

# Report Packet

Cover Page

534 West 42nd Street Condo Association

Prepared for

# November 2016

**Trial Balance**

Period = Nov 2016

Book = Cash

|           |                                  | <b>Forward<br/>Balance</b> | <b>Debit</b> | <b>Credit</b> | <b>Ending<br/>Balance</b> |
|-----------|----------------------------------|----------------------------|--------------|---------------|---------------------------|
| 1110-0000 | Operating Cash 1                 | 56,704.04                  | 1,580.45     | 0.00          | 58,284.49                 |
| 1130-0000 | Savings Cash 1                   | 20,015.11                  | 0.49         | 0.00          | 20,015.60                 |
| 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              | -90,671.79                 | 0.00         | 5,884.99      | -96,556.78                |
| 4700-0000 | Commercial/Retail rent           | -7,552.93                  | 0.00         | 686.63        | -8,239.56                 |
| 5210-0000 | Passthru Repair                  | -8,583.02                  | 0.00         | 652.03        | -9,235.05                 |
| 5470-0000 | Estimated CAM Charges            | -277.78                    | 0.00         | 0.00          | -277.78                   |
| 5720-0000 | Interest on Bank Accounts        | -5.09                      | 0.00         | 0.49          | -5.58                     |
| 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                   | 500.00       | 0.00          | 2,296.44                  |
| 6215-0000 | Building Supplies                | 1,140.00                   | 0.00         | 0.00          | 1,140.00                  |
| 6216-0000 | Furniture & Fixtures Supplies    | 0.00                       | 56.85        | 0.00          | 56.85                     |
| 6217-0000 | Painting Supplies                | 0.00                       | 181.08       | 0.00          | 181.08                    |
| 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                   | 217.75       | 0.00          | 7,621.25                  |
| 6250-0000 | Elevator Inspection & Repair     | 4,523.72                   | 337.51       | 0.00          | 4,861.23                  |
| 6252-0000 | Fire Extinguishers               | 864.09                     | 0.00         | 0.00          | 864.09                    |
| 6265-0000 | Exterminator                     | 521.08                     | 0.00         | 0.00          | 521.08                    |
| 6267-0000 | Locksmith                        | 2,487.80                   | 0.00         | 0.00          | 2,487.80                  |
| 6300-0000 | Management                       | 11,650.00                  | 1,100.00     | 0.00          | 12,750.00                 |
| 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                    |

**Trial Balance**

Period = Nov 2016

Book = Cash

|           |                           | <b>Forward<br/>Balance</b> | <b>Debit</b>    | <b>Credit</b>   | <b>Ending<br/>Balance</b> |
|-----------|---------------------------|----------------------------|-----------------|-----------------|---------------------------|
| 6320-0010 | Worker's Compensation     | 549.71                     | 57.00           | 0.00            | 606.71                    |
| 6364-0000 | Filing Fees               | 441.46                     | 21.52           | 0.00            | 462.98                    |
| 6367-0000 | Boiler Inspection Service | 105.00                     | 0.00            | 0.00            | 105.00                    |
| 6410-0000 | Electricity               | 9,358.94                   | 669.43          | 0.00            | 10,028.37                 |
| 6420-0000 | Gas                       | 7,654.74                   | 936.22          | 0.00            | 8,590.96                  |
| 6430-0000 | Water & Sewer             | 2,159.12                   | 0.00            | 0.00            | 2,159.12                  |
| 6455-0000 | Telephone & Internet      | 3,553.52                   | 354.91          | 0.00            | 3,908.43                  |
| 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   | 1,650.65                   | 117.22          | 0.00            | 1,767.87                  |
| 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              | 10,661.49                  | 1,015.38        | 0.00            | 11,676.87                 |
| 7851-0000 | FICA Expense              | 815.64                     | 77.68           | 0.00            | 893.32                    |
| 7852-0000 | FUTA Expense              | 42.05                      | 0.00            | 0.00            | 42.05                     |
| 7853-0000 | SUTA Expense              | 181.23                     | 0.65            | 0.00            | 181.88                    |
|           | <b>Total</b>              | <b>0.00</b>                | <b>7,224.14</b> | <b>7,224.14</b> | <b>0.00</b>               |

**Income Statement**

Period = Nov 2016

Book = Cash

|                  |                                  | Period to Date      | %                 | Year to Date          | %                 |
|------------------|----------------------------------|---------------------|-------------------|-----------------------|-------------------|
| <b>4000-0000</b> | <b>INCOME</b>                    |                     |                   |                       |                   |
| <b>4100-0000</b> | <b>RENT</b>                      |                     |                   |                       |                   |
| 4530-0000        | Condo Common Charge              | 5,885               | 81                | 96,557                | 84                |
| 4700-0000        | Commercial/Retail rent           | 687                 | 10                | 8,240                 | 7                 |
| <b>4990-0000</b> | <b>NET RENT INCOME</b>           | <u><b>6,572</b></u> | <u><b>91</b></u>  | <u><b>104,796</b></u> | <u><b>92</b></u>  |
| <b>5100-0000</b> | <b>EXPENSE REIMBURSEMENT</b>     |                     |                   |                       |                   |
| 5210-0000        | Passthru Repair                  | 652                 | 9                 | 9,235                 | 8                 |
| 5470-0000        | Estimated CAM Charges            | 0                   | 0                 | 278                   | 0                 |
| <b>5490-0000</b> | <b>TOTAL REIMBURSEMENT</b>       | <u><b>652</b></u>   | <u><b>9</b></u>   | <u><b>9,513</b></u>   | <u><b>8</b></u>   |
| <b>5600-0000</b> | <b>OTHER INCOME</b>              |                     |                   |                       |                   |
| 5720-0000        | Interest on Bank Accounts        | 0                   | 0                 | 6                     | 0                 |
| 5725-0000        | Other Interest/Dividend Income   | 0                   | 0                 | 46                    | 0                 |
| <b>5890-0000</b> | <b>TOTAL OTHER INCOME</b>        | <u><b>0</b></u>     | <u><b>0</b></u>   | <u><b>52</b></u>      | <u><b>0</b></u>   |
| <b>5990-0000</b> | <b>TOTAL INCOME</b>              | <u><b>7,224</b></u> | <u><b>100</b></u> | <u><b>114,361</b></u> | <u><b>100</b></u> |
| <b>6000-0000</b> | <b>EXPENSES</b>                  |                     |                   |                       |                   |
| <b>6100-0000</b> | <b>DIRECT EXPENSES</b>           |                     |                   |                       |                   |
| 6202-0000        | Accounting                       | 0                   | 0                 | 4,000                 | 3                 |
| 6204-0000        | Professional Consultant Fees     | 0                   | 0                 | 150                   | 0                 |
| 6213-0000        | General Building Repairs-Expense | 500                 | 7                 | 2,296                 | 2                 |
| 6215-0000        | Building Supplies                | 0                   | 0                 | 1,140                 | 1                 |
| 6216-0000        | Furniture & Fixtures Supplies    | 57                  | 1                 | 57                    | 0                 |
| 6217-0000        | Painting Supplies                | 181                 | 3                 | 181                   | 0                 |
| 6235-0000        | Plumbing Repair                  | 0                   | 0                 | 1,355                 | 1                 |
| 6240-0000        | HVAC (Heat, Ventilation, Air)    | 0                   | 0                 | 691                   | 1                 |
| 6241-0000        | Boiler Repair                    | 218                 | 3                 | 7,621                 | 7                 |

**Income Statement**

Period = Nov 2016

Book = Cash

|                  |                                     | Period to Date | %         | Year to Date  | %         |
|------------------|-------------------------------------|----------------|-----------|---------------|-----------|
| 6250-0000        | Elevator Inspection & Repair        | 338            | 5         | 4,861         | 4         |
| 6252-0000        | Fire Extinguishers                  | 0              | 0         | 864           | 1         |
| 6265-0000        | Exterminator                        | 0              | 0         | 521           | 0         |
| 6267-0000        | Locksmith                           | 0              | 0         | 2,488         | 2         |
| 6300-0000        | Management                          | 1,100          | 15        | 12,750        | 11        |
| 6310-0000        | Security Service                    | 0              | 0         | 3,889         | 3         |
| 6312-0000        | Security Cameras/Intercom           | 0              | 0         | 11,563        | 10        |
| 6320-0000        | Insurance                           | 0              | 0         | 206           | 0         |
| 6320-0010        | Worker's Compensation               | 57             | 1         | 607           | 1         |
| 6364-0000        | Filing Fees                         | 22             | 0         | 463           | 0         |
| 6367-0000        | Boiler Inspection Service           | 0              | 0         | 105           | 0         |
| 6410-0000        | Electricity                         | 669            | 9         | 10,028        | 9         |
| 6420-0000        | Gas                                 | 936            | 13        | 8,591         | 8         |
| 6430-0000        | Water & Sewer                       | 0              | 0         | 2,159         | 2         |
| 6455-0000        | Telephone & Internet                | 355            | 5         | 3,908         | 3         |
| 6910-0000        | Rent Stbilization Fees              | 0              | 0         | 135           | 0         |
| <b>6990-0000</b> | <b>TOTAL DIRECT EXPENSES</b>        | <b>4,432</b>   | <b>61</b> | <b>80,631</b> | <b>71</b> |
| <b>7000-0000</b> | <b>GENERAL &amp; ADMINISTRATIVE</b> |                |           |               |           |
| 7610-0000        | Legal                               | 0              | 0         | 315           | 0         |
| 7615-0000        | Payroll Processing Fees             | 117            | 2         | 1,768         | 2         |
| 7620-0000        | Taxes & Licenses                    | 0              | 0         | 150           | 0         |
| <b>7800-0000</b> | <b>PAYROLL EXPENSE</b>              |                |           |               |           |
| 7825-0000        | Super Salaries                      | 0              | 0         | -2,200        | -2        |
| 7845-0000        | Gross Salary                        | 1,015          | 14        | 11,677        | 10        |
| 7851-0000        | FICA Expense                        | 78             | 1         | 893           | 1         |
| 7852-0000        | FUTA Expense                        | 0              | 0         | 42            | 0         |
| 7853-0000        | SUTA Expense                        | 1              | 0         | 182           | 0         |
| <b>7890-0000</b> | <b>TOTAL PAYROLL</b>                | <b>1,211</b>   | <b>17</b> | <b>12,362</b> | <b>11</b> |
| <b>7990-0000</b> | <b>TOTAL G &amp; A EXPENSE</b>      | <b>1,211</b>   | <b>17</b> | <b>12,827</b> | <b>11</b> |
| <b>8990-0000</b> | <b>TOTAL EXPENSES</b>               | <b>5,643</b>   | <b>78</b> | <b>93,458</b> | <b>82</b> |

Income Statement

Period = Nov 2016

Book = Cash

|           |            | Period to Date | %         | Year to Date  | %         |
|-----------|------------|----------------|-----------|---------------|-----------|
| 9090-0000 | NET INCOME | <u>1,581</u>   | <u>22</u> | <u>20,903</u> | <u>18</u> |

Statement (12 months)

Period = Jan 2016-Nov 2016

Book = Cash

|                                                | Jan 2016        | Feb 2016        | Mar 2016        | Apr 2016         | May 2016        | Jun 2016         | Jul 2016         | Aug 2016        | Sep 2016        | Oct 2016         | Nov 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            | 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        | 5,884.99        | 96,556.78         |
| 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           | 686.63          | 8,239.56          |
| 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            | 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>6,571.62</u> | <u>104,796.34</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           | 652.03          | 9,235.05          |
| 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             | 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>652.03</u>   | <u>9,512.83</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             | 0.49            | 5.58              |
| 5725-0000 Other Interest/Dividend Income       | 0.00            | 0.00            | 0.00            | 0.00             | 0.00            | 46.19            | 0.00             | 0.00            | 0.00            | 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>0.49</u>     | <u>51.77</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>14,716.51</u> | <u>7,224.14</u> | <u>114,360.94</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             | 0.00            | 4,000.00          |

Statement (12 months)

Period = Jan 2016-Nov 2016

Book = Cash

|           |                                  | Jan 2016 | Feb 2016 | Mar 2016 | Apr 2016 | May 2016 | Jun 2016  | Jul 2016 | Aug 2016  | Sep 2016 | Oct 2016 | Nov 2016 | Total     |
|-----------|----------------------------------|----------|----------|----------|----------|----------|-----------|----------|-----------|----------|----------|----------|-----------|
| 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     | 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     | 500.00   | 2,296.44  |
| 6215-0000 | Building Supplies                | 240.58   | 38.05    | 61.79    | 0.00     | 0.00     | 0.00      | 0.00     | 0.00      | 799.58   | 0.00     | 0.00     | 1,140.00  |
| 6216-0000 | Furniture & Fixtures Supplies    | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00      | 0.00     | 0.00     | 56.85    | 56.85     |
| 6217-0000 | Painting Supplies                | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00      | 0.00     | 0.00     | 181.08   | 181.08    |
| 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     | 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     | 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     | 217.75   | 7,621.25  |
| 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   | 337.51   | 4,861.23  |
| 6252-0000 | Fire Extinguishers               | 0.00     | 0.00     | 777.10   | 86.99    | 0.00     | 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   | 0.00     | 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 | 0.00     | 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 | 1,100.00 | 12,750.00 |
| 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     | 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     | 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     | 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    | 57.00    | 606.71    |
| 6364-0000 | Filing Fees                      | 0.00     | 0.00     | 441.46   | 0.00     | 0.00     | 0.00      | 0.00     | 0.00      | 0.00     | 0.00     | 21.52    | 462.98    |
| 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   | 0.00     | 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 | 669.43   | 10,028.37 |
| 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   | 936.22   | 8,590.96  |
| 6430-0000 | Water & Sewer                    | 527.06   | 0.00     | 0.00     | 513.13   | 0.00     | 0.00      | 586.06   | 0.00      | 0.00     | 532.87   | 0.00     | 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   | 354.91   | 3,908.43  |
| 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     | 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 | 4,432.27 | 80,631.07 |
| 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     | 0.00     | 315.00    |

Statement (12 months)

Period = Jan 2016-Nov 2016

Book = Cash

|           |                         | Jan 2016  | Feb 2016  | Mar 2016 | Apr 2016 | May 2016  | Jun 2016  | Jul 2016 | Aug 2016  | Sep 2016 | Oct 2016 | Nov 2016 | Total     |
|-----------|-------------------------|-----------|-----------|----------|----------|-----------|-----------|----------|-----------|----------|----------|----------|-----------|
| 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   | 117.22   | 1,767.87  |
| 7620-0000 | Taxes & Licenses        | 0.00      | 0.00      | 150.00   | 0.00     | 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     | 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 | 1,015.38 | 11,676.87 |
| 7851-0000 | FICA Expense            | 77.68     | 77.68     | 77.68    | 77.68    | 77.68     | 77.68     | 116.52   | 77.68     | 77.68    | 77.68    | 77.68    | 893.32    |
| 7852-0000 | FUTA Expense            | 6.10      | 6.10      | 6.10     | 6.10     | 6.10      | 6.10      | 5.45     | 0.00      | 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    | 0.65     | 181.88    |
| 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 | 1,210.93 | 12,361.99 |
| 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 | 1,210.93 | 12,826.99 |
| 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 | 5,643.20 | 93,458.06 |
| 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 | 1,580.94 | 20,902.88 |

**Balance Sheet**

Period = Nov 2016

Book = Cash

|           |                             | <b>Current Balance</b> |
|-----------|-----------------------------|------------------------|
| 1110-0000 | Operating Cash 1            | 58,284                 |
| 1130-0000 | Savings Cash 1              | 20,016                 |
| 1190-0000 | TOTAL CASH                  | 78,300                 |
| 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                | 120,114                |
| 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           | 106,103                |
| 3890-0000 | TOTAL CAPITAL               | 106,103                |
| 3990-0000 | TOTAL LIABILITIES & CAPITAL | 120,114                |

**Cash Flow**

Period = Nov 2016

Book = Cash

|                                | Period to Date | %          | Year to Date   | %          |
|--------------------------------|----------------|------------|----------------|------------|
| <b>INCOME</b>                  |                |            |                |            |
| <b>RENT</b>                    |                |            |                |            |
| Condo Common Charge            | 5,885          | 81         | 96,557         | 84         |
| Commercial/Retail rent         | 687            | 10         | 8,240          | 7          |
| <b>NET RENT INCOME</b>         | <b>6,572</b>   | <b>91</b>  | <b>104,796</b> | <b>92</b>  |
| <b>EXPENSE REIMBURSEMENT</b>   |                |            |                |            |
| Passthru Repair                | 652            | 9          | 9,235          | 8          |
| Estimated CAM Charges          | 0              | 0          | 278            | 0          |
| <b>TOTAL REIMBURSEMENT</b>     | <b>652</b>     | <b>9</b>   | <b>9,513</b>   | <b>8</b>   |
| <b>OTHER INCOME</b>            |                |            |                |            |
| Interest on Bank Accounts      | 0              | 0          | 6              | 0          |
| Other Interest/Dividend Income | 0              | 0          | 46             | 0          |
| <b>TOTAL OTHER INCOME</b>      | <b>0</b>       | <b>0</b>   | <b>52</b>      | <b>0</b>   |
| <b>TOTAL INCOME</b>            | <b>7,224</b>   | <b>100</b> | <b>114,361</b> | <b>100</b> |
| <b>EXPENSES</b>                |                |            |                |            |
| <b>DIRECT EXPENSES</b>         |                |            |                |            |
| Accounting                     | 0              | 0          | 4,000          | 3          |
| Professional Consultant Fees   | 0              | 0          | 150            | 0          |
| General Building Repairs-...   | 500            | 7          | 2,296          | 2          |
| Building Supplies              | 0              | 0          | 1,140          | 1          |
| Furniture & Fixtures Supplies  | 57             | 1          | 57             | 0          |
| Painting Supplies              | 181            | 3          | 181            | 0          |
| Plumbing Repair                | 0              | 0          | 1,355          | 1          |
| HVAC (Heat, Ventilation, Air)  | 0              | 0          | 691            | 1          |
| Boiler Repair                  | 218            | 3          | 7,621          | 7          |
| Elevator Inspection & Repair   | 338            | 5          | 4,861          | 4          |
| Fire Extinguishers             | 0              | 0          | 864            | 1          |
| Exterminator                   | 0              | 0          | 521            | 0          |
| Locksmith                      | 0              | 0          | 2,488          | 2          |
| Management                     | 1,100          | 15         | 12,750         | 11         |
| Security Service               | 0              | 0          | 3,889          | 3          |
| Security Cameras/Intercom      | 0              | 0          | 11,563         | 10         |
| Insurance                      | 0              | 0          | 206            | 0          |
| Worker's Compensation          | 57             | 1          | 607            | 1          |
| Filing Fees                    | 22             | 0          | 463            | 0          |
| Boiler Inspection Service      | 0              | 0          | 105            | 0          |
| Electricity                    | 669            | 9          | 10,028         | 9          |
| Gas                            | 936            | 13         | 8,591          | 8          |

**Cash Flow**

Period = Nov 2016

Book = Cash

|                                     | Period to Date | %         | Year to Date  | %         |
|-------------------------------------|----------------|-----------|---------------|-----------|
| Water & Sewer                       | 0              | 0         | 2,159         | 2         |
| Telephone & Internet                | 355            | 5         | 3,908         | 3         |
| Rent Stbilization Fees              | 0              | 0         | 135           | 0         |
| <b>TOTAL DIRECT EXP...</b>          | <b>4,432</b>   | <b>61</b> | <b>80,631</b> | <b>71</b> |
| <b>GENERAL &amp; ADMINISTRATIVE</b> |                |           |               |           |
| Legal                               | 0              | 0         | 315           | 0         |
| Payroll Processing Fees             | 117            | 2         | 1,768         | 2         |
| Taxes & Licenses                    | 0              | 0         | 150           | 0         |
| <b>PAYROLL EXPENSE</b>              |                |           |               |           |
| Super Salaries                      | 0              | 0         | -2,200        | -2        |
| Gross Salary                        | 1,015          | 14        | 11,677        | 10        |
| FICA Expense                        | 78             | 1         | 893           | 1         |
| FUTA Expense                        | 0              | 0         | 42            | 0         |
| SUTA Expense                        | 1              | 0         | 182           | 0         |
| <b>TOTAL PAYROLL</b>                | <b>1,211</b>   | <b>17</b> | <b>12,362</b> | <b>11</b> |
| <b>TOTAL G &amp; A EXPENSE</b>      | <b>1,211</b>   | <b>17</b> | <b>12,827</b> | <b>11</b> |
| <b>TOTAL EXPENSES</b>               | <b>5,643</b>   | <b>78</b> | <b>93,458</b> | <b>82</b> |
| <b>NET INCOME</b>                   | <b>1,581</b>   | <b>22</b> | <b>20,903</b> | <b>18</b> |

| Period to Date    | Beginning Balance | Ending Balance | Difference   |
|-------------------|-------------------|----------------|--------------|
| Operating Cash    | 0                 | 0              | 0            |
| Operating Cash 1  | 56,704            | 58,284         | 1,580        |
| Savings Cash 1    | 20,015            | 20,016         | 0            |
| Savings Cash 3    | 0                 | 0              | 0            |
| <b>Total Cash</b> | <b>76,719</b>     | <b>78,300</b>  | <b>1,581</b> |

| Year to Date      | Beginning Balance | Ending Balance | Difference   |
|-------------------|-------------------|----------------|--------------|
| Operating Cash    | 0                 | 0              | 0            |
| Operating Cash 1  | 55,765            | 58,284         | 2,519        |
| Savings Cash 1    | 20,010            | 20,016         | 6            |
| Savings Cash 3    | 0                 | 0              | 0            |
| <b>Total Cash</b> | <b>75,775</b>     | <b>78,300</b>  | <b>2,525</b> |

**General Ledger**

Period = Nov 2016

Book = Cash

Sort On =

| Property         | Property Name    | Date       | Period  | Person/Description                 | Control | Reference | Debit           | Credit          | Balance          | Remarks                          |
|------------------|------------------|------------|---------|------------------------------------|---------|-----------|-----------------|-----------------|------------------|----------------------------------|
| <b>1110-0000</b> |                  |            |         | <b>Operating Cash 1</b>            |         |           |                 |                 | <b>56,704.04</b> | <b>= Beginning Balance =</b>     |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November               | J-8728  |           | 0.00            | 219.33          | 56,484.71        | To Gross up November             |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November               | J-8728  |           | 0.00            | 59.40           | 56,425.31        | To Gross up November             |
| 534condo         | 534 West 42nd... | 11/01/2016 | 11/2016 | Livingston Management Service...   | K-39747 | 375       |                 | 1,100.00        | 55,325.31        | Management Fee                   |
|                  |                  | 11/01/2016 |         | Deposit Total 67                   |         |           | 1,200.00        |                 | 56,525.31        |                                  |
|                  |                  | 11/04/2016 |         | Deposit Total 113                  |         |           | 686.63          |                 | 57,211.94        |                                  |
|                  |                  | 11/02/2016 |         | Deposit Total 68                   |         |           | 652.03          |                 | 57,863.97        |                                  |
| 534condo         | 534 West 42nd... | 11/04/2016 | 11/2016 | Livingston Management Service...   | K-39950 | 376       |                 | 239.27          | 57,624.70        | certified registartion copy      |
| 534condo         | 534 West 42nd... | 11/04/2016 | 11/2016 | Artur Ujkaj (v0000081)             | K-40614 | 110416    |                 | 435.99          | 57,188.71        |                                  |
| 534condo         | 534 West 42nd... | 11/07/2016 | 11/2016 | Livingston Management Service...   | K-39970 | 377       |                 | 56.85           | 57,131.86        | compact fluorescent ballast kit  |
| 534condo         | 534 West 42nd... | 11/11/2016 | 11/2016 | ADP Inc. (adp)                     | K-40844 | 111116    |                 | 58.61           | 57,073.25        | 11/4/16                          |
| 534condo         | 534 West 42nd... | 11/15/2016 | 11/2016 | Solid State Elevator Corp (solids) | K-40136 | 378       |                 | 337.51          | 56,735.74        | Nov 2016                         |
| 534condo         | 534 West 42nd... | 11/15/2016 | 11/2016 | Verizon (verizon)                  | K-40137 | 379       |                 | 233.01          | 56,502.73        | Nov 2016                         |
|                  |                  | 11/15/2016 |         | Deposit Total 114                  |         |           | 2,396.23        |                 | 58,898.96        |                                  |
| 534condo         | 534 West 42nd... | 11/18/2016 | 11/2016 | Artur Ujkaj (v0000081)             | K-40613 | 111816    |                 | 435.99          | 58,462.97        |                                  |
| 534condo         | 534 West 42nd... | 11/22/2016 | 11/2016 | Tsigonia Paint Sales (tsignoa)     | K-40260 | 380       |                 | 181.08          | 58,281.89        | Paint Supplies                   |
| 534condo         | 534 West 42nd... | 11/22/2016 | 11/2016 | Verizon (verizon)                  | K-40261 | 381       |                 | 121.90          | 58,159.99        | 2129041458660749-11/7-12/6       |
| 534condo         | 534 West 42nd... | 11/25/2016 | 11/2016 | ADP Inc. (adp)                     | K-40838 | 112516    |                 | 58.61           | 58,101.38        | 11/18/16                         |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Consolidated Edison Company ...    | K-40428 | 383       |                 | 1,605.65        | 56,495.73        | 9/16-10/18 adjustment            |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Artur Ujkaj (v0000081)             | K-40463 | 384       |                 | 500.00          | 55,995.73        | front door and elevator painting |
|                  |                  | 11/29/2016 |         | Deposit Total 69                   |         |           | 2,288.76        |                 | 58,284.49        |                                  |
|                  |                  |            |         | <b>Net Change=1,580.45</b>         |         |           | <b>7,223.65</b> | <b>5,643.20</b> | <b>58,284.49</b> | <b>= Ending Balance =</b>        |
| <b>1130-0000</b> |                  |            |         | <b>Savings Cash 1</b>              |         |           |                 |                 | <b>20,015.11</b> | <b>= Beginning Balance =</b>     |
| 534condo         | 534 West 42nd... | 11/20/2016 | 11/2016 | 11.2016 bank                       | J-8789  |           | 0.49            | 0.00            | 20,015.60        | 11.2016 bank                     |
|                  |                  |            |         | <b>Net Change=0.49</b>             |         |           | <b>0.49</b>     | <b>0.00</b>     | <b>20,015.60</b> | <b>= Ending Balance =</b>        |
| <b>1210-0000</b> |                  |            |         | <b>Prepaid Insurance</b>           |         |           |                 |                 | <b>17,785.54</b> | <b>= Beginning Balance =</b>     |
|                  |                  |            |         | <b>Net Change=0.00</b>             |         |           | <b>0.00</b>     | <b>0.00</b>     | <b>17,785.54</b> | <b>= Ending Balance =</b>        |
| <b>1300-0000</b> |                  |            |         | <b>Accounts Receivable</b>         |         |           |                 |                 | <b>-1,113.71</b> | <b>= Beginning Balance =</b>     |
|                  |                  |            |         | <b>Net Change=0.00</b>             |         |           | <b>0.00</b>     | <b>0.00</b>     | <b>-1,113.71</b> | <b>= Ending Balance =</b>        |
| <b>1620-0000</b> |                  |            |         | <b>Equipment</b>                   |         |           |                 |                 | <b>28,039.88</b> | <b>= Beginning Balance =</b>     |
|                  |                  |            |         | <b>Net Change=0.00</b>             |         |           | <b>0.00</b>     | <b>0.00</b>     | <b>28,039.88</b> | <b>= Ending Balance =</b>        |
| <b>1621-0000</b> |                  |            |         | <b>Accum. Dep - Equipment</b>      |         |           |                 |                 | <b>-2,898.00</b> | <b>= Beginning Balance =</b>     |
|                  |                  |            |         | <b>Net Change=0.00</b>             |         |           | <b>0.00</b>     | <b>0.00</b>     | <b>-2,898.00</b> | <b>= Ending Balance =</b>        |

**General Ledger**

Period = Nov 2016

Book = Cash

Sort On =

| Property         | Property Name    | Date       | Period  | Person/Description                  | Control | Reference | Debit         | Credit          | Balance                                 | Remarks                                     |
|------------------|------------------|------------|---------|-------------------------------------|---------|-----------|---------------|-----------------|-----------------------------------------|---------------------------------------------|
| <b>2480-0000</b> |                  |            |         | <b>Accrued Expense</b>              |         |           |               |                 | <b>-14,011.22 = Beginning Balance =</b> |                                             |
|                  |                  |            |         | <b>Net Change=0.00</b>              |         |           | <b>0.00</b>   | <b>0.00</b>     | <b>-14,011.22 = Ending Balance =</b>    |                                             |
| <b>2610-0000</b> |                  |            |         | <b>Workers Compensation Premium</b> |         |           |               |                 | <b>0.00 = Beginning Balance =</b>       |                                             |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November                | J-8728  |           | 59.40         | 0.00            | 59.40                                   | To Gross up November                        |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | to reclass Worker's comp Ins        | J-9098  |           | 0.00          | 59.40           | 0.00                                    | to reclass Worker's comp Ins                |
|                  |                  |            |         | <b>Net Change=0.00</b>              |         |           | <b>59.40</b>  | <b>59.40</b>    | <b>0.00 = Ending Balance =</b>          |                                             |
| <b>2650-0000</b> |                  |            |         | <b>Net Payroll</b>                  |         |           |               |                 | <b>0.00 = Beginning Balance =</b>       |                                             |
| 534condo         | 534 West 42nd... | 11/04/2016 | 11/2016 | Artur Ujkaj (v0000081)              | K-40614 | 110416    | 435.99        | 0.00            | 435.99                                  |                                             |
| 534condo         | 534 West 42nd... | 11/18/2016 | 11/2016 | Artur Ujkaj (v0000081)              | K-40613 | 111816    | 435.99        | 0.00            | 871.98                                  |                                             |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November                | J-8728  |           | 0.00          | 871.98          | 0.00                                    | To Gross up November                        |
|                  |                  |            |         | <b>Net Change=0.00</b>              |         |           | <b>871.98</b> | <b>871.98</b>   | <b>0.00 = Ending Balance =</b>          |                                             |
| <b>3800-0000</b> |                  |            |         | <b>Retained Earnings</b>            |         |           |               |                 | <b>-85,199.70 = Beginning Balance =</b> |                                             |
|                  |                  |            |         | <b>Net Change=0.00</b>              |         |           | <b>0.00</b>   | <b>0.00</b>     | <b>-85,199.70 = Ending Balance =</b>    |                                             |
| <b>4530-0000</b> |                  |            |         | <b>Condo Common Charge</b>          |         |           |               |                 | <b>-90,671.79 = Beginning Balance =</b> |                                             |
| 534condo         | 534 West 42nd... | 11/01/2016 | 11/2016 | Riccardi (t0000176)                 | R-85508 | :ACH...   | 0.00          | 278.07          | -90,949.86                              | Pre-Authorized Payment                      |
| 534condo         | 534 West 42nd... | 11/01/2016 | 11/2016 | Riccardi (t0000176)                 | R-85508 | :ACH...   | 0.00          | 921.93          | -91,871.79                              | Pre-Authorized Payment                      |
| 534condo         | 534 West 42nd... | 11/15/2016 | 11/2016 | Simon (t0000180)                    | R-86162 | 00001110  | 0.00          | 2,396.23        | -94,268.02                              | :CHECKscan Payment - Nov 2016 Common ...    |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Younge (t0000178)                   | R-86771 | :AC...    | 0.00          | 1,144.38        | -95,412.40                              | Online Payment - EFT Payment.               |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Younge (t0000178)                   | R-86771 | :AC...    | 0.00          | 1,144.38        | -96,556.78                              | Online Payment - EFT Payment.               |
|                  |                  |            |         | <b>Net Change=-5,884.99</b>         |         |           | <b>0.00</b>   | <b>5,884.99</b> | <b>-96,556.78 = Ending Balance =</b>    |                                             |
| <b>4700-0000</b> |                  |            |         | <b>Commercial/Retail rent</b>       |         |           |               |                 | <b>-7,552.93 = Beginning Balance =</b>  |                                             |
| 534condo         | 534 West 42nd... | 11/01/2016 | 11/2016 | Praveen Gulati (t0000760)           | R-85742 | 006016    | 0.00          | 686.63          | -8,239.56                               | :CHECKscan Payment - Nov 2016 Rent          |
|                  |                  |            |         | <b>Net Change=-686.63</b>           |         |           | <b>0.00</b>   | <b>686.63</b>   | <b>-8,239.56 = Ending Balance =</b>     |                                             |
| <b>5210-0000</b> |                  |            |         | <b>Passthru Repair</b>              |         |           |               |                 | <b>-8,583.02 = Beginning Balance =</b>  |                                             |
| 534condo         | 534 West 42nd... | 11/02/2016 | 11/2016 | Samuels (t0000177)                  | R-85686 | :AC...    | 0.00          | 352.25          | -8,935.27                               | Online Payment - EFT Payment Paid by roo... |
| 534condo         | 534 West 42nd... | 11/02/2016 | 11/2016 | Samuels (t0000177)                  | R-85686 | :AC...    | 0.00          | 299.78          | -9,235.05                               | Online Payment - EFT Payment Paid by roo... |
|                  |                  |            |         | <b>Net Change=-652.03</b>           |         |           | <b>0.00</b>   | <b>652.03</b>   | <b>-9,235.05 = Ending Balance =</b>     |                                             |
| <b>5470-0000</b> |                  |            |         | <b>Estimated CAM Charges</b>        |         |           |               |                 | <b>-277.78 = Beginning Balance =</b>    |                                             |
|                  |                  |            |         | <b>Net Change=0.00</b>              |         |           | <b>0.00</b>   | <b>0.00</b>     | <b>-277.78 = Ending Balance =</b>       |                                             |

**General Ledger**

Period = Nov 2016

Book = Cash

Sort On =

| Property         | Property Name    | Date       | Period  | Person/Description                       | Control | Reference | Debit         | Credit      | Balance                               | Remarks                          |
|------------------|------------------|------------|---------|------------------------------------------|---------|-----------|---------------|-------------|---------------------------------------|----------------------------------|
| <b>5720-0000</b> |                  |            |         | <b>Interest on Bank Accounts</b>         |         |           |               |             | <b>-5.09 = Beginning Balance =</b>    |                                  |
| 534condo         | 534 West 42nd... | 11/20/2016 | 11/2016 | 11.2016 bank                             | J-8789  |           | 0.00          | 0.49        | -5.58                                 | 11.2016 bank                     |
|                  |                  |            |         | <b>Net Change=-0.49</b>                  |         |           | <b>0.00</b>   | <b>0.49</b> | <b>-5.58 = Ending Balance =</b>       |                                  |
| <b>5725-0000</b> |                  |            |         | <b>Other Interest/Dividend Income</b>    |         |           |               |             | <b>-46.19 = Beginning Balance =</b>   |                                  |
|                  |                  |            |         | <b>Net Change=0.00</b>                   |         |           | <b>0.00</b>   | <b>0.00</b> | <b>-46.19 = Ending Balance =</b>      |                                  |
| <b>6202-0000</b> |                  |            |         | <b>Accounting</b>                        |         |           |               |             | <b>4,000.00 = Beginning Balance =</b> |                                  |
|                  |                  |            |         | <b>Net Change=0.00</b>                   |         |           | <b>0.00</b>   | <b>0.00</b> | <b>4,000.00 = Ending Balance =</b>    |                                  |
| <b>6204-0000</b> |                  |            |         | <b>Professional Consultant Fees</b>      |         |           |               |             | <b>150.00 = Beginning Balance =</b>   |                                  |
|                  |                  |            |         | <b>Net Change=0.00</b>                   |         |           | <b>0.00</b>   | <b>0.00</b> | <b>150.00 = Ending Balance =</b>      |                                  |
| <b>6213-0000</b> |                  |            |         | <b>General Building Repairs-Expense</b>  |         |           |               |             | <b>1,796.44 = Beginning Balance =</b> |                                  |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Artur Ujkaj (v0000081)                   | K-40463 | 384       | 500.00        | 0.00        | 2,296.44                              | front door and elevator painting |
|                  |                  |            |         | <b>Net Change=500.00</b>                 |         |           | <b>500.00</b> | <b>0.00</b> | <b>2,296.44 = Ending Balance =</b>    |                                  |
| <b>6215-0000</b> |                  |            |         | <b>Building Supplies</b>                 |         |           |               |             | <b>1,140.00 = Beginning Balance =</b> |                                  |
|                  |                  |            |         | <b>Net Change=0.00</b>                   |         |           | <b>0.00</b>   | <b>0.00</b> | <b>1,140.00 = Ending Balance =</b>    |                                  |
| <b>6216-0000</b> |                  |            |         | <b>Furniture &amp; Fixtures Supplies</b> |         |           |               |             | <b>0.00 = Beginning Balance =</b>     |                                  |
| 534condo         | 534 West 42nd... | 11/07/2016 | 11/2016 | Livingston Management Service...         | K-39970 | 377       | 56.85         | 0.00        | 56.85                                 | compact fluorescent ballast kit  |
|                  |                  |            |         | <b>Net Change=56.85</b>                  |         |           | <b>56.85</b>  | <b>0.00</b> | <b>56.85 = Ending Balance =</b>       |                                  |
| <b>6217-0000</b> |                  |            |         | <b>Painting Supplies</b>                 |         |           |               |             | <b>0.00 = Beginning Balance =</b>     |                                  |
| 534condo         | 534 West 42nd... | 11/22/2016 | 11/2016 | Tsigonia Paint Sales (tsignoa)           | K-40260 | 380       | 181.08        | 0.00        | 181.08                                | Paint Supplies                   |
|                  |                  |            |         | <b>Net Change=181.08</b>                 |         |           | <b>181.08</b> | <b>0.00</b> | <b>181.08 = Ending Balance =</b>      |                                  |
| <b>6235-0000</b> |                  |            |         | <b>Plumbing Repair</b>                   |         |           |               |             | <b>1,355.49 = Beginning Balance =</b> |                                  |
|                  |                  |            |         | <b>Net Change=0.00</b>                   |         |           | <b>0.00</b>   | <b>0.00</b> | <b>1,355.49 = Ending Balance =</b>    |                                  |
| <b>6240-0000</b> |                  |            |         | <b>HVAC (Heat, Ventilation, Air)</b>     |         |           |               |             | <b>691.35 = Beginning Balance =</b>   |                                  |
|                  |                  |            |         | <b>Net Change=0.00</b>                   |         |           | <b>0.00</b>   | <b>0.00</b> | <b>691.35 = Ending Balance =</b>      |                                  |
| <b>6241-0000</b> |                  |            |         | <b>Boiler Repair</b>                     |         |           |               |             | <b>7,403.50 = Beginning Balance =</b> |                                  |
| 534condo         | 534 West 42nd... | 11/04/2016 | 11/2016 | Livingston Management Service...         | K-39950 | 376       | 217.75        | 0.00        | 7,621.25                              | SERVICE CALL 3.29.16             |
|                  |                  |            |         | <b>Net Change=217.75</b>                 |         |           | <b>217.75</b> | <b>0.00</b> | <b>7,621.25 = Ending Balance =</b>    |                                  |

**General Ledger**

Period = Nov 2016

Book = Cash

Sort On =

| Property         | Property Name    | Date       | Period  | Person/Description                      | Control | Reference | Debit           | Credit      | Balance                                | Remarks                      |
|------------------|------------------|------------|---------|-----------------------------------------|---------|-----------|-----------------|-------------|----------------------------------------|------------------------------|
| <b>6250-0000</b> |                  |            |         | <b>Elevator Inspection &amp; Repair</b> |         |           |                 |             | <b>4,523.72 = Beginning Balance =</b>  |                              |
| 534condo         | 534 West 42nd... | 11/15/2016 | 11/2016 | Solid State Elevator Corp (solids)      | K-40136 | 378       | 337.51          | 0.00        | 4,861.23                               | Nov 2016                     |
|                  |                  |            |         | <b>Net Change=337.51</b>                |         |           | <b>337.51</b>   | <b>0.00</b> | <b>4,861.23 = Ending Balance =</b>     |                              |
| <b>6252-0000</b> |                  |            |         | <b>Fire Extinguishers</b>               |         |           |                 |             | <b>864.09 = Beginning Balance =</b>    |                              |
|                  |                  |            |         | <b>Net Change=0.00</b>                  |         |           | <b>0.00</b>     | <b>0.00</b> | <b>864.09 = Ending Balance =</b>       |                              |
| <b>6265-0000</b> |                  |            |         | <b>Exterminator</b>                     |         |           |                 |             | <b>521.08 = Beginning Balance =</b>    |                              |
|                  |                  |            |         | <b>Net Change=0.00</b>                  |         |           | <b>0.00</b>     | <b>0.00</b> | <b>521.08 = Ending Balance =</b>       |                              |
| <b>6267-0000</b> |                  |            |         | <b>Locksmith</b>                        |         |           |                 |             | <b>2,487.80 = Beginning Balance =</b>  |                              |
|                  |                  |            |         | <b>Net Change=0.00</b>                  |         |           | <b>0.00</b>     | <b>0.00</b> | <b>2,487.80 = Ending Balance =</b>     |                              |
| <b>6300-0000</b> |                  |            |         | <b>Management</b>                       |         |           |                 |             | <b>11,650.00 = Beginning Balance =</b> |                              |
| 534condo         | 534 West 42nd... | 11/01/2016 | 11/2016 | Livingston Management Service...        | K-39747 | 375       | 1,100.00        | 0.00        | 12,750.00                              | Management Fee               |
|                  |                  |            |         | <b>Net Change=1,100.00</b>              |         |           | <b>1,100.00</b> | <b>0.00</b> | <b>12,750.00 = Ending Balance =</b>    |                              |
| <b>6310-0000</b> |                  |            |         | <b>Security Service</b>                 |         |           |                 |             | <b>3,889.06 = Beginning Balance =</b>  |                              |
|                  |                  |            |         | <b>Net Change=0.00</b>                  |         |           | <b>0.00</b>     | <b>0.00</b> | <b>3,889.06 = Ending Balance =</b>     |                              |
| <b>6312-0000</b> |                  |            |         | <b>Security Cameras/Intercom</b>        |         |           |                 |             | <b>11,562.54 = Beginning Balance =</b> |                              |
|                  |                  |            |         | <b>Net Change=0.00</b>                  |         |           | <b>0.00</b>     | <b>0.00</b> | <b>11,562.54 = Ending Balance =</b>    |                              |
| <b>6320-0000</b> |                  |            |         | <b>Insurance</b>                        |         |           |                 |             | <b>206.24 = Beginning Balance =</b>    |                              |
|                  |                  |            |         | <b>Net Change=0.00</b>                  |         |           | <b>0.00</b>     | <b>0.00</b> | <b>206.24 = Ending Balance =</b>       |                              |
| <b>6320-0010</b> |                  |            |         | <b>Worker's Compensation</b>            |         |           |                 |             | <b>549.71 = Beginning Balance =</b>    |                              |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November                    | J-8728  |           | 0.00            | 2.40        | 547.31                                 | To Gross up November         |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | to reclass Worker's comp Ins            | J-9098  |           | 59.40           | 0.00        | 606.71                                 | to reclass Worker's comp Ins |
|                  |                  |            |         | <b>Net Change=57.00</b>                 |         |           | <b>59.40</b>    | <b>2.40</b> | <b>606.71 = Ending Balance =</b>       |                              |
| <b>6364-0000</b> |                  |            |         | <b>Filing Fees</b>                      |         |           |                 |             | <b>441.46 = Beginning Balance =</b>    |                              |
| 534condo         | 534 West 42nd... | 11/04/2016 | 11/2016 | Livingston Management Service...        | K-39950 | 376       | 13.32           | 0.00        | 454.78                                 | certified registartion copy  |
| 534condo         | 534 West 42nd... | 11/04/2016 | 11/2016 | Livingston Management Service...        | K-39950 | 376       | 8.20            | 0.00        | 462.98                                 | certified registartion copy  |
|                  |                  |            |         | <b>Net Change=21.52</b>                 |         |           | <b>21.52</b>    | <b>0.00</b> | <b>462.98 = Ending Balance =</b>       |                              |
| <b>6367-0000</b> |                  |            |         | <b>Boiler Inspection Service</b>        |         |           |                 |             | <b>105.00 = Beginning Balance =</b>    |                              |
|                  |                  |            |         | <b>Net Change=0.00</b>                  |         |           | <b>0.00</b>     | <b>0.00</b> | <b>105.00 = Ending Balance =</b>       |                              |

**General Ledger**

Period = Nov 2016

Book = Cash

Sort On =

| Property         | Property Name    | Date       | Period  | Person/Description              | Control | Reference | Debit           | Credit        | Balance                                | Remarks                    |
|------------------|------------------|------------|---------|---------------------------------|---------|-----------|-----------------|---------------|----------------------------------------|----------------------------|
| <b>6410-0000</b> |                  |            |         | <b>Electricity</b>              |         |           |                 |               | <b>9,358.94 = Beginning Balance =</b>  |                            |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Consolidated Edison Company ... | K-40428 | 383       | 669.43          | 0.00          | 10,028.37                              | 10/18-11/16                |
|                  |                  |            |         | <b>Net Change=669.43</b>        |         |           | <b>669.43</b>   | <b>0.00</b>   | <b>10,028.37 = Ending Balance =</b>    |                            |
| <b>6420-0000</b> |                  |            |         | <b>Gas</b>                      |         |           |                 |               | <b>7,654.74 = Beginning Balance =</b>  |                            |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Consolidated Edison Company ... | K-40428 | 383       | 1,147.13        | 0.00          | 8,801.87                               | 9/16-11/16                 |
| 534condo         | 534 West 42nd... | 11/29/2016 | 11/2016 | Consolidated Edison Company ... | K-40428 | 383       | 0.00            | 210.91        | 8,590.96                               | 9/16-10/18 adjustment      |
|                  |                  |            |         | <b>Net Change=936.22</b>        |         |           | <b>1,147.13</b> | <b>210.91</b> | <b>8,590.96 = Ending Balance =</b>     |                            |
| <b>6430-0000</b> |                  |            |         | <b>Water &amp; Sewer</b>        |         |           |                 |               | <b>2,159.12 = Beginning Balance =</b>  |                            |
|                  |                  |            |         | <b>Net Change=0.00</b>          |         |           | <b>0.00</b>     | <b>0.00</b>   | <b>2,159.12 = Ending Balance =</b>     |                            |
| <b>6455-0000</b> |                  |            |         | <b>Telephone &amp; Internet</b> |         |           |                 |               | <b>3,553.52 = Beginning Balance =</b>  |                            |
| 534condo         | 534 West 42nd... | 11/15/2016 | 11/2016 | Verizon (verizon)               | K-40137 | 379       | 233.01          | 0.00          | 3,786.53                               | Nov 2016                   |
| 534condo         | 534 West 42nd... | 11/22/2016 | 11/2016 | Verizon (verizon)               | K-40261 | 381       | 121.90          | 0.00          | 3,908.43                               | 2129041458660749-11/7-12/6 |
|                  |                  |            |         | <b>Net Change=354.91</b>        |         |           | <b>354.91</b>   | <b>0.00</b>   | <b>3,908.43 = Ending Balance =</b>     |                            |
| <b>6910-0000</b> |                  |            |         | <b>Rent Stbilization Fees</b>   |         |           |                 |               | <b>135.00 = Beginning Balance =</b>    |                            |
|                  |                  |            |         | <b>Net Change=0.00</b>          |         |           | <b>0.00</b>     | <b>0.00</b>   | <b>135.00 = Ending Balance =</b>       |                            |
| <b>7610-0000</b> |                  |            |         | <b>Legal</b>                    |         |           |                 |               | <b>315.00 = Beginning Balance =</b>    |                            |
|                  |                  |            |         | <b>Net Change=0.00</b>          |         |           | <b>0.00</b>     | <b>0.00</b>   | <b>315.00 = Ending Balance =</b>       |                            |
| <b>7615-0000</b> |                  |            |         | <b>Payroll Processing Fees</b>  |         |           |                 |               | <b>1,650.65 = Beginning Balance =</b>  |                            |
| 534condo         | 534 West 42nd... | 11/11/2016 | 11/2016 | ADP Inc. (adp)                  | K-40844 | 111116    | 58.61           | 0.00          | 1,709.26                               | 11/4/16                    |
| 534condo         | 534 West 42nd... | 11/25/2016 | 11/2016 | ADP Inc. (adp)                  | K-40838 | 112516    | 58.61           | 0.00          | 1,767.87                               | 11/18/16                   |
|                  |                  |            |         | <b>Net Change=117.22</b>        |         |           | <b>117.22</b>   | <b>0.00</b>   | <b>1,767.87 = Ending Balance =</b>     |                            |
| <b>7620-0000</b> |                  |            |         | <b>Taxes &amp; Licenses</b>     |         |           |                 |               | <b>150.00 = Beginning Balance =</b>    |                            |
|                  |                  |            |         | <b>Net Change=0.00</b>          |         |           | <b>0.00</b>     | <b>0.00</b>   | <b>150.00 = Ending Balance =</b>       |                            |
| <b>7825-0000</b> |                  |            |         | <b>Super Salaries</b>           |         |           |                 |               | <b>-2,200.00 = Beginning Balance =</b> |                            |
|                  |                  |            |         | <b>Net Change=0.00</b>          |         |           | <b>0.00</b>     | <b>0.00</b>   | <b>-2,200.00 = Ending Balance =</b>    |                            |
| <b>7845-0000</b> |                  |            |         | <b>Gross Salary</b>             |         |           |                 |               | <b>10,661.49 = Beginning Balance =</b> |                            |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November            | J-8728  |           | 1,015.38        | 0.00          | 11,676.87                              | To Gross up November       |
|                  |                  |            |         | <b>Net Change=1,015.38</b>      |         |           | <b>1,015.38</b> | <b>0.00</b>   | <b>11,676.87 = Ending Balance =</b>    |                            |

**General Ledger**

Period = Nov 2016

Book = Cash

Sort On =

| Property         | Property Name    | Date       | Period  | Person/Description      | Control | Reference | Debit            | Credit           | Balance       | Remarks                      |
|------------------|------------------|------------|---------|-------------------------|---------|-----------|------------------|------------------|---------------|------------------------------|
| <b>7851-0000</b> |                  |            |         | <b>FICA Expense</b>     |         |           |                  |                  | <b>815.64</b> | <b>= Beginning Balance =</b> |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November    | J-8728  |           | 77.68            | 0.00             | 893.32        | To Gross up November         |
|                  |                  |            |         | <b>Net Change=77.68</b> |         |           | <b>77.68</b>     | <b>0.00</b>      | <b>893.32</b> | <b>= Ending Balance =</b>    |
| <b>7852-0000</b> |                  |            |         | <b>FUTA Expense</b>     |         |           |                  |                  | <b>42.05</b>  | <b>= Beginning Balance =</b> |
|                  |                  |            |         | <b>Net Change=0.00</b>  |         |           | <b>0.00</b>      | <b>0.00</b>      | <b>42.05</b>  | <b>= Ending Balance =</b>    |
| <b>7853-0000</b> |                  |            |         | <b>SUTA Expense</b>     |         |           |                  |                  | <b>181.23</b> | <b>= Beginning Balance =</b> |
| 534condo         | 534 West 42nd... | 11/30/2016 | 11/2016 | To Gross up November    | J-8728  |           | 0.65             | 0.00             | 181.88        | To Gross up November         |
|                  |                  |            |         | <b>Net Change=0.65</b>  |         |           | <b>0.65</b>      | <b>0.00</b>      | <b>181.88</b> | <b>= Ending Balance =</b>    |
|                  |                  |            |         |                         |         |           | <b>14,012.03</b> | <b>14,012.03</b> |               |                              |

534 West 42nd Street Condo Association (534condo)

**Receipt Register**

For Period = Nov 2016

| Control      | Batch | Period  | Date       | Person                   | Property | Cash Acct | Account | Amount   | Reference | Check #    | Notes                                                                |
|--------------|-------|---------|------------|--------------------------|----------|-----------|---------|----------|-----------|------------|----------------------------------------------------------------------|
| R-85508      | 10954 | 11/2016 | 11/1/2016  | Riccardi(10000176)       | 534condo | 1110-0000 |         | 1,200.00 |           | :ACH-11957 | Pre-Authorized Payment                                               |
| R-85686      | 10995 | 11/2016 | 11/2/2016  | Samuels(10000177)        | 534condo | 1110-0000 |         | 652.03   |           | :ACH-WEB   | Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142) |
| R-85742      | 11017 | 11/2016 | 11/1/2016  | Praveen Gulati(10000760) | 534condo | 1110-0000 |         | 686.63   |           | 006016     | :CHECKscan Payment - Nov 2016 Rent                                   |
| R-86162      | 11091 | 11/2016 | 11/15/2016 | Simon(10000180)          | 534condo | 1110-0000 |         | 2,396.23 |           | 00001110   | :CHECKscan Payment - Nov 2016 Common Charge                          |
| R-86771      | 11239 | 11/2016 | 11/29/2016 | Younge(10000178)         | 534condo | 1110-0000 |         | 2,288.76 |           | :ACH-WEB   | Online Payment - EFT Payment.                                        |
| <b>Total</b> |       |         |            |                          |          |           |         | 7,223.65 |           |            |                                                                      |

534 West 42nd Street Condo Association (534condo)

## Check Register

For Period = Nov 2016

| Control      | Batch | Period  | Date       | Person                                      | Property | Account                                    | Amount          | Reference | Notes                            |
|--------------|-------|---------|------------|---------------------------------------------|----------|--------------------------------------------|-----------------|-----------|----------------------------------|
| K-39747      | 19339 | 11/2016 | 11/1/2016  | Livingston Management Services, LLC (living | 534condo | 6300-0000 Management                       | 1,100.00        | 375       | Management Fee                   |
| K-39950      | 19362 | 11/2016 | 11/4/2016  | Livingston Management Services, LLC (living | 534condo | 6364-0000 Filing Fees                      | 13.32           | 376       | certified registartion copy      |
|              |       |         |            |                                             | 534condo | 6364-0000 Filing Fees                      | 8.20            | 376       | certified registartion copy      |
|              |       |         |            |                                             | 534condo | 6241-0000 Boiler Repair                    | 217.75          | 376       | SERVICE CALL 3.29.16             |
| K-39970      | 19372 | 11/2016 | 11/7/2016  | Livingston Management Services, LLC (living | 534condo | 6216-0000 Furniture & Fixtures Supplies    | 56.85           | 377       | compact fluorescent ballast kit  |
| K-40136      | 19423 | 11/2016 | 11/15/2016 | Solid State Elevator Corp (solids)          | 534condo | 6250-0000 Elevator Inspection & Repair     | 337.51          | 378       | Nov 2016                         |
| K-40137      | 19423 | 11/2016 | 11/15/2016 | Verizon (verizon)                           | 534condo | 6455-0000 Telephone & Internet             | 233.01          | 379       | Nov 2016                         |
| K-40260      | 19447 | 11/2016 | 11/22/2016 | Tsigonia Paint Sales (tsignoa)              | 534condo | 6217-0000 Painting Supplies                | 181.08          | 380       | Paint Supplies                   |
| K-40261      | 19447 | 11/2016 | 11/22/2016 | Verizon (verizon)                           | 534condo | 6455-0000 Telephone & Internet             | 121.90          | 381       | 2129041458660749-11/7-12/6       |
| K-40428      | 19475 | 11/2016 | 11/29/2016 | Consolidated Edison Company of N.Y. Inc. (i | 534condo | 6410-0000 Electricity                      | 669.43          | 383       | 10/18-11/16                      |
|              |       |         |            |                                             | 534condo | 6420-0000 Gas                              | 1,147.13        | 383       | 9/16-11/16                       |
|              |       |         |            |                                             | 534condo | 6420-0000 Gas                              | -210.91         | 383       | 9/16-10/18 adjustment            |
| K-40463      | 19477 | 11/2016 | 11/29/2016 | Artur Ujkaj (v0000081)                      | 534condo | 6213-0000 General Building Repairs-Expense | 500.00          | 384       | front door and elevator painting |
| K-40613      |       | 11/2016 | 11/18/2016 | Artur Ujkaj (v0000081)                      | 534condo | 2650-0000 Net Payroll                      | 435.99          | 111816    |                                  |
| K-40614      |       | 11/2016 | 11/4/2016  | Artur Ujkaj (v0000081)                      | 534condo | 2650-0000 Net Payroll                      | 435.99          | 110416    |                                  |
| K-40838      |       | 11/2016 | 11/25/2016 | ADP Inc. (adp)                              | 534condo | 7615-0000 Payroll Processing Fees          | 58.61           | 112516    | 11/18/16                         |
| K-40844      |       | 11/2016 | 11/11/2016 | ADP Inc. (adp)                              | 534condo | 7615-0000 Payroll Processing Fees          | 58.61           | 111116    | 11/4/16                          |
| <b>Total</b> |       |         |            |                                             |          |                                            | <u>5,364.47</u> |           |                                  |

## Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 11/2016

| Property        | Unit | Resident | Name            | Total<br>Unpaid<br>Charges | 0-30<br>days    | 31-60<br>days   | 61-90<br>days   | Over 90<br>days | Prepays     | Balance          |
|-----------------|------|----------|-----------------|----------------------------|-----------------|-----------------|-----------------|-----------------|-------------|------------------|
| 534condo        | 3    | t0000175 | Aimee Drouin    | 4,577.52                   | 1,144.38        | 1,144.38        | 1,144.38        | 1,144.38        | 0.00        | 4,577.52         |
| 534condo        | 4    | t0000176 | John Riccardi   | 1,366.83                   | 1,144.38        | 222.45          | 0.00            | 0.00            | 0.00        | 1,366.83         |
| 534condo        | 5    | t0000177 | Yaneeke Samuels | 3,433.14                   | 1,144.38        | 1,144.38        | 1,144.38        | 0.00            | 0.00        | 3,433.14         |
| 534condo        | 7    | t0000179 | Tiiu Kuik       | 2,288.76                   | 1,144.38        | 1,144.38        | 0.00            | 0.00            | 0.00        | 2,288.76         |
| <b>534condo</b> |      |          |                 | <b>11,666.25</b>           | <b>4,577.52</b> | <b>3,655.59</b> | <b>2,288.76</b> | <b>1,144.38</b> | <b>0.00</b> | <b>11,666.25</b> |

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/21/2017

Month Year = 11/2016

| 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       | t0001082 | Dr. Amit Khaneja                                 | 0.00           | 1rent       | 1,144.38    | 0.00             | 0.00           | 01/01/2017 | 12/31/2099       |                 | 0.00     |
|                                 |           |            |          |                                                  |                | Total       | 1,144.38    |                  |                |            |                  |                 |          |
| 4                               | 1br       | 0.00       | t0000176 | John Riccardi                                    | 0.00           | common      | 1,144.38    | 0.00             | 0.00           | 05/01/2013 |                  |                 | 1,366.83 |
|                                 |           |            |          |                                                  |                | Total       | 1,144.38    |                  |                |            |                  |                 |          |
| 5                               | 1br       | 0.00       | t0000177 | Yaneeke Samuels                                  | 0.00           | common      | 1,144.38    | 0.00             | 0.00           | 01/01/2013 |                  |                 | 3,433.14 |
|                                 |           |            |          |                                                  |                | 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 |                  |                 | 2,288.76 |
|                                 |           |            |          |                                                  |                | 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<br>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           |            |                  |                 | 7,088.73 |
|                                 |           |            |          |                                                  |                |             |             |                  |                |            |                  |                 |          |
|                                 |           |            |          |                                                  |                |             |             |                  |                |            |                  |                 |          |
| 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           |            |                  |                 | 7,088.73 |
| 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            | 7,088.73 |
|                                 |           |            |          |                                                  |                |             |             |                  |                |            |                  |                 |          |

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/21/2017

Month Year = 11/2016

| 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                            |           |            | 8,118.13 |      |             |             |        |                  |               |         |                  |          |         |
| 1rent                             |           |            | 1,144.38 |      |             |             |        |                  |               |         |                  |          |         |
| comm                              |           |            | 686.63   |      |             |             |        |                  |               |         |                  |          |         |
| Total                             |           |            | 9,949.14 |      |             |             |        |                  |               |         |                  |          |         |



534condo-ChaseChk-9300

12/15/2016

**Bank Reconciliation Report**

**11/30/2016**

**412059300**

**Posted by: DBO**

**Balance Per Bank Statement as of 11/30/2016**

**58,101.38**

**Outstanding Deposits**

| Deposit Date | Deposit Number              | Amount          |
|--------------|-----------------------------|-----------------|
| 11/29/2016   | 69                          | 2,288.76        |
| <b>Plus:</b> | <b>Outstanding Deposits</b> | <b>2,288.76</b> |

**Outstanding Checks**

| Check Date   | Check Number                   | Payee                                               | Amount           |
|--------------|--------------------------------|-----------------------------------------------------|------------------|
| 11/29/2016   | 383                            | conediso - Consolidated Edison Company of N.Y. Inc. | 1,605.65         |
| 11/29/2016   | 384                            | v0000081 - Artur Ujkaj                              | 500.00           |
| <b>Less:</b> | <b>Outstanding Checks</b>      |                                                     | <b>2,105.65</b>  |
|              | <b>Reconciled Bank Balance</b> |                                                     | <b>58,284.49</b> |

**Balance per GL as of 11/30/2016**

**58,284.49**

**Reconciled Balance Per G/L**

**58,284.49**

**Difference**

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

**0.00**

534condo-ChaseChk-9300

12/15/2016

## Bank Reconciliation Report

11/30/2016

412059300

Posted by: DBO

## Cleared Items:

## Cleared Checks

| Date                        | Tran # | Notes                                               | Amount          | Date Cleared |
|-----------------------------|--------|-----------------------------------------------------|-----------------|--------------|
| 10/21/2016                  | 368    | nycwater - NYC Water Board                          | 532.87          | 11/30/2016   |
| 10/26/2016                  | 369    | conediso - Consolidated Edison Company of N.Y. Inc. | 38.82           | 11/30/2016   |
| 10/26/2016                  | 370    | conediso - Consolidated Edison Company of N.Y. Inc. | 935.06          | 11/30/2016   |
| 10/26/2016                  | 373    | verizon - Verizon                                   | 125.95          | 11/30/2016   |
| 10/28/2016                  | 374    | hartford - Hartford Steam Boiler                    | 105.00          | 11/30/2016   |
| 11/1/2016                   | 375    | livingst - Livingston Management Services, LLC      | 1,100.00        | 11/30/2016   |
| 11/4/2016                   | 376    | livingst - Livingston Management Services, LLC      | 239.27          | 11/30/2016   |
| 11/4/2016                   | 110416 | v0000081 - Artur Ujkaj                              | 435.99          | 11/30/2016   |
| 11/7/2016                   | 377    | livingst - Livingston Management Services, LLC      | 56.85           | 11/30/2016   |
| 11/11/2016                  | 111116 | adp - ADP Inc.                                      | 58.61           | 11/30/2016   |
| 11/15/2016                  | 378    | solids - Solid State Elevator Corp                  | 337.51          | 11/30/2016   |
| 11/15/2016                  | 379    | verizon - Verizon                                   | 233.01          | 11/30/2016   |
| 11/18/2016                  | 111816 | v0000081 - Artur Ujkaj                              | 435.99          | 11/30/2016   |
| 11/22/2016                  | 380    | tsignoa - Tsignonia Paint Sales                     | 181.08          | 11/30/2016   |
| 11/22/2016                  | 381    | verizon - Verizon                                   | 121.90          | 11/30/2016   |
| 11/25/2016                  | 112516 | adp - ADP Inc.                                      | 58.61           | 11/30/2016   |
| <b>Total Cleared Checks</b> |        |                                                     | <b>4,996.52</b> |              |

## Cleared Deposits

| Date                          | Tran # | Notes              | Amount          | Date Cleared |
|-------------------------------|--------|--------------------|-----------------|--------------|
| 11/1/2016                     | 67     | :ACH Deposit       | 1,200.00        | 11/30/2016   |
| 11/2/2016                     | 68     | :ACH Deposit       | 652.03          | 11/30/2016   |
| 11/4/2016                     | 113    | :CHECKscan Deposit | 686.63          | 11/30/2016   |
| 11/15/2016                    | 114    | :CHECKscan Deposit | 2,396.23        | 11/30/2016   |
| <b>Total Cleared Deposits</b> |        |                    | <b>4,934.89</b> |              |

## Cleared Other Items

| Date                             | Tran #  | Notes                | Amount         | Date Cleared |
|----------------------------------|---------|----------------------|----------------|--------------|
| 11/30/2016                       | JE 8728 | To Gross up November | -278.73        | 11/30/2016   |
| <b>Total Cleared Other Items</b> |         |                      | <b>-278.73</b> |              |



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

November 01, 2016 through November 30, 2016

Primary Account: **000000412059300**

00072547 1 AV 00.376



00072547 DRE 802 141 33616 NNNNNNNNNN T 1 000000000 62 0000 T902 P20

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 |



337600104500029378000100000000

## We've updated your deposit agreement regarding transactions in a foreign currency

Effective November 13, 2016, we've updated the Deposit Account Agreement to clarify how we determine the exchange rate for transactions in a foreign currency. See the foreign transaction sections of the General Terms and Electronic Funds Transfer Service Terms for details. You can get the latest Deposit Account Agreement online at chase.com, at a branch or by request when you call us.

If you have any questions, please visit any Chase branch.

## CONSOLIDATED BALANCE SUMMARY

### ASSETS

#### Checking & Savings

|                                          | ACCOUNT         | BEGINNING BALANCE<br>THIS PERIOD | ENDING BALANCE<br>THIS PERIOD |
|------------------------------------------|-----------------|----------------------------------|-------------------------------|
| Chase Total Business Checking            | 000000412059300 | \$58,441.74                      | \$58,101.38                   |
| Chase Business Select High Yield Savings | 000003046731484 | 20,015.11                        | 20,015.60                     |
| <b>Total</b>                             |                 | <b>\$78,456.85</b>               | <b>\$78,116.98</b>            |

#### TOTAL ASSETS

**\$78,456.85** **\$78,116.98**

All Summary Balances shown are as of November 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.

534condo-ChaseRes-1484

12/15/2016

**Bank Reconciliation Report**

**11/30/2016**

3046731484

Posted by: DBO

|                                             |                  |
|---------------------------------------------|------------------|
| Balance Per Bank Statement as of 11/30/2016 | 20,015.60        |
| Reconciled Bank Balance                     | <u>20,015.60</u> |

|                                 |                  |
|---------------------------------|------------------|
| Balance per GL as of 11/30/2016 | 20,015.60        |
| Reconciled Balance Per G/L      | <u>20,015.60</u> |

|            |                                                          |             |
|------------|----------------------------------------------------------|-------------|
| Difference | (Reconciled Bank Balance And Reconciled Balance Per G/L) | <u>0.00</u> |
|------------|----------------------------------------------------------|-------------|

**Cleared Items:**

**Cleared Other Items**

| Date                      | Tran #  | Notes        | Amount      | Date Cleared |
|---------------------------|---------|--------------|-------------|--------------|
| 11/20/2016                | JE 8789 | 11.2016 bank | 0.49        | 11/30/2016   |
| Total Cleared Other Items |         |              | <u>0.49</u> |              |