



October 2016

Management Report

Prepared for:

534 West 42nd Street Condo Association

Trial Balance

Period = Oct 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	50,827.06	5,876.98	0.00	56,704.04
1130-0000	Savings Cash 1	20,014.60	0.51	0.00	20,015.11
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	-77,380.83	0.00	13,290.96	-90,671.79
4700-0000	Commercial/Retail rent	-6,866.30	0.00	686.63	-7,552.93
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	0.00	0.00
5210-0000	Passthru Repair	-7,844.61	0.00	738.41	-8,583.02
5470-0000	Estimated CAM Charges	-277.78	0.00	0.00	-277.78
5720-0000	Interest on Bank Accounts	-4.58	0.00	0.51	-5.09
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	1,140.00	0.00	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	4,186.21	337.51	0.00	4,523.72
6252-0000	Fire Extinguishers	864.09	0.00	0.00	864.09
6265-0000	Exterminator	390.81	130.27	0.00	521.08
6267-0000	Locksmith	0.00	2,487.80	0.00	2,487.80
6300-0000	Management	10,550.00	1,100.00	0.00	11,650.00
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	492.71	57.00	0.00	549.71

Trial Balance

Period = Oct 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6364-0000	Filing Fees	441.46	0.00	0.00	441.46
6367-0000	Boiler Inspection Service	0.00	105.00	0.00	105.00
6410-0000	Electricity	7,121.43	2,237.51	0.00	9,358.94
6420-0000	Gas	7,405.01	249.73	0.00	7,654.74
6430-0000	Water & Sewer	1,626.25	532.87	0.00	2,159.12
6455-0000	Telephone & Internet	3,179.73	373.79	0.00	3,553.52
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	1,533.43	117.22	0.00	1,650.65
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	9,646.11	1,015.38	0.00	10,661.49
7851-0000	FICA Expense	737.96	77.68	0.00	815.64
7852-0000	FUTA Expense	42.05	0.00	0.00	42.05
7853-0000	SUTA Expense	163.97	17.26	0.00	181.23
	Total	0.00	14,716.51	14,716.51	0.00

Income Statement

Period = Oct 2016

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	13,291	90	90,672	85
4700-0000	Commercial/Retail rent	687	5	7,553	7
4990-0000	NET RENT INCOME	<u>13,978</u>	<u>95</u>	<u>98,225</u>	<u>92</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	738	5	8,583	8
5470-0000	Estimated CAM Charges	0	0	278	0
5490-0000	TOTAL REIMBURSEMENT	<u>738</u>	<u>5</u>	<u>8,861</u>	<u>8</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	5	0
5725-0000	Other Interest/Dividend Income	0	0	46	0
5890-0000	TOTAL OTHER INCOME	<u>1</u>	<u>0</u>	<u>51</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>14,717</u>	<u>100</u>	<u>107,137</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	0	0	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	7
6250-0000	Elevator Inspection & Repair	338	2	4,524	4
6252-0000	Fire Extinguishers	0	0	864	1

Income Statement

Period = Oct 2016

Book = Cash

		Period to Date	%	Year to Date	%
6265-0000	Exterminator	130	1	521	0
6267-0000	Locksmith	2,488	17	2,488	2
6300-0000	Management	1,100	7	11,650	11
6310-0000	Security Service	0	0	3,889	4
6312-0000	Security Cameras/Intercom	0	0	11,563	11
6320-0000	Insurance	0	0	206	0
6320-0010	Worker's Compensation	57	0	550	1
6364-0000	Filing Fees	0	0	441	0
6367-0000	Boiler Inspection Service	105	1	105	0
6410-0000	Electricity	2,238	15	9,359	9
6420-0000	Gas	250	2	7,655	7
6430-0000	Water & Sewer	533	4	2,159	2
6455-0000	Telephone & Internet	374	3	3,554	3
6910-0000	Rent Stbilization Fees	0	0	135	0
6990-0000	TOTAL DIRECT EXPENSES	7,611	52	76,199	71
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal	0	0	315	0
7615-0000	Payroll Processing Fees	117	1	1,651	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	7	10,661	10
7851-0000	FICA Expense	78	1	816	1
7852-0000	FUTA Expense	0	0	42	0
7853-0000	SUTA Expense	17	0	181	0
7890-0000	TOTAL PAYROLL	1,228	8	11,151	10
7990-0000	TOTAL G & A EXPENSE	1,228	8	11,616	11
8990-0000	TOTAL EXPENSES	8,839	60	87,815	82
9090-0000	NET INCOME	5,877	40	19,322	18

Income Statement

Period = Oct 2016

Book = Cash

	Period to Date	%	Year to Date	%
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Statement (12 months)

Period = Jan 2016-Oct 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 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	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	13,290.96	90,671.79
4700-0000	Commercial/Retail rent	0.00	2,743.52	689.63	0.00	680.37	692.89	686.63	686.63	686.63	686.63	7,552.93
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	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>13,977.59</u>	<u>98,224.72</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	738.41	8,583.02
5470-0000	Estimated CAM Charges	0.00	0.00	0.00	0.00	0.00	277.78	0.00	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>738.41</u>	<u>8,860.80</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	0.51	5.09
5725-0000	Other Interest/Dividend Income	0.00	0.00	0.00	0.00	0.00	46.19	0.00	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>0.51</u>	<u>51.28</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>14,716.51</u>	<u>107,136.80</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	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	0.00	150.00
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	0.00	1,796.44

Statement (12 months)

Period = Jan 2016-Oct 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Total
6215-0000	Building Supplies	240.58	38.05	61.79	0.00	0.00	0.00	0.00	0.00	799.58	0.00	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	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	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	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	337.51	4,523.72
6252-0000	Fire Extinguishers	0.00	0.00	777.10	86.99	0.00	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	130.27	521.08
6267-0000	Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,487.80	2,487.80
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	1,100.00	11,650.00
6310-0000	Security Service	0.00	0.00	0.00	0.00	0.00	3,889.06	0.00	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	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	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	57.00	549.71
6364-0000	Filing Fees	0.00	0.00	441.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	441.46
6367-0000	Boiler Inspection Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	105.00
6410-0000	Electricity	664.27	1,575.51	775.07	0.00	674.98	1,191.69	751.74	741.82	746.35	2,237.51	9,358.94
6420-0000	Gas	907.52	4,249.22	1,560.67	0.00	-581.71	768.19	183.43	157.16	160.53	249.73	7,654.74
6430-0000	Water & Sewer	527.06	0.00	0.00	513.13	0.00	0.00	586.06	0.00	0.00	532.87	2,159.12
6455-0000	Telephone & Internet	345.81	344.12	351.71	230.37	465.27	348.03	365.58	358.92	369.92	373.79	3,553.52
6910-0000	Rent Stbilization Fees	0.00	0.00	0.00	0.00	0.00	135.00	0.00	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	7,611.48	76,198.80
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	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	117.22	1,650.65
7620-0000	Taxes & Licenses	0.00	0.00	150.00	0.00	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	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	1,015.38	10,661.49
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.68	815.64

Statement (12 months)

Period = Jan 2016-Oct 2016

Book = Cash

		Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Total
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	6.10	6.10	5.45	0.00	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	17.26	181.23
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	1,227.54	11,151.06
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	1,227.54	11,616.06
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	8,839.02	87,814.86
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	5,877.49	19,321.94

Balance Sheet

Period = Oct 2016

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	56,704
1130-0000	<i>Savings Cash 1</i>	20,015
1190-0000	TOTAL CASH	76,719
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	118,533
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	104,522
3890-0000	TOTAL CAPITAL	104,522
3990-0000	TOTAL LIABILITIES & CAPITAL	118,533

Cash Flow

Period = Oct 2016

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	13,291	90	90,672	85
Commercial/Retail rent	687	5	7,553	7
NET RENT INCOME	13,978	95	98,225	92
EXPENSE REIMBURSEMENT				
Passthru Repair	738	5	8,583	8
Estimated CAM Charges	0	0	278	0
TOTAL REIMBURSEMENT	738	5	8,861	8
OTHER INCOME				
Interest on Bank Accounts	1	0	5	0
Other Interest/Dividend Income	0	0	46	0
TOTAL OTHER INCOME	1	0	51	0
TOTAL INCOME	14,717	100	107,137	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	0	0	1,140	1
Plumbing Repair	0	0	1,355	1
HVAC (Heat, Ventilation, Air)	0	0	691	1
Boiler Repair	0	0	7,404	7
Elevator Inspection & Repair	338	2	4,524	4
Fire Extinguishers	0	0	864	1
Exterminator	130	1	521	0
Locksmith	2,488	17	2,488	2
Management	1,100	7	11,650	11
Security Service	0	0	3,889	4
Security Cameras/Intercom	0	0	11,563	11
Insurance	0	0	206	0
Worker's Compensation	57	0	550	1
Filing Fees	0	0	441	0
Boiler Inspection Service	105	1	105	0
Electricity	2,238	15	9,359	9
Gas	250	2	7,655	7
Water & Sewer	533	4	2,159	2
Telephone & Internet	374	3	3,554	3

Cash Flow

Period = Oct 2016

Book = Cash

	Period to Date	%	Year to Date	%
Rent Stbilization Fees	0	0	135	0
TOTAL DIRECT EXP...	7,611	52	76,199	71
GENERAL & ADMINISTRATIVE				
Legal	0	0	315	0
Payroll Processing Fees	117	1	1,651	2
Taxes & Licenses	0	0	150	0
PAYROLL EXPENSE				
Super Salaries	0	0	-2,200	-2
Gross Salary	1,015	7	10,661	10
FICA Expense	78	1	816	1
FUTA Expense	0	0	42	0
SUTA Expense	17	0	181	0
TOTAL PAYROLL	1,228	8	11,151	10
TOTAL G & A EXPENSE	1,228	8	11,616	11
TOTAL EXPENSES	8,839	60	87,815	82
NET INCOME	5,877	40	19,322	18

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	50,827	56,704	5,877
Savings Cash 1	20,015	20,015	1
Savings Cash 3	0	0	0
Total Cash	70,842	76,719	5,877

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	55,765	56,704	939
Savings Cash 1	20,010	20,015	5
Savings Cash 3	0	0	0
Total Cash	75,775	76,719	944

General Ledger

Period = Oct 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					50,827.06	= Beginning Balance =
534condo	534 West 42nd...	10/30/2016	10/2016	To Gross up October	J-8642		0.00	235.93	50,591.13	To Gross up October
534condo	534 West 42nd...	10/30/2016	10/2016	To Gross up October	J-8642		0.00	59.40	50,531.73	To Gross up October
		10/01/2016		Deposit Total 64			1,200.00		51,731.73	
534condo	534 West 42nd...	10/03/2016	10/2016	Livingston Management Service...	K-38961	363		1,100.00	50,631.73	Management Fee
		10/04/2016		Deposit Total 65			7,000.00		57,631.73	
		10/04/2016		Deposit Total 110			686.63		58,318.36	
534condo	534 West 42nd...	10/07/2016	10/2016	Artur Ujkaj (v0000081)	K-39801	100716		435.99	57,882.37	
		10/12/2016		Deposit Total 111			3,540.61		61,422.98	
		10/12/2016		Deposit Total 66			1,144.38		62,567.36	
534condo	534 West 42nd...	10/14/2016	10/2016	ADP Inc. (adp)	K-39678	1016		58.61	62,508.75	
534condo	534 West 42nd...	10/19/2016	10/2016	Solid State Elevator Corp (solids)	K-39333	364		337.51	62,171.24	Monthly maint-October
534condo	534 West 42nd...	10/19/2016	10/2016	SOS Locksmith Corp. (sos)	K-39334	365		2,096.94	60,074.30	install/supply new lock/cylinder hardware
534condo	534 West 42nd...	10/19/2016	10/2016	Verizon (verizon)	K-39335	366		247.84	59,826.46	10/1/16-10/31/16
534condo	534 West 42nd...	10/19/2016	10/2016	Assured Environments (assured)	K-39355	367		130.27	59,696.19	
534condo	534 West 42nd...	10/21/2016	10/2016	NYC Water Board (nycwater)	K-39389	368		532.87	59,163.32	6.16.16-9.18.16
534condo	534 West 42nd...	10/21/2016	10/2016	Artur Ujkaj (v0000081)	K-39802	102116		436.00	58,727.32	
		10/21/2016		Deposit Total 112			1,144.38		59,871.70	
534condo	534 West 42nd...	10/26/2016	10/2016	Consolidated Edison Company ...	K-39474	369		38.82	59,832.88	9/16/16-10/18/16 3therms
534condo	534 West 42nd...	10/26/2016	10/2016	Consolidated Edison Company ...	K-39475	370		935.06	58,897.82	9/16/16-10/18/16 181therms
534condo	534 West 42nd...	10/26/2016	10/2016	Joseph Weinstein Electric Corp....	K-39476	371		1,513.36	57,384.46	Traced wiring and connected ventilation fan,r...
534condo	534 West 42nd...	10/26/2016	10/2016	SOS Locksmith Corp. (sos)	K-39477	372		390.86	56,993.60	Roof door-removed door closer reinstall in the ...
534condo	534 West 42nd...	10/26/2016	10/2016	Verizon (verizon)	K-39478	373		125.95	56,867.65	10/7/16-11/6/16
534condo	534 West 42nd...	10/28/2016	10/2016	Hartford Steam Boiler (hartford)	K-39574	374		105.00	56,762.65	Policy#1001275
534condo	534 West 42nd...	10/28/2016	10/2016	ADP Inc. (adp)	K-39599	1016		58.61	56,704.04	
				Net Change=5,876.98			14,716.00	8,839.02	56,704.04	= Ending Balance =
1130-0000				Savings Cash 1					20,014.60	= Beginning Balance =
534condo	534 West 42nd...	10/20/2016	10/2016	10.2016 bank activity	J-8696		0.51	0.00	20,015.11	10.2016 bank activity
				Net Change=0.51			0.51	0.00	20,015.11	= 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 =

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				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 =
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...	10/30/2016	10/2016	To Gross up October	J-8642		59.40	0.00	59.40	To Gross up October
534condo	534 West 42nd...	10/31/2016	10/2016	to reclass Worker's comp insurance	J-8701		0.00	59.40	0.00	to reclass Worker's comp insurance
				Net Change=0.00			59.40	59.40	0.00	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	10/07/2016	10/2016	Artur Ujkaj (v0000081)	K-39801	100716	435.99	0.00	435.99	
534condo	534 West 42nd...	10/21/2016	10/2016	Artur Ujkaj (v0000081)	K-39802	102116	436.00	0.00	871.99	
534condo	534 West 42nd...	10/30/2016	10/2016	To Gross up October	J-8642		0.00	871.99	0.00	To Gross up October
				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					-77,380.83	= Beginning Balance =
534condo	534 West 42nd...	10/01/2016	10/2016	Riccardi (t0000176)	R-83958	:ACH...	0.00	866.31	-78,247.14	Pre-Authorized Payment
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	1,144.38	-79,391.52	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	1,144.38	-80,535.90	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	1,144.38	-81,680.28	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	1,144.38	-82,824.66	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	1,144.38	-83,969.04	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	873.38	-84,842.42	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/12/2016	10/2016	Trubitt (t0000174)	R-84557	2241	0.00	1,144.38	-85,986.80	:CHECKscan Payment - Oct 2016 Common ...
534condo	534 West 42nd...	10/12/2016	10/2016	Simon (t0000180)	R-84558	00001107	0.00	2,396.23	-88,383.03	:CHECKscan Payment
534condo	534 West 42nd...	10/12/2016	10/2016	Younge (t0000178)	R-84571	:AC...	0.00	1,144.38	-89,527.41	Online Payment - EFT Payment.
534condo	534 West 42nd...	10/21/2016	10/2016	Trubitt (t0000174)	R-85135		0.00	1,144.38	-90,671.79	Automatically generated apply prepay receipt.
				Net Change=-13,290.96			0.00	13,290.96	-90,671.79	= Ending Balance =
4700-0000				Commercial/Retail rent					-6,866.30	= Beginning Balance =
534condo	534 West 42nd...	10/04/2016	10/2016	Praveen Gulati (t0000760)	R-84195	006002	0.00	686.63	-7,552.93	:CHECKscan Payment

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=-686.63							0.00	686.63	-7,552.93	= Ending Balance =
4810-0000	Plus:Prepaid Rent/Maintenanc...								0.00	= Beginning Balance =
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	52.47	-52.47	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84142	:AC...	0.00	352.25	-404.72	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84178		352.25	0.00	-52.47	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84179		52.47	0.00	0.00	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	10/21/2016	10/2016	Trubitt (t0000174)	R-84753	2246	0.00	1,144.38	-1,144.38	:CHECKscan Payment
534condo	534 West 42nd...	10/21/2016	10/2016	Trubitt (t0000174)	R-85135		1,144.38	0.00	0.00	Automatically generated apply prepay receipt.
Net Change=0.00							1,549.10	1,549.10	0.00	= Ending Balance =
5210-0000	Passthru Repair								-7,844.61	= Beginning Balance =
534condo	534 West 42nd...	10/01/2016	10/2016	Riccardi (t0000176)	R-83958	:ACH...	0.00	333.69	-8,178.30	Pre-Authorized Payment
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84178		0.00	352.25	-8,530.55	Automatically generated apply prepay receipt.
534condo	534 West 42nd...	10/04/2016	10/2016	Samuels (t0000177)	R-84179		0.00	52.47	-8,583.02	Automatically generated apply prepay receipt.
Net Change=-738.41							0.00	738.41	-8,583.02	= 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								-4.58	= Beginning Balance =
534condo	534 West 42nd...	10/20/2016	10/2016	10.2016 bank activity	J-8696		0.00	0.51	-5.09	10.2016 bank activity
Net Change=-0.51							0.00	0.51	-5.09	= 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 =
6215-0000	Building Supplies								1,140.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	1,140.00	= Ending Balance =

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					4,186.21	= Beginning Balance =
534condo	534 West 42nd...	10/19/2016	10/2016	Solid State Elevator Corp (solids)	K-39333	364	337.51	0.00	4,523.72	Monthly maint-October
				Net Change=337.51			337.51	0.00	4,523.72	= 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 =
534condo	534 West 42nd...	10/19/2016	10/2016	Assured Environments (assurede)	K-39355	367	130.27	0.00	521.08	
				Net Change=130.27			130.27	0.00	521.08	= Ending Balance =
6267-0000				Locksmith					0.00	= Beginning Balance =
534condo	534 West 42nd...	10/19/2016	10/2016	SOS Locksmith Corp. (sos)	K-39334	365	2,096.94	0.00	2,096.94	install/supply new lock/cylinder hardware
534condo	534 West 42nd...	10/26/2016	10/2016	SOS Locksmith Corp. (sos)	K-39477	372	390.86	0.00	2,487.80	Roof door-removed door closer reinstall in the ...
				Net Change=2,487.80			2,487.80	0.00	2,487.80	= Ending Balance =
6300-0000				Management					10,550.00	= Beginning Balance =
534condo	534 West 42nd...	10/03/2016	10/2016	Livingston Management Service...	K-38961	363	1,100.00	0.00	11,650.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	11,650.00	= 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 =

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6320-0010				Worker's Compensation					492.71 = Beginning Balance =	
534condo	534 West 42nd...	10/30/2016	10/2016	To Gross up October	J-8642		0.00	2.40	490.31	To Gross up October
534condo	534 West 42nd...	10/31/2016	10/2016	to reclass Worker's comp insurance	J-8701		59.40	0.00	549.71	to reclass Worker's comp insurance
				Net Change=57.00			59.40	2.40	549.71 = Ending Balance =	
6364-0000				Filing Fees					441.46 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	441.46 = Ending Balance =	
6367-0000				Boiler Inspection Service					0.00 = Beginning Balance =	
534condo	534 West 42nd...	10/28/2016	10/2016	Hartford Steam Boiler (hartford)	K-39574	374	105.00	0.00	105.00	Policy#1001275
				Net Change=105.00			105.00	0.00	105.00 = Ending Balance =	
6410-0000				Electricity					7,121.43 = Beginning Balance =	
534condo	534 West 42nd...	10/26/2016	10/2016	Consolidated Edison Company ...	K-39475	370	724.15	0.00	7,845.58	9/16/16-10/18/16 4400kwh
534condo	534 West 42nd...	10/26/2016	10/2016	Joseph Weinstein Electric Corp....	K-39476	371	1,513.36	0.00	9,358.94	Traced wiring and connected ventilation fan,r...
				Net Change=2,237.51			2,237.51	0.00	9,358.94 = Ending Balance =	
6420-0000				Gas					7,405.01 = Beginning Balance =	
534condo	534 West 42nd...	10/26/2016	10/2016	Consolidated Edison Company ...	K-39474	369	38.82	0.00	7,443.83	9/16/16-10/18/16 3therms
534condo	534 West 42nd...	10/26/2016	10/2016	Consolidated Edison Company ...	K-39475	370	210.91	0.00	7,654.74	9/16/16-10/18/16 181therms
				Net Change=249.73			249.73	0.00	7,654.74 = Ending Balance =	
6430-0000				Water & Sewer					1,626.25 = Beginning Balance =	
534condo	534 West 42nd...	10/21/2016	10/2016	NYC Water Board (nycwater)	K-39389	368	532.87	0.00	2,159.12	6.16.16-9.18.16
				Net Change=532.87			532.87	0.00	2,159.12 = Ending Balance =	
6455-0000				Telephone & Internet					3,179.73 = Beginning Balance =	
534condo	534 West 42nd...	10/19/2016	10/2016	Verizon (verizon)	K-39335	366	247.84	0.00	3,427.57	10/1/16-10/31/16
534condo	534 West 42nd...	10/26/2016	10/2016	Verizon (verizon)	K-39478	373	125.95	0.00	3,553.52	10/7/16-11/6/16
				Net Change=373.79			373.79	0.00	3,553.52 = 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 =	

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7615-0000				Payroll Processing Fees					1,533.43	= Beginning Balance =
534condo	534 West 42nd...	10/14/2016	10/2016	ADP Inc. (adp)	K-39678	1016	58.61	0.00	1,592.04	
534condo	534 West 42nd...	10/28/2016	10/2016	ADP Inc. (adp)	K-39599	1016	58.61	0.00	1,650.65	
				Net Change=117.22			117.22	0.00	1,650.65	= 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					9,646.11	= Beginning Balance =
534condo	534 West 42nd...	10/30/2016	10/2016	To Gross up October	J-8642		1,015.38	0.00	10,661.49	To Gross up October
				Net Change=1,015.38			1,015.38	0.00	10,661.49	= Ending Balance =
7851-0000				FICA Expense					737.96	= Beginning Balance =
534condo	534 West 42nd...	10/30/2016	10/2016	To Gross up October	J-8642		77.68	0.00	815.64	To Gross up October
				Net Change=77.68			77.68	0.00	815.64	= 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					163.97	= Beginning Balance =
534condo	534 West 42nd...	10/30/2016	10/2016	To Gross up October	J-8642		17.26	0.00	181.23	To Gross up October
				Net Change=17.26			17.26	0.00	181.23	= Ending Balance =
							26,038.42	26,038.42		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Oct 2016

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-83958	10608	10/2016	10/1/2016	Riccardi(10000176)	534condo	1110-0000		1,200.00		:ACH-11286	Pre-Authorized Payment
R-84142	10645	10/2016	10/4/2016	Samuels(10000177)	534condo	1110-0000		7,000.00		:ACH-WEB	Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142)
R-84178	10662	10/2016	10/4/2016	Samuels(10000177)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-84179	10662	10/2016	10/4/2016	Samuels(10000177)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
R-84195	10664	10/2016	10/4/2016	Praveen Gulati(10000760)	534condo	1110-0000		686.63		006002	:CHECKscan Payment
R-84557	10716	10/2016	10/12/2016	Trubitt(10000174)	534condo	1110-0000		1,144.38		2241	:CHECKscan Payment - Oct 2016 Common Charge
R-84558	10716	10/2016	10/12/2016	Simon(10000180)	534condo	1110-0000		2,396.23		00001107	:CHECKscan Payment
R-84571	10718	10/2016	10/12/2016	Younge(10000178)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment.
R-84753	10781	10/2016	10/21/2016	Trubitt(10000174)	534condo	1110-0000		1,144.38		2246	:CHECKscan Payment
R-85135	10890	10/2016	10/21/2016	Trubitt(10000174)	534condo	1110-0000		0.00			Automatically generated apply prepay receipt.
Total								14,716.00			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Oct 2016

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-38961	19231	10/2016	10/3/2016	Livingston Management Services, LLC (livin	534condo	6300-0000 Management	1,100.00	363	Management Fee
K-39333	19293	10/2016	10/19/2016	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	364	Monthly maint-October
K-39334	19293	10/2016	10/19/2016	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	2,096.94	365	install/supply new lock/cylinder hardware
K-39335	19293	10/2016	10/19/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	247.84	366	10/1/16-10/31/16
K-39355	19294	10/2016	10/19/2016	Assured Environments (assurede)	534condo	6265-0000 Exterminator	130.27	367	
K-39389	19304	10/2016	10/21/2016	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	532.87	368	6.16.16-9.18.16
K-39474	19317	10/2016	10/26/2016	Consolidated Edison Company of N.Y. Inc.	534condo	6420-0000 Gas	38.82	369	9/16/16-10/18/16 3therms
K-39475	19317	10/2016	10/26/2016	Consolidated Edison Company of N.Y. Inc.	534condo	6420-0000 Gas	210.91	370	9/16/16-10/18/16 181therms
					534condo	6410-0000 Electricity	724.15	370	9/16/16-10/18/16 4400kwh
K-39476	19317	10/2016	10/26/2016	Joseph Weinstein Electric Corp. (josephwei	534condo	6410-0000 Electricity	1,513.36	371	Traced wiring and connected ventilation fan,rewired 3 way switches and replaced ballasts in stairwell 9/21/16-9/29/16
K-39477	19317	10/2016	10/26/2016	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	390.86	372	Roof door-removed door closer reinstall in the right position
K-39478	19317	10/2016	10/26/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	125.95	373	10/7/16-11/6/16
K-39574	19332	10/2016	10/28/2016	Hartford Steam Boiler (hartford)	534condo	6367-0000 Boiler Inspection Service	105.00	374	
K-39599		10/2016	10/28/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	1016	
K-39678		10/2016	10/14/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	1016	
K-39801		10/2016	10/7/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	100716	
K-39802		10/2016	10/21/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.00	102116	
Total							8,543.69		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 10/2016

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	3	t0000175	Aimee Drouin	3,433.14	1,144.38	1,144.38	0.00	1,144.38	0.00	3,433.14
534condo	4	t0000176	John Riccardi	1,422.45	1,144.38	278.07	0.00	0.00	0.00	1,422.45
534condo	5	t0000177	Yaneeke Samuels	2,940.79	1,144.38	1,144.38	0.00	652.03	0.00	2,940.79
534condo	7	t0000179	Tiiu Kuik	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo				8,940.76	4,577.52	2,566.83	0.00	1,796.41	0.00	8,940.76

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/04/2016

Month Year = 10/2016

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			3,433.14
						Total	1,144.38						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			1,422.45
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			2,940.79
						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			1,144.38
						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				8,940.76
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				8,940.76
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	8,940.76

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/04/2016

Month Year = 10/2016

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
11/30

534condo-ChaseChk-9300

11/29/2016

Bank Reconciliation Report

10/31/2016

412059300

Posted by: DBO

Balance Per Bank Statement as of 10/31/2016 **58,441.74**

Outstanding Checks

Check Date	Check Number	Payee	Amount
10/21/2016	368	nycwater - NYC Water Board	532.87
10/26/2016	369	conediso - Consolidated Edison Company of N.Y. Inc.	38.82
10/26/2016	370	conediso - Consolidated Edison Company of N.Y. Inc.	935.06
10/26/2016	373	verizon - Verizon	125.95
10/28/2016	374	hartford - Hartford Steam Boiler	105.00
Less:	Outstanding Checks		1,737.70
	Reconciled Bank Balance		56,704.04

Balance per GL as of 10/31/2016 **56,704.04**

Reconciled Balance Per G/L **56,704.04** T/B

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

Bank Reconciliation Report

10/31/2016

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/3/2016	363	livingst - Livingston Management Services, LLC	1,100.00	10/31/2016
10/7/2016	100716	v0000081 - Artur Ujkaj	435.99	10/31/2016
10/14/2016	1016	adp - ADP Inc.	58.61	10/31/2016
10/19/2016	364	solids - Solid State Elevator Corp	337.51	10/31/2016
10/19/2016	365	sos - SOS Locksmith Corp.	2,096.94	10/31/2016
10/19/2016	366	verizon - Verizon	247.84	10/31/2016
10/19/2016	367	assured - Assured Environments	130.27	10/31/2016
10/21/2016	102116	v0000081 - Artur Ujkaj	436.00	10/31/2016
10/26/2016	371	josephweinst - Joseph Weinstein Electric Corp.	1,513.36	10/31/2016
10/26/2016	372	sos - SOS Locksmith Corp.	390.86	10/31/2016
10/28/2016	1016	adp - ADP Inc.	58.61	10/31/2016
Total Cleared Checks			6,805.99	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/1/2016	64	:ACH Deposit	1,200.00	10/31/2016
10/4/2016	65	:ACH Deposit	7,000.00	10/31/2016
10/4/2016	110	:CHECKscan Deposit	686.63	10/31/2016
10/12/2016	66	:ACH Deposit	1,144.38	10/31/2016
10/12/2016	111	:CHECKscan Deposit	3,540.61	10/31/2016
10/21/2016	112	:CHECKscan Deposit	1,144.38	10/31/2016
Total Cleared Deposits			14,716.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/30/2016	JE 8642	To Gross up October	-295.33	10/31/2016
Total Cleared Other Items			-295.33	



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

October 01, 2016 through October 31, 2016

Primary Account: **000000412059300**

00082367 1 AV 00.376



00082367 DRE 802 141 30616 NNNNNNNNNY T 1 000000000 62 0000 T3262746 P124434

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**



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CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$50,827.06	\$58,441.74
Chase Business Select High Yield Savings	000003046731484	20,014.60	20,015.11
Total		\$70,841.66	\$78,456.85
TOTAL ASSETS		\$70,841.66	\$78,456.85

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

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$50,827.06
Deposits and Additions	6	14,716.00
Checks Paid	7	- 5,816.78
Electronic Withdrawals	8	- 1,284.54
Ending Balance	21	\$58,441.74

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
10/03	Livingston Manag Settlement V6Scp1 CCD ID: 9000237377	\$1,200.00
10/05	Livingston Manag Settlement 881Yp1 CCD ID: 9000237377	7,000.00
10/06	Livingston Manag Settlement Wnz1Q1 CCD ID: 9000237377	686.63
10/14	Livingston Manag Settlement 0Lcbq1 CCD ID: 9000237377	3,540.61
10/14	Livingston Manag Settlement Sr9Bq1 CCD ID: 9000237377	1,144.38
10/24	Livingston Manag Settlement Sxsgq1 CCD ID: 9000237377	1,144.38

Total Deposits and Additions **\$14,716.00**

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
363 ^		10/06	\$1,100.00
364 ^		10/25	337.51
365 ^		10/21	2,096.94
366 ^		10/26	247.84
367 ^		10/25	130.27
371 * ^		10/31	1,513.36
372 ^		10/31	390.86

Total Checks Paid **\$5,816.78**

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
10/06	ADP Eepay/Garnwc Eepay/Garn 9387010345361xs CCD ID: 9333006057	\$435.99 ✓
10/06	ADP Tax/401K Tax/401K R61xs 100720A01 CCD ID: 1223006057	117.97
10/06	ADP Eepay/Garnwc Eepay/Garn 6800340806641xs CCD ID: 9555555505	29.70
10/14	ADP Payroll Fees ADP - Fees 2Rixs 0982707 CCD ID: 9659605001	58.61 ✓
10/20	ADP Eepay/Garnwc Eepay/Garn 9377011819831xs CCD ID: 9333006057	436.00 ✓
10/20	ADP Tax/401K Tax/401K R61xs 102121A01 CCD ID: 1223006057	117.96
10/20	ADP Eepay/Garnwc Eepay/Garn 7490391070861xs CCD ID: 9555555505	29.70
10/28	ADP Payroll Fees ADP - Fees 2Rixs 3227765 CCD ID: 9659605001	58.61 ✓

Total Electronic Withdrawals **\$1,284.54**

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



October 01, 2016 through October 31, 2016

Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
10/03	\$52,027.06	10/20	62,072.75	10/26	60,404.57
10/05	59,027.06	10/21	59,975.81	10/28	60,345.96
10/06	58,030.03	10/24	61,120.19	10/31	58,441.74
10/14	62,656.41	10/25	60,652.41		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	15
Deposits / Credits	6
Deposited Items	0
Transaction Total	21

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		\$20,014.60
Deposits and Additions	1	0.51
Ending Balance	1	\$20,015.11
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.51
Interest Paid Year-to-Date		\$5.02

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



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TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,014.60
10/31	Interest Payment	0.51	20,015.11
	Ending Balance		\$20,015.11

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

11/29/2016

Bank Reconciliation Report

10/31/2016

3046731484

Posted by: DBO

Balance Per Bank Statement as of 10/31/2016	20,015.11
Reconciled Bank Balance	<u>20,015.11</u>

Balance per GL as of 10/31/2016	20,015.11
Reconciled Balance Per G/L	<u>20,015.11</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
10/20/2016	JE 8696	10.2016 bank activity	0.51	10/31/2016
Total Cleared Other Items			<u>0.51</u>	