

Report Packet

Cover Page

534 West 42nd Street Condo Association

Prepared for

December 2016

Trial Balance

Period = Dec 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	58,284.49	5,062.97	0.00	63,347.46
1130-0000	Savings Cash 1	20,015.60	0.49	0.00	20,016.09
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	-96,556.78	0.00	14,062.48	-110,619.26
4700-0000	Commercial/Retail rent	-8,239.56	0.00	686.63	-8,926.19
5210-0000	Passthru Repair	-9,235.05	0.00	0.00	-9,235.05
5470-0000	Estimated CAM Charges	-277.78	0.00	0.00	-277.78
5720-0000	Interest on Bank Accounts	-5.58	0.00	0.49	-6.07
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	2,296.44	0.00	0.00	2,296.44
6215-0000	Building Supplies	1,140.00	0.00	0.00	1,140.00
6216-0000	Furniture & Fixtures Supplies	56.85	0.00	0.00	56.85
6217-0000	Painting Supplies	181.08	0.00	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	7,621.25	0.00	0.00	7,621.25
6250-0000	Elevator Inspection & Repair	4,861.23	337.51	0.00	5,198.74
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	6,118.72	0.00	8,606.52
6300-0000	Management	12,750.00	1,100.00	0.00	13,850.00
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 = Dec 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6320-0010	Worker's Compensation	606.71	85.50	0.00	692.21
6364-0000	Filing Fees	462.98	0.00	0.00	462.98
6367-0000	Boiler Inspection Service	105.00	0.00	0.00	105.00
6410-0000	Electricity	10,028.37	0.00	0.00	10,028.37
6420-0000	Gas	8,590.96	0.00	0.00	8,590.96
6430-0000	Water & Sewer	2,159.12	0.00	0.00	2,159.12
6455-0000	Telephone & Internet	3,908.43	287.60	0.00	4,196.03
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	1,767.87	117.22	0.00	1,885.09
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	11,676.87	1,523.07	0.00	13,199.94
7851-0000	FICA Expense	893.32	116.52	0.00	1,009.84
7852-0000	FUTA Expense	42.05	0.00	0.00	42.05
7853-0000	SUTA Expense	181.88	0.00	0.00	181.88
	Total	0.00	14,749.60	14,749.60	0.00

Income Statement

Period = Dec 2016

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	14,062	95	110,619	86
4700-0000	Commercial/Retail rent	687	5	8,926	7
4990-0000	NET RENT INCOME	<u>14,749</u>	<u>100</u>	<u>119,545</u>	<u>93</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	0	0	9,235	7
5470-0000	Estimated CAM Charges	0	0	278	0
5490-0000	TOTAL REIMBURSEMENT	<u>0</u>	<u>0</u>	<u>9,513</u>	<u>7</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0	0	6	0
5725-0000	Other Interest/Dividend Income	0	0	46	0
5890-0000	TOTAL OTHER INCOME	<u>0</u>	<u>0</u>	<u>52</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>14,750</u>	<u>100</u>	<u>129,111</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	4,000	3
6204-0000	Professional Consultant Fees	0	0	150	0
6213-0000	General Building Repairs-Expense	0	0	2,296	2
6215-0000	Building Supplies	0	0	1,140	1
6216-0000	Furniture & Fixtures Supplies	0	0	57	0
6217-0000	Painting Supplies	0	0	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	0	0	7,621	6

Income Statement

Period = Dec 2016

Book = Cash

		Period to Date	%	Year to Date	%
6250-0000	Elevator Inspection & Repair	338	2	5,199	4
6252-0000	Fire Extinguishers	0	0	864	1
6265-0000	Exterminator	0	0	521	0
6267-0000	Locksmith	6,119	41	8,607	7
6300-0000	Management	1,100	7	13,850	11
6310-0000	Security Service	0	0	3,889	3
6312-0000	Security Cameras/Intercom	0	0	11,563	9
6320-0000	Insurance	0	0	206	0
6320-0010	Worker's Compensation	86	1	692	1
6364-0000	Filing Fees	0	0	463	0
6367-0000	Boiler Inspection Service	0	0	105	0
6410-0000	Electricity	0	0	10,028	8
6420-0000	Gas	0	0	8,591	7
6430-0000	Water & Sewer	0	0	2,159	2
6455-0000	Telephone & Internet	288	2	4,196	3
6910-0000	Rent Stbilization Fees	0	0	135	0
6990-0000	TOTAL DIRECT EXPENSES	7,929	54	88,560	69
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal	0	0	315	0
7615-0000	Payroll Processing Fees	117	1	1,885	1
7620-0000	Taxes & Licenses	0	0	150	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	0	0	-2,200	-2
7845-0000	Gross Salary	1,523	10	13,200	10
7851-0000	FICA Expense	117	1	1,010	1
7852-0000	FUTA Expense	0	0	42	0
7853-0000	SUTA Expense	0	0	182	0
7890-0000	TOTAL PAYROLL	1,757	12	14,119	11
7990-0000	TOTAL G & A EXPENSE	1,757	12	14,584	11
8990-0000	TOTAL EXPENSES	9,686	66	103,144	80

Income Statement

Period = Dec 2016

Book = Cash

		Period to Date	%	Year to Date	%
9090-0000	NET INCOME	<u>5,063</u>	<u>34</u>	<u>25,966</u>	<u>20</u>

Statement (12 months)

Period = Jan 2016-Dec 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	Dec 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	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	14,062.48	110,619.26
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	686.63	8,926.19
4810-0000 Plus:Prepaid Rent/Maintenance/Commo n	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	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>14,749.11</u>	<u>119,545.45</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	0.00	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	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>0.00</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	0.49	6.07
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	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>0.49</u>	<u>52.26</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>14,749.60</u>	<u>129,110.54</u>
6000-0000 EXPENSES													
6100-0000 DIRECT EXPENSES													

Statement (12 months)

Period = Jan 2016-Dec 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	Dec 2016	Total
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	0.00	4,000.00
6204-0000	Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	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	0.00	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	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	0.00	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	0.00	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	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	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	0.00	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	337.51	5,198.74
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	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	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	6,118.72	8,606.52
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	1,100.00	13,850.00
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	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	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	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	85.50	692.21
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	0.00	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	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	0.00	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	0.00	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	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	287.60	4,196.03
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	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	7,929.33	88,560.40
7000-0000	GENERAL & ADMINISTRATIVE													

Statement (12 months)

Period = Jan 2016-Dec 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	Dec 2016	Total
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	0.00	315.00
7615-0000	Payroll Processing Fees	359.50	176.77	176.62	175.83	117.22	117.22	117.22	175.83	117.22	117.22	117.22	117.22	1,885.09
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	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	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	1,523.07	13,199.94
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	116.52	1,009.84
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	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	0.00	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	1,756.81	14,118.80
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	1,756.81	14,583.80
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	9,686.14	103,144.20
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	5,063.46	25,966.34

Balance Sheet

Period = Dec 2016

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	63,347
1130-0000	Savings Cash 1	20,016
1190-0000	TOTAL CASH	83,364
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	125,177
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	111,166
3890-0000	TOTAL CAPITAL	111,166
3990-0000	TOTAL LIABILITIES & CAPITAL	125,177

Cash Flow

Period = Dec 2016

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	14,062	95	110,619	86
Commercial/Retail rent	687	5	8,926	7
NET RENT INCOME	14,749	100	119,545	93
EXPENSE REIMBURSEMENT				
Passthru Repair	0	0	9,235	7
Estimated CAM Charges	0	0	278	0
TOTAL REIMBURSEMENT	0	0	9,513	7
OTHER INCOME				
Interest on Bank Accounts	0	0	6	0
Other Interest/Dividend Income	0	0	46	0
TOTAL OTHER INCOME	0	0	52	0
TOTAL INCOME	14,750	100	129,111	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	4,000	3
Professional Consultant Fees	0	0	150	0
General Building Repairs-...	0	0	2,296	2
Building Supplies	0	0	1,140	1
Furniture & Fixtures Supplies	0	0	57	0
Painting Supplies	0	0	181	0
Plumbing Repair	0	0	1,355	1
HVAC (Heat, Ventilation, Air)	0	0	691	1
Boiler Repair	0	0	7,621	6
Elevator Inspection & Repair	338	2	5,199	4
Fire Extinguishers	0	0	864	1
Exterminator	0	0	521	0
Locksmith	6,119	41	8,607	7
Management	1,100	7	13,850	11
Security Service	0	0	3,889	3
Security Cameras/Intercom	0	0	11,563	9
Insurance	0	0	206	0
Worker's Compensation	86	1	692	1
Filing Fees	0	0	463	0
Boiler Inspection Service	0	0	105	0
Electricity	0	0	10,028	8
Gas	0	0	8,591	7

Cash Flow

Period = Dec 2016

Book = Cash

	Period to Date	%	Year to Date	%
Water & Sewer	0	0	2,159	2
Telephone & Internet	288	2	4,196	3
Rent Stbilization Fees	0	0	135	0
TOTAL DIRECT EXP...	7,929	54	88,560	69
GENERAL & ADMINISTRATIVE				
Legal	0	0	315	0
Payroll Processing Fees	117	1	1,885	1
Taxes & Licenses	0	0	150	0
PAYROLL EXPENSE				
Super Salaries	0	0	-2,200	-2
Gross Salary	1,523	10	13,200	10
FICA Expense	117	1	1,010	1
FUTA Expense	0	0	42	0
SUTA Expense	0	0	182	0
TOTAL PAYROLL	1,757	12	14,119	11
TOTAL G & A EXPENSE	1,757	12	14,584	11
TOTAL EXPENSES	9,686	66	103,144	80
NET INCOME	5,063	34	25,966	20

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	58,284	63,347	5,063
Savings Cash 1	20,016	20,016	0
Savings Cash 3	0	0	0
Total Cash	78,300	83,364	5,063

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	55,765	63,347	7,582
Savings Cash 1	20,010	20,016	6
Savings Cash 3	0	0	0
Total Cash	75,775	83,364	7,588

General Ledger

Period = Dec 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					58,284.49	= Beginning Balance =
534condo	534 West 42nd...	12/31/2016	12/2016	To Gross up December	J-8913		0.00	89.10	58,195.39	To Gross up December
534condo	534 West 42nd...	12/31/2016	12/2016	To Gross up December	J-8913		0.00	328.02	57,867.37	To Gross up December
534condo	534 West 42nd...	12/01/2016	12/2016	Livingston Management Service...	K-40362	382		1,100.00	56,767.37	Management Fee
		12/01/2016		Deposit Total 71			2,200.38		58,967.75	
		12/02/2016		Deposit Total 72			4,577.52		63,545.27	
534condo	534 West 42nd...	12/05/2016	12/2016	SOS Locksmith Corp. (sos)	K-40575	385		975.00	62,570.27	Installed multi lock advanced touch screen dis...
		12/08/2016		Deposit Total 115			686.63		63,256.90	
		12/09/2016		Deposit Total 116			1,144.38		64,401.28	
534condo	534 West 42nd...	12/09/2016	12/2016	ADP Inc. (adp)	K-42127	12916		58.61	64,342.67	12/2/16
		12/09/2016		Deposit Total 117			2,396.23		66,738.90	
		12/11/2016		Deposit Total 73			1,311.21		68,050.11	
		12/12/2016		Deposit Total 74			1,144.38		69,194.49	
534condo	534 West 42nd...	12/15/2016	12/2016	Solid State Elevator Corp (solids)	K-40939	386		337.51	68,856.98	Monthly Maintenance Dec 16
534condo	534 West 42nd...	12/15/2016	12/2016	SOS Locksmith Corp. (sos)	K-40940	387		2,744.74	66,112.24	Install and supply new lock/cylinder hardware ...
534condo	534 West 42nd...	12/15/2016	12/2016	Verizon (verizon)	K-40941	388		233.10	65,879.14	12/1/16-12/31/16
534condo	534 West 42nd...	12/15/2016	12/2016	SOS Locksmith Corp. (sos)	K-40953	389		711.99	65,167.15	1 Mult lock advanced toch screen digital displ...
534condo	534 West 42nd...	12/16/2016	12/2016	Artur Ujkaj (v0000081)	K-41905	1216161		435.99	64,731.16	
		12/17/2016		Deposit Total 75			144.00		64,875.16	
534condo	534 West 42nd...	12/19/2016	12/2016	SOS Locksmith Corp. (sos)	K-41066	390		1,686.99	63,188.17	1 Multi lock advanced touchscreen
534condo	534 West 42nd...	12/19/2016	12/2016	Verizon (verizon)	K-41078	391		54.50	63,133.67	12/7/16-1/6/17
534condo	534 West 42nd...	12/23/2016	12/2016	ADP Inc. (adp)	K-41623	122316		58.61	63,075.06	12/16/16
534condo	534 West 42nd...	12/30/2016	12/2016	Artur Ujkaj (v0000081)	K-41906	123016		435.99	62,639.07	
		12/30/2016		Deposit Total 76			1,144.38		63,783.45	
534condo	534 West 42nd...	12/31/2016	12/2016	Artur Ujkaj (v0000081)	K-41904	120216		435.99	63,347.46	
				Net Change=5,062.97			14,749.11	9,686.14	63,347.46	= Ending Balance =
1130-0000				Savings Cash 1					20,015.60	= Beginning Balance =
534condo	534 West 42nd...	12/30/2016	12/2016	12.2016 bank	J-8951		0.49	0.00	20,016.09	12.2016 bank
				Net Change=0.49			0.49	0.00	20,016.09	= Ending Balance =
1210-0000				Prepaid Insurance					17,785.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	17,785.54	= Ending Balance =
1300-0000				Accounts Receivable					-1,113.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,113.71	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =

General Ledger

Period = Dec 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
2480-0000				Accrued Expense					-14,011.22	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-14,011.22	= Ending Balance =
2610-0000				Workers Compensation Premium					0.00	= Beginning Balance =
534condo	534 West 42nd...	12/31/2016	12/2016	To Gross up December	J-8913		89.10	0.00	89.10	To Gross up December
534condo	534 West 42nd...	12/31/2016	12/2016	to reclass Worker's comp Ins	J-9097		0.00	89.10	0.00	to reclass Worker's comp Ins
				Net Change=0.00			89.10	89.10	0.00	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	12/16/2016	12/2016	Artur Ujkaj (v0000081)	K-41905	1216161	435.99	0.00	435.99	
534condo	534 West 42nd...	12/30/2016	12/2016	Artur Ujkaj (v0000081)	K-41906	123016	435.99	0.00	871.98	
534condo	534 West 42nd...	12/31/2016	12/2016	Artur Ujkaj (v0000081)	K-41904	120216	435.99	0.00	1,307.97	
534condo	534 West 42nd...	12/31/2016	12/2016	To Gross up December	J-8913		0.00	1,307.97	0.00	To Gross up December
				Net Change=0.00			1,307.97	1,307.97	0.00	= Ending Balance =
3800-0000				Retained Earnings					-85,199.70	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-85,199.70	= Ending Balance =
4530-0000				Condo Common Charge					-96,556.78	= Beginning Balance =
534condo	534 West 42nd...	12/01/2016	12/2016	Riccardi (t0000176)	R-86958	:ACH...	0.00	222.45	-96,779.23	Pre-Authorized Payment
534condo	534 West 42nd...	12/01/2016	12/2016	Riccardi (t0000176)	R-86958	:ACH...	0.00	977.55	-97,756.78	Pre-Authorized Payment
534condo	534 West 42nd...	12/01/2016	12/2016	Samuels (t0000177)	R-87025	:AC...	0.00	1,000.38	-98,757.16	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	12/02/2016	12/2016	Drouin (t0000175)	R-87129	:AC...	0.00	1,144.38	-99,901.54	Online Payment - EFT Payment.
534condo	534 West 42nd...	12/02/2016	12/2016	Drouin (t0000175)	R-87129	:AC...	0.00	1,144.38	-101,045.92	Online Payment - EFT Payment.
534condo	534 West 42nd...	12/02/2016	12/2016	Drouin (t0000175)	R-87129	:AC...	0.00	1,144.38	-102,190.30	Online Payment - EFT Payment.
534condo	534 West 42nd...	12/02/2016	12/2016	Drouin (t0000175)	R-87129	:AC...	0.00	1,144.38	-103,334.68	Online Payment - EFT Payment.
534condo	534 West 42nd...	12/06/2016	12/2016	Trubitt (t0000174)	R-87436	2257	0.00	1,144.38	-104,479.06	:CHECKscan Payment - Dec 2016 Common ...
534condo	534 West 42nd...	12/09/2016	12/2016	Simon (t0000180)	R-87557	00001112	0.00	2,396.23	-106,875.29	:CHECKscan Payment
534condo	534 West 42nd...	12/11/2016	12/2016	Riccardi (t0000176)	R-87598	:AC...	0.00	1,144.38	-108,019.67	Online Payment - EFT Payment.
534condo	534 West 42nd...	12/11/2016	12/2016	Riccardi (t0000176)	R-87598	:AC...	0.00	166.83	-108,186.50	Online Payment - EFT Payment.
534condo	534 West 42nd...	12/12/2016	12/2016	Drouin (t0000175)	R-87612	:AC...	0.00	1,144.38	-109,330.88	Online Payment - EFT Payment.
534condo	534 West 42nd...	12/17/2016	12/2016	Samuels (t0000177)	R-87733	:AC...	0.00	144.00	-109,474.88	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	12/30/2016	12/2016	Trubitt (t0000174)	R-88095	:ACH...	0.00	1,144.38	-110,619.26	Pre-Authorized Payment

General Ledger

Period = Dec 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=-14,062.48			0.00	14,062.48	-110,619.26	= Ending Balance =
4700-0000				Commercial/Retail rent					-8,239.56	= Beginning Balance =
534condo	534 West 42nd...	12/05/2016	12/2016	Praveen Gulati (t0000760)	R-87352	006031	0.00	686.63	-8,926.19	:CHECKscan Payment - Dec 2016 Rent
				Net Change=-686.63			0.00	686.63	-8,926.19	= Ending Balance =
5210-0000				Passthru Repair					-9,235.05	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-9,235.05	= Ending Balance =
5470-0000				Estimated CAM Charges					-277.78	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-277.78	= Ending Balance =
5720-0000				Interest on Bank Accounts					-5.58	= Beginning Balance =
534condo	534 West 42nd...	12/30/2016	12/2016	12.2016 bank	J-8951		0.00	0.49	-6.07	12.2016 bank
				Net Change=-0.49			0.00	0.49	-6.07	= Ending Balance =
5725-0000				Other Interest/Dividend Income					-46.19	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-46.19	= Ending Balance =
6202-0000				Accounting					4,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,000.00	= Ending Balance =
6204-0000				Professional Consultant Fees					150.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	150.00	= Ending Balance =
6213-0000				General Building Repairs-Expense					2,296.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,296.44	= Ending Balance =
6215-0000				Building Supplies					1,140.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,140.00	= Ending Balance =
6216-0000				Furniture & Fixtures Supplies					56.85	= Beginning Balance =
				Net Change=0.00			0.00	0.00	56.85	= Ending Balance =
6217-0000				Painting Supplies					181.08	= Beginning Balance =
				Net Change=0.00			0.00	0.00	181.08	= Ending Balance =
6235-0000				Plumbing Repair					1,355.49	= Beginning Balance =

General Ledger

Period = Dec 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	1,355.49	= Ending Balance =
6240-0000				HVAC (Heat, Ventilation, Air)					691.35	= Beginning Balance =
				Net Change=0.00			0.00	0.00	691.35	= Ending Balance =
6241-0000				Boiler Repair					7,621.25	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,621.25	= Ending Balance =
6250-0000				Elevator Inspection & Repair					4,861.23	= Beginning Balance =
534condo	534 West 42nd...	12/15/2016	12/2016	Solid State Elevator Corp (solids)	K-40939	386	337.51	0.00	5,198.74	Monthly Maintenance Dec 16
				Net Change=337.51			337.51	0.00	5,198.74	= Ending Balance =
6252-0000				Fire Extinguishers					864.09	= Beginning Balance =
				Net Change=0.00			0.00	0.00	864.09	= Ending Balance =
6265-0000				Exterminator					521.08	= Beginning Balance =
				Net Change=0.00			0.00	0.00	521.08	= Ending Balance =
6267-0000				Locksmith					2,487.80	= Beginning Balance =
534condo	534 West 42nd...	12/05/2016	12/2016	SOS Locksmith Corp. (sos)	K-40575	385	975.00	0.00	3,462.80	Installed multi lock advanced touch screen dis...
534condo	534 West 42nd...	12/15/2016	12/2016	SOS Locksmith Corp. (sos)	K-40940	387	2,744.74	0.00	6,207.54	Install and supply new lock/cylinder hardware ...
534condo	534 West 42nd...	12/15/2016	12/2016	SOS Locksmith Corp. (sos)	K-40953	389	711.99	0.00	6,919.53	1 Mult lock advanced toch screen digital displ...
534condo	534 West 42nd...	12/19/2016	12/2016	SOS Locksmith Corp. (sos)	K-41066	390	1,686.99	0.00	8,606.52	1 Multi lock advanced touchscreen
				Net Change=6,118.72			6,118.72	0.00	8,606.52	= Ending Balance =
6300-0000				Management					12,750.00	= Beginning Balance =
534condo	534 West 42nd...	12/01/2016	12/2016	Livingston Management Service...	K-40362	382	1,100.00	0.00	13,850.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	13,850.00	= Ending Balance =
6310-0000				Security Service					3,889.06	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,889.06	= Ending Balance =
6312-0000				Security Cameras/Intercom					11,562.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,562.54	= Ending Balance =
6320-0000				Insurance					206.24	= Beginning Balance =
				Net Change=0.00			0.00	0.00	206.24	= Ending Balance =

General Ledger

Period = Dec 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6320-0010				Worker's Compensation					606.71 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2016	12/2016	To Gross up December	J-8913		0.00	3.60	603.11	To Gross up December
534condo	534 West 42nd...	12/31/2016	12/2016	to reclass Worker's comp Ins	J-9097		89.10	0.00	692.21	to reclass Worker's comp Ins
				Net Change=85.50			89.10	3.60	692.21 = Ending Balance =	
6364-0000				Filing Fees					462.98 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	462.98 = Ending Balance =	
6367-0000				Boiler Inspection Service					105.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	105.00 = Ending Balance =	
6410-0000				Electricity					10,028.37 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	10,028.37 = Ending Balance =	
6420-0000				Gas					8,590.96 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	8,590.96 = Ending Balance =	
6430-0000				Water & Sewer					2,159.12 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,159.12 = Ending Balance =	
6455-0000				Telephone & Internet					3,908.43 = Beginning Balance =	
534condo	534 West 42nd...	12/15/2016	12/2016	Verizon (verizon)	K-40941	388	233.10	0.00	4,141.53	12/1/16-12/31/16
534condo	534 West 42nd...	12/19/2016	12/2016	Verizon (verizon)	K-41078	391	54.50	0.00	4,196.03	12/7/16-1/6/17
				Net Change=287.60			287.60	0.00	4,196.03 = Ending Balance =	
6910-0000				Rent Stbilization Fees					135.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	135.00 = Ending Balance =	
7610-0000				Legal					315.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	315.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					1,767.87 = Beginning Balance =	
534condo	534 West 42nd...	12/09/2016	12/2016	ADP Inc. (adp)	K-42127	12916	58.61	0.00	1,826.48	12/2/16
534condo	534 West 42nd...	12/23/2016	12/2016	ADP Inc. (adp)	K-41623	122316	58.61	0.00	1,885.09	12/16/16
				Net Change=117.22			117.22	0.00	1,885.09 = Ending Balance =	
7620-0000				Taxes & Licenses					150.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	150.00 = Ending Balance =	

General Ledger

Period = Dec 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7825-0000				Super Salaries					-2,200.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,200.00	= Ending Balance =
7845-0000				Gross Salary					11,676.87	= Beginning Balance =
534condo	534 West 42nd...	12/31/2016	12/2016	To Gross up December	J-8913		1,523.07	0.00	13,199.94	To Gross up December
				Net Change=1,523.07			1,523.07	0.00	13,199.94	= Ending Balance =
7851-0000				FICA Expense					893.32	= Beginning Balance =
534condo	534 West 42nd...	12/31/2016	12/2016	To Gross up December	J-8913		116.52	0.00	1,009.84	To Gross up December
				Net Change=116.52			116.52	0.00	1,009.84	= Ending Balance =
7852-0000				FUTA Expense					42.05	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.05	= Ending Balance =
7853-0000				SUTA Expense					181.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	181.88	= Ending Balance =
							25,836.41	25,836.41		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Dec 2016

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-86958	11284	12/2016	12/1/2016	Riccardi(t0000176)	534condo	1110-0000		1,200.00		:ACH-12516	Pre-Authorized Payment
R-87025	11305	12/2016	12/1/2016	Samuels(t0000177)	534condo	1110-0000		1,000.38		:ACH-WEB	Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142)
R-87129	11319	12/2016	12/2/2016	Drouin(t0000175)	534condo	1110-0000		4,577.52		:ACH-WEB	Online Payment - EFT Payment.
R-87352	11367	12/2016	12/5/2016	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		006031	:CHECKscan Payment - Dec 2016 Rent
R-87436	11381	12/2016	12/6/2016	Trubitt(t0000174)	534condo	1110-0000		1,144.38		2257	:CHECKscan Payment - Dec 2016 Common Charge
R-87557	11399	12/2016	12/9/2016	Simon(t0000180)	534condo	1110-0000		2,396.23		00001112	:CHECKscan Payment
R-87598	11405	12/2016	12/11/2016	Riccardi(t0000176)	534condo	1110-0000		1,311.21		:ACH-WEB	Online Payment - EFT Payment.
R-87612	11409	12/2016	12/12/2016	Drouin(t0000175)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment.
R-87733	11438	12/2016	12/17/2016	Samuels(t0000177)	534condo	1110-0000		144.00		:ACH-WEB	Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142)
R-88095	11568	12/2016	12/30/2016	Trubitt(t0000174)	534condo	1110-0000		1,144.38		:ACH-13013	Pre-Authorized Payment
Total								14,749.11			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Dec 2016

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-40362	19470	12/2016	12/1/2016	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	382	Management Fee
K-40575	19504	12/2016	12/5/2016	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	975.00	385	Installed multi lock advanced touch screen display for units
K-40939	19565	12/2016	12/15/2016	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	386	Monthly Maintenance Dec 16
K-40940	19565	12/2016	12/15/2016	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	2,744.74	387	Install and supply new lock/cylinder hardware at the location
K-40941	19565	12/2016	12/15/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	233.10	388	12/1/16-12/31/16
K-40953	19567	12/2016	12/15/2016	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	711.99	389	1 Mult lock advanced toch screen digital display security key
K-41066	19584	12/2016	12/19/2016	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	1,686.99	390	1 Multi lock advanced touchscreen
K-41078	19587	12/2016	12/19/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	54.50	391	12/7/16-1/6/17
K-41623		12/2016	12/23/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	122316	12/16/16
K-41904		12/2016	12/31/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	120216	
K-41905		12/2016	12/16/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	1216161	
K-41906		12/2016	12/30/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.99	123016	
K-42127		12/2016	12/9/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	12916	12/2/16
Total							9,269.02		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 12/2016

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	5	t0000177	Yaneeke Samuels	3,433.14	1,144.38	1,144.38	0.00	1,144.38	0.00	3,433.14
534condo	7	t0000179	Tiiu Kuik	3,433.14	1,144.38	1,144.38	0.00	1,144.38	0.00	3,433.14
534condo				6,866.28	2,288.76	2,288.76	0.00	2,288.76	0.00	6,866.28

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/20/2017

Month Year = 12/2016

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			0.00
						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			3,433.14
						Total	1,144.38						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23						
RETAIL	retail	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/01/2015	10/31/2017		0.00
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				6,866.28
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				6,866.28
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	6,866.28

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/20/2017

Month Year = 12/2016

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										

AD
2/16

534condo-ChaseChk-9300

1/27/2017

Bank Reconciliation Report

12/31/2016

412059300

Posted by: DBO

Balance Per Bank Statement as of 12/31/2016

62,703.08

Outstanding Deposits

Deposit Date	Deposit Number	Amount
12/30/2016	76	1,144.38
Plus:	Outstanding Deposits	1,144.38

Outstanding Checks

Check Date	Check Number	Payee	Amount
11/29/2016	384	v0000081 - Artur Ujkaj	500.00
Less:	Outstanding Checks		500.00
	Reconciled Bank Balance		63,347.46

Balance per GL as of 12/31/2016

63,347.46

Reconciled Balance Per G/L

63,347.46

T/B

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

0.00

534condo-ChaseChk-9300

1/27/2017

Bank Reconciliation Report

12/31/2016

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/29/2016	383	conediso - Consolidated Edison Company of N.Y. Inc.	1,605.65	12/31/2016
12/1/2016	382	livingst - Livingston Management Services, LLC	1,100.00	12/31/2016
12/5/2016	385	sos - SOS Locksmith Corp.	975.00	12/31/2016
12/9/2016	12916	adp - ADP Inc.	58.61	12/31/2016
12/15/2016	386	solids - Solid State Elevator Corp	337.51	12/31/2016
12/15/2016	387	sos - SOS Locksmith Corp.	2,744.74	12/31/2016
12/15/2016	388	verizon - Verizon	233.10	12/31/2016
12/15/2016	389	sos - SOS Locksmith Corp.	711.99	12/31/2016
12/16/2016	1216161	v0000081 - Artur Ujkaj	435.99	12/31/2016
12/19/2016	390	sos - SOS Locksmith Corp.	1,686.99	12/31/2016
12/19/2016	391	verizon - Verizon	54.50	12/31/2016
12/23/2016	122316	adp - ADP Inc.	58.61	12/31/2016
12/30/2016	123016	v0000081 - Artur Ujkaj	435.99	12/31/2016
12/31/2016	120216	v0000081 - Artur Ujkaj	435.99	12/31/2016

Total Cleared Checks

10,874.67

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/29/2016	69	:ACH Deposit	2,288.76	12/31/2016
12/1/2016	71	:ACH Deposit	2,200.38	12/31/2016
12/2/2016	72	:ACH Deposit	4,577.52	12/31/2016
12/8/2016	115	:CHECKscan Deposit	686.63	12/31/2016
12/9/2016	116	:CHECKscan Deposit	1,144.38	12/31/2016
12/9/2016	117	:CHECKscan Deposit	2,396.23	12/31/2016
12/11/2016	73	:ACH Deposit	1,311.21	12/31/2016
12/12/2016	74	:ACH Deposit	1,144.38	12/31/2016
12/17/2016	75	:ACH Deposit	144.00	12/31/2016

Total Cleared Deposits

15,893.49

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2016	JE 8913	To Gross up December	-417.12	12/31/2016

Total Cleared Other Items

-417.12



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

December 01, 2016 through December 30, 2016

Primary Account: **000000412059300**

00031197 1 AV 00.376



00031197 DRE 802 141 00117 NNNNNNNNNN T 1 000000000 62 0000 T37861 P2506

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**
Deal and Hard of Hearing: **1-800-242-7383**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**



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CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$58,101.38	\$62,703.08
Chase Business Select High Yield Savings	000003046731484	20,015.60	20,016.09
Total		\$78,116.98	\$82,719.17
TOTAL ASSETS		\$78,116.98	\$82,719.17

All Summary Balances shown are as of December 30, 2016 unless otherwise stated. For details of your retirement accounts, credit accounts or securities accounts, you will receive separate statements. Balance summary information for annuities is provided by the issuing insurance companies and believed to be reliable without guarantee of its completeness or accuracy.

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$58,101.38
Deposits and Additions	9	15,893.49
Checks Paid	9	-9,449.48
Electronic Withdrawals	11	-1,842.31
Ending Balance	29	\$62,703.08

534condo-ChaseRes-1484

1/27/2017

Bank Reconciliation Report

12/31/2016

3046731484

Posted by: DBO

Balance Per Bank Statement as of 12/31/2016	20,016.09
Reconciled Bank Balance	<u>20,016.09</u>

Balance per GL as of 12/31/2016	20,016.09
Reconciled Balance Per G/L	<u>20,016.09</u> TB

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

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/30/2016	JE 8951	12.2016 bank	0.49	12/31/2016
Total Cleared Other Items			<u>0.49</u>	



December 01, 2016 through December 30, 2016

Primary Account: 000000412059300

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

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
12/01	\$58,715.11	12/12	64,684.76	12/21	63,961.83
12/02	59,309.84	12/13	68,392.20	12/23	63,332.61
12/06	63,887.36	12/14	69,536.58	12/29	62,732.78
12/08	62,912.36	12/15	68,961.55	12/30	62,703.08
12/09	63,540.38	12/20	69,105.55		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	20
Deposits / Credits	9
Deposited Items	0
Transaction Total	29

SERVICE FEE CALCULATION

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

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,015.60
Deposits and Additions	1	0.49
Ending Balance	1	\$20,016.09
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.49
Interest Paid Year-to-Date		\$6.00

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



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