



# Property Tax Bill Quarterly Statement

Activity through June 2, 2017

Owner name: LIVONIA TERRACE HDFC  
Property address: 475 ALABAMA AVE.  
Borough, block & lot: BROOKLYN (3), 03803, 0001

Mailing address:  
SHINDA MANAGEMENT CORP.  
LIVONIA TERRACE HDFC  
22110 JAMAICA AVE. FL. 3  
QUEENS VILLAGE NY 11428-2047

## Statement Billing Summary

Previous charges	\$3,573.14
Amount paid	\$-1,909.93
Interest	\$246.72
<b>Unpaid charges, if any</b>	<b>\$1,909.93</b>
Current charges	\$20,801.68
<b>Total amount due by July 3, 2017</b>	<b>\$22,711.61</b>
<b>Total property tax amount due July 3, 2017 from NYC Housing Development Corp</b>	<b>\$20,775.68</b>
<b>You, the property owner</b>	<b>\$1,935.93</b>
Payment agreement charges you can pre-pay	\$48,977.11
Interest	\$2,077.04
Amount of property tax not due July 3, 2017 but that NYC Housing Development Corp can pre-pay	\$20,775.68
<b>If NYC Housing Development Corp wants to pay all property tax owed by July 3, 2017 please pay</b>	<b>\$41,343.60</b>
If NYC Housing Development Corp pays all property tax owed by July 3, 2017 you would save	\$207.76
<b>Total amount you may pay by July 3, 2017</b>	<b>\$52,990.08</b>

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1400.01  
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Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!



Please include this coupon if you pay by mail or in person. 3-03803-0001

**Pay today the easy way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**

Total amount due by July 3, 2017 if you still have a mortgage	\$1,935.93
Total amount due by July 3, 2017 if you no longer have a mortgage	\$22,711.61
Amount you may pay by July 3, 2017 if you choose to pay early	\$52,990.08
If you no longer have a mortgage and want to pay everything, please pay	\$94,333.68

Amount enclosed:

#9600605 17060201#

SHINDA MANAGEMENT CORP.  
LIVONIA TERRACE HDFC  
22110 JAMAICA AVE. FL. 3  
QUEENS VILLAGENY 11428-2047

**Mail payment to:**  
NYC Department of Finance  
59 Maiden Lane - Agreement Section, 19th Floor  
New York NY 10038-4502



**Department of  
Finance**

**Statement Details**

June 2, 2017  
Livonia Terrace HDFC  
475 Alabama Ave.  
3-03803-0001  
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**You Have A Payment Installment Agreement**

Agreement number	Agreement date	Original amount due	Remaining amount due	Quarterly installment amount
0000000067745	05/01/2015	\$50,129.50	\$52,964.08	\$1,909.93

Installment payments due are \$1,909.93 of total amount due by July 3, 2017

Payment Agreement	Activity Date	Due Date	Amount
Housing-Shelter Rent		04/01/2015	\$3,573.14
Interest			\$246.72
Payment	03/20/2017	NYC Housing Development Corp	\$-1,909.93
* Period balance remaining \$3,713.37			
<b>Total payment agreement installment due</b>			<b>\$1,909.93</b>

Current Charges	Activity Date	Due Date	Amount
Housing-Shelter Rent		07/01/2017	\$21,509.00
J51 Abatement	06/02/2017		\$-733.32
Housing - Property Registration Fee		07/01/2017	\$13.00
Housing - Property Registration Fee		07/01/2017	\$13.00
<b>Total current charges</b>			<b>\$20,801.68</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Housing-Shelter Rent		01/01/2018	\$21,509.00
J51 Abatement	06/02/2017		\$-733.32
<b>Total tax year charges remaining</b>			<b>\$20,775.68</b>
If you pay everything you owe by July 3, 2017, you would save:			\$207.76

Payment Agreement Charges You Can Pre-pay	Activity Date	Due Date	Amount
Housing-Shelter Rent		04/01/2015	\$3,713.37
Housing-Shelter Rent		04/01/2015	\$14,712.26
Interest			\$675.11
Housing-Shelter Rent		04/01/2015	\$15,814.60
Interest			\$725.69



**Payment Agreement Charges You Can Pre-pay**

	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Housing-Shelter Rent		04/01/2015	\$7,368.44
Interest			\$338.12
Housing-Shelter Rent		04/01/2015	\$7,368.44
Interest			\$338.12
<b>Total payment agreement charges you can pre-pay</b>			<b>\$51,054.15</b>

**Annual Property Tax Detail**

Tax class 2 - Residential, More Than 10 Units  
 Shelter rent tax \$43,018

	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$43,018</b>
<b>Tax before abatements</b>	<b>\$43,018</b>
J51 Abatement	\$-1,467
<b>Annual property tax</b>	<b>\$41,551</b>

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov).

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

**Energy and Water Use Reporting Compliance**

By May 1, 2018, this property may be required to benchmark energy and water consumption for the calendar year 2017, under the NYC Benchmarking Law enacted in October 2016.

See FAQs about the law at <http://www.nyc.gov/html/gbee/downloads/pdf/benchmarkingfaqs.pdf>.

See [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking) for more information.

The NYC Benchmarking Help Center can help you get started now.

212-566-5584 | [questions@benchmarkinghelpcenter.org](mailto:questions@benchmarkinghelpcenter.org)

