



Finance

59 MAIDEN LANE 22ND FLOOR
NEW YORK, NY 10038-4502
nyc.gov/finance

SCRIE STATEMENT OF ACCOUNT

#BWNFFBV
#0397116121130012#

M G S ASSOCIATES INC
476 W 165TH ST
NEW YORK NY 10032-4319

NOVEMBER 30, 2012

PROPERTY ADDRESS:

476 WEST 165 STREET

BOROUGH	BLOCK	LOT
MANHATTAN	2111	10



REPORTING PERIOD BEGIN DATE: 08/18/2012
REPORTING PERIOD END DATE: 11/30/2012
OPENING BALANCE AMOUNT: \$0.00
CLOSING BALANCE AMOUNT: \$0.00

<u>DESCRIPTION</u>	<u>TRANS DATE</u>	<u>AMOUNT</u>	<u>BALANCE</u>	<u>SCRIE TRANS ID DFTA OR HPD</u>	<u>DOF TRANS ID</u>	<u>TAX TYPE</u>	<u>ACCOUNT PERIOD</u>
RECEIVED	11/20/12	\$874.47	\$874.47	8001232404315			
APPLIED	11/21/12	-\$874.47	\$0.00		931253854021	270	01/01/13

For further information contact: Customer Assistance at (212) 504-4080.

LEGEND

DOF:	DEPARTMENT OF FINANCE
DFTA:	DEPARTMENT FOR THE AGING
HPD:	DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
RECEIVED TRANS / DATE:	DATE DFTA OR HPD TRANSMITS SCRIE CREDITS OR DEBITS TO DOF
APPLIED TRANS / DATE:	DATE DOF APPLIES SCRIE CREDITS OR DEBITS TO A REAL ESTATE ACCOUNT PERIOD
SCRIE TRANS ID FROM	TRANSACTION ID ASSOCIATED WITH SCRIE TRANSMITTAL TO DOF
DFTA OR HPD:	(MAY BE FOUND ON TAX ABATEMENT CREDIT REPORT)
DOF TRANS ID:	TRANSACTION ID USED BY DOF TO IDENTIFY SCRIE CREDITS OR DEBITS TRANSFERRED TO A REAL ESTATE ACCOUNT PERIOD

PLEASE REFER TO THE BACK OF THIS STATEMENT FOR MORE INFORMATION

SCRIE STATEMENT OF ACCOUNT

This statement is provided as a joint effort between the New York City Department of Housing Preservation and Development (HPD) and the Department of Finance (DOF) to assist you in maintaining accurate SCRIE records.

The SCRIE Statement of Account is mailed by DOF on a quarterly basis to the landlord/managing agent.

THE NEW SCRIE ACCOUNT

On a monthly basis, HPD will electronically transmit SCRIE credits/debits, by borough/block/lot to DOF. These transmissions will be posted to the new SCRIE account. Once the SCRIE transmission is verified, HPD will send the landlord a confirmation notice, which will include tenant identification, exemption period, and transaction identification number to be used for cross-referencing.

CREDIT BALANCES

DOF will apply credit balances from the SCRIE account to FAIRTAX in the following order to:

1) automatically offset any taxes that are due for the next period, 2) automatically offset any unpaid taxes that are past due, and 3) leave the remaining credits in the account to offset potential SCRIE debit adjustments transmitted by HPD.

In preparing for the annual real estate bill, DOF will take available SCRIE account credit balances and apply them to balances due for the next fiscal year.

REFUNDS/TRANSFERS

A taxpayer may direct DOF to apply SCRIE credits s/he chooses, apply for a refund, or may pay her/his taxes and request that a SCRIE offset be reversed back to the SCRIE account. (Note: Before a SCRIE refund is granted, a credit will be used to liquidate any open real estate charges.) SCRIE credit transfers or refunds may be applied for by means of the EXCESS SCRIE refund application. This form may be downloaded from our Website at nyc.gov/finance. SCRIE inquiries may be directed to our Customer Assistance unit at (212) 504-4080.

If an account balance falls below zero because of a SCRIE debit adjustment, DOF will add the debit balance to the next period for which taxes are due and issue an adjusted real estate bill.