



Property Tax Bill

Quarterly Statement

Activity through June 16, 2020

Owner name: HAVEN PLAZA HOUSING DEVELOPMENT FUND
COMPANY, INC.

Property address: 188 AVENUE C.

Borough, block & lot: MANHATTAN (1), 00382, 0001

Mailing address:

C/O WAVECREST MANAGEMENT W 290
HAVEN PLAZA HOUSING DEVELOPMENT FUND COM
87-14 116TH ST. 87-14
RICHMOND HILL NY 11418

Outstanding Charges \$0.00

New Charges \$294,052.67

Amount Due \$294,052.67

Please pay by July 1, 2020

PTS - LD
1400.01
40 - 1 - 2
168



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-00382-0001

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020 if you still have a mortgage	\$810.09
Total amount due by July 1, 2020 if you no longer have a mortgage	\$294,052.67
Amount you may pay by July 1, 2020 if you choose to pay early	\$5,590.09
If you no longer have a mortgage and want to pay everything, please pay	\$516,548.24

Amount enclosed:

#800016920061601#

C/O WAVECREST MANAGEMENT W 290
HAVEN PLAZA HOUSING DEVELOPMENT FUND COMPANY, INC.
87-14 116TH ST. 87-14
RICHMOND HILL NY 11418

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Debit Adjustment	01/06/2020		\$47,074.01
Payment	01/15/2020	Berkadia Commercial Mortgage	\$-1,173.24
SCRIE Credit Applied	02/18/2020		\$-514.44
SCRIE Credit Applied	03/18/2020		\$-2,843.55
Drie Credit Applied	03/18/2020		\$-1,109.19
SCRIE Credit Applied	04/18/2020		\$-1,230.18
Drie Credit Applied	05/08/2020		\$-2,218.38
SCRIE Credit Applied	05/08/2020		\$-10,360.64
SCRIE Credit Applied	06/08/2020		\$-1,370.53
Interest			\$955.63
SCRIE Credit Applied	07/01/2020		\$-955.63
Finance-Property Tax		07/01/2020	\$0.00
Debit Adjustment	01/06/2020		\$47,074.00
Shelter Rent		07/01/2020	\$219,914.72
Bldg-Signs- Chg 1S6900073		07/01/2020	\$70.00
Fire-Prevention Inspection- Chg 000000029525		07/01/2020	\$420.00
Health-Inspection- Chg		07/01/2020	\$85.50
Health-Inspection- Tax		07/01/2020	\$7.59
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
Tax Commission Fee- Fee		07/01/2020	\$175.00
Total current charges			\$294,052.67

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Shelter Rent		01/01/2021	\$219,914.72

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-00382-0001 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?

If so, please visit us at nyc.gov/changemailingaddress or call **311**.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	59	01/01/2021 13889000	\$1,180.00
Rent Stabilization Fee- Chg	87	01/01/2021 13889100	\$1,740.00
Rent Stabilization Fee- Chg	8	01/01/2021 13889200	\$160.00
Rent Stabilization Fee- Chg	85	01/01/2021 13889300	\$1,700.00
Total tax year charges remaining			\$224,694.72
If you pay everything you owe by July 1, 2020, you would save:			\$2,199.15

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		01/01/2020	\$-1,173.24
Credit Applied	01/15/2020		\$1,173.24
		<i>Total credit applied</i>	\$1,173.24
Total overpayments/credits remaining on account			\$0.00

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units

Shelter rent tax \$439,829

Current tax rate

12.4730%

	Taxes
Tax Before Exemptions and Abatements	\$439,829.44
Tax Before Abatements and STAR	\$439,829.44
Annual property tax	\$439,829.44

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

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

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.



One City Built to Last, Compliance Notification

Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades

This property may be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.





Department of Finance

Treasury & Payment Services Division
59 Maiden Lane
New York, NY 10038

June 16, 2020

Re: Your corrected property tax bill is enclosed

Dear Property Owner or Agent,

We are writing to inform you that the New York City Department of Finance has corrected an error on your property tax bill due July 1, 2020.

The bill that you previously received included interest charges that were not correct. We apologize for this error and any confusion or inconvenience it may have caused you.

Enclosed please find a revised bill with the correct amount that you owe. You can pay your bill online at www.nyc.gov/citypay, or follow the instructions on the bill to submit your payment by mail.

Thank you in advance for your timely payment. If you have questions about this letter, please contact the Department of Finance via our online customer service portal, www.nyc.gov/dofaccount.

Sincerely,

The Treasury and Payment Services Division
New York City Department of Finance

Encl.: Your corrected property tax bill