

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Jul 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	40,488.78	9,932.54	0.00	50,421.32
1130-0000	Savings Cash 1	20,013.09	0.48	0.00	20,013.57
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	28,039.88	0.00	0.00	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
2150-0000	Loans & Exchange	586.71	0.00	586.71	0.00
2480-0000	Accrued Expense	-14,011.22	0.00	0.00	-14,011.22
2610-0000	Workers Compensation Premium	0.00	0.00	0.00	0.00
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
4530-0000	Condo Common Charge	-47,068.98	0.00	11,863.07	-58,932.05
4700-0000	Commercial/Retail rent	-4,806.41	0.00	686.63	-5,493.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-3,933.14	500.00	0.00	-3,433.14
5210-0000	Passthru Repair	-4,165.72	0.00	2,624.37	-6,790.09
5470-0000	Estimated CAM Charges	-277.78	0.00	0.00	-277.78
5720-0000	Interest on Bank Accounts	-3.07	0.00	0.48	-3.55
5725-0000	Other Interest/Dividend Income	-46.19	0.00	0.00	-46.19
6202-0000	Accounting	4,000.00	0.00	0.00	4,000.00
6213-0000	General Building Repairs-Expense	1,796.44	0.00	0.00	1,796.44
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
6241-0000	Boiler Repair	7,403.50	0.00	0.00	7,403.50
6250-0000	Elevator Inspection & Repair	3,037.59	337.51	0.00	3,375.10
6252-0000	Fire Extinguishers	864.09	0.00	0.00	864.09
6265-0000	Exterminator	260.54	130.27	0.00	390.81
6300-0000	Management	7,250.00	1,100.00	0.00	8,350.00
6310-0000	Security Service	3,889.06	0.00	0.00	3,889.06
6312-0000	Security Cameras/Intercom	3,854.18	0.00	0.00	3,854.18
6320-0010	Worker's Compensation	293.21	85.50	0.00	378.71
6364-0000	Filing Fees	441.46	0.00	0.00	441.46
6410-0000	Electricity	4,881.52	751.74	0.00	5,633.26

Trial Balance

Period = Jul 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6420-0000	Gas	6,903.89	183.43	0.00	7,087.32
6430-0000	Water & Sewer	1,040.19	586.06	0.00	1,626.25
6455-0000	Telephone & Internet	2,085.31	365.58	0.00	2,450.89
6910-0000	Rent Stbilization Fees	135.00	0.00	0.00	135.00
7610-0000	Legal	315.00	0.00	0.00	315.00
7615-0000	Payroll Processing Fees	1,123.16	117.22	0.00	1,240.38
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	6,092.28	1,523.07	0.00	7,615.35
7851-0000	FICA Expense	466.08	116.52	0.00	582.60
7852-0000	FUTA Expense	36.60	5.45	0.00	42.05
7853-0000	SUTA Expense	103.56	25.89	0.00	129.45
	Total	0.00	15,761.26	15,761.26	0.00

Income Statement

Period = Jul 2016

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	11,863	81	58,932	79
4700-0000	Commercial/Retail rent	687	5	5,493	7
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-500	-3	3,433	5
4990-0000	NET RENT INCOME	<u>12,050</u>	<u>82</u>	<u>67,858</u>	<u>91</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	2,624	18	6,790	9
5470-0000	Estimated CAM Charges	0	0	278	0
5490-0000	TOTAL REIMBURSEMENT	<u>2,624</u>	<u>18</u>	<u>7,068</u>	<u>9</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0	0	4	0
5725-0000	Other Interest/Dividend Income	0	0	46	0
5890-0000	TOTAL OTHER INCOME	<u>0</u>	<u>0</u>	<u>50</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>14,675</u>	<u>100</u>	<u>74,976</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	4,000	5
6213-0000	General Building Repairs-Expense	0	0	1,796	2
6215-0000	Building Supplies	0	0	340	0
6235-0000	Plumbing Repair	0	0	1,355	2
6240-0000	HVAC (Heat, Ventilation, Air)	0	0	691	1
6241-0000	Boiler Repair	0	0	7,404	10
6250-0000	Elevator Inspection & Repair	338	2	3,375	5
6252-0000	Fire Extinguishers	0	0	864	1

Income Statement

Period = Jul 2016

Book = Cash

		Period to Date	%	Year to Date	%
6265-0000	Exterminator	130	1	391	1
6300-0000	Management	1,100	7	8,350	11
6310-0000	Security Service	0	0	3,889	5
6312-0000	Security Cameras/Intercom	0	0	3,854	5
6320-0010	Worker's Compensation	86	1	379	1
6364-0000	Filing Fees	0	0	441	1
6410-0000	Electricity	752	5	5,633	8
6420-0000	Gas	183	1	7,087	9
6430-0000	Water & Sewer	586	4	1,626	2
6455-0000	Telephone & Internet	366	2	2,451	3
6910-0000	Rent Stbilization Fees	0	0	135	0
6990-0000	TOTAL DIRECT EXPENSES	3,540	24	54,063	72
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal	0	0	315	0
7615-0000	Payroll Processing Fees	117	1	1,240	2
7620-0000	Taxes & Licenses	0	0	150	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	0	0	-2,200	-3
7845-0000	Gross Salary	1,523	10	7,615	10
7851-0000	FICA Expense	117	1	583	1
7852-0000	FUTA Expense	5	0	42	0
7853-0000	SUTA Expense	26	0	129	0
7890-0000	TOTAL PAYROLL	1,788	12	7,410	10
7990-0000	TOTAL G & A EXPENSE	1,788	12	7,875	11
8990-0000	TOTAL EXPENSES	5,328	36	61,938	83
9090-0000	NET INCOME	9,346	64	13,038	17

Statement (12 months)

Period = Jan 2016-Jul 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Total
4000-0000	INCOME								
4100-0000	RENT								
4500-0000	Rent	0.00	0.00	0.00	0.37	-0.37	0.00	0.00	0.00
4530-0000	Condo Common Charge	8,173.75	5,884.99	7,030.13	9,573.75	4,740.61	11,665.75	11,863.07	58,932.05
4700-0000	Commercial/Retail rent	0.00	2,743.52	689.63	0.00	680.37	692.89	686.63	5,493.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,400.37	2,032.77	0.00	500.00	-500.00	3,433.14
4990-0000	NET RENT INCOME	<u>8,173.75</u>	<u>8,628.51</u>	<u>9,120.13</u>	<u>11,606.89</u>	<u>5,420.61</u>	<u>12,858.64</u>	<u>12,049.70</u>	<u>67,858.23</u>
5100-0000	EXPENSE REIMBURSEMENT								
5210-0000	Passthru Repair	0.00	0.00	0.00	0.00	1,102.68	3,063.04	2,624.37	6,790.09
5470-0000	Estimated CAM Charges	0.00	0.00	0.00	0.00	0.00	277.78	0.00	277.78
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,102.68</u>	<u>3,340.82</u>	<u>2,624.37</u>	<u>7,067.87</u>
5600-0000	OTHER INCOME								
5720-0000	Interest on Bank Accounts	0.55	0.51	0.51	0.48	0.53	0.49	0.48	3.55
5725-0000	Other Interest/Dividend Income	0.00	0.00	0.00	0.00	0.00	46.19	0.00	46.19
5890-0000	TOTAL OTHER INCOME	<u>0.55</u>	<u>0.51</u>	<u>0.51</u>	<u>0.48</u>	<u>0.53</u>	<u>46.68</u>	<u>0.48</u>	<u>49.74</u>
5990-0000	TOTAL INCOME	<u>8,174.30</u>	<u>8,629.02</u>	<u>9,120.64</u>	<u>11,607.37</u>	<u>6,523.82</u>	<u>16,246.14</u>	<u>14,674.55</u>	<u>74,975.84</u>
6000-0000	EXPENSES								
6100-0000	DIRECT EXPENSES								
6202-0000	Accounting	0.00	2,000.00	0.00	2,000.00	0.00	0.00	0.00	4,000.00
6213-0000	General Building Repairs- Expense	0.00	0.00	0.00	0.00	0.00	1,796.44	0.00	1,796.44
6215-0000	Building Supplies	240.58	38.05	61.79	0.00	0.00	0.00	0.00	340.42
6235-0000	Plumbing Repair	1,355.49	0.00	0.00	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	0.00	0.00	691.35

Statement (12 months)

Period = Jan 2016-Jul 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Total
6241-0000	Boiler Repair	0.00	0.00	0.00	0.00	0.00	7,403.50	0.00	7,403.50
6250-0000	Elevator Inspection & Repair	1,350.04	337.51	337.51	337.51	337.51	337.51	337.51	3,375.10
6252-0000	Fire Extinguishers	0.00	0.00	777.10	86.99	0.00	0.00	0.00	864.09
6265-0000	Exterminator	130.27	0.00	0.00	130.27	0.00	0.00	130.27	390.81
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	2,850.00	0.00	1,100.00	8,350.00
6310-0000	Security Service	0.00	0.00	0.00	0.00	0.00	3,889.06	0.00	3,889.06
6312-0000	Security Cameras/Intercom	0.00	0.00	0.00	0.00	3,854.18	0.00	0.00	3,854.18
6320-0010	Worker's Compensation	10.10	76.17	16.77	76.17	-2.40	116.40	85.50	378.71
6364-0000	Filing Fees	0.00	0.00	441.46	0.00	0.00	0.00	0.00	441.46
6410-0000	Electricity	664.27	1,575.51	775.07	0.00	674.98	1,191.69	751.74	5,633.26
6420-0000	Gas	907.52	4,249.22	1,560.67	0.00	-581.71	768.19	183.43	7,087.32
6430-0000	Water & Sewer	527.06	0.00	0.00	513.13	0.00	0.00	586.06	1,626.25
6455-0000	Telephone & Internet	345.81	344.12	351.71	230.37	465.27	348.03	365.58	2,450.89
6910-0000	Rent Stbilization Fees	0.00	0.00	0.00	0.00	0.00	135.00	0.00	135.00
6990-0000	TOTAL DIRECT EXPENSES	7,322.49	9,720.58	5,422.08	4,474.44	7,597.83	15,985.82	3,540.09	54,063.33
7000-0000	GENERAL & ADMINISTRATIVE								
7610-0000	Legal	0.00	315.00	0.00	0.00	0.00	0.00	0.00	315.00
7615-0000	Payroll Processing Fees	359.50	176.77	176.62	175.83	117.22	117.22	117.22	1,240.38
7620-0000	Taxes & Licenses	0.00	0.00	150.00	0.00	0.00	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	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	1,015.38	1,523.07	7,615.35
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	77.68	77.68	116.52	582.60
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	6.10	6.10	5.45	42.05
7853-0000	SUTA Expense	41.64	41.64	-31.50	17.26	17.26	17.26	25.89	129.45
7890-0000	TOTAL PAYROLL	400.30	217.57	1,244.28	1,292.25	1,233.64	1,233.64	1,788.15	7,409.83
7990-0000	TOTAL G & A EXPENSE	400.30	532.57	1,394.28	1,292.25	1,233.64	1,233.64	1,788.15	7,874.83
8990-0000	TOTAL EXPENSES	7,722.79	10,253.15	6,816.36	5,766.69	8,831.47	17,219.46	5,328.24	61,938.16

Statement (12 months)

Period = Jan 2016-Jul 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Total
9090-0000	NET INCOME	451.51	-1,624.13	2,304.28	5,840.68	-2,307.65	-973.32	9,346.31	13,037.68

Balance Sheet

Period = Jul 2016

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	50,421
1130-0000	Savings Cash 1	20,014
1190-0000	TOTAL CASH	70,435
1210-0000	Prepaid Insurance	17,786
1300-0000	Accounts Receivable	-1,114
1600-0000	PROPERTY	
1620-0000	Equipment	28,040
1621-0000	Accum. Dep - Equipment	-2,898
1890-0000	TOTAL PROPERTY	42,927
1990-0000	TOTAL ASSETS	112,249
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2300-0000	TAX LIABILITIES	
2480-0000	Accrued Expense	14,011
2490-0000	TOTAL TAX LIABILITIES	14,011
2990-0000	TOTAL LIABILITIES	14,011
3000-0000	CAPITAL	
3800-0000	Retained Earnings	98,237
3890-0000	TOTAL CAPITAL	98,237
3990-0000	TOTAL LIABILITIES & CAPITAL	112,249

Cash Flow

Period = Jul 2016

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	11,863	81	58,932	79
Commercial/Retail rent	687	5	5,493	7
Plus:Prepaid Rent/Maintenanc...	-500	-3	3,433	5
NET RENT INCOME	12,050	82	67,858	91
EXPENSE REIMBURSEMENT				
Passthru Repair	2,624	18	6,790	9
Estimated CAM Charges	0	0	278	0
TOTAL REIMBURSEMENT	2,624	18	7,068	9
OTHER INCOME				
Interest on Bank Accounts	0	0	4	0
Other Interest/Dividend Income	0	0	46	0
TOTAL OTHER INCOME	0	0	50	0
TOTAL INCOME	14,675	100	74,976	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	4,000	5
General Building Repairs-...	0	0	1,796	2
Building Supplies	0	0	340	0
Plumbing Repair	0	0	1,355	2
HVAC (Heat, Ventilation, Air)	0	0	691	1
Boiler Repair	0	0	7,404	10
Elevator Inspection & Repair	338	2	3,375	5
Fire Extinguishers	0	0	864	1
Exterminator	130	1	391	1
Management	1,100	7	8,350	11
Security Service	0	0	3,889	5
Security Cameras/Intercom	0	0	3,854	5
Worker's Compensation	86	1	379	1
Filing Fees	0	0	441	1
Electricity	752	5	5,633	8
Gas	183	1	7,087	9
Water & Sewer	586	4	1,626	2
Telephone & Internet	366	2	2,451	3
Rent Stbilization Fees	0	0	135	0
TOTAL DIRECT EXP...	3,540	24	54,063	72

Cash Flow

Period = Jul 2016

Book = Cash

	Period to Date	%	Year to Date	%
GENERAL & ADMINISTRATIVE				
Legal	0	0	315	0
Payroll Processing Fees	117	1	1,240	2
Taxes & Licenses	0	0	150	0
PAYROLL EXPENSE				
Super Salaries	0	0	-2,200	-3
Gross Salary	1,523	10	7,615	10
FICA Expense	117	1	583	1
FUTA Expense	5	0	42	0
SUTA Expense	26	0	129	0
TOTAL PAYROLL	1,788	12	7,410	10
TOTAL G & A EXPENSE	1,788	12	7,875	11
TOTAL EXPENSES	5,328	36	61,938	83
NET INCOME	9,346	64	13,038	17

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	40,489	50,421	9,933
Savings Cash 1	20,013	20,014	0
Savings Cash 3	0	0	0
Total Cash	60,502	70,435	9,933

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	55,765	50,421	-5,344
Savings Cash 1	20,010	20,014	3
Savings Cash 3	0	0	0
Total Cash	75,775	70,435	-5,340

General Ledger

Period = Jul 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					40,488.78	= Beginning Balance =
534condo	534 West 42nd...	07/01/2016	07/2016	:Reversal of J-8194	J-8195	:Rever...	586.71	0.00	41,075.49	6.30.2016 adp
534condo	534 West 42nd...	07/22/2016	07/2016	ADP OVERSTATED	J-8355		0.30	0.00	41,075.79	ADP OVERSTATED
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		0.00	359.35	40,716.44	To Gross up July
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		0.00	89.10	40,627.34	To Gross up July
534condo	534 West 42nd...	07/01/2016	07/2016	Livingston Management Service...	K-36367	336		1,100.00	39,527.34	Management Fee
534condo	534 West 42nd...	07/01/2016	07/2016	Artur Ujkaj (v0000081)	K-37478	701161		435.99	39,091.35	Reversed by ctrl# 39523 duplicate
534condo	534 West 42nd...	07/01/2016	07/2016	Artur Ujkaj (v0000081)	K-37482	701161	435.99		39,527.34	dupliacte
		07/01/2016		Deposit Total 55			1,200.00		40,727.34	
		07/05/2016		Deposit Total 101			904.24		41,631.58	
		07/08/2016		Deposit Total 102			368.00		41,999.58	
534condo	534 West 42nd...	07/08/2016	07/2016	ADP Inc. (adp)	K-37015	716		58.91	41,940.67	
		07/13/2016		Deposit Total 56			7,923.03		49,863.70	
		07/15/2016		Deposit Total 103			3,134.42		52,998.12	
534condo	534 West 42nd...	07/15/2016	07/2016	Artur Ujkaj (v0000081)	K-37394	71516		436.00	52,562.12	
534condo	534 West 42nd...	07/15/2016	07/2016	Artur Ujkaj (v0000081)	K-37479	715161		436.00	52,126.12	Reversed by ctrl# 39522 duplicate
534condo	534 West 42nd...	07/15/2016	07/2016	Artur Ujkaj (v0000081)	K-37481	715161	436.00		52,562.12	DUPLICATE
534condo	534 West 42nd...	07/18/2016	07/2016	NYC Water Board (nycwater)	K-36740	338		586.06	51,976.06	3.15.16-6.16.16
		07/19/2016		Deposit Total 57			1,144.38		53,120.44	
534condo	534 West 42nd...	07/22/2016	07/2016	ADP Inc. (adp)	K-37014	716		58.61	53,061.83	
534condo	534 West 42nd...	07/28/2016	07/2016	Consolidated Edison Company ...	K-36873	339		896.31	52,165.52	6/17/16-7/19/16 106therms
534condo	534 West 42nd...	07/28/2016	07/2016	Consolidated Edison Company ...	K-36874	340		38.86	52,126.66	6/17/16-7/19/16 3therms
534condo	534 West 42nd...	07/28/2016	07/2016	Solid State Elevator Corp (solids)	K-36875	341		337.51	51,789.15	Monthly maint-July 2016
534condo	534 West 42nd...	07/29/2016	07/2016	Assured Environments (assurede)	K-36921	342		130.27	51,658.88	monthly pest control
534condo	534 West 42nd...	07/29/2016	07/2016	Verizon (verizon)	K-36922	343		228.52	51,430.36	7/1/16-7/31/16
534condo	534 West 42nd...	07/29/2016	07/2016	Verizon (verizon)	K-36923	344		137.06	51,293.30	7/7/16-8/6/16
534condo	534 West 42nd...	07/29/2016	07/2016	Artur Ujkaj (v0000081)	K-37395	72916		435.99	50,857.31	
534condo	534 West 42nd...	07/29/2016	07/2016	Artur Ujkaj (v0000081)	K-37480	729161		435.99	50,421.32	Reversed by ctrl# 39524 duplicate
534condo	534 West 42nd...	07/29/2016	07/2016	Artur Ujkaj (v0000081)	K-37483	729161	435.99		50,857.31	dupliacte
534condo	534 West 42nd...	07/30/2016	07/2016	Artur Ujkaj (v0000081)	K-37393	70116		435.99	50,421.32	
				Net Change=9,932.54			16,569.06	6,636.52	50,421.32	= Ending Balance =
1130-0000				Savings Cash 1					20,013.09	= Beginning Balance =
534condo	534 West 42nd...	07/30/2016	07/2016	7.2016 bank activity	J-8354		0.48	0.00	20,013.57	7.2016 bank activity
				Net Change=0.48			0.48	0.00	20,013.57	= Ending Balance =

General Ledger

Period = Jul 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
2150-0000				Loans & Exchange					586.71	= Beginning Balance =
534condo	534 West 42nd...	07/01/2016	07/2016	:Reversal of J-8194	J-8195	:Rever...	0.00	586.71	0.00	6.30.2016 adp
				Net Change=-586.71			0.00	586.71	0.00	= 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...	07/30/2016	07/2016	To Gross up July	J-8275		89.10	0.00	89.10	To Gross up July
534condo	534 West 42nd...	07/31/2016	07/2016		J-8288		0.00	89.10	0.00	To correct expense
				Net Change=0.00			89.10	89.10	0.00	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/01/2016	07/2016	Artur Ujkaj (v0000081)	K-37478	701161	435.99	0.00	435.99	Reversed by ctrl# 39523 duplicate
534condo	534 West 42nd...	07/01/2016	07/2016	Artur Ujkaj (v0000081)	K-37482	701161	0.00	435.99	0.00	dupliacte
534condo	534 West 42nd...	07/15/2016	07/2016	Artur Ujkaj (v0000081)	K-37394	71516	436.00	0.00	436.00	
534condo	534 West 42nd...	07/15/2016	07/2016	Artur Ujkaj (v0000081)	K-37479	715161	436.00	0.00	872.00	Reversed by ctrl# 39522 duplicate
534condo	534 West 42nd...	07/15/2016	07/2016	Artur Ujkaj (v0000081)	K-37481	715161	0.00	436.00	436.00	DUPLICATE
534condo	534 West 42nd...	07/29/2016	07/2016	Artur Ujkaj (v0000081)	K-37395	72916	435.99	0.00	871.99	
534condo	534 West 42nd...	07/29/2016	07/2016	Artur Ujkaj (v0000081)	K-37480	729161	435.99	0.00	1,307.98	Reversed by ctrl# 39524 duplicate
534condo	534 West 42nd...	07/29/2016	07/2016	Artur Ujkaj (v0000081)	K-37483	729161	0.00	435.99	871.99	dupliacte
534condo	534 West 42nd...	07/30/2016	07/2016	Artur Ujkaj (v0000081)	K-37393	70116	435.99	0.00	1,307.98	
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		0.00	1,307.98	0.00	To Gross up July
				Net Change=0.00			2,615.96	2,615.96	0.00	= Ending Balance =

General Ledger

Period = Jul 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
3800-0000				Retained Earnings					-85,199.70 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-85,199.70 = Ending Balance =	
4530-0000				Condo Common Charge					-47,068.98 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2016	07/2016	Samuels (t0000177)	R-78863		0.00	500.00	-47,568.98	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	07/01/2016	07/2016	Riccardi (t0000176)	R-79454	:ACH...	0.00	588.18	-48,157.16	Pre-Authorized Payment
534condo	534 West 42nd...	07/07/2016	07/2016	Samuels (t0000177)	R-79706	4516...	0.00	20.76	-48,177.92	:CHECKscan Payment
534condo	534 West 42nd...	07/07/2016	07/2016	Samuels (t0000177)	R-79706	4516...	0.00	347.24	-48,525.16	:CHECKscan Payment
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	1,144.38	-49,669.54	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	1,144.38	-50,813.92	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	1,144.38	-51,958.30	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	1,144.38	-53,102.68	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	1,144.38	-54,247.06	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	1,144.38	-55,391.44	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Simon (t0000180)	R-79997	00001100	0.00	2,396.23	-57,787.67	:CHECKscan Payment
534condo	534 West 42nd...	07/19/2016	07/2016	Samuels (t0000177)	R-80069	:AC...	0.00	1,144.38	-58,932.05	Online Payment - EFT Payment Paid by roo...
				Net Change=-11,863.07			0.00	11,863.07	-58,932.05 = Ending Balance =	
4700-0000				Commercial/Retail rent					-4,806.41 = Beginning Balance =	
534condo	534 West 42nd...	07/05/2016	07/2016	Praveen Gulati (t0000760)	R-79565	005953	0.00	686.63	-5,493.04	:CHECKscan Payment
				Net Change=-686.63			0.00	686.63	-5,493.04 = Ending Balance =	
4810-0000				Plus:Prepaid Rent/Maintenanc...					-3,933.14 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2016	07/2016	Samuels (t0000177)	R-78863		500.00	0.00	-3,433.14	Automatically generated apply prepay receipt.
				Net Change=500.00			500.00	0.00	-3,433.14 = Ending Balance =	
5210-0000				Passthru Repair					-4,165.72 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2016	07/2016	Riccardi (t0000176)	R-79454	:ACH...	0.00	352.25	-4,517.97	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2016	07/2016	Riccardi (t0000176)	R-79454	:ACH...	0.00	259.57	-4,777.54	Pre-Authorized Payment
534condo	534 West 42nd...	07/05/2016	07/2016	Praveen Gulati (t0000760)	R-79565	005953	0.00	211.35	-4,988.89	:CHECKscan Payment
534condo	534 West 42nd...	07/05/2016	07/2016	Praveen Gulati (t0000760)	R-79565	005953	0.00	6.26	-4,995.15	:CHECKscan Payment
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	352.25	-5,347.40	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	352.25	-5,699.65	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Drouin (t0000175)	R-79972	:AC...	0.00	352.25	-6,051.90	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/13/2016	07/2016	Simon (t0000180)	R-79997	00001100	0.00	738.19	-6,790.09	:CHECKscan Payment
				Net Change=-2,624.37			0.00	2,624.37	-6,790.09 = Ending Balance =	

General Ledger

Period = Jul 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5470-0000				Estimated CAM Charges					-277.78	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-277.78	= Ending Balance =
5720-0000				Interest on Bank Accounts					-3.07	= Beginning Balance =
534condo	534 West 42nd...	07/30/2016	07/2016	7.2016 bank activity	J-8354		0.00	0.48	-3.55	7.2016 bank activity
				Net Change=-0.48			0.00	0.48	-3.55	= Ending Balance =
5725-0000				Other Interest/Dividend Income					-46.19	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-46.19	= Ending Balance =
6202-0000				Accounting					4,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,000.00	= Ending Balance =
6213-0000				General Building Repairs-Expense					1,796.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,796.44	= 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 =
6241-0000				Boiler Repair					7,403.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,403.50	= Ending Balance =
6250-0000				Elevator Inspection & Repair					3,037.59	= Beginning Balance =
534condo	534 West 42nd...	07/28/2016	07/2016	Solid State Elevator Corp (solids)	K-36875	341	337.51	0.00	3,375.10	Monthly maint-July 2016
				Net Change=337.51			337.51	0.00	3,375.10	= 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 =
534condo	534 West 42nd...	07/29/2016	07/2016	Assured Environments (assurede)	K-36921	342	130.27	0.00	390.81	monthly pest control
				Net Change=130.27			130.27	0.00	390.81	= Ending Balance =

General Ledger

Period = Jul 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6300-0000				Management					7,250.00 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2016	07/2016	Livingston Management Service...	K-36367	336	1,100.00	0.00	8,350.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	8,350.00 = Ending Balance =	
6310-0000				Security Service					3,889.06 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,889.06 = Ending Balance =	
6312-0000				Security Cameras/Intercom					3,854.18 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,854.18 = Ending Balance =	
6320-0010				Worker's Compensation					293.21 = Beginning Balance =	
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		0.00	3.60	289.61	To Gross up July
534condo	534 West 42nd...	07/31/2016	07/2016		J-8288		89.10	0.00	378.71	To correct expense
				Net Change=85.50			89.10	3.60	378.71 = 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					4,881.52 = Beginning Balance =	
534condo	534 West 42nd...	07/28/2016	07/2016	Consolidated Edison Company ...	K-36873	339	751.74	0.00	5,633.26	6/17/16-7/19/16 4160kwh
				Net Change=751.74			751.74	0.00	5,633.26 = Ending Balance =	
6420-0000				Gas					6,903.89 = Beginning Balance =	
534condo	534 West 42nd...	07/28/2016	07/2016	Consolidated Edison Company ...	K-36873	339	144.57	0.00	7,048.46	6/17/16-7/19/16 106therms
534condo	534 West 42nd...	07/28/2016	07/2016	Consolidated Edison Company ...	K-36874	340	38.86	0.00	7,087.32	6/17/16-7/19/16 3therms
				Net Change=183.43			183.43	0.00	7,087.32 = Ending Balance =	
6430-0000				Water & Sewer					1,040.19 = Beginning Balance =	
534condo	534 West 42nd...	07/18/2016	07/2016	NYC Water Board (nycwater)	K-36740	338	586.06	0.00	1,626.25	3.15.16-6.16.16
				Net Change=586.06			586.06	0.00	1,626.25 = Ending Balance =	
6455-0000				Telephone & Internet					2,085.31 = Beginning Balance =	
534condo	534 West 42nd...	07/29/2016	07/2016	Verizon (verizon)	K-36922	343	228.52	0.00	2,313.83	7/1/16-7/31/16
534condo	534 West 42nd...	07/29/2016	07/2016	Verizon (verizon)	K-36923	344	137.06	0.00	2,450.89	7/7/16-8/6/16
				Net Change=365.58			365.58	0.00	2,450.89 = Ending Balance =	
6910-0000				Rent Stbilization Fees					135.00 = Beginning Balance =	

General Ledger

Period = Jul 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	135.00	= 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					1,123.16	= Beginning Balance =
534condo	534 West 42nd...	07/08/2016	07/2016	ADP Inc. (adp)	K-37015	716	58.91	0.00	1,182.07	
534condo	534 West 42nd...	07/22/2016	07/2016	ADP Inc. (adp)	K-37014	716	58.61	0.00	1,240.68	
534condo	534 West 42nd...	07/22/2016	07/2016	ADP OVERSTATED	J-8355		0.00	0.30	1,240.38	ADP OVERSTATED
				Net Change=117.22			117.52	0.30	1,240.38	= Ending Balance =
7620-0000				Taxes & Licenses					150.00	= Beginning Balance =
				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					6,092.28	= Beginning Balance =
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		1,523.07	0.00	7,615.35	To Gross up July
				Net Change=1,523.07			1,523.07	0.00	7,615.35	= Ending Balance =
7851-0000				FICA Expense					466.08	= Beginning Balance =
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		116.52	0.00	582.60	To Gross up July
				Net Change=116.52			116.52	0.00	582.60	= Ending Balance =
7852-0000				FUTA Expense					36.60	= Beginning Balance =
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		5.45	0.00	42.05	To Gross up July
				Net Change=5.45			5.45	0.00	42.05	= Ending Balance =
7853-0000				SUTA Expense					103.56	= Beginning Balance =
534condo	534 West 42nd...	07/30/2016	07/2016	To Gross up July	J-8275		25.89	0.00	129.45	To Gross up July
				Net Change=25.89			25.89	0.00	129.45	= Ending Balance =
							25,106.74	25,106.74		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jul 2016

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-78863	9532	07/2016	7/1/2016	Samuels(10000177)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-79454	9605	07/2016	7/1/2016	Riccardi(10000176)	534condo	1110-0000		1,200.00		:ACH-9706	Pre-Authorized Payment
R-79565	9628	07/2016	7/5/2016	Praveen Gulati(10000760)	534condo	1110-0000		904.24		005953	:CHECKscan Payment
R-79706	9668	07/2016	7/7/2016	Samuels(10000177)	534condo	1110-0000		368.00		451668655	:CHECKscan Payment
R-79972	9705	07/2016	7/13/2016	Drouin(10000175)	534condo	1110-0000		7,923.03		:ACH-WEB	Online Payment - EFT Payment.
R-79997	9716	07/2016	7/13/2016	Simon(10000180)	534condo	1110-0000		3,134.42		00001100	:CHECKscan Payment
R-80069	9729	07/2016	7/19/2016	Samuels(10000177)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142)
Total								14,674.07			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jul 2016

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-36367	18895	07/2016	7/1/2016	Livingston Management Services, LLC (living: 534condo	6300-0000	Management	1,100.00	336	Management Fee
K-36740	18943	07/2016	7/18/2016	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	586.06	338	3.15.16-6.16.16
K-36873	18986	07/2016	7/28/2016	Consolidated Edison Company of N.Y. Inc. (c 534condo	6410-0000	Electricity	751.74	339	6/17/16-7/19/16 4160kwh
				534condo	6420-0000	Gas	144.57	339	6/17/16-7/19/16 106therms
K-36874	18986	07/2016	7/28/2016	Consolidated Edison Company of N.Y. Inc. (c 534condo	6420-0000	Gas	38.86	340	6/17/16-7/19/16 3therms
K-36875	18986	07/2016	7/28/2016	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	341	Monthly maint-July 2016
K-36921	18988	07/2016	7/29/2016	Assured Environments (assurede)	534condo	6265-0000 Exterminator	130.27	342	monthly pest control
K-36922	18988	07/2016	7/29/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	228.52	343	7/1/16-7/31/16
K-36923	18988	07/2016	7/29/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	137.06	344	7/7/16-8/6/16
K-37014		07/2016	7/22/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	716	
K-37015		07/2016	7/8/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.91	716	
K-37393		07/2016	7/30/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	70116	
K-37394		07/2016	7/15/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.00	71516	
K-37395		07/2016	7/29/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	72916	
K-37478		07/2016	7/1/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	701161	
K-37479		07/2016	7/15/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.00	715161	
K-37480		07/2016	7/29/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	729161	
K-37481		07/2016	7/15/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	-436.00	715161	
K-37482		07/2016	7/1/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	-435.99	701161	
K-37483		07/2016	7/29/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	-435.99	729161	
Total							<u>4,880.09</u>		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 07/2016

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	2,288.76	1,144.38	1,144.38	0.00	0.00	-3,433.14	-1,144.38
534condo	4	t0000176	John Riccardi	1,237.06	1,237.06	0.00	0.00	0.00	0.00	1,237.06
534condo	5	t0000177	Yaneeke Samuels	7,223.54	352.25	1,496.63	0.00	5,374.66	0.00	7,223.54
534condo	6	t0000178	Michael Younge	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo				11,893.74	3,878.07	2,641.01	0.00	5,374.66	-3,433.14	8,460.60

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/02/2016

Month Year = 07/2016

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			-1,144.38
						Total	1,144.38						
3	1br	0.00	t0000175	Aimee Drouin	0.00	common	1,144.38	0.00	0.00	12/01/2012			0.00
						Total	1,144.38						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			1,237.06
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			7,223.54
						Total	1,144.38						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			1,144.38
						Total	1,144.38						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			0.00
						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		0.00
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				8,460.60
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				8,460.60
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	8,460.60

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/02/2016

Month Year = 07/2016

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
6/31/16

534condo-ChaseChk-9300

8/16/2016

Bank Reconciliation Report

7/31/2016

412059300

Posted by: DBO

Balance Per Bank Statement as of 7/31/2016

52,189.85

Outstanding Checks

Check Date	Check Number	Payee	Amount
7/28/2016	339	conediso - Consolidated Edison Company of N.Y. Inc.	896.31
7/28/2016	340	conediso - Consolidated Edison Company of N.Y. Inc.	38.86
7/28/2016	341	solids - Solid State Elevator Corp	337.51
7/29/2016	342	assured - Assured Environments	130.27
7/29/2016	343	verizon - Verizon	228.52
7/29/2016	344	verizon - Verizon	137.06
Less:	Outstanding Checks		1,768.53
	Reconciled Bank Balance		50,421.32

Balance per GL as of 7/31/2016

50,421.32

Reconciled Balance Per G/L

50,421.32 T/B

Difference

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

0.00

534condo-ChaseChk-9300

8/16/2016

Bank Reconciliation Report**7/31/2016****412059300****Posted by: DBO****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
6/23/2016	332	rsa - RSA	135.00	7/31/2016
7/1/2016	336	livingst - Livingston Management Services, LLC	1,100.00	7/31/2016
7/8/2016	716	adp - ADP Inc.	58.91	7/31/2016
7/15/2016	71516	v0000081 - Artur Ujkaj	436.00	7/31/2016
7/18/2016	338	nycwater - NYC Water Board	586.06	7/31/2016
7/22/2016	716	adp - ADP Inc.	58.61	7/31/2016
7/29/2016	72916	v0000081 - Artur Ujkaj	435.99	7/31/2016
7/30/2016	70116	v0000081 - Artur Ujkaj	435.99	7/31/2016
Total Cleared Checks			3,246.56	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/30/2016	54	:ACH Deposit	7,891.67	7/31/2016
7/1/2016	55	:ACH Deposit	1,200.00	7/31/2016
7/5/2016	101	:CHECKscan Deposit	904.24	7/31/2016
7/8/2016	102	:CHECKscan Deposit	368.00	7/31/2016
7/13/2016	56	:ACH Deposit	7,923.03	7/31/2016
7/15/2016	103	:CHECKscan Deposit	3,134.42	7/31/2016
7/19/2016	57	:ACH Deposit	1,144.38	7/31/2016
Total Cleared Deposits			22,565.74	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/1/2016	JE 8195	:Reversal of J-8194	586.71	7/31/2016
7/22/2016	JE 8355	ADP OVERSTATED	0.30	7/31/2016
7/30/2016	JE 8275	To Gross up July	-448.45	7/31/2016
Total Cleared Other Items			138.56	



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

July 01, 2016 through July 29, 2016
Primary Account: 000000412059300

00082704 1 AV 00.376



00082704 DRE 802 141 21216 NNNNNNNNNN T 1 000000000 62 0000 T3145174 P117269

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



212600115300005881000100000000

We will update your account agreement, including eliminating fees and changing Overdraft Protection

We're making some changes to the terms and conditions of your account and want to provide a summary of what you can expect.

You can get the latest Deposit Account Agreement on chase.com, at a branch or by request when you call us. The parts of the Deposit Account Agreement that are changing will be in the Change in Terms section.

- On July 29, we updated the contact information for Arbitration in the General Account Terms of the Deposit Account Agreement (Section I, Part 12, Arbitration).
- On August 20, our Overdraft Protection service will change and we have rewritten the General Account Terms of the Deposit Account Agreement (Section C, Part 4, Overdraft Protection agreement) to reflect that. The most significant changes are the three things we previously told you:
 - o Only a Chase business savings account or business line of credit will be able to provide Overdraft Protection to a business checking account. A credit card cannot be used.
 - o We will transfer the exact amount needed to cover the transaction instead of multiples of \$50.
 - o We will no longer charge the \$10 Overdraft Protection Transfer fee.
- On August 22, we will eliminate Domestic and International Collection fees, which we charge for deposited items that require special processing for us to collect the money from the paying bank.

If you have questions, please call us at the number on this statement.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$32,732.11	\$52,189.85 ✓
Chase Business Select High Yield Savings	000003046731484	20,013.09	20,013.57 ✓
Total		\$52,745.20	\$72,203.42
TOTAL ASSETS		\$52,745.20	\$72,203.42

All Summary Balances shown are as of July 29, 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.



July 01, 2016 through July 29, 2016
Primary Account: 000000412059300

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$32,732.11
Deposits and Additions	7	22,565.74
Checks Paid	3	- 1,821.06
Electronic Withdrawals	8	- 1,286.94
Ending Balance	18	\$52,189.85

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION		AMOUNT
07/01	Livingston Manag Settlement Ncbgj1	CCD ID: 9000237377	\$7,891.67
07/06	Livingston Manag Settlement K148K1	CCD ID: 9000237377	1,200.00
07/07	Livingston Manag Settlement Ttpck1	CCD ID: 9000237377	904.24
07/11	Livingston Manag Settlement P7Lgk1	CCD ID: 9000237377	368.00
07/15	Livingston Manag Settlement G5Klk1	CCD ID: 9000237377	7,923.03
07/18	Livingston Manag Settlement Bm6Mk1	CCD ID: 9000237377	3,134.42
07/20	Livingston Manag Settlement Bwynk1	CCD ID: 9000237377	1,144.38
Total Deposits and Additions			\$22,565.74

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
332 ^		07/06	\$135.00
336 * ^		07/01	1,100.00
338 * ^		07/29	586.06
Total Checks Paid			\$1,821.06

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
07/08	ADP Payroll Fees ADP - Fees 2Rixs 4246851	CCD ID: 9659605001	\$58.61
07/14	ADP Eepay/Garnwc Eepay/Garn 7790638063581xs	CCD ID: 9333006057	436.00
07/14	ADP Tax/401K Tax/401K R6lxs 071514A01	CCD ID: 1223006057	120.36
07/14	ADP Eepay/Garnwc Eepay/Garn 9410001725731xs	CCD ID: 9555555505	29.70
07/22	ADP Payroll Fees ADP - Fees 2Rixs 7667782	CCD ID: 9659605001	58.61



July 01, 2016 through July 29, 2016
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
07/28	ADP Eepay/Garnwc Eepay/Garn 5740381026581xs CCD ID: 9333006057	435.99
07/28	ADP Tax/401K Tax/401K R61xs 072915A01 CCD ID: 1223006057	117.97
07/28	ADP Eepay/Garnwc Eepay/Garn 6170601712261xs CCD ID: 9555555505	29.70
Total Electronic Withdrawals		\$1,286.94

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

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
07/01	\$39,523.78	07/11	41,802.41	07/20	53,418.18
07/06	40,588.78	07/14	41,216.35	07/22	53,359.57
07/07	41,493.02	07/15	49,139.38	07/28	52,775.91
07/08	41,434.41	07/18	52,273.80	07/29	52,189.85

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	11
Deposits / Credits	7
Deposited Items	0
Transaction Total	18

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		\$20,013.09
Deposits and Additions	1	0.48
Ending Balance	1	\$20,013.57
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.48
Interest Paid Year-to-Date		\$3.48



July 01, 2016 through July 29, 2016
Primary Account: 000000412059300

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		\$20,013.09
07/29	Interest Payment	0.48	20,013.57
	Ending Balance		\$20,013.57

You earned a higher interest rate on your Chase Business Select High Yield Savings account during this statement period because you had a qualifying Chase Total Business Checking account.

30 deposited items are provided with your account each month. There is a \$0.20 fee for each additional deposited item.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account.



JPMorgan Chase Bank, N.A. Member FDIC

534condo-ChaseRes-1484

8/16/2016

Bank Reconciliation Report

7/31/2016

3046731484

Posted by: DBO

Balance Per Bank Statement as of 7/31/2016	20,013.57
Reconciled Bank Balance	<u>20,013.57</u>

Balance per GL as of 7/31/2016	20,013.57
Reconciled Balance Per G/L	<u>20,013.57</u> TB

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
7/30/2016	JE 8354	7.2016 bank activity	0.48	7/31/2016
Total Cleared Other Items			<u>0.48</u>	