

PITTSGROVE TOWNSHIP RENT CONTROL BOARD
 TOWNSHIP MUNICIPAL BUILDING
 RD #1, BOX 280B
 ELMER, NJ 08318

APPLICATION FOR RENT MODIFICATION

Picnic Grove MHC, LLC 215 Harding Highway, Pittsgrove, NJ 08318
 (Applicant Name) (Address)

Picnic Grove Michael Spadaccini
 (Name of Park) (Manager Name)

100 100 (856) 521-0384
 (# of Units in (# of Units included (Telephone Number)
 in Park) in this application)

Christopher J. Hanlon, Esq. 3499 Route 9 North, Suite 1-F, Freehold, NJ 07728
 (Attorney's Name , if any) (Address)

N/A _____
 (Accountant's Name) (Address)

(732)863-9900, Ext. 108 _____
 (Attorney's Telephone Number) (Accountant's Telephone Number)

ATTACH LIST OF TENANTS AND ADDRESSES AFFECTED BY ANY
 INCREASE OR DECREASE SOUGHT IN THIS APPLICATION.

MODE OF MODIFICATION SOUGHT **(CHECK EACH APPLICABLE BOX)**

- Annual Rent Increase (Section 10)
- Increase in Real Estate Tax (Section 11)
- Increase in Pad Fees (Section 12A)
- Increase for Major Capital Improvements (Section 13)
- Reduction due to Tax Appeal (Section 14)
- Reduction due to Landlord's Costs (Section 15)
- Reduction due to Municipal Code Violations
- (Section 15) Hardship (Sections 16 & 17)
- Extraordinary Hardship Relief (Section 20)

The application indicated above is made in behalf of:

Picnic Grove
 (Name of Park, Tenants' Association, or Individual)

by: _____ Christopher J. Hanlon, Esq.
 (Signature) (Print Name)

March 20, 2020 Application Fee Attached Yes (X) No ()
 (Date) (Amount of fee - \$75.00)

SUBMISSIONS REQUIRED FOR APPLICATIONS

The applicant is advised the following submissions are required.

The submissions are set forth here in abbreviated form to allow applicants the opportunity to present all information required and to allow the Rent Control Board to consider whether or not the application is complete and in compliance with Section 10 of the Ordinance.

The applicant is referred to Section 10 of the Ordinance and to subsections 1 through 11 which spell out a fuller description of the information required.

ANNUAL RENT INCREASE (Section 10)

- (X) Copy of Notice to Quit
- (X) Copy of Notice of Application to Tenants
- (X) Certification of Service on Tenants (section 10, 1-11)
 - 1. Certification of names & addresses of affected tenants attached and on file with Township.
 - 2. Certification of full list of affected lots attached and on file with Township.
 - 3. Periodic tenancy began month to month; ended _____
 - 4. Proposed date of increase: June 1, 2020
 - 5. The Base Rent figure: See attached
 - 6. Explanation & calculation of base rent attached: Yes (X) No ()
 - 7. Increase sought: Varies - See attached
 - 8. Total rent if increase is granted: Group A: \$ _____
Various - See Attached Group B: \$ _____
Group C: \$ _____
 - 9. Certification of posting of date, time & place of hearings with the location(s) and date(s) of postings specified is attached: Yes () No (X).
 - 10. Certification that Park in substantial compliance with governmental regulations including compliance with NJSA 46:8-28(f) and no substantial problems exist.
 - 11. A. Certification from Township Tax Collector that taxes are not delinquent is attached. Yes () No (X).
B. Certification from Township Clerk Pad Fees are not delinquent is attached. Yes () No (X).

REAL ESTATE TAX INCREASE (Section 11)

- Copy of Notice to Tenants (Section 11, 1-5)
1. Certification by Township Tax Collector of payment of taxes with copy of current tax bill attached. Yes ()
No (X)
 2. Expert certification re: portion of land used by tenants. Certification attached. Yes () No (X).
 3. a. Calculations of increase attached. Yes (X) No ().
b. Ancillary proofs (optional). Yes (X) No ().
 4. Calculations re: amount of increase sought & to be passed through to residential tenants attached. Yes (X) No ().
 5. Proposed monthly increase attached. Yes (X) No ().
- Certification of Notice to Tenants and Copy of Posting Notice attached. Yes () No (X).

SPACE FEES AND/OR GOVERNMENTAL CHARGES INCREASE (Section 12A)

- (12-A)** Certification of Increase (Section 12A, 1-6)
1. Certification by Township Clerk that Landlord is current in payment of Municipal Charges; certification attached. Yes () No (X).
 2. Calculation of increase in governmental charges attached. Yes () No ().
 3. Amount of Increase: \$ _____
 4. Certification of Notice to Tenants attached. Yes ()
No ()
 5. Copy of Public Hearing Notice attached. Yes () No ()
 6. Consult Hardship Section for pass-throughs not addressed in Sections 11 and 12A.

INCREASES OR OPINIONS ON MAJOR CAPITAL IMPROVEMENTS (Section 13)

- (X) Copy of Notice to Tenant (Section 13, a through g)
- (X) Certification of Notice to Tenants attached. Yes (X) No ().
- (X) Certification the improvement constitutes an upgrade of tenant-related facilities and not maintenance attached. Yes (X) No ()
- () Certification of Public Notice of Hearing, including dates and locations of posting attached. Yes () No ().
(X) Provided at Hearing.
- () Certification that all plans and supporting documents were deposited with the Secretary of the Rent Control Board and the date such documents were delivered. (X) Provided at Hearing.

TAX APPEALS BY LANDLORD (Section 14) N/A

- () Copy of notice to Tenants (Section Subsection 1 through 5) Copy attached. Yes () No ().
- () Certification of Service on Tenants attached. Yes () No ()
- () Certification of Date of Refund attached. Yes () No ()

RENT REDUCTION (Section 15) N/A

- () Copy of Notice to Tenants attached. Yes () No ().
(Per Section 15, (B)1-4).
- () Certification of Service on Tenants attached. Yes () No ()
- () Calculations showing total amount of decrease from prior year's cost (Section 15, (A)1-4)
- () Calculations showing proposed amount each tenant shall receive as a result of decreased costs attached. Yes () No ()
- () Certification of Notice of Hearing and Proposed Date of decrease attached. Yes () No ().

HARDSHIP RENT INCREASE (Section 16, 17, 18, 19) **N/A**

Notices

- () Certified Rent Roll to include present
- () rents Copy of Notice to Quit
- () Certification of Service on Tenants of following:
 - a. Notice to Quit. Yes () No ().
 - b. Copy of Hardship Application. Yes () No ().
- () Copy of Notice of Hearing to Tenants.
(To be provided on date of hearing.)
- () Certification of Service of Notice of Hearing to tenants. (To be provided on date of hearing.)

Unit Variations

- () Dimensions and ammenities of rental spaces if more than one type or class of space is involved.

New Rent

- () Written explanation of need for rent increase
- () Calculations reflecting proposed new rent and percentage of increase.

Fees and Deposits

- () Application fee attached Yes () No ().
- () Deposit for expert review attached Yes () No ().

Financial Reports

The following documents are to cover the 12-month period ending not more than 60 days prior to this application:

1. Balance Sheets. Attached Yes () No ().
2. Cash flow analysis. Attached Yes () No ().
3. Schedule of increased operating costs (maintenance, taxes, salaries, etc.). Attached Yes () No ().
4. Schedule of projected future expenditures (maintenance, taxes, salaries, etc.). Attached Yes () No ().
5. Schedule of projected revenues for 12-month period following this Application. Attached Yes () No ().
6. Schedule of initial investment by present owner. Attached Yes () No ().
7. Schedule of receivables due or payable to present owner. Attached Yes () No ().
8. Statement of estimated tax savings, if any, to the Park Operator occasioned by the net operating losses of the Park. Attached Yes () No ().

HARDSHIP RENT INCREASE APPLICATION, Continued

9. Schedule of paid or escrowed Real Estate taxes.
Attached Yes () No ().
10. Statement reflecting changes from prior Hardship Applications. Attached Yes () No ().

EXTRAORDINARY INCREASE (Section 20)**N/A**

Follow all requirements for Hardship Rent Increase
(Section 16, 17, 18, 19).

Complete the following:

1. Certification by Park Owner that he/she has availed himself/herself of all available hardship and other increases under this Act.
2. Certification that despite efficient operation of the Park, the Owner is still unable to effect a profit.
3. Certification by a Certified or Licensed Public Accountant that during the 12-month period ending not more than 60 days prior to this Application, the Park has failed to realize a profit.

PICNIC GROVE
215 Harding Highway
Pittsgrove, New Jersey 08318
Tel. (856) 521-0384

March 20, 2020

Rent Review Board of Pittsgrove Township
Municipal Building Box 280 - B RD #1
Pittsgrove NJ 08318

I, BILL WIDMER, Regional Manager for PICNIC GROVE
MHC, LLC, hereby certify:

A. The affected tenants list attached to the application for rent increase and information contained therein contains the names and addresses of all affected tenants as of the date of the application and that said list is a full list of the lot numbers of the affected tenants and is on file with the township clerk.

B. The park is in substantial compliance with State, County and Municipal regulations, and that no substantial maintenance, upkeep, licensing or unabated health problem exists.

C. PICNIC GROVE is in compliance with N.J.S.A. 46:8-28(f).

D. That I will cause the Notice to be posted for the proposed dates of the Rent Control Board Hearing for this rent increase after notification from the Rent Board.

I hereby certify that the foregoing facts are true.


BILL WIDMER

PITTSBORO TOWNSHIP RENT CONTROL BOARD

CALCULATION OF ANNUAL RENT INCREASE

(SECTION 14)

GROUP A

Complete one form for each rent group

1.	Base Rent as accepted by the rent control board in prior application;	\$325.18
2.	Prior year's increase in Base Rent	\$5.53
3.	New Base Rent	\$330.71
4.	Requested percent of Base Rent Increase	2.6%
5.	Amount of Base Rent Increase	\$8.60
6.	Prior years Gross Rent	\$388.11
7.	Requested Capital Improvement	\$.81
7A.	Tax Surcharge	\$3.27
7.	Requested Gross Rent	\$400.79
8.	Total increase requested.	\$12.68

GROUP B

Complete one form for each rent group

1.	Base Rent as accepted by the rent control board in prior application;	\$344.82
2.	Prior year's increase in Base Rent	\$5.86
3.	New Base Rent	\$350.68
4.	Requested percent of Base Rent Increase	2.6%
5.	Amount of Base Rent Increase	\$9.18
6.	Prior years Gross Rent	\$408.10
7.	Requested Capital Improvement	\$.81
7A.	Tax Surcharge	\$3.27
8.	Requested Gross Rent	\$421.36
9.	Total Increase Requested	\$13.26

GROUP C

Complete one form for each rent group

1.	Base Rent as accepted by the rent control board in prior application;	\$475.56
2.	Prior year's increase in Base Rent	\$8.08
3.	New Base Rent	\$483.64
4.	Requested percent of Base Rent Increase	2.6%
5.	Amount of Base Rent increase	\$12.57
6.	Prior year's gross rent	\$548.00
7.	Requested Capital Improvement	\$.81
7A.	Tax Surcharge	\$3.27
8.	Requested Gross Rent	\$564.65
9.	Total Increase Requested	\$ 16.65

PITTSGROVE TOWNSHIP RENT CONTROL BOARD

CALCULATION OF ANNUAL RENT INCREASE

(SECTION 14)

GROUP D

Complete one form for each rent group

1.	Base Rent as accepted by the rent control board in prior application:	\$415.87
2.	Prior year's increase in Base Rent	\$ 7.07
3.	New Base Rent	\$422.94
3.	Requested percent of Base Rent Increase	2.6%
4.	Amount of Base Rent Increase	\$11.00
5.	Gross Rent	\$480.34
6.	Requested Capital Improvement	\$.81
7.	Tax Surcharge	\$3.27
8.	Proposed Gross Rent	\$495.42
9.	Total Increase Requested:	\$15.08

GROUP E

Complete one form for each rent group

1.	Base Rent as accepted by the rent control board in prior application:	\$440.43
2.	Prior year's increase in Base Rent	\$7.49
3.	New Base Rent	\$447.92
4.	Requested percent of Base Rent Increase	2.6%
5.	Amount of Base Rent increase	\$11.65
6.	Prior year's gross rent	\$505.34
7.	Requested Capital Improvement	\$.81
7A.	Tax Surcharge	\$3.27
8.	Requested Gross Rent	\$521.07
9.	Total Increase Requested	\$ 15.73

GROUP F

Complete one form for each rent group

1.	Base Rent as accepted by the rent control board in prior application:	\$447.96
2.	Prior year's increase in Base Rent	\$7.61
3.	New Base Rent	\$455.57
4.	Requested percent of Base Rent Increase	2.6%
5.	Amount of Base Rent increase	\$11.85
6.	Prior year's gross rent	\$519.83
7.	Requested Capital Improvement	\$.81
7A.	Tax Surcharge	\$3.27
8.	Requested Gross Rent	\$535.75
9.	Total Increase Requested	\$ 15.92

PITTSGROVE TOWNSHIP RENT CONTROL BOARD

CALCULATION OF ANNUAL RENT INCREASE (SECTION 14)

GROUP G

Complete one form for each rent group

1. Base Rent as accepted by the rent control board in prior application:	\$451.55
2. Prior year's increase in Base Rent	\$7.68
3. New Base Rent	\$459.23
4. Requested percent of Base Rent Increase	2.6%
5. Amount of Base Rent increase	\$11.94
6. Prior year's gross rent	\$523.49
7. Requested Capital Improvement	\$.81
7A. Tax Surcharge	\$3.27
8. Requested Gross Rent	\$539.51
9. Total Increase Requested:	\$16.02

GROUP H

(New)

Complete one form for each rent group

1. Base Rent as fixed by Vacancy Decontrol Adjustment:	\$441.57
2. Prior year's increase in Base Rent	\$ -
3. New Base Rent	\$441.57
4. Requested percent of Base Rent Increase	2.6%
5. Amount of Base Rent increase	\$11.48
6. Prior year's gross rent	\$505.83
7. Requested Capital Improvement	\$.81
7A. Tax Surcharge	\$3.27
8. Requested Gross Rent	\$521.39
9. Total Increase Requested:	\$15.56

GROUP I

(New)

Complete one form for each rent group

1. Base Rent as fixed by Vacancy Decontrol Adjustment:	\$451.55
2. Prior year's increase in Base Rent	\$ -
3. New Base Rent	\$451.55
4. Requested percent of Base Rent Increase	2.6%
5. Amount of Base Rent increase	\$11.74
6. Prior year's gross rent	\$509.58
7. Requested Capital Improvement	\$.81
7A. Tax Surcharge	\$3.27
8. Requested Gross Rent	\$525.40
9. Total Increase Requested:	\$15.82

PICNIC GROVE MHC LLC
215 Harding Highway
Pittsgrove, New Jersey 08318
Tel. (856) 521-0384

March__, 2019

Dear Tenant;

This office represents your landlord, Picnic Grove MHC, LLC. There will be a TOTAL RENT increase reflected by the rent increase calculation pages in this application package. This increase affects everyone in PICNIC GROVE. The increase for rent will begin on the first date of your new tenancy, which is JUNE 1, 2020. PICNIC GROVE, your Landlord, does want you to stay as a tenant. The following language is the technical wording required by New Jersey Law.

NOTICE TO QUIT

On the last day of your current lease, your present tenancy at PICNIC GROVE will come to an end. Your tenancy terminates with that date. You are to QUIT AND VACATE the lot you now occupy by that date. If your tenancy extends beyond JUNE 1, 2020, you have the option to terminate your lease, and your tenancy will come to an end. DEMAND IS HEREBY MADE FOR POSSESSION OF YOUR RENTED LOT on that date. If you exercise that option, you are to QUIT and VACATE the lot you occupy by the end of the last day of your current lease.*

NOTICE OF RENT INCREASE

Effective the first day of your renewed tenancy, the rent for the lot you now occupy will increase by the amount reflected by the rent increase calculation pages in this application package. If you stay on after the first day of your new tenancy, you will begin a new tenancy at the new rent. You are welcome to stay on as a tenant at the new rent. If you will be leaving, please advise the office on or before the last day of your current lease.

The landlord will post all notices required by the Rent Control Board, in the Office and Rec. Hall.

Sincerely,

* This notice/new notice does not waive the landlord's right to past due rent**

March __, 2020

TO: ALL AFFECTED TENANTS
PICNIC GROVE
215 HARDING HIGHWAY
PITTS GROVE NJ 08318

RE: NOTICE OF APPLICATION FOR RENTAL INCREASE

Dear Tenant:

Thank you for your cooperation during the last year. Our goal is to continue to maintain a high quality community. Your cooperation thought the last year continues to be appreciated by PICNIC GROVE.

The purpose of this letter is to provide you with notice that application is being made to the Pittsgrove Township Rent Control Board for the following:

1. A C.P.I. Increase;
2. A Tax Surcharge Increase; and
3. A Capital Improvement increase

A copy of this application for rent increase is enclosed.

Section 10 of the Ordinance applies to applications for annual rent increases. It requires that we notify you of:

1. A certification of the names and addresses of the affected tenants is attached to the application and is on file with the Township Clerk.
2. The proposed date of the annual rent increase is January 1, 2019 and thereafter.
3. The base rent for the unit is set forth in the attached rent increase calculation pages for each rent level.
4. Calculation to establish base rent; we have used the base rent recognized by the rent board in its last resolution or rent Groups A through G. For Groups H and I, we have used the vacancy decontrolled rent less prior tax surcharges and capital improvements totaling \$64.26.
5. The amount of any consumer price increase sought in accordance with the Consumer Price Index and as provided by the Board Secretary is 2.6%.

CURRENT YEAR'S BASE RENTAL INCREASE:

See attached schedule

6. Capital Improvement calculation:

See attached

7. The landlord will post all notices required by Rent Control Board in our office and recreation hall bulletin board.
8. A Certification that the Park is in substantial compliance with State, County and Municipal regulations, and that no substantial maintenance, upkeep, licensing or unabated health problems exist.
9. A Certification from the Park that it is in compliance with N.J.S.A. 46: 8-28(f).

B (1) Description of Capital Improvement: See Attached.

B(2) Hearing notice will be posted in the PICNIC GROVE Office, Rec. Hall

SUMMARY

The increase sought in the Application will result in the following monthly gross rental fees reflected on attached schedule.

In connection with the above-referenced items, we also enclosed herewith the following:

1. Certification of PICNIC GROVE.
2. List of Names and addresses and space numbers of the affected tenants.
3. Notice Terminating Tenancy.

Sincerely,

CHRISTOPHER J. HANLON, ESQ.

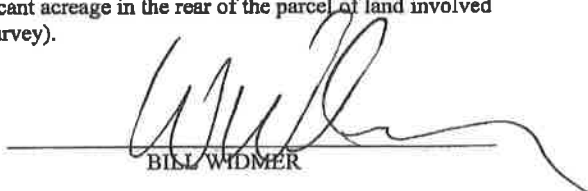
PICNIC GROVE INCREASE CALCULATIONS

REAL ESTATE TAXES

2019	\$ 65,836.28
2017	<u>-\$ 61,916.10</u>
	\$ 3,920.18

$\$3,920.18 \div 100 \text{ sites} = \39.20
 $\div 12 \text{ months} = \$3.27 \text{ per month per tenant}$

I hereby certify that this land involved with this tax assessment is used solely for the operation of the 100 unit mobile home park. There is vacant acreage in the rear of the parcel of land involved which cannot be developed. (see attached survey).



BILL WIDMER

CAPITAL IMPROVEMENT INCREASE

1. A. Detailed description of the improvement: Another septic system has reached the end of its useful life (for lots 10-12) and had to be completely rebuilt. THE septic tanks, seepage tanks, and related filtering piping and stone and sand was included in the cost. Also included were proper closure (abandonment) of old seepage pits. In addition trees had to be removed to facilitate the excavation and installation work.
- B. Total cost of completed improvements: \$17,500.00
- C. Number of years of useful life claimed by landlord: 20
- D. Total number of spaces or pads for which income is sought surcharge income is sought: 100
- E. Apportioned surcharge: $\$17,500 \div 20 \div 100 \div 12 = \$.73/\text{site}$

2. A. Water Main (PORTION) Replacement:

B. Total cost of completed improvements: \$2,000.00

C. Number of years of useful life claimed by landlord: 20

D. Total number of spaces or pads for which income is sought surcharge income is sought: 100

E. Apportioned surcharge: $\$2,000 \div 20 \div 100 \div 12 = \$.08/\text{site}$

TOTAL

\$.81/site

Group	Current Year's Base Rental Increase									
	A	B	C	D	E	F	G	H	I	
Current Gross rent:	\$388.11	\$408.10	\$548.00	\$480.34	\$505.34	\$519.83	\$523.49	\$505.83	\$509.58	*
2018 Base Rent:	\$325.18	\$344.82	\$475.56	\$415.87	\$440.43	\$447.96	\$451.55	n/a	n/a	*
2020 Base rent:	\$330.71	\$350.68	\$483.64	\$422.94	\$447.92	\$455.57	\$459.23	\$441.57	\$445.32	
Affect on Gross Rent:										
2020 CPI increase (2.6%):	\$8.60	\$9.18	\$12.57	\$11.00	\$11.65	\$11.85	\$11.94	\$11.48	\$11.74	
2019 Tax Surcharge:	\$3.27	\$3.27	\$3.27	\$3.27	\$3.27	\$3.27	\$3.27	\$3.27	\$3.27	
2019 Capital Improvement:	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	\$0.81	
2020 Gross Rent:	\$400.79	\$421.36	\$564.65	\$495.42	\$521.07	\$535.76	\$539.51	\$521.39	\$525.40	

* minus \$64.26 adjustment

S&K Consult Services
 109 Woodlawn Dr
 Newfield,NJ 08344
 856-512-2023

INVOICE

Picnic Grove
 Lakeshore
 215 HARDING HIGHWAY
 PITTSBORO, NJ 0838
 lot#10-12 KENNETH

Invoice # 0000232-2
 Invoice Date 12/19/2018
 Due Date 12/19/2018

Item	Description	Unit Price	Quantity	Amount
	Unit Price Quantity Amount	14500.00	1.00	14,500.00
	Service Install a new septic system for 2 units lots 10-12 at three bedroom a include complete ,perk test, county permits,sand cert, NJ one call schedule with the DEP board of health. A new 1000 gallon tank, and two 1000 gal seepage tank, effluent filter,piping,stone,D-box,excavation and backfill, abandon old seepage pits. This will include the system to be a conventional in ground system with a max excavation depth of 6'.and we will run new schedule 40 pvc pipe in 4" from each tank.			
	THE ESTIMATE FOR THIS WORK IS ESTIMATED AT \$14,500.00 IF TIS SYSTEM REQUIRES A LARGER EXCAVATION OF 6' DEEP THEN IT IS BILLED AT \$1,100.00 PER FOOT ADDITIONAL. THIS DOES NOT INCLUDE A MOUNDED SYSTEM.			
	All Material Included= Tanks & topsoil & Fill Dirt & Stone & pipe & K4 Sand & to remove old top soil put in new & 4" clean out kit for in let we will put down grass seed and hay SEPTIC NSTALLATION REQUIRES HEAVY TRUCKS TO PROVIDE MATERIALS AND TO REMOVE MATERIALS. S&K CONSULT SERVICE WE WILL NOT BE RESPONSIBLE FOR ANY CRACKING OF THE DRIVEWAY ANY AREAS THAT MAY BE DISTURB DURING THE INSTALLATION. WE WILL NOT BE RESPONSIBLE FOR ANY UNDERGROUND ELECTRIC,GAS PIPE, SPRINKLER OR ARROGATION LINES OR CONCRETE ON THE PROPERTY OR ANY LANDSCAPING ALL GRADING WILL BE HAND RAKED OUT.			

AT THIS TIME WE HAVE TO TAKE 3 TREES DOWN AND TAKE OUT STUMPS TO PUT NEW SYSTEM	2500.00	1.00	2,500.00
PUT IN NEW DRIVE WAY ALL NEW STONE	500.00	1.00	500.00

	Subtotal	17,500.00
	Total	17,500.00
	Amount Paid	0.00
	Balance Due	\$17,500.00

WAIVER & RELEASE OF LIEN UPON FINAL PAYMENT

STATE OF New Jersey

COUNTY OF _____

The undersigned, in consideration of the final payment in the amount of \$ 17 THOUSAND, 5 HUNDRED 00 DOLLARS AND 00 CENTS hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Picnic Grove MHC LLC on the job of to the following described property:

Picnic Grove
Property name

Invoice # 0000232-2 \$17,500.00

Dated on 12-19, 20(18).

S&K Consult Services
Company Name

By: [Signature]

STATE OF New Jersey
COUNTY OF Gloucester

The foregoing instrument was acknowledged before me this 19 day of December, 2018, by Kathi Penn as owner for S+K Consult Services.

[Signature]

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Review Payment

Jump To

Payee v0001350 Total Amount 18,062.50
 S & K Consult Services LLC Check Date 01/24/2019
 109 WOODLAWN DR Clear Date 01/31/2019
 Post Month 01/2019

Ctrl# 677 Batch 133
 (Reconciled)

Bank 082picoc
 Check No 104
 4135959666
 Picnic Grove - Operating - Wells

Statement No
 Notes

Created by KLee on 01/24/2019 2:15 PM.
 (never modified)

Property	Amount	Account	Notes	Pay
082pic - Picnic Grove	17,500.00	17400050 - Sewer Des Imprints		17,500
082pic - Picnic Grove	562.50	71500002 - Sewage Rmval		227.50



Transaction Search

Details

Date/Time Printed: 02/14/2020 11:41 AM PT
Account Number 4135959666
Account Name PICNIC GROVE
Amount 18062.50 USD Debit

BAI Code 469
Transaction Type MISCELLANEOUS ACH DEBIT
Posting Date 01/28/2019
As of Date 01/28/2019

Item Sequence 001035426249
Bank ID 121000248

S&K Consult Services
 109 Woodlawn Dr
 Newfield, NJ 08344
 856-512-2023
 LIC#13VH09912100
 LIC#1264100

ESTIMATE

Picnic Grove
 Lakeshore
 215 HARDING HIGHWAY
 PITTSBURGH, NJ 08318
 3 Donald pl.

Estimate # 0000523

Estimate Date 06/25/2019

Item	Description	Unit Price	Quantity	Amount
	at this time there is a broking water main underneath unit we will have to excavate new water line to unit from 2" water main	2000.00	1.00	2,000.00
		Subtotal		2,000.00
		Total		2,000.00
		Amount Paid		0.00
		Estimate		\$2,000.00