



February 2017

Management Report

534 West 42ND Street Condo Association

Trial Balance

Period = Feb 2017

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	57,433.97	0.00	695.89	56,738.08
1130-0000	Savings Cash 1	20,016.62	0.46	0.00	20,017.08
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
1720-0000	Building Improvement	0.00	5,635.00	0.00	5,635.00
2480-0000	Accrued Expense	-14,011.22	0.00	0.00	-14,011.22
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-111,166.04	0.00	0.00	-111,166.04
4500-0000	Rent	-1,144.38	1,144.38	0.00	0.00
4530-0000	Condo Common Charge	-5,829.37	0.00	8,610.66	-14,440.03
4700-0000	Commercial/Retail rent	-686.63	0.00	686.63	-1,373.26
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	0.20	-0.20
5720-0000	Interest on Bank Accounts	-0.53	0.00	0.46	-0.99
5800-0000	Late Fee	0.51	0.00	0.00	0.51
6202-0000	Accounting	2,000.00	0.00	0.00	2,000.00
6204-0000	Professional Consultant Fees	50.00	0.00	0.00	50.00
6215-0000	Building Supplies	66.95	0.00	0.00	66.95
6241-0000	Boiler Repair	0.00	0.00	0.00	0.00
6250-0000	Elevator Inspection & Repair	555.26	337.51	0.00	892.77
6265-0000	Exterminator	0.00	130.27	0.00	130.27
6300-0000	Management	1,100.00	1,100.00	0.00	2,200.00
6312-0000	Security Cameras/Intercom	489.94	0.00	0.00	489.94
6320-0010	Worker's Compensation	118.22	58.22	0.00	176.44
6362-0000	Inspections	545.00	0.00	0.00	545.00
6364-0000	Filing Fees	225.48	0.00	0.00	225.48
6410-0000	Electricity	1,467.40	0.00	0.00	1,467.40
6420-0000	Gas	3,798.12	0.00	0.00	3,798.12
6430-0000	Water & Sewer	734.22	0.00	0.00	734.22
6455-0000	Telephone & Internet	354.42	354.36	0.00	708.78
6460-0000	Service Contract	555.00	0.00	0.00	555.00
7615-0000	Payroll Processing Fees	236.93	117.22	0.00	354.15

Trial Balance

Period = Feb 2017

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7700-0000	Miscellaneous Expense	160.00	0.00	0.00	160.00
7845-0000	Gross Salary	1,015.38	1,015.38	0.00	2,030.76
7851-0000	FICA Expense	77.68	77.68	0.00	155.36
7852-0000	FUTA Expense	6.10	6.10	0.00	12.20
7853-0000	SUTA Expense	17.26	17.26	0.00	34.52
	Total	0.00	9,993.84	9,993.84	0.00

Income Statement

Period = Feb 2017

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	-1,144	-14	0	0
4530-0000	Condo Common Charge	8,611	106	14,440	91
4700-0000	Commercial/Retail rent	687	8	1,373	9
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0	0	0	0
4990-0000	NET RENT INCOME	<u>8,153</u>	<u>100</u>	<u>15,813</u>	<u>100</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0	0	1	0
5800-0000	Late Fee	0	0	-1	0
5890-0000	TOTAL OTHER INCOME	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>8,154</u>	<u>100</u>	<u>15,814</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	2,000	13
6204-0000	Professional Consultant Fees	0	0	50	0
6215-0000	Building Supplies	0	0	67	0
6250-0000	Elevator Inspection & Repair	338	4	893	6
6265-0000	Exterminator	130	2	130	1
6300-0000	Management	1,100	13	2,200	14
6312-0000	Security Cameras/Intercom	0	0	490	3
6320-0010	Worker's Compensation	58	1	176	1
6362-0000	Inspections	0	0	545	3
6364-0000	Filing Fees	0	0	225	1
6410-0000	Electricity	0	0	1,467	9
6420-0000	Gas	0	0	3,798	24
6430-0000	Water & Sewer	0	0	734	5

Income Statement

Period = Feb 2017

Book = Cash

		Period to Date	%	Year to Date	%
6455-0000	Telephone & Internet	354	4	709	4
6460-0000	Service Contract	0	0	555	4
6990-0000	TOTAL DIRECT EXPENSES	1,980	24	14,040	89
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	117	1	354	2
7700-0000	Miscellaneous Expense	0	0	160	1
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015	12	2,031	13
7851-0000	FICA Expense	78	1	155	1
7852-0000	FUTA Expense	6	0	12	0
7853-0000	SUTA Expense	17	0	35	0
7890-0000	TOTAL PAYROLL	1,234	15	2,587	16
7990-0000	TOTAL G & A EXPENSE	1,234	15	2,747	17
8990-0000	TOTAL EXPENSES	3,214	39	16,787	106
9090-0000	NET INCOME	4,940	61	-973	-6

Statement (12 months)

Period = Jan 2017-Feb 2017

Book = Cash

		Jan 2017	Feb 2017	Total
4000-0000	INCOME			
4100-0000	RENT			
4500-0000	Rent	1,144.38	-1,144.38	0.00
4530-0000	Condo Common Charge	5,829.37	8,610.66	14,440.03
4700-0000	Commercial/Retail rent	686.63	686.63	1,373.26
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.20	0.20
4990-0000	NET RENT INCOME	<u>7,660.38</u>	<u>8,153.11</u>	<u>15,813.49</u>
5600-0000	OTHER INCOME			
5720-0000	Interest on Bank Accounts	0.53	0.46	0.99
5800-0000	Late Fee	-0.51	0.00	-0.51
5890-0000	TOTAL OTHER INCOME	<u>0.02</u>	<u>0.46</u>	<u>0.48</u>
5990-0000	TOTAL INCOME	<u>7,660.40</u>	<u>8,153.57</u>	<u>15,813.97</u>
6000-0000	EXPENSES			
6100-0000	DIRECT EXPENSES			
6202-0000	Accounting	2,000.00	0.00	2,000.00
6204-0000	Professional Consultant Fees	50.00	0.00	50.00
6215-0000	Building Supplies	66.95	0.00	66.95
6250-0000	Elevator Inspection & Repair	555.26	337.51	892.77
6265-0000	Exterminator	0.00	130.27	130.27
6300-0000	Management	1,100.00	1,100.00	2,200.00
6312-0000	Security Cameras/Intercom	489.94	0.00	489.94
6320-0010	Worker's Compensation	118.22	58.22	176.44
6362-0000	Inspections	545.00	0.00	545.00
6364-0000	Filing Fees	225.48	0.00	225.48
6410-0000	Electricity	1,467.40	0.00	1,467.40
6420-0000	Gas	3,798.12	0.00	3,798.12
6430-0000	Water & Sewer	734.22	0.00	734.22

Statement (12 months)

Period = Jan 2017-Feb 2017

Book = Cash

		Jan 2017	Feb 2017	Total
6455-0000	Telephone & Internet	354.42	354.36	708.78
6460-0000	Service Contract	555.00	0.00	555.00
6990-0000	TOTAL DIRECT EXPENSES	12,060.01	1,980.36	14,040.37
7000-0000	GENERAL & ADMINISTRATIVE			
7615-0000	Payroll Processing Fees	236.93	117.22	354.15
7700-0000	Miscellaneous Expense	160.00	0.00	160.00
7800-0000	PAYROLL EXPENSE			
7845-0000	Gross Salary	1,015.38	1,015.38	2,030.76
7851-0000	FICA Expense	77.68	77.68	155.36
7852-0000	FUTA Expense	6.10	6.10	12.20
7853-0000	SUTA Expense	17.26	17.26	34.52
7890-0000	TOTAL PAYROLL	1,353.35	1,233.64	2,586.99
7990-0000	TOTAL G & A EXPENSE	1,513.35	1,233.64	2,746.99
8990-0000	TOTAL EXPENSES	13,573.36	3,214.00	16,787.36
9090-0000	NET INCOME	-5,912.96	4,939.57	-973.39

Balance Sheet

Period = Feb 2017

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	56,738
1130-0000	Savings Cash 1	20,017
1190-0000	TOTAL CASH	76,755
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
1720-0000	Building Improvement	5,635
1890-0000	TOTAL PROPERTY	48,562
1990-0000	TOTAL ASSETS	124,204
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	110,193
3890-0000	TOTAL CAPITAL	110,193
3990-0000	TOTAL LIABILITIES & CAPITAL	124,204

Cash Flow

Period = Feb 2017

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Rent	-1,144	-14	0	0
Condo Common Charge	8,611	106	14,440	91
Commercial/Retail rent	687	8	1,373	9
Plus:Prepaid Rent/Maintenanc...	0	0	0	0
NET RENT INCOME	8,153	100	15,813	100
OTHER INCOME				
Interest on Bank Accounts	0	0	1	0
Late Fee	0	0	-1	0
TOTAL OTHER INCOME	0	0	0	0
TOTAL INCOME	8,154	100	15,814	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	2,000	13
Professional Consultant Fees	0	0	50	0
Building Supplies	0	0	67	0
Elevator Inspection & Repair	338	4	893	6
Exterminator	130	2	130	1
Management	1,100	13	2,200	14
Security Cameras/Intercom	0	0	490	3
Worker's Compensation	58	1	176	1
Inspections	0	0	545	3
Filing Fees	0	0	225	1
Electricity	0	0	1,467	9
Gas	0	0	3,798	24
Water & Sewer	0	0	734	5
Telephone & Internet	354	4	709	4
Service Contract	0	0	555	4
TOTAL DIRECT EXP...	1,980	24	14,040	89
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	117	1	354	2
Miscellaneous Expense	0	0	160	1
PAYROLL EXPENSE				
Gross Salary	1,015	12	2,031	13
FICA Expense	78	1	155	1
FUTA Expense	6	0	12	0
SUTA Expense	17	0	35	0

Cash Flow

Period = Feb 2017

Book = Cash

	Period to Date	%	Year to Date	%
TOTAL PAYROLL	1,234	15	2,587	16
TOTAL G & A EXPENSE	1,234	15	2,747	17
TOTAL EXPENSES	3,214	39	16,787	106
NET INCOME	4,940	61	-973	-6
Adjustments				
Building Improvement	-5,635	-69	-5,635	-36
Total Adjustments	-5,635	-69	-5,635	-36
Cash Flow	-5,635	-69	-5,635	-36

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	57,434	56,738	-696
Savings Cash 1	20,017	20,017	0
Savings Cash 3	0	0	0
Total Cash	77,451	76,755	-695

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	63,347	56,738	-6,609
Savings Cash 1	20,016	20,017	1
Savings Cash 3	0	0	0
Total Cash	83,364	76,755	-6,608

General Ledger

Period = Feb 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					57,433.97	= Beginning Balance =
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		0.00	241.15	57,192.82	To Gross up February
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		0.00	60.62	57,132.20	To Gross up February
534condo	534 West 42nd...	02/01/2017	02/2017	Livingston Management Service...	K-42330	407		1,100.00	56,032.20	Management Fee
		02/01/2017		Deposit Total 82			2,288.76		58,320.96	
		02/07/2017		Deposit Total 119			686.83		59,007.79	
534condo	534 West 42nd...	02/08/2017	02/2017	21 Downing Street (21dowing)	K-42580	411		5,635.00	53,372.79	boiler install
534condo	534 West 42nd...	02/08/2017	02/2017	Solid State Elevator Corp (solids)	K-42591	412		337.51	53,035.28	Monthly Maintenance Feb 17
534condo	534 West 42nd...	02/08/2017	02/2017	21 Downing Street (21dowing)	K-42686	411	5,635.00		58,670.28	boiler install
534condo	534 West 42nd...	02/10/2017	02/2017	Artur Ujkaj (v0000081)	K-43525	21017		436.44	58,233.84	
534condo	534 West 42nd...	02/10/2017	02/2017	ADP Inc. (adp)	K-43578	21017		58.61	58,175.23	2/10/17
		02/10/2017		Deposit Total 83			2,888.76		61,063.99	
534condo	534 West 42nd...	02/14/2017	02/2017	Bargain Plumbing & Heating (b...	K-42693	413		5,635.00	55,428.99	BOILER INSTALL
		02/15/2017		Deposit Total 84			1,144.38		56,573.37	
534condo	534 West 42nd...	02/22/2017	02/2017	Assured Environments (assurede)	K-42830	414		130.27	56,443.10	Comprehensive pest prevention
534condo	534 West 42nd...	02/22/2017	02/2017	Verizon (verizon)	K-42831	415		232.78	56,210.32	2/1/17-2/28/17
534condo	534 West 42nd...	02/24/2017	02/2017	Artur Ujkaj (v0000081)	K-43524	2417		436.43	55,773.89	
534condo	534 West 42nd...	02/24/2017	02/2017	ADP Inc. (adp)	K-43574	22417		58.61	55,715.28	2/24/17
534condo	534 West 42nd...	02/27/2017	02/2017	Verizon (verizon)	K-43052	417		121.58	55,593.70	2/7/17-3/6/17
		02/28/2017		Deposit Total 85			1,144.38		56,738.08	
				Net Change=-695.89			13,788.11	14,484.00	56,738.08	= Ending Balance =
1130-0000				Savings Cash 1					20,016.62	= Beginning Balance =
534condo	534 West 42nd...	02/10/2017	02/2017	2.2017 bank	J-9341		0.46	0.00	20,017.08	2.2017 bank
				Net Change=0.46			0.46	0.00	20,017.08	= Ending Balance =
1210-0000				Prepaid Insurance					17,785.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	17,785.54	= Ending Balance =
1300-0000				Accounts Receivable					-1,113.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,113.71	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =

General Ledger

Period = Feb 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1720-0000				Building Improvement					0.00 = Beginning Balance =	
534condo	534 West 42nd...	02/14/2017	02/2017	Bargain Plumbing & Heating (b...	K-42693	413	5,635.00	0.00	5,635.00	BOILER INSTALL
				Net Change=5,635.00			5,635.00	0.00	5,635.00 = Ending Balance =	
2480-0000				Accrued Expense					-14,011.22 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-14,011.22 = Ending Balance =	
2650-0000				Net Payroll					0.00 = Beginning Balance =	
534condo	534 West 42nd...	02/10/2017	02/2017	Artur Ujkaj (v0000081)	K-43525	21017	436.44	0.00	436.44	
534condo	534 West 42nd...	02/24/2017	02/2017	Artur Ujkaj (v0000081)	K-43524	2417	436.43	0.00	872.87	
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		0.00	872.87	0.00	To Gross up February
				Net Change=0.00			872.87	872.87	0.00 = Ending Balance =	
3800-0000				Retained Earnings					-111,166.04 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-111,166.04 = Ending Balance =	
4500-0000				Rent					-1,144.38 = Beginning Balance =	
534condo	534 West 42nd...	02/01/2017	02/2017	Khaneja (t0001082)	R-89926	:ACH...	0.00	1,144.38	-2,288.76	Pre-Authorized Payment
534condo	534 West 42nd...	02/01/2017	02/2017	reclass	J-9274		2,288.76	0.00	0.00	re-class
				Net Change=1,144.38			2,288.76	1,144.38	0.00 = Ending Balance =	
4530-0000				Condo Common Charge					-5,829.37 = Beginning Balance =	
534condo	534 West 42nd...	02/01/2017	02/2017	Riccardi (t0000176)	R-89925	:ACH...	0.00	1,144.38	-6,973.75	Pre-Authorized Payment
534condo	534 West 42nd...	02/01/2017	02/2017	reclass	J-9274		0.00	2,288.76	-9,262.51	re-class
534condo	534 West 42nd...	02/10/2017	02/2017	Kuik (t0000179)	R-90588	:AC...	0.00	1,144.38	-10,406.89	Online Payment - EFT Payment.
534condo	534 West 42nd...	02/10/2017	02/2017	Kuik (t0000179)	R-90588	:AC...	0.00	1,144.38	-11,551.27	Online Payment - EFT Payment.
534condo	534 West 42nd...	02/10/2017	02/2017	Kuik (t0000179)	R-90588	:AC...	0.00	600.00	-12,151.27	Online Payment - EFT Payment.
534condo	534 West 42nd...	02/15/2017	02/2017	Samuels (t0000177)	R-90728	:AC...	0.00	1,144.38	-13,295.65	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	02/28/2017	02/2017	Trubitt (t0000174)	R-90966	:ACH...	0.00	1,144.38	-14,440.03	Pre-Authorized Payment
				Net Change=-8,610.66			0.00	8,610.66	-14,440.03 = Ending Balance =	
4700-0000				Commercial/Retail rent					-686.63 = Beginning Balance =	
534condo	534 West 42nd...	02/07/2017	02/2017	Praveen Gulati (t0000760)	R-90503	006068	0.00	686.63	-1,373.26	:CHECKscan Payment
				Net Change=-686.63			0.00	686.63	-1,373.26 = Ending Balance =	
4810-0000				Plus:Prepaid Rent/Maintenanc...					0.00 = Beginning Balance =	
534condo	534 West 42nd...	02/07/2017	02/2017	Praveen Gulati (t0000760)	R-90503	006068	0.00	0.20	-0.20	:CHECKscan Payment
				Net Change=-0.20			0.00	0.20	-0.20 = Ending Balance =	

General Ledger

Period = Feb 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5720-0000				Interest on Bank Accounts					-0.53 = Beginning Balance =	
534condo	534 West 42nd...	02/10/2017	02/2017	2.2017 bank	J-9341		0.00	0.46	-0.99	2.2017 bank
				Net Change=-0.46			0.00	0.46	-0.99 = Ending Balance =	
5800-0000				Late Fee					0.51 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	0.51 = Ending Balance =	
6202-0000				Accounting					2,000.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,000.00 = Ending Balance =	
6204-0000				Professional Consultant Fees					50.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	50.00 = Ending Balance =	
6215-0000				Building Supplies					66.95 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	66.95 = Ending Balance =	
6241-0000				Boiler Repair					0.00 = Beginning Balance =	
534condo	534 West 42nd...	02/08/2017	02/2017	21 Downing Street (21dowing)	K-42580	411	5,635.00	0.00	5,635.00	boiler install
534condo	534 West 42nd...	02/08/2017	02/2017	21 Downing Street (21dowing)	K-42686	411	0.00	5,635.00	0.00	boiler install
				Net Change=0.00			5,635.00	5,635.00	0.00 = Ending Balance =	
6250-0000				Elevator Inspection & Repair					555.26 = Beginning Balance =	
534condo	534 West 42nd...	02/08/2017	02/2017	Solid State Elevator Corp (solids)	K-42591	412	337.51	0.00	892.77	Monthly Maintenance Feb 17
				Net Change=337.51			337.51	0.00	892.77 = Ending Balance =	
6265-0000				Exterminator					0.00 = Beginning Balance =	
534condo	534 West 42nd...	02/22/2017	02/2017	Assured Environments (assurede)	K-42830	414	130.27	0.00	130.27	Comprehensive pest prevention
				Net Change=130.27			130.27	0.00	130.27 = Ending Balance =	
6300-0000				Management					1,100.00 = Beginning Balance =	
534condo	534 West 42nd...	02/01/2017	02/2017	Livingston Management Service...	K-42330	407	1,100.00	0.00	2,200.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	2,200.00 = Ending Balance =	
6312-0000				Security Cameras/Intercom					489.94 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	489.94 = Ending Balance =	
6320-0010				Worker's Compensation					118.22 = Beginning Balance =	

General Ledger

Period = Feb 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		0.00	2.40	115.82	To Gross up February
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		60.62	0.00	176.44	To Gross up February
				Net Change=58.22			60.62	2.40	176.44	= Ending Balance =
6362-0000				Inspections					545.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	545.00	= Ending Balance =
6364-0000				Filing Fees					225.48	= Beginning Balance =
				Net Change=0.00			0.00	0.00	225.48	= Ending Balance =
6410-0000				Electricity					1,467.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,467.40	= Ending Balance =
6420-0000				Gas					3,798.12	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,798.12	= Ending Balance =
6430-0000				Water & Sewer					734.22	= Beginning Balance =
				Net Change=0.00			0.00	0.00	734.22	= Ending Balance =
6455-0000				Telephone & Internet					354.42	= Beginning Balance =
534condo	534 West 42nd...	02/22/2017	02/2017	Verizon (verizon)	K-42831	415	232.78	0.00	587.20	2/1/17-2/28/17
534condo	534 West 42nd...	02/27/2017	02/2017	Verizon (verizon)	K-43052	417	121.58	0.00	708.78	2/7/17-3/6/17
				Net Change=354.36			354.36	0.00	708.78	= Ending Balance =
6460-0000				Service Contract					555.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	555.00	= Ending Balance =
7615-0000				Payroll Processing Fees					236.93	= Beginning Balance =
534condo	534 West 42nd...	02/10/2017	02/2017	ADP Inc. (adp)	K-43578	21017	58.61	0.00	295.54	2/10/17
534condo	534 West 42nd...	02/24/2017	02/2017	ADP Inc. (adp)	K-43574	22417	58.61	0.00	354.15	2/24/17
				Net Change=117.22			117.22	0.00	354.15	= Ending Balance =
7700-0000				Miscellaneous Expense					160.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	160.00	= Ending Balance =
7845-0000				Gross Salary					1,015.38	= Beginning Balance =
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		1,015.38	0.00	2,030.76	To Gross up February
				Net Change=1,015.38			1,015.38	0.00	2,030.76	= Ending Balance =

General Ledger

Period = Feb 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7851-0000				FICA Expense					77.68 = Beginning Balance =	
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		77.68	0.00	155.36	To Gross up February
				Net Change=77.68			77.68	0.00	155.36 = Ending Balance =	
7852-0000				FUTA Expense					6.10 = Beginning Balance =	
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		6.10	0.00	12.20	To Gross up February
				Net Change=6.10			6.10	0.00	12.20 = Ending Balance =	
7853-0000				SUTA Expense					17.26 = Beginning Balance =	
534condo	534 West 42nd...	02/28/2017	02/2017	To Gross up February	J-9277		17.26	0.00	34.52	To Gross up February
				Net Change=17.26			17.26	0.00	34.52 = Ending Balance =	
							31,436.60	31,436.60		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Feb 2017

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-89925	11948	02/2017	2/1/2017	Riccardi(10000176)	534condo	1110-0000		1,144.38		:ACH-13705	Pre-Authorized Payment
R-89926	11948	02/2017	2/1/2017	Khaneja(10001082)	534condo	1110-0000		1,144.38		:ACH-13706	Pre-Authorized Payment
R-90503	12059	02/2017	2/7/2017	Praveen Gulati(10000760)	534condo	1110-0000		686.83		006068	:CHECKscan Payment
R-90588	12079	02/2017	2/10/2017	Kuik(10000179)	534condo	1110-0000		2,888.76		:ACH-WEB	Online Payment - EFT Payment.
R-90728	12115	02/2017	2/15/2017	Samuels(10000177)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142)
R-90966	12180	02/2017	2/28/2017	Trubitt(t0000174)	534condo	1110-0000		1,144.38		:ACH-14151	Pre-Authorized Payment
Total								8,153.11			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Feb 2017

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-42330	19766	02/2017	2/1/2017	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	407	Management Fee
K-42580	19815	02/2017	2/8/2017	21 Downing Street (21dowing)	534condo	6241-0000 Boiler Repair	5,635.00	411	boiler install
K-42591	19816	02/2017	2/8/2017	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	412	Monthly Maintenance Feb 17
K-42686		02/2017	2/8/2017	21 Downing Street (21dowing)	534condo	6241-0000 Boiler Repair	-5,635.00	411	boiler install
K-42693	19847	02/2017	2/14/2017	Bargain Plumbing & Heating (bargain)	534condo	1720-0000 Building Improvement	5,635.00	413	BOILER INSTALL
K-42830	19878	02/2017	2/22/2017	Assured Environments (assurede)	534condo	6265-0000 Exterminator	130.27	414	Comprehensive pest prevention
K-42831	19878	02/2017	2/22/2017	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	232.78	415	2/1/17-2/28/17
K-43052	19913	02/2017	2/27/2017	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	121.58	417	2/7/17-3/6/17
K-43524		02/2017	2/24/2017	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.43	2417	
K-43525		02/2017	2/10/2017	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.44	21017	
K-43574		02/2017	2/24/2017	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	22417	2/24/17
K-43578		02/2017	2/10/2017	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	21017	2/10/17
Total							8,547.23		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 02/2017

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	0.00	1,144.38	1,144.38	0.00	3,433.14
534condo	6	t0000178	Michael Younge	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo	7	t0000179	Tiiu Kuik	2,833.14	1,144.38	1,144.38	0.00	544.38	0.00	2,833.14
534condo	8	t0000180	Claude Simon	2,396.23	2,396.23	0.00	0.00	0.00	0.00	2,396.23
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	0.00	0.00	0.00	0.00	-0.20	-0.20
534condo				9,806.89	5,829.37	1,144.38	1,144.38	1,688.76	-0.20	9,806.69

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/19/2017

Month Year = 02/2017

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	common	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			1,144.38
						Total	1,144.38						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			2,833.14
						Total	1,144.38						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			2,396.23
						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		-0.20
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				9,806.69
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				9,806.69
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	9,806.69

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/19/2017

Month Year = 02/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Summary of Charges by Charge Code													
(Current/Notice Residents Only)													
Charge Code			Amount										
common			9,262.51										
comm			686.63										
Total			9,949.14										

AD
3/16

534condo-ChaseChk-9300

3/16/2017

Bank Reconciliation Report

2/28/2017

412059300

Posted by: DBO

Balance Per Bank Statement as of 2/28/2017

56,006.67

Outstanding Deposits

Deposit Date	Deposit Number	Amount
2/28/2017	85	1,144.38
Plus:	Outstanding Deposits	1,144.38

Outstanding Checks

Check Date	Check Number	Payee	Amount
2/22/2017	415	verizon - Verizon	232.78
2/24/2017	22417	adp - ADP Inc.	58.61
2/27/2017	417	verizon - Verizon	121.58
Less:	Outstanding Checks		412.97
	Reconciled Bank Balance		56,738.08

Balance per GL as of 2/28/2017

56,738.08

Reconciled Balance Per G/L

56,738.08 T/B

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

0.00

534condo-ChaseChk-9300

3/16/2017

Bank Reconciliation Report

2/28/2017

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/23/2017	404	verizon - Verizon	121.47	2/28/2017
1/27/2017	406	zapken - Zapken and Loeb L.L.P	2,000.00	2/28/2017
1/27/2017	1272017	adp - ADP Inc.	58.61	2/28/2017
1/31/2017	409	conediso - Consolidated Edison Company of N.Y. Inc.	2,758.73	2/28/2017
1/31/2017	410	conediso - Consolidated Edison Company of N.Y. Inc.	37.87	2/28/2017
2/1/2017	407	livingst - Livingston Management Services, LLC	1,100.00	2/28/2017
2/8/2017	412	solids - Solid State Elevator Corp	337.51	2/28/2017
2/10/2017	21017	adp - ADP Inc.	58.61	2/28/2017
2/10/2017	21017	v0000081 - Artur Ujkaj	436.44	2/28/2017
2/14/2017	413	bargain - Bargain Plumbing & Heating	5,635.00	2/28/2017
2/22/2017	414	assurede - Assured Environments	130.27	2/28/2017
2/24/2017	2417	v0000081 - Artur Ujkaj	436.43	2/28/2017
Total Cleared Checks			13,110.94	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/1/2017	82	:ACH Deposit	2,288.76	2/28/2017
2/7/2017	119	:CHECKscan Deposit	686.83	2/28/2017
2/10/2017	83	:ACH Deposit	2,888.76	2/28/2017
2/15/2017	84	:ACH Deposit	1,144.38	2/28/2017
Total Cleared Deposits			7,008.73	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2017	JE 9277	To Gross up February	-301.77	2/28/2017
Total Cleared Other Items			-301.77	



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

February 01, 2017 through February 28, 2017

Primary Account: **000000412059300**

00076838 1 AV 00.373



00076838 DRE 802 141 06017 NNNNNNNNNN T 1 000000000 62 0000 T108859 P5417

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**



060600113300032549000100000000

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$62,410.65	\$56,006.67
Chase Business Select High Yield Savings	000003046731484	20,016.62	20,017.08
Total		\$82,427.27	\$76,023.75
TOTAL ASSETS		\$82,427.27	\$76,023.75

All Summary Balances shown are as of February 28, 2017 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		\$62,410.65
Deposits and Additions	4	7,008.73
Checks Paid	8	-12,120.85
Electronic Withdrawals	8	-1,291.86
Ending Balance	20	\$56,006.67



February 01, 2017 through February 28, 2017

Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	CCD ID	AMOUNT
02/02	Livingston Manag Settlement Hchcx1	9000237377	\$2,288.76
02/09	Livingston Manag Settlement Ykg9Y1	9000237377	686.83
02/13	Livingston Manag Settlement 80Mcy1	9000237377	2,888.76
02/16	Livingston Manag Settlement 1Qpgy1	9000237377	1,144.38
Total Deposits and Additions			\$7,008.73

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
404 ^		02/01	\$121.47
406 * ^		02/06	2,000.00
407 ^		02/01	1,100.00
409 * ^		02/07	2,758.73
410 ^		02/07	37.87
412 * ^		02/17	337.51
413 ^		02/24	5,635.00
414 ^		02/28	130.27
Total Checks Paid			\$12,120.85

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	CCD ID	AMOUNT
02/03	ADP Payroll Fees ADP - Fees 2Rixs 4225512	9659605001	\$58.61
02/09	ADP Eepay/Garnwc Eepay/Garn 934702252511xs	9333006057	436.44
02/09	ADP Tax/401K Tax/401K R6lxs 021003A01	1223006057	120.57
02/09	ADP Eepay/Garnwc Eepay/Garn 941802053042lxs	9555555505	30.31
02/17	ADP Payroll Fees ADP - Fees 2Rixs 7656341	9659605001	58.61
02/23	ADP Eepay/Garnwc Eepay/Garn 705067644570lxs	9333006057	436.43
02/23	ADP Tax/401K Tax/401K R6lxs 022404A01	1223006057	120.58
02/23	ADP Eepay/Garnwc Eepay/Garn 657062527458lxs	9555555505	30.31
Total Electronic Withdrawals			\$1,291.86

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



February 01, 2017 through February 28, 2017

Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
02/01	\$61,189.18	02/07	58,622.73	02/17	62,359.26
02/02	63,477.94	02/09	58,722.24	02/23	61,771.94
02/03	63,419.33	02/13	61,611.00	02/24	56,136.94
02/06	61,419.33	02/16	62,755.38	02/28	56,006.67

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	16
Deposits / Credits	4
Deposited Items	0
Transaction Total	20

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		\$20,016.62
Deposits and Additions	1	0.46
Ending Balance	1	\$20,017.08
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.46
Interest Paid Year-to-Date		\$0.99

Interest paid in 2016 for account 000003046731484 was \$6.00.

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



February 01, 2017 through February 28, 2017

Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,016.62
02/28	Interest Payment	0.46	20,017.08
	Ending Balance		\$20,017.08

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

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

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

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

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

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



JPMorgan Chase Bank, N.A. Member FDIC

534condo-ChaseRes-1484

3/16/2017

Bank Reconciliation Report

2/28/2017

3046731484

Posted by: DBO

Balance Per Bank Statement as of 2/28/2017	20,017.08
Reconciled Bank Balance	<u>20,017.08</u>

Balance per GL as of 2/28/2017	20,017.08
Reconciled Balance Per G/L	<u>20,017.08</u> <i>AB</i>

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
2/10/2017	JE 9341	2.2017 bank	0.46	2/28/2017
Total Cleared Other Items			<u>0.46</u>	