

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Sep 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	46,765.11	4,061.95	0.00	50,827.06
1130-0000	Savings Cash 1	20,014.11	0.49	0.00	20,014.60
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	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
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	-65,521.50	0.00	11,859.33	-77,380.83
4700-0000	Commercial/Retail rent	-6,179.67	0.00	686.63	-6,866.30
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-3,704.14	3,704.14	0.00	0.00
5210-0000	Passthru Repair	-7,826.05	0.00	18.56	-7,844.61
5470-0000	Estimated CAM Charges	-277.78	0.00	0.00	-277.78
5720-0000	Interest on Bank Accounts	-4.09	0.00	0.49	-4.58
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
6204-0000	Professional Consultant Fees	150.00	0.00	0.00	150.00
6213-0000	General Building Repairs-Expense	1,796.44	0.00	0.00	1,796.44
6215-0000	Building Supplies	340.42	799.58	0.00	1,140.00
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	3,848.70	337.51	0.00	4,186.21
6252-0000	Fire Extinguishers	864.09	0.00	0.00	864.09
6265-0000	Exterminator	390.81	0.00	0.00	390.81
6300-0000	Management	9,450.00	1,100.00	0.00	10,550.00
6310-0000	Security Service	3,889.06	0.00	0.00	3,889.06
6312-0000	Security Cameras/Intercom	11,562.54	0.00	0.00	11,562.54
6320-0000	Insurance	206.24	0.00	0.00	206.24
6320-0010	Worker's Compensation	435.71	57.00	0.00	492.71
6364-0000	Filing Fees	441.46	0.00	0.00	441.46

Trial Balance

Period = Sep 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6410-0000	Electricity	6,375.08	746.35	0.00	7,121.43
6420-0000	Gas	7,244.48	160.53	0.00	7,405.01
6430-0000	Water & Sewer	1,626.25	0.00	0.00	1,626.25
6455-0000	Telephone & Internet	2,809.81	369.92	0.00	3,179.73
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	1,416.21	117.22	0.00	1,533.43
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	8,630.73	1,015.38	0.00	9,646.11
7851-0000	FICA Expense	660.28	77.68	0.00	737.96
7852-0000	FUTA Expense	42.05	0.00	0.00	42.05
7853-0000	SUTA Expense	146.71	17.26	0.00	163.97
	Total	0.00	12,565.01	12,565.01	0.00

Income Statement

Period = Sep 2016

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	11,859	134	77,381	84
4700-0000	Commercial/Retail rent	687	8	6,866	7
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-3,704	-42	0	0
4990-0000	NET RENT INCOME	<u>8,842</u>	<u>100</u>	<u>84,247</u>	<u>91</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	19	0	7,845	8
5470-0000	Estimated CAM Charges	0	0	278	0
5490-0000	TOTAL REIMBURSEMENT	<u>19</u>	<u>0</u>	<u>8,122</u>	<u>9</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0	0	5	0
5725-0000	Other Interest/Dividend Income	0	0	46	0
5890-0000	TOTAL OTHER INCOME	<u>0</u>	<u>0</u>	<u>51</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>8,861</u>	<u>100</u>	<u>92,420</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	4,000	4
6204-0000	Professional Consultant Fees	0	0	150	0
6213-0000	General Building Repairs-Expense	0	0	1,796	2
6215-0000	Building Supplies	800	9	1,140	1
6235-0000	Plumbing Repair	0	0	1,355	1
6240-0000	HVAC (Heat, Ventilation, Air)	0	0	691	1
6241-0000	Boiler Repair	0	0	7,404	8
6250-0000	Elevator Inspection & Repair	338	4	4,186	5

Income Statement

Period = Sep 2016

Book = Cash

		Period to Date	%	Year to Date	%
6252-0000	Fire Extinguishers	0	0	864	1
6265-0000	Exterminator	0	0	391	0
6300-0000	Management	1,100	12	10,550	11
6310-0000	Security Service	0	0	3,889	4
6312-0000	Security Cameras/Intercom	0	0	11,563	13
6320-0000	Insurance	0	0	206	0
6320-0010	Worker's Compensation	57	1	493	1
6364-0000	Filing Fees	0	0	441	0
6410-0000	Electricity	746	8	7,121	8
6420-0000	Gas	161	2	7,405	8
6430-0000	Water & Sewer	0	0	1,626	2
6455-0000	Telephone & Internet	370	4	3,180	3
6910-0000	Rent Stbilization Fees	0	0	135	0
6990-0000	TOTAL DIRECT EXPENSES	3,571	40	68,587	74
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal	0	0	315	0
7615-0000	Payroll Processing Fees	117	1	1,533	2
7620-0000	Taxes & Licenses	0	0	150	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	0	0	-2,200	-2
7845-0000	Gross Salary	1,015	11	9,646	10
7851-0000	FICA Expense	78	1	738	1
7852-0000	FUTA Expense	0	0	42	0
7853-0000	SUTA Expense	17	0	164	0
7890-0000	TOTAL PAYROLL	1,228	14	9,924	11
7990-0000	TOTAL G & A EXPENSE	1,228	14	10,389	11
8990-0000	TOTAL EXPENSES	4,798	54	78,976	85
9090-0000	NET INCOME	4,062	46	13,444	15

Statement (12 months)

Period = Jan 2016-Sep 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 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	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	6,589.45	11,859.33	77,380.83
4700-0000	Commercial/Retail rent	0.00	2,743.52	689.63	0.00	680.37	692.89	686.63	686.63	686.63	6,866.30
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,400.37	2,032.77	0.00	500.00	-500.00	271.00	-3,704.14	0.00
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>7,547.08</u>	<u>8,841.82</u>	<u>84,247.13</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	1,035.96	18.56	7,844.61
5470-0000	Estimated CAM Charges	0.00	0.00	0.00	0.00	0.00	277.78	0.00	0.00	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>1,035.96</u>	<u>18.56</u>	<u>8,122.39</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	0.54	0.49	4.58
5725-0000	Other Interest/Dividend Income	0.00	0.00	0.00	0.00	0.00	46.19	0.00	0.00	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>0.54</u>	<u>0.49</u>	<u>50.77</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>8,583.58</u>	<u>8,860.87</u>	<u>92,420.29</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	0.00	0.00	4,000.00
6204-0000	Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00

Statement (12 months)

Period = Jan 2016-Sep 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Total
6213-0000	General Building Repairs -Expense	0.00	0.00	0.00	0.00	0.00	1,796.44	0.00	0.00	0.00	1,796.44
6215-0000	Building Supplies	240.58	38.05	61.79	0.00	0.00	0.00	0.00	0.00	799.58	1,140.00
6235-0000	Plumbing Repair	1,355.49	0.00	0.00	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	0.00	0.00	691.35
6241-0000	Boiler Repair	0.00	0.00	0.00	0.00	0.00	7,403.50	0.00	0.00	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	473.60	337.51	4,186.21
6252-0000	Fire Extinguishers	0.00	0.00	777.10	86.99	0.00	0.00	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	0.00	0.00	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	1,100.00	1,100.00	10,550.00
6310-0000	Security Service	0.00	0.00	0.00	0.00	0.00	3,889.06	0.00	0.00	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	7,708.36	0.00	11,562.54
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206.24	0.00	206.24
6320-0010	Worker's Compensation	10.10	76.17	16.77	76.17	-2.40	116.40	85.50	57.00	57.00	492.71
6364-0000	Filing Fees	0.00	0.00	441.46	0.00	0.00	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	741.82	746.35	7,121.43
6420-0000	Gas	907.52	4,249.22	1,560.67	0.00	-581.71	768.19	183.43	157.16	160.53	7,405.01
6430-0000	Water & Sewer	527.06	0.00	0.00	513.13	0.00	0.00	586.06	0.00	0.00	1,626.25
6455-0000	Telephone & Internet	345.81	344.12	351.71	230.37	465.27	348.03	365.58	358.92	369.92	3,179.73
6910-0000	Rent Stbilization Fees	0.00	0.00	0.00	0.00	0.00	135.00	0.00	0.00	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	10,953.10	3,570.89	68,587.32
7000-0000	GENERAL & ADMINISTRATIVE										
7610-0000	Legal	0.00	315.00	0.00	0.00	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	175.83	117.22	1,533.43
7620-0000	Taxes & Licenses	0.00	0.00	150.00	0.00	0.00	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	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	1,015.38	1,015.38	9,646.11
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	77.68	77.68	116.52	77.68	77.68	737.96

Statement (12 months)

Period = Jan 2016-Sep 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Total
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	6.10	6.10	5.45	0.00	0.00	42.05
7853-0000	SUTA Expense	41.64	41.64	-31.50	17.26	17.26	17.26	25.89	17.26	17.26	163.97
7890-0000	TOTAL PAYROLL	400.30	217.57	1,244.28	1,292.25	1,233.64	1,233.64	1,788.15	1,286.15	1,227.54	9,923.52
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	1,286.15	1,227.54	10,388.52
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	12,239.25	4,798.43	78,975.84
9090-0000	NET INCOME	451.51	-1,624.13	2,304.28	5,840.68	-2,307.65	-973.32	9,346.31	-3,655.67	4,062.44	13,444.45

Balance Sheet

Period = Sep 2016

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	50,827
1130-0000	Savings Cash 1	20,015
1190-0000	TOTAL CASH	70,842
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	112,655
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	98,644
3890-0000	TOTAL CAPITAL	98,644
3990-0000	TOTAL LIABILITIES & CAPITAL	112,655

Cash Flow

Period = Sep 2016

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	11,859	134	77,381	84
Commercial/Retail rent	687	8	6,866	7
Plus:Prepaid Rent/Maintenanc...	-3,704	-42	0	0
NET RENT INCOME	8,842	100	84,247	91
EXPENSE REIMBURSEMENT				
Passthru Repair	19	0	7,845	8
Estimated CAM Charges	0	0	278	0
TOTAL REIMBURSEMENT	19	0	8,122	9
OTHER INCOME				
Interest on Bank Accounts	0	0	5	0
Other Interest/Dividend Income	0	0	46	0
TOTAL OTHER INCOME	0	0	51	0
TOTAL INCOME	8,861	100	92,420	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	4,000	4
Professional Consultant Fees	0	0	150	0
General Building Repairs-...	0	0	1,796	2
Building Supplies	800	9	1,140	1
Plumbing Repair	0	0	1,355	1
HVAC (Heat, Ventilation, Air)	0	0	691	1
Boiler Repair	0	0	7,404	8
Elevator Inspection & Repair	338	4	4,186	5
Fire Extinguishers	0	0	864	1
Exterminator	0	0	391	0
Management	1,100	12	10,550	11
Security Service	0	0	3,889	4
Security Cameras/Intercom	0	0	11,563	13
Insurance	0	0	206	0
Worker's Compensation	57	1	493	1
Filing Fees	0	0	441	0
Electricity	746	8	7,121	8
Gas	161	2	7,405	8
Water & Sewer	0	0	1,626	2
Telephone & Internet	370	4	3,180	3
Rent Stbilization Fees	0	0	135	0

Cash Flow

Period = Sep 2016

Book = Cash

	Period to Date	%	Year to Date	%
TOTAL DIRECT EXP...	3,571	40	68,587	74
GENERAL & ADMINISTRATIVE				
Legal	0	0	315	0
Payroll Processing Fees	117	1	1,533	2
Taxes & Licenses	0	0	150	0
PAYROLL EXPENSE				
Super Salaries	0	0	-2,200	-2
Gross Salary	1,015	11	9,646	10
FICA Expense	78	1	738	1
FUTA Expense	0	0	42	0
SUTA Expense	17	0	164	0
TOTAL PAYROLL	1,228	14	9,924	11
TOTAL G & A EXPENSE	1,228	14	10,389	11
TOTAL EXPENSES	4,798	54	78,976	85
NET INCOME	4,062	46	13,444	15

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,765	50,827	4,062
Savings Cash 1	20,014	20,015	0
Savings Cash 3	0	0	0
Total Cash	66,779	70,842	4,062

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	55,765	50,827	-4,938
Savings Cash 1	20,010	20,015	5
Savings Cash 3	0	0	0
Total Cash	75,775	70,842	-4,934

General Ledger

Period = Sep 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					46,765.11	= Beginning Balance =
534condo	534 West 42nd...	09/30/2016	09/2016	To Gross up September	J-8511		0.00	235.93	46,529.18	To Gross up September
534condo	534 West 42nd...	09/30/2016	09/2016	To Gross up September	J-8511		0.00	59.40	46,469.78	To Gross up September
534condo	534 West 42nd...	09/01/2016	09/2016	Livingston Management Service...	K-38033	355		1,100.00	45,369.78	Management Fee
534condo	534 West 42nd...	09/01/2016	09/2016	ADP Inc. (adp)	K-39271	816	58.61		45,428.39	duplicate
		09/01/2016		Deposit Total 61			1,200.00		46,628.39	
534condo	534 West 42nd...	09/02/2016	09/2016	ADP Inc. (adp)	K-38786	916		58.61	46,569.78	
		09/09/2016		Deposit Total 108			1,831.01		48,400.79	
534condo	534 West 42nd...	09/09/2016	09/2016	Artur Ujkaj (v0000081)	K-39083	90916		436.00	47,964.79	
		09/09/2016		Deposit Total 62			1,144.38		49,109.17	
		09/16/2016		Deposit Total 109			2,396.23		51,505.40	
534condo	534 West 42nd...	09/15/2016	09/2016	Solid State Elevator Corp (solids)	K-38538	357		337.51	51,167.89	Monthly maint-Sept 2016
534condo	534 West 42nd...	09/15/2016	09/2016	Verizon (verizon)	K-38539	358		248.52	50,919.37	9/1/16-9/30/16
534condo	534 West 42nd...	09/16/2016	09/2016	ADP Inc. (adp)	K-38801	916		58.61	50,860.76	
534condo	534 West 42nd...	09/21/2016	09/2016	Verizon (verizon)	K-38670	359		121.40	50,739.36	9/7/16-10/6/16
534condo	534 West 42nd...	09/23/2016	09/2016	Artur Ujkaj (v0000081)	K-39084	92316		435.99	50,303.37	
534condo	534 West 42nd...	09/27/2016	09/2016	Consolidated Edison Company ...	K-38898	360		36.49	50,266.88	8/17/16-9/16/16 3therms
534condo	534 West 42nd...	09/27/2016	09/2016	Consolidated Edison Company ...	K-38899	361		870.39	49,396.49	8/17/16-9/16/16 93therms
534condo	534 West 42nd...	09/27/2016	09/2016	Graybar Electric Company Inc. ...	K-38900	362		799.58	48,596.91	(40) LED General Electric Lighting
		09/27/2016		Deposit Total 63			2,288.76		50,885.67	
534condo	534 West 42nd...	09/30/2016	09/2016	ADP Inc. (adp)	K-39088	916		58.61	50,827.06	
				Net Change=4,061.95			8,918.99	4,857.04	50,827.06	= Ending Balance =
1130-0000				Savings Cash 1					20,014.11	= Beginning Balance =
534condo	534 West 42nd...	09/30/2016	09/2016	9.2016 bank activity	J-8560		0.49	0.00	20,014.60	9.2016 bank activity
				Net Change=0.49			0.49	0.00	20,014.60	= 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					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 =

General Ledger

Period = Sep 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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...	09/30/2016	09/2016	To Gross up September	J-8511		59.40	0.00	59.40	To Gross up September
534condo	534 West 42nd...	09/30/2016	09/2016	to reclass Worker's comp insu ...	J-8624		0.00	59.40	0.00	to reclass Worker's comp insu :Copy of JE Ctr...
				Net Change=0.00			59.40	59.40	0.00 = Ending Balance =	
2650-0000				Net Payroll					0.00 = Beginning Balance =	
534condo	534 West 42nd...	09/09/2016	09/2016	Artur Ujkaj (v0000081)	K-39083	90916	436.00	0.00	436.00	
534condo	534 West 42nd...	09/23/2016	09/2016	Artur Ujkaj (v0000081)	K-39084	92316	435.99	0.00	871.99	
534condo	534 West 42nd...	09/30/2016	09/2016	To Gross up September	J-8511		0.00	871.99	0.00	To Gross up September
				Net Change=0.00			871.99	871.99	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 =	
4530-0000				Condo Common Charge					-65,521.50 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81839		0.00	87.63	-65,609.13	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81840		0.00	1,056.75	-66,665.88	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81841		0.00	87.63	-66,753.51	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81842		0.00	352.25	-67,105.76	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81843		0.00	704.50	-67,810.26	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81844		0.00	439.88	-68,250.14	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81845		0.00	352.25	-68,602.39	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81846		0.00	352.25	-68,954.64	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Samuels (t0000177)	R-81847		0.00	271.00	-69,225.64	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Riccardi (t0000176)	R-82248	:ACH...	0.00	37.06	-69,262.70	Pre-Authorized Payment
534condo	534 West 42nd...	09/01/2016	09/2016	Riccardi (t0000176)	R-82248	:ACH...	0.00	1,144.38	-70,407.08	Pre-Authorized Payment
534condo	534 West 42nd...	09/07/2016	09/2016	Trubitt (t0000174)	R-82673	2228	0.00	1,144.38	-71,551.46	:CHECKscan Payment - Sept 2016 Common...
534condo	534 West 42nd...	09/09/2016	09/2016	Younge (t0000178)	R-82752	:AC...	0.00	1,144.38	-72,695.84	Online Payment - EFT Payment.
534condo	534 West 42nd...	09/14/2016	09/2016	Simon (t0000180)	R-82947	00001104	0.00	2,396.23	-75,092.07	:CHECKscan Payment - Sept 2016 Common...
534condo	534 West 42nd...	09/27/2016	09/2016	Kuik (t0000179)	R-83169	:AC...	0.00	1,144.38	-76,236.45	Online Payment - EFT Payment.
534condo	534 West 42nd...	09/27/2016	09/2016	Kuik (t0000179)	R-83169	:AC...	0.00	1,144.38	-77,380.83	Online Payment - EFT Payment.
				Net Change=-11,859.33			0.00	11,859.33	-77,380.83 = Ending Balance =	
4700-0000				Commercial/Retail rent					-6,179.67 = Beginning Balance =	

General Ledger

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	09/07/2016	09/2016	Praveen Gulati (t0000760)	R-82720	005989	0.00	686.63	-6,866.30	:CHECKscan Payment - Sept 2016 Rent
				Net Change=-686.63			0.00	686.63	-6,866.30 = Ending Balance =	
4810-0000				Plus:Prepaid Rent/Maintenanc...					-3,704.14 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81839		87.63	0.00	-3,616.51	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81840		1,056.75	0.00	-2,559.76	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81841		87.63	0.00	-2,472.13	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81842		352.25	0.00	-2,119.88	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81843		704.50	0.00	-1,415.38	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81844		439.88	0.00	-975.50	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81845		352.25	0.00	-623.25	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Trubitt (t0000174)	R-81846		352.25	0.00	-271.00	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	09/01/2016	09/2016	Samuels (t0000177)	R-81847		271.00	0.00	0.00	Automatically generated apply prepay receipt.
				Net Change=3,704.14			3,704.14	0.00	0.00 = Ending Balance =	
5210-0000				Passthru Repair					-7,826.05 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2016	09/2016	Riccardi (t0000176)	R-82248	:ACH...	0.00	18.56	-7,844.61	Pre-Authorized Payment
				Net Change=-18.56			0.00	18.56	-7,844.61 = Ending Balance =	
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					-4.09 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2016	09/2016	9.2016 bank activity	J-8560		0.00	0.49	-4.58	9.2016 bank activity
				Net Change=-0.49			0.00	0.49	-4.58 = 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 =	
6204-0000				Professional Consultant Fees					150.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	150.00 = 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 =	

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Period = Sep 2016

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6215-0000				Building Supplies					340.42 = Beginning Balance =	
534condo	534 West 42nd...	09/27/2016	09/2016	Graybar Electric Company Inc. ...	K-38900	362	799.58	0.00	1,140.00	(40) LED General Electric Lighting
				Net Change=799.58			799.58	0.00	1,140.00 = 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					3,848.70 = Beginning Balance =	
534condo	534 West 42nd...	09/15/2016	09/2016	Solid State Elevator Corp (solids)	K-38538	357	337.51	0.00	4,186.21	Monthly maint-Sept 2016
				Net Change=337.51			337.51	0.00	4,186.21 = 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					390.81 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	390.81 = Ending Balance =	
6300-0000				Management					9,450.00 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2016	09/2016	Livingston Management Service...	K-38033	355	1,100.00	0.00	10,550.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	10,550.00 = 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					11,562.54 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	11,562.54 = Ending Balance =	
6320-0000				Insurance					206.24 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	206.24 = Ending Balance =	
6320-0010				Worker's Compensation					435.71 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2016	09/2016	To Gross up September	J-8511		0.00	2.40	433.31	To Gross up September

General Ledger

Period = Sep 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	09/30/2016	09/2016	to reclass Worker's comp insu ...	J-8624		59.40	0.00	492.71	to reclass Worker's comp insu :Copy of JE Ctr...
				Net Change=57.00			59.40	2.40	492.71	= 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					6,375.08	= Beginning Balance =
534condo	534 West 42nd...	09/27/2016	09/2016	Consolidated Edison Company ...	K-38899	361	746.35	0.00	7,121.43	8/17/16-9/16/16 4160kwh
				Net Change=746.35			746.35	0.00	7,121.43	= Ending Balance =
6420-0000				Gas					7,244.48	= Beginning Balance =
534condo	534 West 42nd...	09/27/2016	09/2016	Consolidated Edison Company ...	K-38898	360	36.49	0.00	7,280.97	8/17/16-9/16/16 3therms
534condo	534 West 42nd...	09/27/2016	09/2016	Consolidated Edison Company ...	K-38899	361	124.04	0.00	7,405.01	8/17/16-9/16/16 93therms
				Net Change=160.53			160.53	0.00	7,405.01	= Ending Balance =
6430-0000				Water & Sewer					1,626.25	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,626.25	= Ending Balance =
6455-0000				Telephone & Internet					2,809.81	= Beginning Balance =
534condo	534 West 42nd...	09/15/2016	09/2016	Verizon (verizon)	K-38539	358	248.52	0.00	3,058.33	9/1/16-9/30/16
534condo	534 West 42nd...	09/21/2016	09/2016	Verizon (verizon)	K-38670	359	121.40	0.00	3,179.73	9/7/16-10/6/16
				Net Change=369.92			369.92	0.00	3,179.73	= Ending Balance =
6910-0000				Rent Stbilization Fees					135.00	= Beginning Balance =
				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					1,416.21	= Beginning Balance =
534condo	534 West 42nd...	09/01/2016	09/2016	ADP Inc. (adp)	K-39271	816	0.00	58.61	1,357.60	duplicate
534condo	534 West 42nd...	09/02/2016	09/2016	ADP Inc. (adp)	K-38786	916	58.61	0.00	1,416.21	
534condo	534 West 42nd...	09/16/2016	09/2016	ADP Inc. (adp)	K-38801	916	58.61	0.00	1,474.82	
534condo	534 West 42nd...	09/30/2016	09/2016	ADP Inc. (adp)	K-39088	916	58.61	0.00	1,533.43	
				Net Change=117.22			175.83	58.61	1,533.43	= Ending Balance =
7620-0000				Taxes & Licenses					150.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	150.00	= Ending Balance =

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					8,630.73	= Beginning Balance =
534condo	534 West 42nd...	09/30/2016	09/2016	To Gross up September	J-8511		1,015.38	0.00	9,646.11	To Gross up September
				Net Change=1,015.38			1,015.38	0.00	9,646.11	= Ending Balance =
7851-0000				FICA Expense					660.28	= Beginning Balance =
534condo	534 West 42nd...	09/30/2016	09/2016	To Gross up September	J-8511		77.68	0.00	737.96	To Gross up September
				Net Change=77.68			77.68	0.00	737.96	= Ending Balance =
7852-0000				FUTA Expense					42.05	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.05	= Ending Balance =
7853-0000				SUTA Expense					146.71	= Beginning Balance =
534condo	534 West 42nd...	09/30/2016	09/2016	To Gross up September	J-8511		17.26	0.00	163.97	To Gross up September
				Net Change=17.26			17.26	0.00	163.97	= Ending Balance =
							18,414.45	18,414.45		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Sep 2016

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-81839	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81840	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81841	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81842	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81843	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81844	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81845	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81846	10220	09/2016	9/1/2016	Trubitt(t0000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-81847	10220	09/2016	9/1/2016	Samuels(t0000177)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-82248	10256	09/2016	9/1/2016	Riccardi(t0000176)	534condo	1110-0000		1,200.00	:ACH-10731		Pre-Authorized Payment
R-82673	10351	09/2016	9/7/2016	Trubitt(t0000174)	534condo	1110-0000		1,144.38	2228		:CHECKscan Payment - Sept 2016 Common Charge
R-82720	10353	09/2016	9/7/2016	Praveen Gulati(t0000760)	534condo	1110-0000		686.63	005989		:CHECKscan Payment - Sept 2016 Rent
R-82752	10354	09/2016	9/9/2016	Younge(t0000178)	534condo	1110-0000		1,144.38	:ACH-WEB		Online Payment - EFT Payment.
R-82947	10408	09/2016	9/14/2016	Simon(t0000180)	534condo	1110-0000		2,396.23	00001104		:CHECKscan Payment - Sept 2016 Common Charge
R-83169	10445	09/2016	9/27/2016	Kuik(t0000179)	534condo	1110-0000		2,288.76	:ACH-WEB		Online Payment - EFT Payment.
Total								8,860.38			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Sep 2016

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-38033	19106	09/2016	9/1/2016	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	355	Management Fee
K-38538	19173	09/2016	9/15/2016	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	357	Monthly maint-Sept 2016
K-38539	19173	09/2016	9/15/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	248.52	358	9/1/16-9/30/16
K-38670	19200	09/2016	9/21/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	121.40	359	9/7/16-10/6/16
K-38786		09/2016	9/2/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	916	
K-38801		09/2016	9/16/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	916	
K-38898	19221	09/2016	9/27/2016	Consolidated Edison Company of N.Y. Inc. (i	534condo	6420-0000 Gas	36.49	360	8/17/16-9/16/16 3therms
K-38899	19221	09/2016	9/27/2016	Consolidated Edison Company of N.Y. Inc. (i	534condo	6420-0000 Gas	124.04	361	8/17/16-9/16/16 93therms
					534condo	6410-0000 Electricity	746.35	361	8/17/16-9/16/16 4160kwh
K-38900	19221	09/2016	9/27/2016	Graybar Electric Company Inc. (graybar)	534condo	6215-0000 Building Supplies	799.58	362	(40) LED General Electric Lighting
K-39083		09/2016	9/9/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.00	90916	
K-39084		09/2016	9/23/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	92316	
K-39088		09/2016	9/30/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	916	
K-39271		09/2016	9/1/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	-58.61	816	
Total							<u>4,503.10</u>		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 09/2016

Property	Unit	Resident	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
				Unpaid	days	days	days	days		
				Charges						
534condo	3	t0000175	Aimee Drouin	2,288.76	1,144.38	1,144.38	0.00	0.00	0.00	2,288.76
534condo	4	t0000176	John Riccardi	1,478.07	1,144.38	333.69	0.00	0.00	0.00	1,478.07
534condo	5	t0000177	Yaneeke Samuels	8,796.41	1,144.38	1,496.63	0.00	6,155.40	0.00	8,796.41
534condo				12,563.24	3,433.14	2,974.70	0.00	6,155.40	0.00	12,563.24

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/06/2016

Month Year = 09/2016

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			0.00
						Total	1,144.38						
3	1br	0.00	t0000175	Aimee Drouin	0.00	common	1,144.38	0.00	0.00	12/01/2012			2,288.76
						Total	1,144.38						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			1,478.07
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			8,796.41
						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			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				12,563.24
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				12,563.24
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	12,563.24

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/06/2016

Month Year = 09/2016

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
10/20/16

534condo-ChaseChk-9300

10/14/2016

Bank Reconciliation Report

9/30/2016

412059300

Posted by: DBO

Balance Per Bank Statement as of 9/30/2016

50,827.06

Reconciled Bank Balance

50,827.06

Balance per GL as of 9/30/2016

50,827.06

Reconciled Balance Per G/L

50,827.06

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

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/30/2016	356	virtual - Virtual Service	3,854.18	9/30/2016
9/1/2016	355	livingst - Livingston Management Services, LLC	1,100.00	9/30/2016
9/2/2016	916	adp - ADP Inc.	58.61	9/30/2016
9/9/2016	90916	v0000081 - Artur Ujkaj	436.00	9/30/2016
9/15/2016	357	solids - Solid State Elevator Corp	337.51	9/30/2016
9/15/2016	358	verizon - Verizon	248.52	9/30/2016
9/16/2016	916	adp - ADP Inc.	58.61	9/30/2016
9/21/2016	359	verizon - Verizon	121.40	9/30/2016
9/23/2016	92316	v0000081 - Artur Ujkaj	435.99	9/30/2016
9/27/2016	360	conediso - Consolidated Edison Company of N.Y. Inc.	36.49	9/30/2016
9/27/2016	361	conediso - Consolidated Edison Company of N.Y. Inc.	870.39	9/30/2016
9/27/2016	362	graybar - Graybar Electric Company Inc.	799.58	9/30/2016
9/30/2016	916	adp - ADP Inc.	58.61	9/30/2016

Total Cleared Checks

8,415.89

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/1/2016	61	:ACH Deposit	1,200.00	9/30/2016
9/9/2016	62	:ACH Deposit	1,144.38	9/30/2016
9/9/2016	108	:CHECKscan Deposit	1,831.01	9/30/2016
9/16/2016	109	:CHECKscan Deposit	2,396.23	9/30/2016
9/27/2016	63	:ACH Deposit	2,288.76	9/30/2016

Total Cleared Deposits

8,860.38

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2016	JE 8511	To Gross up September	-295.33	9/30/2016

Total Cleared Other Items

-295.33



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

September 01, 2016 through September 30, 2016

Primary Account: 000000412059300

00070932 1 AV 00.376



00070932 DRE 802 141 27516 NNNNNNNNNY T 1 000000000 62 0000 T3223299 P122089

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



275600114500030839000100000000

We're making changes to our ATMs

Here's what you can expect:

- We will not charge you a fee when you make a cash deposit at an ATM. This means:
 - We will not include cash deposits made at our ATMs to the total cash you can deposit before you are charged a fee for cash deposits, and
 - Even after you exceed the total, we will not charge you a fee for cash deposited at an ATM.
- We're updating our ATMs and when you use one that's updated:
 - It will give you access to all of your linked business checking and savings accounts.
 - If a cardholder within your business has more than one Chase business debit or ATM card, they'll have a daily cardholder withdrawal limit that applies across all cards held by that cardholder. The maximum daily cardholder withdrawal limit is equal to the highest daily card withdrawal limit of any card the cardholder has with us. Withdrawals you make at any ATM other than a Staffed ATM count toward your daily cardholder withdrawal limit, regardless of the card you are using.

Also, starting November 21, 2016, you'll no longer be able to use personal identification to get a code from a branch employee so you can access your accounts at an ATM in a branch.

We've revised the Deposit Account Agreement to reflect these changes. 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.

We continue to look for ways to give you more flexibility at the ATM, so you may be hearing from us again about additional changes. If you have questions, please call the number on your statement.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$50,677.90	\$50,827.06
Chase Business Select High Yield Savings	000003046731484	20,014.11	20,014.60
Total		\$70,692.01	\$70,841.66
TOTAL ASSETS		\$70,692.01	\$70,841.66



September 01, 2016 through September 30, 2016

Primary Account: 000000412059300

All Summary Balances shown are as of September 30, 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		\$50,677.90
Deposits and Additions	5	8,860.38
Checks Paid	8	- 7,368.07
Electronic Withdrawals	9	- 1,343.15
Ending Balance	22	\$50,827.06

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION		AMOUNT
09/02	Livingston Manag Settlement R98Tm1	CCD ID: 9000237377	\$1,200.00
09/12	Livingston Manag Settlement Lztln1	CCD ID: 9000237377	1,831.01
09/12	Livingston Manag Settlement Dssln1	CCD ID: 9000237377	1,144.38
09/20	Livingston Manag Settlement Gz3Sn1	CCD ID: 9000237377	2,396.23
09/28	Livingston Manag Settlement Mnvxn1	CCD ID: 9000237377	2,288.76
Total Deposits and Additions			\$8,860.38

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
355 ^		09/01	\$1,100.00
356 ^		09/02	3,854.18
357 ^		09/23	337.51
358 ^		09/22	248.52
359 ^		09/27	121.40
360 ^		09/30	36.49
361 ^		09/30	870.39
362 ^		09/30	799.58
Total Checks Paid			\$7,368.07

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.

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



September 01, 2016 through September 30, 2016

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
09/02	ADP Payroll Fees ADP - Fees 2Rixs 3480945 CCD ID: 9659605001	\$58.61 ✓
09/08	ADP Eepay/Gamwc Eepay/Gam 7310292046101xs CCD ID: 9333006057	436.00
09/08	ADP Tax/401K Tax/401K R61xs 090918A01 CCD ID: 1223006057	117.96
09/08	ADP Eepay/Gamwc Eepay/Gam 6590403147091xs CCD ID: 9555555505	29.70
09/16	ADP Payroll Fees ADP - Fees 2Rixs 4707897 CCD ID: 9659605001	58.61 ✓
09/22	ADP Eepay/Gamwc Eepay/Gam 9381008530701xs CCD ID: 9333006057	435.99
09/22	ADP Tax/401K Tax/401K R61xs 092319A01 CCD ID: 1223006057	117.97
09/22	ADP Eepay/Gamwc Eepay/Gam 0001971120481xs CCD ID: 9555555505	29.70
09/30	ADP Payroll Fees ADP - Fees 2Rixs 7830607 CCD ID: 9659605001	58.61 ✓
Total Electronic Withdrawals		\$1,343.15

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
09/01	\$49,577.90	09/16	49,198.23	09/27	50,303.37
09/02	46,865.11	09/20	51,594.46	09/28	52,592.13
09/08	46,281.45	09/22	50,762.28	09/30	50,827.06
09/12	49,256.84	09/23	50,424.77		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		17
Deposits / Credits		5
Deposited Items		0
Transaction Total		22
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



275600114500030839000200000000



September 01, 2016 through September 30, 2016

Primary Account: 000000412059300

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,014.11
Deposits and Additions	1	0.49
Ending Balance	1	\$20,014.60
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.49
Interest Paid Year-to-Date		\$4.51

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		\$20,014.11
09/30	Interest Payment	0.49	20,014.60
	Ending Balance		\$20,014.60

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

10/14/2016

Bank Reconciliation Report

9/30/2016

3046731484

Posted by: DBO

Balance Per Bank Statement as of 9/30/2016	20,014.60
Reconciled Bank Balance	<u>20,014.60</u>

Balance per GL as of 9/30/2016	20,014.60
Reconciled Balance Per G/L	<u>20,014.60</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
9/30/2016	JE 8550	9 2016 bank activity	0.49	9/30/2016
Total Cleared Other Items			<u>0.49</u>	