



# Quarterly Statement of Account

**Mailing Address:**

EXCELSIOR MANAGEMENT INC.  
152 W. 36TH ST. APT. RM. 705  
NEW YORK, NY 10018-8752

**Owner Name:** CBMC HOUSING DEVELOPMENT CO. INC.  
**Property Address:** 892 HANCOCK ST.  
**Borough, Block & Lot:** BROOKLYN (3), 01491, 0012

## Statement Billing Summary

(Reflects Account Activity From Your Last Statement Through February 18, 2011)

Previous Balance	\$84,621.29
Amount Paid	\$0.00
Interest	\$1,427.41
<b>Unpaid Balance, If Any</b>	<b>\$86,048.70</b>
Current Amount Due	\$294.83
<b>Total Amount Due By April 1, 2011</b>	<b>\$86,343.53</b>
Amount Not Due But That You Can Choose To Pay Early	\$6,444.86
<b>If You Want To Pay Everything You Owe By April 1, 2011 Please Pay:</b>	<b>\$92,788.39</b>

\*\*\*The Department of Environmental Protection records indicate that you have not paid your water bill\*\*\*  
\*\*\*Please call (718) 595-7890 immediately to pay or set-up a payment arrangement.\*\*\*

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51842



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

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

If You Pay Via On-Line Banking You Must Include This Account Number: 3-01491-0012

**Pay Today The Easy Way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**  
**Fast.Easy.Accurate.Timely.**

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#BWNFFBV  
#8161537110218012#

EXCELSIOR MANAGEMENT INC.  
152 W. 36TH ST. APT. RM. 705  
NEW YORK NY 10018-8752

**Amount Enclosed:**

**If Paying The Easy Way Isn't For You,  
Mail Payment To:**

NYC Department of Finance  
PO Box 92  
New York, NY 10008-0092





## Statement Details

February 18, 2011  
Cbmc Housing Development Co. Inc.  
892 Hancock St.  
Page 2

## Finance

Previous Balance	Activity Date	Date	Amount
Housing-Emergency Repair Old Interest		07/31/1998	\$159.01
			\$2.77
Housing-Emergency Repair Interest		02/08/2001	\$168.02
			\$2.82
Housing-Emergency Repair Interest		03/21/2001	\$165.06
			\$2.77
Housing-Emergency Repair Interest		07/11/2007	\$8,753.57
			\$147.59
Housing-Emergency Repair Interest		07/12/2007	\$15,723.16
			\$265.06
Housing-Emergency Repair Interest		07/23/2007	\$253.13
			\$4.29
Housing-Emergency Repair Interest		07/24/2007	\$669.66
			\$11.33
Housing-Emergency Repair Interest		07/25/2007	\$694.04
			\$11.75
Housing-Emergency Repair Interest		07/26/2007	\$417.19
			\$7.06
Housing-Emergency Repair Interest		07/27/2007	\$50.19
			\$0.85
Housing-Emergency Repair Interest		07/28/2007	\$2,543.95
			\$42.92
Housing-Emergency Repair Interest		07/29/2007	\$2,829.89
			\$47.74
Housing-Emergency Repair Interest		07/30/2007	\$745.01
			\$12.60
Housing-Emergency Repair Interest		07/31/2007	\$91.03
			\$1.55
Housing-Emergency Repair Interest		08/01/2007	\$2,557.22
			\$43.12
Housing-Emergency Repair Interest		08/02/2007	\$3,685.76
			\$62.13
Housing-Emergency Repair Interest		08/03/2007	\$766.46
			\$12.96
Housing-Emergency Repair Interest		08/04/2007	\$2,509.88
			\$42.33

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**nyc.gov/payonline**  
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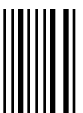
**Your Prompt Payment Is Greatly Appreciated.**

**Did Your Mailing Address Change?**

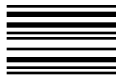
If So, Please Visit Us At **nyc.gov/changemailingaddress** Or Call **311**.



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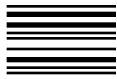
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## Finance

Previous Balance	Activity Date	Date	Amount
Housing-Emergency Repair		08/05/2007	\$812.08
Interest			\$13.72
Housing-Emergency Repair		08/06/2007	\$749.59
Interest			\$12.66
Housing-Emergency Repair		08/07/2007	\$708.44
Interest			\$11.98
Housing-Emergency Repair		08/08/2007	\$154.05
Interest			\$2.60
Housing-Emergency Repair		08/09/2007	\$472.34
Interest			\$7.98
Housing-Emergency Repair		07/02/2008	\$244.10
Interest			\$4.13
Housing-Emergency Repair		07/03/2008	\$440.74
Interest			\$7.45
Housing-Emergency Repair		07/08/2008	\$449.38
Interest			\$7.59
Housing-Emergency Repair		07/09/2008	\$208.84
Interest			\$3.53
Housing-Emergency Repair		07/10/2008	\$354.07
Interest			\$5.98
Housing-Emergency Repair		07/11/2008	\$619.17
Interest			\$10.45
Housing-Emergency Repair		07/12/2008	\$410.65
Interest			\$6.94
Housing-Emergency Repair		07/13/2008	\$1,174.44
Interest			\$19.84
Housing-Emergency Repair		07/14/2008	\$2,978.50
Interest			\$50.28
Housing-Emergency Repair		07/15/2008	\$410.47
Interest			\$6.93
Housing-Emergency Repair		07/16/2008	\$500.16
Interest			\$8.44
Housing-Emergency Repair		07/17/2008	\$2,695.42
Interest			\$45.50
Housing-Emergency Repair		07/18/2008	\$579.81
Interest			\$9.79
Housing-Emergency Repair		07/19/2008	\$5,084.25
Interest			\$85.77
Housing-Emergency Repair		07/20/2008	\$1,886.35
Interest			\$31.82
Housing-Emergency Repair		07/21/2008	\$562.75
Interest			\$9.49
Housing-Emergency Repair		07/22/2008	\$336.05
Interest			\$5.67
Housing-Emergency Repair		07/23/2008	\$2,263.62
Interest			\$38.17
Housing-Emergency Repair		07/24/2008	\$300.86
Interest			\$5.07
Housing-Emergency Repair		07/25/2008	\$245.89
Interest			\$4.15
Housing-Emergency Repair		07/26/2008	\$400.62





## Finance

Previous Balance	Activity Date	Date	Amount
Interest			\$6.76
Housing-Emergency Repair		07/27/2008	\$309.60
Interest			\$5.22
Housing-Emergency Repair		07/28/2008	\$48.84
Interest			\$0.82
Housing-Emergency Repair		07/29/2008	\$161.54
Interest			\$2.73
Housing - Emergency Repair 2		07/02/2009	\$146.96
Interest			\$2.47
Housing - Emergency Repair 2		07/03/2009	\$52.54
Interest			\$0.89
Housing - Emergency Repair 2		07/04/2009	\$217.41
Interest			\$3.67
Housing - Emergency Repair 2		07/05/2009	\$295.22
Interest			\$4.98
Housing - Emergency Repair 2		07/06/2009	\$97.93
Interest			\$1.65
Housing - Emergency Repair 2		07/07/2009	\$97.70
Interest			\$1.64
Housing - Emergency Repair 2		07/08/2009	\$351.88
Interest			\$5.90
Housing - Emergency Repair 2		07/09/2009	\$229.78
Interest			\$3.85
Housing - Emergency Repair 2		07/10/2009	\$711.51
Interest			\$11.93
Housing - Emergency Repair 2		07/11/2009	\$2,090.00
Interest			\$35.06
Housing - Emergency Repair 2		07/12/2009	\$359.64
Interest			\$6.04
Housing - Emergency Repair 2		07/13/2009	\$358.74
Interest			\$6.02
Health-Inspection		07/14/2009	\$102.86
Interest			\$2.14
Housing - Emergency Repair 2		07/14/2009	\$525.99
Interest			\$8.82
Housing - Emergency Repair 2		07/15/2009	\$2,431.12
Interest			\$40.75
Housing - Emergency Repair 2		07/16/2009	\$392.17
Interest			\$6.58
Housing - Emergency Repair 2		07/17/2009	\$3,381.18
Interest			\$56.68
Housing - Emergency Repair 2		07/18/2009	\$1,573.30
Interest			\$26.38
Housing - Emergency Repair 2		07/19/2009	\$1,336.59
Interest			\$22.40
Housing - Emergency Repair 2		07/20/2009	\$701.30
Interest			\$11.75
Housing - Emergency Repair 2		07/21/2009	\$600.22
Interest			\$10.06
Health-Extermination		07/30/2009	\$75.18
Interest			\$1.57





## Finance

Previous Balance	Activity Date	Date	Amount
Health-Extermination		08/14/2009	\$73.61
Interest			\$1.54
Health-Extermination		08/24/2009	\$73.61
Interest			\$1.54
<b>Unpaid Balance, If Any</b>			<b>\$86,048.70</b>

Current Amount Due	Activity Date	Date	Amount
Housing - Emergency Repair 2		07/22/2009	\$59.75
Housing - Emergency Repair 2		07/02/2010	\$48.79
Housing - Emergency Repair 2		07/03/2010	\$100.53
Housing - Emergency Repair 2		07/04/2010	\$85.76
<b>Total Amount Due By April 1, 2011</b>			<b>\$294.83</b>

Amount Not Due But That Can Be Paid Early	Activity Date	Date	Amount
Housing - Emergency Repair 2		07/05/2010	\$205.27
Sales Tax	01/20/2011		\$9.24
Administrative Fee	01/20/2011		\$51.32
Housing - Emergency Repair 2		07/06/2010	\$1,779.58
Sales Tax	01/20/2011		\$80.08
Administrative Fee	01/20/2011		\$444.90
Housing - Emergency Repair 2		07/07/2010	\$2,239.82
Sales Tax	02/15/2011		\$100.79
Administrative Fee	02/15/2011		\$559.96
Housing - Emergency Repair 2		07/08/2010	\$752.05
Sales Tax	02/15/2011		\$33.84
Administrative Fee	02/15/2011		\$188.01
<b>Total Amount Not Due But That Can Be Paid Early</b>			<b>\$6,444.86</b>

Annual Property Tax Detail				
Tax Class	2B - 7-10 Unit Residential Building	Tax Rate		
Current Tax Rate		13.3530%		
<b>Estimated Market Value</b>	<b>\$469,000</b>	<b>Billable Assessed</b>		
		<b>Value</b>	<b>Tax Rate</b>	<b>Taxes</b>
<b>Tax Before Exemptions And Abatements</b>		<b>\$98,256</b>	<b>X 13.3530%</b>	<b>= \$13,120</b>
Redevelopment		\$-98,256		\$-13,120
<b>Annual Property Tax</b>				<b>\$0</b>

You are entitled to protest the Emergency Repair Charge and the Alternative Enforcement Program charge by filing an objection in writing with the Department of Housing Preservation and Development (HPD), but any such objection must be filed **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.

