIES:	0.00
ADJUST FOR UNCLEARED JOURNAL ENTRIES:	0.00
<b>TOTAL: CHECKBOOK BALANCE FOR 12/31/2008:</b>	<b>81247.72</b>
<b>COMPARE CHECKBOOK BALANCE FOR 12/31/2008:</b>	<b>81247.72</b>
<b>DIFFERENCE:</b>	<b>0.00 (IN BALANCE)</b>
LESS UNCLEARED DEPOSITS:	0.00
ADD UNCLEARED CHECKS:	2021.61
REVERSAL FOR UNCLEARED JOURNAL ENTRIES:	0.00
<b>BANK STATEMENT ENDING BALANCE FOR 12/31/2008:</b>	<b>83269.33</b>
<b>RECONCILING ENDING BALANCE FOR 12/31/2008:</b>	<b>83269.33</b>
<b>DIFFERENCE:</b>	<b>0.00 (IN BALANCE)</b>
<b>CHECK BOOK IN BALANCE</b>	



**DEMO 15TH ST OWNERS,  
CORP.** C/O DANIEL SABILLON  
P.O.BOX 690  
LODI NJ 07644

- ⌘ 24/7 Account Access
- ⌘ Check rates
- ⌘ Access your account balance ⌘
- Obtain other account information

**Product Name:** Business Checking  
**Account Number:**  
**Statement Period:** 12/01/08 - 12/31/08

**ACCOUNT SUMMARY**

Opening balance	12-01-08	88,201.77
+Deposits/Credits	5	4,514.59
-Checks/Debits	13	9,447.03
-Service charge		0.00
Ending balance	12-31-08	83,269.33
Days in Statement Period	31	

**SERVICE CHARGES**

Date	Description	Volume	Price	Charge
12-31	Minimum balance charge			8.00
12-31	Chargeable debits	13	.17	2.21
12-31	Chargeable credits	5	.20	1.00
12-31	Deposited items	9	.17	1.53
12-31	Earnings credit			12.74

**TRANSACTION DETAILS**

Date	Description	Check #	Debits	Credits	Balance
	Beginning Balance				88,201.77
12-01	Customer deposit			732.81	88,934.58
12-01	ACH deposit NYCHA SECTION 8 NYCHA-PROD			606.22	89,540.80
12-04	Customer deposit			600.00	90,140.80
12-04	Check Withdrawal	685	300.00		89,840.80
12-05	ACH Withdrawal Premium Finance IAICC		1,652.12		88,188.68
12-08	Customer deposit			1,280.81	89,469.49
12-08	Check Withdrawal	684	75.00		89,394.49
12-09	Check Withdrawal	686	331.37		89,063.12
12-10	ACH Withdrawal LA JOLLA BANK AUTO TRSFR		2,761.45		86,301.67
12-10	Check Withdrawal	687	124.79		86,176.88
12-15	Customer deposit			1,294.75	87,471.63
12-15	Check Withdrawal	688	75.00		87,396.63
12-19	Check Withdrawal	689	75.00		87,321.63
12-26	Check Withdrawal	694	235.00		87,086.63
12-26	Check Withdrawal	690	52.81		87,033.82
12-29	Check Withdrawal	695	932.00		86,101.82
12-29	Check Withdrawal	692	1,577.21		84,524.61
12-29	Check Withdrawal	696	1,255.28		83,269.33

12-31	Minimum balance charge		8.00		83,261.33
12-31	Chargeable debits		2.21		83,259.12
12-31	Chargeable credits		1.00		83,258.12
12-31	Deposited items		1.53		83,256.59
12-31	Earnings credit			12.74	83,269.33
	Ending balance				83,269.33

**CHECKS PAID DURING STATEMENT PERIOD \* INDICATES CHECK OUT OF SEQUENCE**

Check No.	Date	Amount	Check No.	Date	Amount
684	12-08	75.00	685	12-04	300.00
686	12-09	331.37	687	12-10	124.79
688	12-15	75.00	689	12-19	75.00
690	12-26	52.81	692*	12-29	1,577.21
694*	12-26	235.00	695	12-29	932.00
696	12-29	1,255.28			

**EFT ACTIVITY**

Date	Description	Balance
12-01	NYCHA SECTION 8 NYCHA-PROD	606.22
12-05	Premium Finance IAICC	1,652.12-
12-10	LA JOLLA BANK AUTO TRSFR	2,761.45-

PROP # DEMO OWNERS CORP - DEMO OCEAN PARKWAY BROOKLYN, N.Y.

FISCAL PERIOD 01/01/2008 TO 12/31/2008

BUDGET COMPARISON REPORT FROM 01/01/2008 01/31/2008

\* = not favorable to budget:

ACCOUNT: ACCOUNT DESCRIPTION:	MONTH ACTUAL:	MONTH BUDGET:	DOLLAR VAR:	PERCENT VAR:	YTD ACTUAL:	YTD BUDGET:	DOLLAR VAR:	PERCENT VAR:	ANNUAL BUDGET:
410000 MAINTENANCE									
410100 APARTMENTS INCOME	53849.83	34403.75	19446.08	156	53849.83	34403.75	19446.08	156	412845.00
410600 LAUNDRY	200.00	200.00	0.00	100	200.00	200.00	0.00	100	2400.00
410700 PARKING	1093.00	1166.67	(73.67)	** 93	1093.00	1166.67	(73.67)	93	14000.00
411500 TENANT CHARGES	50.00	333.33	(283.33)	** 15	50.00	333.33	(283.33)	15	4000.00
SUBTOTAL: 410000 - INCOME	55192.83	36103.75	19089.08	152	55192.83	36103.75	19089.08	152	433245.00
430000 FINANCIAL INCOME									
430100 FLIP TAX	948.00	0.00	948.00	0	948.00	0.00	948.00	0	0.00
SUBTOTAL: 430000 - INCOME	948.00	0.00	948.00	00	948.00	0.00	948.00		0.00
500000 OPERATING EXPENSES									
509000 WATER & SEWER CHARGES	2301.99	2500.00	(198.01)	92	2301.99	2500.00	(198.01)	92	30000.00
SUBTOTAL: 500000 - EXPENSE	2301.99	2500.00	(198.01)	92	2301.99	2500.00	(198.01)	92	30000.00
510000 ADMINIS. & MGMT EXP.									
510100 MANAGEMENT FEE	1788.32	1750.00	38.32	** 102	1788.32	1750.00	38.32	102	21000.00
510400 INSURANCE	0.00	2916.67	(2916.67)	0	0.00	2916.67	(2916.67)	0	35000.00
510600 BANK CHARGE	0.02	0.00	0.02	** 0	0.02	0.00	0.02	0	0.00
510700 TELEPHONE & OFFICE EXPENSE	194.66	416.67	(222.01)	46	194.66	416.67	(222.01)	46	5000.00
511000 PROFESSIONAL FEE	25.00	916.67	(891.67)	2	25.00	916.67	(891.67)	2	11000.00
SUBTOTAL: 510000 - EXPENSE	2008.00	6000.01	(3992.01)	33	2008.00	6000.01	(3992.01)	33	72000.00
520000 OPERATING EXPENSES									
520200 GROS PAYROLL-OTHER	4711.56	3166.67	1544.89	** 148	4711.56	3166.67	1544.89	148	38000.00
520500 OIL HEAT	0.00	416.67	(416.67)	0	0.00	416.67	(416.67)	0	5000.00
520600 GAS HEAT	13240.38	5000.00	8240.38	** 264	13240.38	5000.00	8240.38	264	60000.00
520800 ELECTRICITY	902.85	1000.00	(97.15)	90	902.85	1000.00	(97.15)	90	12000.00
521000 EXTERMINATING	325.12	0.00	325.12	** 0	325.12	0.00	325.12	0	0.00
SUBTOTAL: 520000 - EXPENSE	19179.91	9583.34	9596.57	** 200	19179.91	9583.34	9596.57	200	115000.00
530000 REPAIRS & MAINTENANCE EXP.									
530100 REPAIRS & MAINTENANCE	0.00	1666.67	(1666.67)	0	0.00	1666.67	(1666.67)	0	20000.00
530200 MATERIALS & SUPPLIES	897.55	500.00	397.55	** 179	897.55	500.00	397.55	179	6000.00

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BUDGET COMPARISON REPORT FROM 01/01/2008 01/31/2008

\* = not favorable to budget:

ACCOUNT: ACCOUNT DESCRIPTION:	MONTH ACTUAL:	MONTH BUDGET:	DOLLAR VAR:	PERCENT VAR:	YTD ACTUAL:	YTD BUDGET:	DOLLAR VAR:	PERCENT VAR:	ANNUAL BUDGET:
530700 ELEVATOR MAINT. & REPAIRS	0.00	300.00	(300.00)	0	0.00	300.00	(300.00)	0	3600.00
531900 BOILER & PLUMBING REPAIRS	0.00	533.33	(533.33)	0	0.00	533.33	(533.33)	0	6400.00
SUBTOTAL: 530000 - EXPENSE	897.55	3000.00	(2102.45)	29	897.55	3000.00	(2102.45)	29	36000.00
540000 TAXES & EMPLOYEE BENEFITS									
540700 F I C A -EMPLOYER	360.45	291.67	68.78	** 123	360.45	291.67	68.78	123	3500.00
542100 UNION PENSION FUND	84.00	0.00	84.00	** 0	84.00	0.00	84.00	0	0.00
543300 CORPORATION TAX	0.00	125.00	(125.00)	0	0.00	125.00	(125.00)	0	1500.00
544200 WELFARE CONTRIBUTION	725.00	1083.33	(358.33)	66	725.00	1083.33	(358.33)	66	13000.00
SUBTOTAL: 540000 - EXPENSE	1169.45	1500.00	(330.55)	77	1169.45	1500.00	(330.55)	77	18000.00
560000 ANNUAL CHARGES									
560200 MORTGAGE INTEREST	10288.02	10300.00	(11.98)	99	10288.02	10300.00	(11.98)	99	123600.00
560400 1ST MORTGAGE ESCROW	9026.10	5833.33	3192.77	** 154	9026.10	5833.33	3192.77	154	70000.00
563300 PERMITS & VIOLATIONS	0.00	83.33	(83.33)	0	0.00	83.33	(83.33)	0	1000.00
SUBTOTAL: 560000 - EXPENSE	19314.12	16216.66	3097.46	** 119	19314.12	16216.66	3097.46	119	194600.00
TOTAL - INCOME ACCOUNTS:	56140.83	36103.75	20037.08	155	56140.83	36103.75	20037.08	156	433245.00
TOTAL - EXPENSE ACCOUNTS:	44871.02	38800.01	6071.01	* 116	44871.02	38800.01	6071.01	* 116	465600.00
NET PROFIT (LOSS):	11269.81	(2696.26)	13966.07	* (418)	11269.81	(2696.26)	13966.07	(418)	(32355.00)

CHECKBOOK # DEMO - CHECK BOOK FOR DEMO - COMPANY  
FISCAL PERIOD 01/01/2008 TO 12/31/2008

DEPOSIT DETAIL BY PROPERTY AND GL ACCOUNT FOR DECEMBER 2008

PROP	APT	TENANT CHECK NUMBER	AMOUNT RECEIVED ENTERED BY	APPLIED TO BILL CODE	GL ACCOUNT
BATCH 28544			DATE: 12/04/2008	COMMENT:	
454	4LX	MR. SMITH 5021806	606.22 DANNY	25.00 1 MONTHLY 581.22 75 RENTAL	410000 120000
			TOTALS:	606.22	
BATCH 28550			DATE: 12/04/2008	COMMENT:	
454	3R	MR. DOE 1360	600.00 DANNY	600.00 1 MONTHLY	410000
			TOTALS:	600.00	
BATCH 28556			DATE: 12/08/2008	COMMENT:	
454	1R	MS. BROWN 2292	194.00 DANNY	194.00 75 RENTAL	120000
454	2R	MR. WHITE 2221	600.00 DANNY	600.00 1 MONTHLY	410000
454	4R	MR. GREEN 2223	486.81 DANNY	486.81 75 RENTAL	120000
			TOTALS:	1280.81	
BATCH 28579			DATE: 12/15/2008	COMMENT:	
454	1L	MS. BLACK 47450	694.75 DANNY	694.75 1 MONTHLY	410000
454	3L	MR. JONES 360	600.00 DANNY	600.00 1 MONTHLY	410000
			TOTALS:	1294.75	
			GRAND TOTAL:	3781.78	



CHECKBOOK # DEMO - CHECK BOOK FOR DEMO- COMPANY  
FISCAL PERIOD 01/01/2008 TO 12/31/2008

**CASH DISBURSEMENTS REPORT FROM 12/01/2008 TO 12/31/2008**

CHECK DATE	CHECK	VENDOR	VENDOR NAME	CHECK AMOUNT	CLEARED		
12/01/2008	707	115 LA JOLLA BANK		2761.45	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	560200	454	RIS_115_70	NONE	2761.45		
12/02/2008	685	148 DANIEL SABILLON, LLC		300.00	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	530200	454	RIS_148_21	NONE	300.00	DEC 2008	
12/04/2008	684	122 HECTOR RIOS		75.00	NO		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	530100	454	RIS_122_218	NONE	75.00		
12/04/2008	686	155 STUYVESANT ENERGY		331.37	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	520600	454	RIS_155_23	NONE	331.37	43870000-152-4 10/17/08-11/17/08	
12/04/2008	687	180 NATIONALGRID		124.79	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	520600	454	RIS_180_6	NONE	124.79	02131-46740 10/17/08-11/17/08	
12/04/2008	ONLINE	136 AI CREDIT CORP		1652.12	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	510400	454	RIS_136_19	NONE	1652.12	15-055456-11	
12/10/2008	688	122 HECTOR RIOS		75.00	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	530100	454	RIS_122_219	NONE	75.00		
12/15/2008	689	122 HECTOR RIOS		75.00	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	530100	454	RIS_122_220	NONE	75.00		
12/22/2008	690	112 CON EDISON		52.81	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	520800	454	RIS_112_52	NONE	52.81	11/6/08-12/10/08	
12/22/2008	691	137 RAMBUG PEST		41.18	NO		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	502000	454	10093224	NONE	41.18	DEC 08	
12/22/2008	692	136 AI CREDIT CORP		1577.21	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	510400	454	RIS_136_20	NONE	1577.21	15-123488-12	
12/22/2008	693	148 DANIEL SABILLON, LLC		37.93	NO		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	530200	454	RIS_148_22	NONE	37.93	MEASUREMENTS FOR RHUDI CARPET	
12/23/2008	694	122 HECTOR RIOS		235.00	YES		
	GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT	
	530100	454	RIS_122_221	NONE	75.00		
	530100	454	RIS_122_222	NONE	150.00	XMAS BONUS	
	530100	454	RIS_122_223	NONE	10.00	REIMBURSE CLEANER	

CHECKBOOK # 454 454 - CHECK BOOK FOR 454 - COMPANY

FISCAL PERIOD 01/01/2008 TO 12/31/2008

## CASH DISBURSEMENTS REPORT FROM 12/01/2008 TO 12/31/2008

CHECK DATE	CHECK	VENDOR	VENDOR NAME	CHECK AMOUNT	CLEARED		
12/23/2008	695	179	MITCH HENRY	932.00	YES		
		GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT
		530100	454	RIS_179_6	NONE	325.00	SNAKE AND CLEAN WASTE LINE IN BASEMENT
		530100	454	RIS_179_7	NONE	487.00	REPAIR INTERCOM SYSTEM
		530100	454	RIS_179_8	NONE	120.00	REPAIR WINDOW IN 2L
12/23/2008	696	PNC	PNC BANK	1255.28	YES		
		GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT
		530100	454	RIS_PNC_1	NONE	1255.28	SOUNDPROOFING PAD
12/29/2008	697	122	HECTOR RIOS	125.00	NO		
		GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT
		530100	454	RIS_122_224	NONE	50.00	SNOW REMOVAL
		530100	454	RIS_122_225	NONE	75.00	
12/31/2008	698	PETRO	PETROLEUM TANK	1412.50	NO		
		GL ACCOUNT	PROP	INVOICE	LOCATION	AMOUNT	COMMENT
		102600	454	RIS_PETRO_1	NONE	1412.50	50% DEPOSIT OIL TANK ABANDONMENT
GRAND TOTAL:				11063.64			

