



# Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

**Owner Name:** Ed-Bob Management Corp.  
**Property Address:** 2055 Cruger Ave.  
**Borough, Block & Lot:** Bronx (2), 04284, 0020

**Mailing Address:**  
Ed-Bob Management Corp.  
2055 Cruger Ave.  
Bronx, NY 10462-2959

## Statement Billing Summary

(Reflects Account Activity from Your Last Statement through August 28, 2009)

Previous Balance	\$68,380.82
Amount Paid	\$-64,038.48
Interest	\$94.76
<b>Unpaid Balance, if Any</b>	<b>\$4,437.10</b>
Current Amount Due	\$801.94
<b>Total Amount Due By October 1, 2009</b>	<b>\$5,239.04</b>
Amount Not Due but That You Can Choose to Pay Early	\$74,035.67
<b>If You Want to Pay Everything You Owe By October 1, 2009 Please Pay:</b>	<b>\$79,274.71</b>

001400.01  
55658



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

If you Pay Via On-Line Banking You Must Include this Account Number: 2-04284-0020

**Pay Today The Easy Way**  
**nyc.gov/payonline**  
**Fast.Easy.Accurate.Timely.**

**IMPORTANT MESSAGE:**

Finance will waive interest and penalties on ECB default debt paid 9/15 - 12/15. See insert.

**Total Amount Due By October 1, 2009** \$5,239.04  
**If You Want to Pay Everything You Owe By October 1, 2009 Please Pay:** \$79,274.71

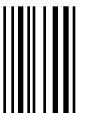
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#8447100090828015#

**ED-BOB MANAGEMENT CORP.**  
**2055 CRUGER AVE.**  
**BRONX NY 10462-2959**

**Amount Enclosed:**

**If Paying the Easy Way Isn't for You,  
Mail Payment To:**

NYC Department of Finance  
PO Box 32  
New York, NY 10008-0032



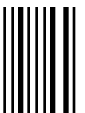
Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		07/01/2009	\$64,038.48
Payment	06/30/2009		\$-64,038.48
Housing-Emergency Repair Interest		02/22/2006	\$110.92
Bldg-Elevator 20428400020 Interest		04/10/2006	\$111.58
Housing-Emergency Repair Interest		06/08/2006	\$710.59
Bldg-Elevator 20428400020 Interest		11/29/2006	\$97.48
Housing-Emergency Repair Interest		04/12/2007	\$415.85
Health-Inspection Interest		05/18/2007	\$124.32
Bldg-Elevator 20428400020 Interest		08/20/2007	\$85.12
Housing-Emergency Repair Interest		12/05/2007	\$30.36
Housing-Emergency Repair Interest		12/19/2007	\$43.60
Housing-Emergency Repair Interest		02/20/2008	\$459.68
Housing-Emergency Repair Interest		03/03/2008	\$197.57
Housing-Emergency Repair Interest		03/20/2008	\$90.69
Housing-Emergency Repair Interest		04/09/2008	\$31.34
Housing-Emergency Repair Interest		04/15/2008	\$1,127.46
Housing-Emergency Repair Interest		05/01/2008	\$90.69
Housing-Emergency Repair Interest		06/05/2008	\$30.58
Bldg-Elevator 20428400020		06/25/2008	\$74.36

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**Fast.Easy.Accurate.Timely.**

**Your Prompt Payment is Greatly Appreciated.**

**Did Your Mailing Address Change?**

If so, Please Visit Us at [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or Call 311.



Previous Balance	Activity Date	Date	Amount
Interest			\$3.46
Housing-Emergency Repair		07/02/2008	\$90.69
Interest			\$1.51
Housing-Emergency Repair		07/09/2008	\$64.78
Interest			\$1.08
Housing-Emergency Repair		08/08/2008	\$87.78
Interest			\$1.45
<b>Rent Stabilization Fee \$10/Apt.</b>	<b># Apts</b>	<b>RS Fee Identifiers</b>	
Housing-Rent Stabilization	69	04/01/2007 020077300 077300	\$266.90
Interest			\$12.38
<b>Unpaid Balance, if Any</b>			<b>\$4,437.10</b>

Current Amount Due	Activity Date	Date	Amount
Housing-Emergency Repair		04/07/2009	\$715.58
Housing-Emergency Repair		04/14/2009	\$86.36
<b>Total Amount Due By October 1, 2009</b>			<b>\$801.94</b>

Amount Not Due but That Can be Paid Early	Activity Date	Date	Amount
Finance-Property Tax		01/01/2010	\$65,610.90
Housing-Emergency Repair		03/23/2009	\$70.00
Sales Tax	07/20/2009		\$5.86
Administrative Fee	07/20/2009		\$10.50
Housing-Emergency Repair		04/27/2009	\$2,086.00
Sales Tax	06/19/2009		\$174.70
Administrative Fee	06/19/2009		\$312.90
Housing-Emergency Repair		05/05/2009	\$800.00
Sales Tax	07/20/2009		\$67.00
Administrative Fee	07/20/2009		\$120.00
Housing-Emergency Repair		05/20/2009	\$34.65
Sales Tax	07/20/2009		\$2.90
Administrative Fee	07/20/2009		\$5.20
Housing-Emergency Repair		05/27/2009	\$1,494.50
Sales Tax	07/20/2009		\$125.16
Administrative Fee	07/20/2009		\$224.18
Housing-Emergency Repair		06/09/2009	\$70.00
Sales Tax	07/20/2009		\$5.86
Administrative Fee	07/20/2009		\$10.50
Housing-Emergency Repair		06/19/2009	\$70.00
Sales Tax	07/20/2009		\$5.86
Administrative Fee	07/20/2009		\$10.50
Housing-Emergency Repair		07/02/2009	\$1,220.64
Sales Tax	08/25/2009		\$102.23
Administrative Fee	08/25/2009		\$183.10
Housing-Emergency Repair		07/24/2009	\$76.07
Sales Tax	08/25/2009		\$6.37
Administrative Fee	08/25/2009		\$11.41



**Amount Not Due but That Can be Paid Early**

	Activity Date	Date	Amount
Housing-Emergency Repair		07/25/2009	\$339.36
Sales Tax	08/25/2009		\$28.42
Administrative Fee	08/25/2009		\$50.90
<b>Rent Stabilization Fee \$10/Apt.</b>	<b># Apts</b>	<b>RS Fee Identifiers</b>	
Housing-Rent Stabilization	70	04/01/2008 020077300 077300	\$700.00
<b>Total Amount Not Due but That Can be Paid Early</b>			<b>\$74,035.67</b>

**Annual Property Tax Detail**

Tax Class 2 - Residential, More Than 10 Units		<b>Tax Rate</b>	
Current Tax Rate		13.0530%	
<b>Estimated Market Value</b> \$2,290,000	<b>Billable Assessed Value</b>	<b>Tax Rate</b>	<b>Taxes</b>
<b>Tax Before Exemptions and Abatements</b>	\$1,005,300	X 13.0530%	= \$131,222
<b>Tax Before Abatements</b>	\$1,005,300		\$131,222
Senior Citizens Rent Increase Exemption	\$1,572		
<b>Annual Property Tax</b>			<b>\$131,222</b>

You are entitled to protest the emergency repair charge by filing an objection in writing with the Department of Housing Preservation and Development (HPD), but any such objection must be filed **on or prior to the date that the charge will become due and payable, as provided in NYC Housing Maintenance Code section 27-2144.** For information on filing an objection, please call HPD at 212-863-6020 or email HPD at [hpderp@hpdnyc.gov](mailto:hpderp@hpdnyc.gov). The charge is enforced as a **tax** lien on real property under article 8 of subchapter 5 of the NYC Housing Maintenance Code.

**We want to help you pay the right amount on time. Did we do that? Did you understand the statement? Did you know how much you had to pay? Did you know when your payment was due?**

Please let us know by signing on to [nyc.gov/financefeedback](http://nyc.gov/financefeedback).

Press "Start Survey". Select "Statement of Account" and press "Submit". Complete the 3 question survey.

Thank You.

IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE, PLEASE CALL 311 FOR HELP

