

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = May 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	53,546.53	0.00	2,367.58	51,178.95
1130-0000	Savings Cash 1	20,012.07	0.53	0.00	20,012.60
1210-0000	Prepaid Insurance	17,785.54	0.00	0.00	17,785.54
1300-0000	Accounts Receivable	-1,113.71	0.00	0.00	-1,113.71
1620-0000	Equipment	18,850.83	0.00	0.00	18,850.83
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
2480-0000	Accrued Expense	-14,011.22	0.00	0.00	-14,011.22
2610-0000	Workers Compensation Premium	0.00	59.40	0.00	59.40
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-85,199.70	0.00	0.00	-85,199.70
4500-0000	Rent	-0.37	0.00	686.26	-686.63
4530-0000	Condo Common Charge	-30,662.62	0.00	4,740.61	-35,403.23
4700-0000	Commercial/Retail rent	-3,433.15	6.26	0.00	-3,426.89
4810-0000	Plus: Prepaid Rent	-3,433.14	0.00	0.00	-3,433.14
5210-0000	Passthru Repair	0.00	0.00	1,102.68	-1,102.68
5720-0000	Interest on Bank Accounts	-2.05	0.00	0.53	-2.58
6202-0000	Accounting	4,000.00	0.00	0.00	4,000.00
6215-0000	Building Supplies	340.42	0.00	0.00	340.42
6235-0000	Plumbing Repair	1,355.49	0.00	0.00	1,355.49
6240-0000	HVAC (Heat, Ventilation, Air)	691.35	0.00	0.00	691.35
6250-0000	Elevator Inspection & Repair	2,362.57	337.51	0.00	2,700.08
6252-0000	Fire Extinguishers	864.09	0.00	0.00	864.09
6265-0000	Exterminator	260.54	0.00	0.00	260.54
6300-0000	Management	4,400.00	2,850.00	0.00	7,250.00
6312-0000	Security Cameras/IT	0.00	3,854.18	0.00	3,854.18
6320-0010	Worker's Compensation	179.21	0.00	2.40	176.81
6364-0000	Filing Fees	441.46	0.00	0.00	441.46
6410-0000	Electricity	3,014.85	674.98	0.00	3,689.83
6420-0000	Gas	6,717.41	0.00	581.71	6,135.70
6430-0000	Water & Sewer	1,040.19	0.00	0.00	1,040.19
6455-0000	Telephone & Internet	1,272.01	465.27	0.00	1,737.28
7610-0000	Legal	315.00	0.00	0.00	315.00
7615-0000	Payroll Processing Fees	888.72	117.22	0.00	1,005.94

Trial Balance

Period = May 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7620-0000	Taxes & Licenses	150.00	0.00	0.00	150.00
7825-0000	Super Salaries	-2,200.00	0.00	0.00	-2,200.00
7845-0000	Gross Salary	4,061.52	1,015.38	0.00	5,076.90
7851-0000	FICA Expense	310.72	77.68	0.00	388.40
7852-0000	FUTA Expense	24.40	6.10	0.00	30.50
7853-0000	SUTA Expense	69.04	17.26	0.00	86.30
	Total	0.00	9,481.77	9,481.77	0.00

Income Statement

Period = May 2016

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	686	11	687	2
4530-0000	Condo Common Charge	4,741	73	35,403	80
4700-0000	Commercial/Retail rent	-6	0	3,427	8
4810-0000	Plus: Prepaid Rent	0	0	3,433	8
4990-0000	NET RENT INCOME	<u><u>5,421</u></u>	<u><u>83</u></u>	<u><u>42,950</u></u>	<u><u>97</u></u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	1,103	17	1,103	3
5490-0000	TOTAL REIMBURSEMENT	<u><u>1,103</u></u>	<u><u>17</u></u>	<u><u>1,103</u></u>	<u><u>3</u></u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	3	0
5890-0000	TOTAL OTHER INCOME	<u><u>1</u></u>	<u><u>0</u></u>	<u><u>3</u></u>	<u><u>0</u></u>
5990-0000	TOTAL INCOME	<u><u>6,524</u></u>	<u><u>100</u></u>	<u><u>44,055</u></u>	<u><u>100</u></u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	4,000	9
6215-0000	Building Supplies	0	0	340	1
6235-0000	Plumbing Repair	0	0	1,355	3
6240-0000	HVAC (Heat, Ventilation, Air)	0	0	691	2
6250-0000	Elevator Inspection & Repair	338	5	2,700	6
6252-0000	Fire Extinguishers	0	0	864	2
6265-0000	Exterminator	0	0	261	1
6300-0000	Management	2,850	44	7,250	16
6312-0000	Security Cameras/IT	3,854	59	3,854	9

Income Statement

Period = May 2016

Book = Cash

		Period to Date	%	Year to Date	%
6320-0010	Worker's Compensation	-2	0	177	0
6364-0000	Filing Fees	0	0	441	1
6410-0000	Electricity	675	10	3,690	8
6420-0000	Gas	-582	-9	6,136	14
6430-0000	Water & Sewer	0	0	1,040	2
6455-0000	Telephone & Internet	465	7	1,737	4
6990-0000	TOTAL DIRECT EXPENSES	7,598	116	34,537	78
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal	0	0	315	1
7615-0000	Payroll Processing Fees	117	2	1,006	2
7620-0000	Taxes & Licenses	0	0	150	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	0	0	-2,200	-5
7845-0000	Gross Salary	1,015	16	5,077	12
7851-0000	FICA Expense	78	1	388	1
7852-0000	FUTA Expense	6	0	30	0
7853-0000	SUTA Expense	17	0	86	0
7890-0000	TOTAL PAYROLL	1,234	19	4,388	10
7990-0000	TOTAL G & A EXPENSE	1,234	19	4,853	11
8990-0000	TOTAL EXPENSES	8,831	135	39,390	89
9090-0000	NET INCOME	-2,308	-35	4,665	11

Statement (12 months)

Period = Jan 2016-May 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Total
4000-0000	INCOME						
4100-0000	RENT						
4500-0000	Rent	0.00	0.00	0.00	0.37	686.26	686.63
4530-0000	Condo Common Charge	8,173.75	5,884.99	7,030.13	9,573.75	4,740.61	35,403.23
4700-0000	Commercial/Retail rent	0.00	2,743.52	689.63	0.00	-6.26	3,426.89
4810-0000	Plus: Prepaid Rent	0.00	0.00	1,400.37	2,032.77	0.00	3,433.14
4990-0000	NET RENT INCOME	8,173.75	8,628.51	9,120.13	11,606.89	5,420.61	42,949.89
5100-0000	EXPENSE REIMBURSEMENT						
5210-0000	Passthru Repair	0.00	0.00	0.00	0.00	1,102.68	1,102.68
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	0.00	0.00	1,102.68	1,102.68
5600-0000	OTHER INCOME						
5720-0000	Interest on Bank Accounts	0.55	0.51	0.51	0.48	0.53	2.58
5890-0000	TOTAL OTHER INCOME	0.55	0.51	0.51	0.48	0.53	2.58
5990-0000	TOTAL INCOME	8,174.30	8,629.02	9,120.64	11,607.37	6,523.82	44,055.15
6000-0000	EXPENSES						
6100-0000	DIRECT EXPENSES						
6202-0000	Accounting	0.00	2,000.00	0.00	2,000.00	0.00	4,000.00
6215-0000	Building Supplies	240.58	38.05	61.79	0.00	0.00	340.42
6235-0000	Plumbing Repair	1,355.49	0.00	0.00	0.00	0.00	1,355.49
6240-0000	HVAC (Heat, Ventilation, Air)	691.35	0.00	0.00	0.00	0.00	691.35
6250-0000	Elevator Inspection & Repair	1,350.04	337.51	337.51	337.51	337.51	2,700.08
6252-0000	Fire Extinguishers	0.00	0.00	777.10	86.99	0.00	864.09
6265-0000	Exterminator	130.27	0.00	0.00	130.27	0.00	260.54
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	2,850.00	7,250.00
6312-0000	Security Cameras/IT	0.00	0.00	0.00	0.00	3,854.18	3,854.18

Statement (12 months)

Period = Jan 2016-May 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Total
6320-0010	Worker's Compensation	10.10	76.17	16.77	76.17	-2.40	176.81
6364-0000	Filing Fees	0.00	0.00	441.46	0.00	0.00	441.46
6410-0000	Electricity	664.27	1,575.51	775.07	0.00	674.98	3,689.83
6420-0000	Gas	907.52	4,249.22	1,560.67	0.00	-581.71	6,135.70
6430-0000	Water & Sewer	527.06	0.00	0.00	513.13	0.00	1,040.19
6455-0000	Telephone & Internet	345.81	344.12	351.71	230.37	465.27	1,737.28
6990-0000	TOTAL DIRECT EXPENSES	7,322.49	9,720.58	5,422.08	4,474.44	7,597.83	34,537.42
7000-0000	GENERAL & ADMINISTRATIVE						
7610-0000	Legal	0.00	315.00	0.00	0.00	0.00	315.00
7615-0000	Payroll Processing Fees	359.50	176.77	176.62	175.83	117.22	1,005.94
7620-0000	Taxes & Licenses	0.00	0.00	150.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE						
7825-0000	Super Salaries	-1,100.00	-1,100.00	0.00	0.00	0.00	-2,200.00
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,015.38	1,015.38	5,076.90
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	77.68	388.40
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	6.10	30.50
7853-0000	SUTA Expense	41.64	41.64	-31.50	17.26	17.26	86.30
7890-0000	TOTAL PAYROLL	400.30	217.57	1,244.28	1,292.25	1,233.64	4,388.04
7990-0000	TOTAL G & A EXPENSE	400.30	532.57	1,394.28	1,292.25	1,233.64	4,853.04
8990-0000	TOTAL EXPENSES	7,722.79	10,253.15	6,816.36	5,766.69	8,831.47	39,390.46
9090-0000	NET INCOME	451.51	-1,624.13	2,304.28	5,840.68	-2,307.65	4,664.69

Balance Sheet

Period = May 2016

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	51,179
1130-0000	Savings Cash 1	20,013
1190-0000	TOTAL CASH	71,192
1210-0000	Prepaid Insurance	17,786
1300-0000	Accounts Receivable	-1,114
1600-0000	PROPERTY	
1620-0000	Equipment	18,851
1621-0000	Accum. Dep - Equipment	-2,898
1890-0000	TOTAL PROPERTY	33,738
1990-0000	TOTAL ASSETS	103,816
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2300-0000	TAX LIABILITIES	
2480-0000	Accrued Expense	14,011
2490-0000	TOTAL TAX LIABILITIES	14,011
2610-0000	Workers Compensation Premium	-59
2990-0000	TOTAL LIABILITIES	13,952
3000-0000	CAPITAL	
3800-0000	Retained Earnings	89,864
3890-0000	TOTAL CAPITAL	89,864
3990-0000	TOTAL LIABILITIES & CAPITAL	103,816

Cash Flow

Period = May 2016

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Rent	686	11	687	2
Condo Common Charge	4,741	73	35,403	80
Commercial/Retail rent	-6	0	3,427	8
Plus: Prepaid Rent	0	0	3,433	8
NET RENT INCOME	5,421	83	42,950	97
EXPENSE REIMBURSEMENT				
Passthru Repair	1,103	17	1,103	3
TOTAL REIMBURSEMENT	1,103	17	1,103	3
OTHER INCOME				
Interest on Bank Accounts	1	0	3	0
TOTAL OTHER INCOME	1	0	3	0
TOTAL INCOME	6,524	100	44,055	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	4,000	9
Building Supplies	0	0	340	1
Plumbing Repair	0	0	1,355	3
HVAC (Heat, Ventilation, Air)	0	0	691	2
Elevator Inspection & Repair	338	5	2,700	6
Fire Extinguishers	0	0	864	2
Exterminator	0	0	261	1
Management	2,850	44	7,250	16
Security Cameras/IT	3,854	59	3,854	9
Worker's Compensation	-2	0	177	0
Filing Fees	0	0	441	1
Electricity	675	10	3,690	8
Gas	-582	-9	6,136	14
Water & Sewer	0	0	1,040	2
Telephone & Internet	465	7	1,737	4
TOTAL DIRECT EXP...	7,598	116	34,537	78
GENERAL & ADMINISTRATIVE				
Legal	0	0	315	1
Payroll Processing Fees	117	2	1,006	2
Taxes & Licenses	0	0	150	0

Cash Flow

Period = May 2016

Book = Cash

	Period to Date	%	Year to Date	%
PAYROLL EXPENSE				
Super Salaries	0	0	-2,200	-5
Gross Salary	1,015	16	5,077	12
FICA Expense	78	1	388	1
FUTA Expense	6	0	30	0
SUTA Expense	17	0	86	0
TOTAL PAYROLL	1,234	19	4,388	10
TOTAL G & A EXPENSE	1,234	19	4,853	11
TOTAL EXPENSES	8,831	135	39,390	89
NET INCOME	-2,308	-35	4,665	11

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	53,547	51,179	-2,368
Savings Cash 1	20,012	20,013	1
Savings Cash 3	0	0	0
Total Cash	73,559	71,192	-2,367

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	55,765	51,179	-4,586
Savings Cash 1	20,010	20,013	3
Savings Cash 3	0	0	0
Total Cash	75,775	71,192	-4,584

General Ledger

Period = May 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					53,546.53	= Beginning Balance =
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		0.00	242.05	53,304.48	To Gross up May
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		0.00	59.40	53,245.08	To Gross up May
534condo	534 West 42nd...	05/31/2016	05/2016	june mgmt fee :Reversed by J-8030J-8029			0.00	1,100.00	52,145.08	june mgmt fee
		05/01/2016		Deposit Total 48			1,200.00		53,345.08	
534condo	534 West 42nd...	05/02/2016	05/2016	Livingston Management Service...	K-34675	315		1,100.00	52,245.08	Management Fee
		05/03/2016		Deposit Total 96			680.00		52,925.08	
534condo	534 West 42nd...	05/03/2016	05/2016	Consolidated Edison Company ...	K-34757	316		35.34	52,889.74	3/21/16-4/19/16 3therms
534condo	534 West 42nd...	05/03/2016	05/2016	Consolidated Edison Company ...	K-34758	317		57.93	52,831.81	2/19/16-4/19/16 Adjust gas bill meters read
534condo	534 West 42nd...	05/03/2016	05/2016	Verizon (verizon)	K-34759	318		122.26	52,709.55	4/7/16-5/6/16
534condo	534 West 42nd...	05/06/2016	05/2016	Livingston Management Service...	K-34979	319		650.00	52,059.55	5.2016
534condo	534 West 42nd...	05/06/2016	05/2016	Artur Ujkaj (v0000081)	K-35773	50616		435.99	51,623.56	
		05/06/2016		Deposit Total 97			2,396.23		54,019.79	
534condo	534 West 42nd...	05/13/2016	05/2016	ADP Inc. (adp)	K-35334	516		58.61	53,961.18	
534condo	534 West 42nd...	05/17/2016	05/2016	Solid State Elevator Corp (solids)	K-35162	320		337.51	53,623.67	Monthly maint-May
534condo	534 West 42nd...	05/17/2016	05/2016	Verizon (verizon)	K-35163	321		230.33	53,393.34	5/1/16-5/31/16
534condo	534 West 42nd...	05/17/2016	05/2016	Virtual Service (virtual)	K-35164	322		3,854.18	49,539.16	6 Quaterly Billing 9/20/15-3/20/16
534condo	534 West 42nd...	05/20/2016	05/2016	Artur Ujkaj (v0000081)	K-35774	52016		435.98	49,103.18	
		05/23/2016		Deposit Total 49			1,144.38		50,247.56	
534condo	534 West 42nd...	05/25/2016	05/2016	Verizon (verizon)	K-35371	323		112.68	50,134.88	5/7/16-6/6/16
		05/26/2016		Deposit Total 50			1,102.68		51,237.56	
534condo	534 West 42nd...	05/27/2016	05/2016	ADP Inc. (adp)	K-35565	516		58.61	51,178.95	
				Net Change=-2,367.58			6,523.29	8,890.87	51,178.95	= Ending Balance =
1130-0000				Savings Cash 1					20,012.07	= Beginning Balance =
534condo	534 West 42nd...	05/31/2016	05/2016	5.2016 bank	J-8031		0.53	0.00	20,012.60	5.2016 bank
				Net Change=0.53			0.53	0.00	20,012.60	= Ending Balance =
1210-0000				Prepaid Insurance					17,785.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	17,785.54	= Ending Balance =
1300-0000				Accounts Receivable					-1,113.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,113.71	= Ending Balance =
1620-0000				Equipment					18,850.83	= Beginning Balance =
				Net Change=0.00			0.00	0.00	18,850.83	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =

General Ledger

Period = May 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
2480-0000				Accrued Expense					-14,011.22	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-14,011.22	= Ending Balance =
2610-0000				Workers Compensation Premium					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		59.40	0.00	59.40	To Gross up May
				Net Change=59.40			59.40	0.00	59.40	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/06/2016	05/2016	Artur Ujkaj (v0000081)	K-35773	50616	435.99	0.00	435.99	
534condo	534 West 42nd...	05/20/2016	05/2016	Artur Ujkaj (v0000081)	K-35774	52016	435.98	0.00	871.97	
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		0.00	871.97	0.00	To Gross up May
				Net Change=0.00			871.97	871.97	0.00	= Ending Balance =
3800-0000				Retained Earnings					-85,199.70	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-85,199.70	= Ending Balance =
4500-0000				Rent					-0.37	= Beginning Balance =
534condo	534 West 42nd...	05/02/2016	05/2016	Praveen Gulati (t0000760)	R-75899	005923	0.00	686.26	-686.63	:CHECKscan Payment
				Net Change=-686.26			0.00	686.26	-686.63	= Ending Balance =
4530-0000				Condo Common Charge					-30,662.62	= Beginning Balance =
534condo	534 West 42nd...	05/01/2016	05/2016	Riccardi (t0000176)	R-75562	:ACH...	0.00	699.42	-31,362.04	Pre-Authorized Payment
534condo	534 West 42nd...	05/01/2016	05/2016	Riccardi (t0000176)	R-75562	:ACH...	0.00	500.58	-31,862.62	Pre-Authorized Payment
534condo	534 West 42nd...	05/06/2016	05/2016	Simon (t0000180)	R-76066	00001095	0.00	2,396.23	-34,258.85	:CHECKscan Payment - May 2016 Common ...
534condo	534 West 42nd...	05/23/2016	05/2016	Younge (t0000178)	R-76573	:AC...	0.00	1,144.38	-35,403.23	Online Payment - EFT Payment.
				Net Change=-4,740.61			0.00	4,740.61	-35,403.23	= Ending Balance =
4700-0000				Commercial/Retail rent					-3,433.15	= Beginning Balance =
534condo	534 West 42nd...	05/02/2016	05/2016	Praveen Gulati (t0000760)	R-75899	005923	0.00	680.37	-4,113.52	:CHECKscan Payment
534condo	534 West 42nd...	05/02/2016	05/2016	Praveen Gulati (t0000760)	R-75899	005923	686.63	0.00	-3,426.89	:CHECKscan Payment
				Net Change=6.26			686.63	680.37	-3,426.89	= Ending Balance =
4810-0000				Plus: Prepaid Rent					-3,433.14	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-3,433.14	= Ending Balance =
5210-0000				Passthru Repair					0.00	= Beginning Balance =

General Ledger

Period = May 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	05/26/2016	05/2016	Trubitt (t0000174)	R-76710	:ACH...	0.00	367.56	-367.56	EFT Payment One Time EFT Receipt
534condo	534 West 42nd...	05/26/2016	05/2016	Trubitt (t0000174)	R-76710	:ACH...	0.00	367.56	-735.12	EFT Payment One Time EFT Receipt
534condo	534 West 42nd...	05/26/2016	05/2016	Trubitt (t0000174)	R-76710	:ACH...	0.00	367.56	-1,102.68	EFT Payment One Time EFT Receipt
Net Change=-1,102.68							0.00	1,102.68	-1,102.68	= Ending Balance =
5720-0000	Interest on Bank Accounts								-2.05	= Beginning Balance =
534condo	534 West 42nd...	05/31/2016	05/2016	5.2016 bank	J-8031		0.00	0.53	-2.58	5.2016 bank
Net Change=-0.53							0.00	0.53	-2.58	= Ending Balance =
6202-0000	Accounting								4,000.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	4,000.00	= Ending Balance =
6215-0000	Building Supplies								340.42	= Beginning Balance =
Net Change=0.00							0.00	0.00	340.42	= Ending Balance =
6235-0000	Plumbing Repair								1,355.49	= Beginning Balance =
Net Change=0.00							0.00	0.00	1,355.49	= Ending Balance =
6240-0000	HVAC (Heat, Ventilation, Air)								691.35	= Beginning Balance =
Net Change=0.00							0.00	0.00	691.35	= Ending Balance =
6250-0000	Elevator Inspection & Repair								2,362.57	= Beginning Balance =
534condo	534 West 42nd...	05/17/2016	05/2016	Solid State Elevator Corp (solids)	K-35162	320	337.51	0.00	2,700.08	Monthly maint-May
Net Change=337.51							337.51	0.00	2,700.08	= Ending Balance =
6252-0000	Fire Extinguishers								864.09	= Beginning Balance =
Net Change=0.00							0.00	0.00	864.09	= Ending Balance =
6265-0000	Exterminator								260.54	= Beginning Balance =
Net Change=0.00							0.00	0.00	260.54	= Ending Balance =
6300-0000	Management								4,400.00	= Beginning Balance =
534condo	534 West 42nd...	05/02/2016	05/2016	Livingston Management Service...	K-34675	315	1,100.00	0.00	5,500.00	Management Fee
534condo	534 West 42nd...	05/06/2016	05/2016	Livingston Management Service...	K-34979	319	650.00	0.00	6,150.00	5.2016
534condo	534 West 42nd...	05/31/2016	05/2016	june mgmt fee :Reversed by J-8030J-8029			1,100.00	0.00	7,250.00	june mgmt fee
Net Change=2,850.00							2,850.00	0.00	7,250.00	= Ending Balance =
6312-0000	Security Cameras/IT								0.00	= Beginning Balance =

General Ledger

Period = May 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	05/17/2016	05/2016	Virtual Service (virtual)	K-35164	322	3,854.18	0.00	3,854.18	6 Quaterly Billing 9/20/15-3/20/16
				Net Change=3,854.18			3,854.18	0.00	3,854.18	= Ending Balance =
6320-0010				Worker's Compensation					179.21	= Beginning Balance =
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		0.00	2.40	176.81	To Gross up May
				Net Change=-2.40			0.00	2.40	176.81	= Ending Balance =
6364-0000				Filing Fees					441.46	= Beginning Balance =
				Net Change=0.00			0.00	0.00	441.46	= Ending Balance =
6410-0000				Electricity					3,014.85	= Beginning Balance =
534condo	534 West 42nd...	05/03/2016	05/2016	Consolidated Edison Company ...	K-34758	317	674.98	0.00	3,689.83	3/21/16-4/19/16 3760kwh
				Net Change=674.98			674.98	0.00	3,689.83	= Ending Balance =
6420-0000				Gas					6,717.41	= Beginning Balance =
534condo	534 West 42nd...	05/03/2016	05/2016	Consolidated Edison Company ...	K-34757	316	35.34	0.00	6,752.75	3/21/16-4/19/16 3therms
534condo	534 West 42nd...	05/03/2016	05/2016	Consolidated Edison Company ...	K-34758	317	905.97	0.00	7,658.72	2/19/16-4/19/16 782therms
534condo	534 West 42nd...	05/03/2016	05/2016	Consolidated Edison Company ...	K-34758	317	0.00	1,523.02	6,135.70	2/19/16-4/19/16 Adjust gas bill meters read
				Net Change=-581.71			941.31	1,523.02	6,135.70	= Ending Balance =
6430-0000				Water & Sewer					1,040.19	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,040.19	= Ending Balance =
6455-0000				Telephone & Internet					1,272.01	= Beginning Balance =
534condo	534 West 42nd...	05/03/2016	05/2016	Verizon (verizon)	K-34759	318	122.26	0.00	1,394.27	4/7/16-5/6/16
534condo	534 West 42nd...	05/17/2016	05/2016	Verizon (verizon)	K-35163	321	230.33	0.00	1,624.60	5/1/16-5/31/16
534condo	534 West 42nd...	05/25/2016	05/2016	Verizon (verizon)	K-35371	323	112.68	0.00	1,737.28	5/7/16-6/6/16
				Net Change=465.27			465.27	0.00	1,737.28	= Ending Balance =
7610-0000				Legal					315.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	315.00	= Ending Balance =
7615-0000				Payroll Processing Fees					888.72	= Beginning Balance =
534condo	534 West 42nd...	05/13/2016	05/2016	ADP Inc. (adp)	K-35334	516	58.61	0.00	947.33	
534condo	534 West 42nd...	05/27/2016	05/2016	ADP Inc. (adp)	K-35565	516	58.61	0.00	1,005.94	
				Net Change=117.22			117.22	0.00	1,005.94	= Ending Balance =
7620-0000				Taxes & Licenses					150.00	= Beginning Balance =

General Ledger

Period = May 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	150.00	= Ending Balance =
7825-0000				Super Salaries					-2,200.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,200.00	= Ending Balance =
7845-0000				Gross Salary					4,061.52	= Beginning Balance =
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		1,015.38	0.00	5,076.90	To Gross up May
				Net Change=1,015.38			1,015.38	0.00	5,076.90	= Ending Balance =
7851-0000				FICA Expense					310.72	= Beginning Balance =
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		77.68	0.00	388.40	To Gross up May
				Net Change=77.68			77.68	0.00	388.40	= Ending Balance =
7852-0000				FUTA Expense					24.40	= Beginning Balance =
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		6.10	0.00	30.50	To Gross up May
				Net Change=6.10			6.10	0.00	30.50	= Ending Balance =
7853-0000				SUTA Expense					69.04	= Beginning Balance =
534condo	534 West 42nd...	05/30/2016	05/2016	To Gross up May	J-7901		17.26	0.00	86.30	To Gross up May
				Net Change=17.26			17.26	0.00	86.30	= Ending Balance =
							18,498.71	18,498.71		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = May 2016

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-75562	8875	05/2016	5/1/2016	Riccardi(t0000176)	534condo	1110-0000		1,200.00		:ACH-8531	Pre-Authorized Payment
R-75899	8919	05/2016	5/2/2016	Praveen Gulati(t0000760)	534condo	1110-0000		680.00		005923	:CHECKscan Payment
R-76066	8944	05/2016	5/6/2016	Simon(t0000180)	534condo	1110-0000		2,396.23		00001095	:CHECKscan Payment - May 2016 Common cl
R-76573	9035	05/2016	5/23/2016	Younge(t0000178)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment.
R-76710	9072	05/2016	5/26/2016	Trubitt(t0000174)	534condo	1110-0000		1,102.68		:ACH-8844	EFT Payment One Time EFT Receipt
								Total			6,523.29

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = May 2016

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-34675	18686	05/2016	5/2/2016	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	315	Management Fee
K-34757	18691	05/2016	5/3/2016	Consolidated Edison Company of N.Y. Inc. (c	534condo	6420-0000 Gas	35.34	316	3/21/16-4/19/16 3therms
K-34758	18691	05/2016	5/3/2016	Consolidated Edison Company of N.Y. Inc. (c	534condo	6420-0000 Gas	905.97	317	2/19/16-4/19/16 782therms
					534condo	6420-0000 Gas	-1,523.02	317	2/19/16-4/19/16 Adjust gas bill meters read
					534condo	6410-0000 Electricity	674.98	317	3/21/16-4/19/16 3760kwh
K-34759	18691	05/2016	5/3/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	122.26	318	4/7/16-5/6/16
K-34979	18707	05/2016	5/6/2016	Livingston Management Services, LLC (living	534condo	6300-0000 Management	650.00	319	5.2016
K-35162	18733	05/2016	5/17/2016	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	320	Monthly maint-May
K-35163	18733	05/2016	5/17/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	230.33	321	5/1/16-5/31/16
K-35164	18733	05/2016	5/17/2016	Virtual Service (virtual)	534condo	6312-0000 Security Cameras/IT	3,854.18	322	6 Quaterly Billing 9/20/15-3/20/16
K-35334		05/2016	5/13/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	516	
K-35371	18788	05/2016	5/25/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	112.68	323	5/7/16-6/6/16
K-35565		05/2016	5/27/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	516	
K-35773		05/2016	5/6/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	50616	
K-35774		05/2016	5/20/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.98	52016	
Total							<u>7,489.42</u>		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 05/2016

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	2	t0000174	Jason Trubitt	0.00	0.00	0.00	0.00	0.00	-3,433.14	-3,433.14
534condo	3	t0000175	Aimee Drouin	4,577.52	1,144.38	1,144.38	0.00	2,288.76	0.00	4,577.52
534condo	4	t0000176	John Riccardi	643.80	643.80	0.00	0.00	0.00	0.00	643.80
534condo	5	t0000177	Yaneeke Samuels	6,610.66	1,144.38	0.00	0.00	5,466.28	0.00	6,610.66
534condo	7	t0000179	Tiiu Kuik	4,546.16	1,144.38	1,144.38	0.00	2,257.40	0.00	4,546.16
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati	6.26	6.26	0.00	0.00	0.00	0.00	6.26
534condo				16,384.40	4,083.20	2,288.76	0.00	10,012.44	-3,433.14	12,951.26

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/11/2016

Month Year = 05/2016

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Residents													
2	1br	0.00	t0000174	Jason Trubitt	0.00	common	1,144.38	0.00	0.00	12/01/2012			-3,433.14
						Total	1,144.38						
3	1br	0.00	t0000175	Aimee Drouin	0.00	common	1,144.38	0.00	0.00	12/01/2012			4,577.52
						Total	1,144.38						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			643.80
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			6,610.66
						Total	1,144.38						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			0.00
						Total	1,144.38						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			4,546.16
						Total	1,144.38						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23						
RETAIL	retail	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/01/2015	10/31/2017		6.26
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				12,951.26
Summary Groups					Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents							9,949.14	0.00	0.00				12,951.26
Future Residents/Applicants							0.00	0.00	0.00				0.00
Occupied Units					0.00	0.00				8	100.00	0.00	
Total Non Rev Units					0.00	0.00				0	0.00	0.00	
Total Vacant Units					0.00	0.00				0	0.00	0.00	
Totals:					0.00	0.00	9,949.14	0.00	0.00	8	100.00	0.00	12,951.26

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/11/2016

Month Year = 05/2016

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Summary of Charges by Charge Code													
(Current/Notice Residents Only)													
Charge Code			Amount										
common			9,262.51										
comm			686.63										
Total			9,949.14										

AD
7/2

534condo-ChaseChk-9300

6/24/2016

Bank Reconciliation Report

5/31/2016

412059300

Posted by: DBO

Balance Per Bank Statement as of 5/31/2016

51,291.63

Outstanding Checks

Check Date	Check Number	Payee	Amount
5/25/2016	323	verizon - Verizon	112.68
Less:	Outstanding Checks		112.68
	Reconciled Bank Balance		51,178.95

Balance per GL as of 5/31/2016

51,178.95

Reconciled Balance Per G/L

51,178.95

Difference

(Reconciled Bank Balance And Reconciled Balance Per G/L)

0.00

Bank Reconciliation Report

5/31/2016

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/22/2016	50008	v0000081 - Artur Ujkaj	436.00	5/31/2016
4/28/2016	314	bargain - Bargain Plumbing & Heating	9,189.05	5/31/2016
5/2/2016	315	livingst - Livingston Management Services, LLC	1,100.00	5/31/2016
5/3/2016	316	conediso - Consolidated Edison Company of N.Y. Inc.	35.34	5/31/2016
5/3/2016	317	conediso - Consolidated Edison Company of N.Y. Inc.	57.93	5/31/2016
5/3/2016	318	verizon - Verizon	122.26	5/31/2016
5/6/2016	319	livingst - Livingston Management Services, LLC	650.00	5/31/2016
5/6/2016	50616	v0000081 - Artur Ujkaj	435.99	5/31/2016
5/13/2016	516	adp - ADP Inc.	58.61	5/31/2016
5/17/2016	320	solids - Solid State Elevator Corp	337.51	5/31/2016
5/17/2016	321	verizon - Verizon	230.33	5/31/2016
5/17/2016	322	virtual - Virtual Service	3,854.18	5/31/2016
5/20/2016	52016	v0000081 - Artur Ujkaj	435.99	5/31/2016
5/27/2016	516	adp - ADP Inc.	58.61	5/31/2016
Total Cleared Checks			17,001.79	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/1/2016	48	:ACH Deposit	1,200.00	5/31/2016
5/3/2016	96	:CHECKscan Deposit	680.00	5/31/2016
5/6/2016	97	:CHECKscan Deposit	2,395.23	5/31/2016
5/23/2016	49	:ACH Deposit	1,144.38	5/31/2016
5/26/2016	50	:ACH Deposit	1,102.66	5/31/2016
Total Cleared Deposits			6,523.26	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/30/2016	JE 7901	To Gross up May	-301.45	5/31/2016
5/31/2016	JE 8029	june mgmt fee :Reversed by J-8030	-1,100.00	5/31/2016
Total Cleared Other Items			-1,401.45	



JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

April 30, 2016 through May 31, 2016
Primary Account: 000000412059300

00023214 1 AV 00.376



00023214 DRE 802 141 15316 NNNNNYNNNN T 1 000000000 62 0000 T3067162 P112719

534 WEST 42ND STREET CONDO ASSOCIATION
LIVINGSTON MANAGEMENT SERVICES, LLC.
225 W 35TH ST FL 15
NEW YORK NY 10001-1949

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-242-7338
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-262-1679



153500112700019000000010000000

CONSOLIDATED BALANCE SUMMARY

ASSETS

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Checking & Savings			
Chase Total Business Checking	000000412059300	\$63,171.58	\$51,291.63
Chase Business Select High Yield Savings	000003046731484	20,012.07	20,012.60
Total		\$83,183.65	\$71,304.23

TOTAL ASSETS

\$83,183.65 \$71,304.23

All Summary Balances shown are as of May 31, 2016 unless otherwise stated. For details of your retirement accounts, credit accounts or securities accounts, you will receive separate statements. Balance summary information for annuities is provided by the issuing insurance companies and believed to be reliable without guarantee of its completeness or accuracy.

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$63,171.58
Deposits and Additions	5	6,523.29
Checks Paid	11	- 17,112.60
Electronic Withdrawals	8	- 1,290.64
Ending Balance	24	\$51,291.63



April 30, 2016 through May 31, 2016
Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
05/03	Livingston Manag Settlement N6W0G1 CCD ID: 9000237377	\$1,200.00
05/05	Livingston Manag Settlement Xhtbg1 CCD ID: 9000237377	680.00
05/10	Livingston Manag Settlement Qy0Lg1 CCD ID: 9000237377	2,396.23
05/24	Livingston Manag Settlement 7Ljtg1 CCD ID: 9000237377	1,144.38
05/27	Livingston Manag Settlement K0Fwg1 CCD ID: 9000237377	1,102.68
Total Deposits and Additions		\$6,523.29

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
7 ^		05/27	\$337.51
314 * ^		05/06	9,189.05
315 ^		05/03	1,100.00
316 ^		05/06	35.34
317 ^		05/06	57.93
318 ^		05/09	122.26
319 ^		05/18	650.00
321 * ^		05/24	230.33
322 ^		05/23	3,854.18
324 * ^		05/31	1,100.00
50008 * ^		05/03	436.00
Total Checks Paid			\$17,112.60

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
05/05	ADP Eepay/Garnwc Eepay/Garn 7580383099451xs CCD ID: 9333006057	\$435.99
05/05	ADP Tax/401K Tax/401K R61xs 050609A01 CCD ID: 1223006057	121.02
05/05	ADP Eepay/Garnwc Eepay/Garn 7200404141311xs CCD ID: 9555555505	29.70
05/13	ADP Payroll Fees ADP - Fees 2Rixs 8543638 CCD ID: 9659605001	58.61
05/19	ADP Eepay/Garnwc Eepay/Garn 2100448046781xs CCD ID: 9333006057	435.98
05/19	ADP Tax/401K Tax/401K R61xs 052010A01 CCD ID: 1223006057	121.03
05/19	ADP Eepay/Garnwc Eepay/Garn 1350497359511xs CCD ID: 9555555505	29.70
05/27	ADP Payroll Fees ADP - Fees 2Rixs 9437576 CCD ID: 9659605001	58.61
Total Electronic Withdrawals		\$1,290.64

The monthly service fee of \$12.00 was waived this period because you maintained a minimum daily balance of \$1,500.00 or more.



April 30, 2016 through May 31, 2016
Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
05/03	\$62,835.58	05/10	55,920.52	05/23	50,771.02
05/05	62,928.87	05/13	55,861.91	05/24	51,685.07
05/06	53,646.55	05/18	55,211.91	05/27	52,391.63
05/09	53,524.29	05/19	54,625.20	05/31	51,291.63

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	19
Deposits / Credits	5
Deposited Items	0
Transaction Total	24

SERVICE FEE CALCULATION

	AMOUNT
Service Fee	\$12.00
Service Fee Credit	-\$12.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above 200)	\$0.00
Total Service Fees	\$0.00

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,012.07
Deposits and Additions	1	0.53
Ending Balance	1	\$20,012.60

Annual Percentage Yield Earned This Period	0.03%
Interest Paid This Period	\$0.53
Interest Paid Year-to-Date	\$2.51

Your monthly service fee was waived because you maintained an average savings balance of \$10,000 or more during the statement period.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,012.07
05/31	Interest Payment	0.53	20,012.60
	Ending Balance		\$20,012.60

534condo-ChaseRes-1484

6/24/2016

Bank Reconciliation Report

5/31/2016

3046731484

Posted by: DBO

Balance Per Bank Statement as of 5/31/2016	20,012.60
Reconciled Bank Balance	<u>20,012.60</u>

Balance per GL as of 5/31/2016	20,012.60
Reconciled Balance Per G/L	<u>20,012.60</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/31/2016	JE 8031	5 2016 bank	0.53	5/31/2016
Total Cleared Other Items			<u>0.53</u>	