

Report Packet

Cover Page

534 West 42nd Street Condo Association

Prepared for

March 2017

Trial Balance

Period = Mar 2017

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	56,738.08	562.91	0.00	57,300.99
1130-0000	Savings Cash 1	20,017.08	0.51	0.00	20,017.59
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	5,635.00	0.00	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	0.00	0.00	1,144.38	-1,144.38
4530-0000	Condo Common Charge	-14,440.03	0.00	12,858.74	-27,298.77
4700-0000	Commercial/Retail rent	-1,373.26	0.00	686.43	-2,059.69
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-0.20	0.00	0.00	-0.20
5720-0000	Interest on Bank Accounts	-0.99	0.00	0.51	-1.50
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
6223-0000	Outside Security Guard	0.00	3,854.18	0.00	3,854.18
6250-0000	Elevator Inspection & Repair	892.77	337.51	0.00	1,230.28
6265-0000	Exterminator	130.27	0.00	0.00	130.27
6267-0000	Locksmith	0.00	174.20	0.00	174.20
6300-0000	Management	2,200.00	1,100.00	0.00	3,300.00
6310-0000	Security Service	0.00	3,889.06	0.00	3,889.06
6312-0000	Security Cameras/Intercom	489.94	0.00	0.00	489.94
6320-0010	Worker's Compensation	176.44	58.22	0.00	234.66
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	777.75	0.00	2,245.15
6420-0000	Gas	3,798.12	2,360.55	0.00	6,158.67
6430-0000	Water & Sewer	734.22	0.00	0.00	734.22
6455-0000	Telephone & Internet	708.78	353.71	0.00	1,062.49

Trial Balance

Period = Mar 2017

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6460-0000	Service Contract	555.00	0.00	0.00	555.00
7615-0000	Payroll Processing Fees	354.15	117.22	0.00	471.37
7700-0000	Miscellaneous Expense	160.00	0.00	0.00	160.00
7845-0000	Gross Salary	2,030.76	1,015.38	0.00	3,046.14
7850-0000	Payroll Taxes	0.00	0.00	10.15	-10.15
7851-0000	FICA Expense	155.36	77.68	0.00	233.04
7852-0000	FUTA Expense	12.20	6.10	0.00	18.30
7853-0000	SUTA Expense	34.52	15.23	0.00	49.75
	Total	0.00	14,700.21	14,700.21	0.00

Income Statement

Period = Mar 2017

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	1,144	8	1,144	4
4530-0000	Condo Common Charge	12,859	88	27,299	89
4700-0000	Commercial/Retail rent	686	5	2,060	7
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0	0	0	0
4990-0000	NET RENT INCOME	<u>14,690</u>	<u>100</u>	<u>30,503</u>	<u>100</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	2	0
5800-0000	Late Fee	0	0	-1	0
5890-0000	TOTAL OTHER INCOME	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>14,690</u>	<u>100</u>	<u>30,504</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	2,000	7
6204-0000	Professional Consultant Fees	0	0	50	0
6215-0000	Building Supplies	0	0	67	0
6223-0000	Outside Security Guard	3,854	26	3,854	13
6250-0000	Elevator Inspection & Repair	338	2	1,230	4
6265-0000	Exterminator	0	0	130	0
6267-0000	Locksmith	174	1	174	1
6300-0000	Management	1,100	7	3,300	11
6310-0000	Security Service	3,889	26	3,889	13
6312-0000	Security Cameras/Intercom	0	0	490	2
6320-0010	Worker's Compensation	58	0	235	1
6362-0000	Inspections	0	0	545	2
6364-0000	Filing Fees	0	0	225	1

Income Statement

Period = Mar 2017

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	778	5	2,245	7
6420-0000	Gas	2,361	16	6,159	20
6430-0000	Water & Sewer	0	0	734	2
6455-0000	Telephone & Internet	354	2	1,062	3
6460-0000	Service Contract	0	0	555	2
6990-0000	TOTAL DIRECT EXPENSES	12,905	88	26,946	88
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	117	1	471	2
7700-0000	Miscellaneous Expense	0	0	160	1
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015	7	3,046	10
7850-0000	Payroll Taxes	-10	0	-10	0
7851-0000	FICA Expense	78	1	233	1
7852-0000	FUTA Expense	6	0	18	0
7853-0000	SUTA Expense	15	0	50	0
7890-0000	TOTAL PAYROLL	1,221	8	3,808	12
7990-0000	TOTAL G & A EXPENSE	1,221	8	3,968	13
8990-0000	TOTAL EXPENSES	14,127	96	30,914	101
9090-0000	NET INCOME	563	4	-410	-1

Statement (12 months)

Period = Jan 2017-Mar 2017

Book = Cash

		Jan 2017	Feb 2017	Mar 2017	Total
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	1,144.38	-1,144.38	1,144.38	1,144.38
4530-0000	Condo Common Charge	5,829.37	8,610.66	12,858.74	27,298.77
4700-0000	Commercial/Retail rent	686.63	686.63	686.43	2,059.69
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.20	0.00	0.20
4990-0000	NET RENT INCOME	7,660.38	8,153.11	14,689.55	30,503.04
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.53	0.46	0.51	1.50
5800-0000	Late Fee	-0.51	0.00	0.00	-0.51
5890-0000	TOTAL OTHER INCOME	0.02	0.46	0.51	0.99
5990-0000	TOTAL INCOME	7,660.40	8,153.57	14,690.06	30,504.03
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
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
6223-0000	Outside Security Guard	0.00	0.00	3,854.18	3,854.18
6250-0000	Elevator Inspection & Repair	555.26	337.51	337.51	1,230.28
6265-0000	Exterminator	0.00	130.27	0.00	130.27
6267-0000	Locksmith	0.00	0.00	174.20	174.20
6300-0000	Management	1,100.00	1,100.00	1,100.00	3,300.00
6310-0000	Security Service	0.00	0.00	3,889.06	3,889.06
6312-0000	Security Cameras/Intercom	489.94	0.00	0.00	489.94
6320-0010	Worker's Compensation	118.22	58.22	58.22	234.66
6362-0000	Inspections	545.00	0.00	0.00	545.00
6364-0000	Filing Fees	225.48	0.00	0.00	225.48

Statement (12 months)

Period = Jan 2017-Mar 2017

Book = Cash

		Jan 2017	Feb 2017	Mar 2017	Total
6410-0000	Electricity	1,467.40	0.00	777.75	2,245.15
6420-0000	Gas	3,798.12	0.00	2,360.55	6,158.67
6430-0000	Water & Sewer	734.22	0.00	0.00	734.22
6455-0000	Telephone & Internet	354.42	354.36	353.71	1,062.49
6460-0000	Service Contract	555.00	0.00	0.00	555.00
6990-0000	TOTAL DIRECT EXPENSES	12,060.01	1,980.36	12,905.18	26,945.55
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	236.93	117.22	117.22	471.37
7700-0000	Miscellaneous Expense	160.00	0.00	0.00	160.00
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	3,046.14
7850-0000	Payroll Taxes	0.00	0.00	-10.15	-10.15
7851-0000	FICA Expense	77.68	77.68	77.68	233.04
7852-0000	FUTA Expense	6.10	6.10	6.10	18.30
7853-0000	SUTA Expense	17.26	17.26	15.23	49.75
7890-0000	TOTAL PAYROLL	1,353.35	1,233.64	1,221.46	3,808.45
7990-0000	TOTAL G & A EXPENSE	1,513.35	1,233.64	1,221.46	3,968.45
8990-0000	TOTAL EXPENSES	13,573.36	3,214.00	14,126.64	30,914.00
9090-0000	NET INCOME	-5,912.96	4,939.57	563.42	-409.97

Balance Sheet

Period = Mar 2017

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	57,301
1130-0000	Savings Cash 1	20,018
1190-0000	TOTAL CASH	77,319
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	124,767
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	110,756
3890-0000	TOTAL CAPITAL	110,756
3990-0000	TOTAL LIABILITIES & CAPITAL	124,767

Cash Flow

Period = Mar 2017

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Rent	1,144	8	1,144	4
Condo Common Charge	12,859	88	27,299	89
Commercial/Retail rent	686	5	2,060	7
Plus:Prepaid Rent/Maintenanc...	0	0	0	0
NET RENT INCOME	14,690	100	30,503	100
OTHER INCOME				
Interest on Bank Accounts	1	0	2	0
Late Fee	0	0	-1	0
TOTAL OTHER INCOME	1	0	1	0
TOTAL INCOME	14,690	100	30,504	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	2,000	7
Professional Consultant Fees	0	0	50	0
Building Supplies	0	0	67	0
Outside Security Guard	3,854	26	3,854	13
Elevator Inspection & Repair	338	2	1,230	4
Exterminator	0	0	130	0
Locksmith	174	1	174	1
Management	1,100	7	3,300	11
Security Service	3,889	26	3,889	13
Security Cameras/Intercom	0	0	490	2
Worker's Compensation	58	0	235	1
Inspections	0	0	545	2
Filing Fees	0	0	225	1
Electricity	778	5	2,245	7
Gas	2,361	16	6,159	20
Water & Sewer	0	0	734	2
Telephone & Internet	354	2	1,062	3
Service Contract	0	0	555	2
TOTAL DIRECT EXP...	12,905	88	26,946	88
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	117	1	471	2
Miscellaneous Expense	0	0	160	1
PAYROLL EXPENSE				
Gross Salary	1,015	7	3,046	10

Cash Flow

Period = Mar 2017

Book = Cash

	Period to Date	%	Year to Date	%
Payroll Taxes	-10	0	-10	0
FICA Expense	78	1	233	1
FUTA Expense	6	0	18	0
SUTA Expense	15	0	50	0
TOTAL PAYROLL	1,221	8	3,808	12
TOTAL G & A EXPENSE	1,221	8	3,968	13
TOTAL EXPENSES	14,127	96	30,914	101
NET INCOME	563	4	-410	-1

Adjustments

Building Improvement	0	0	-5,635	-18
Total Adjustments	0	0	-5,635	-18

Cash Flow	0	0	-5,635	-18
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Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	56,738	57,301	563
Savings Cash 1	20,017	20,018	1
Savings Cash 3	0	0	0
Total Cash	76,755	77,319	563

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	63,347	57,301	-6,046
Savings Cash 1	20,016	20,018	2
Savings Cash 3	0	0	0
Total Cash	83,364	77,319	-6,045

General Ledger

Period = Mar 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					56,738.08	= Beginning Balance =
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		0.00	239.10	56,498.98	To Gross up March
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		0.00	60.62	56,438.36	To Gross up March
534condo	534 West 42nd...	03/01/2017	03/2017	Livingston Management Service...	K-42921	416		1,100.00	55,338.36	Management Fee
		03/01/2017		Deposit Total 87			1,144.38		56,482.74	
		03/06/2017		Deposit Total 86			2,288.76		58,771.50	
		03/09/2017		Deposit Total 120			5,478.89		64,250.39	
534condo	534 West 42nd...	03/09/2017	03/2017	Consolidated Edison Company ...	K-43380	418		70.37	64,180.02	1/19/17-2/17/17-3Therms
534condo	534 West 42nd...	03/09/2017	03/2017	Consolidated Edison Company ...	K-43381	419		3,067.93	61,112.09	1/19/17-2/17/17-1792therms
534condo	534 West 42nd...	03/09/2017	03/2017	Virtual Service (virtual)	K-43382	420		3,854.18	57,257.91	Quarterly billing for virtual doorman
534condo	534 West 42nd...	03/10/2017	03/2017	ADP Inc. (adp)	K-43586	31017		58.61	57,199.30	3/10/17
534condo	534 West 42nd...	03/10/2017	03/2017	Artur Ujkaj (v0000081)	K-43953	31017		436.45	56,762.85	
		03/13/2017		Deposit Total 121			10.15		56,773.00	
		03/15/2017		Deposit Total 88			1,144.38		57,917.38	
		03/17/2017		Deposit Total 89			2,288.76		60,206.14	
534condo	534 West 42nd...	03/21/2017	03/2017	AFA PROTECTIVE SYSTEMS...	K-43671	421		3,889.06	56,317.08	Fire alarm digital
534condo	534 West 42nd...	03/21/2017	03/2017	Solid State Elevator Corp (solids)	K-43672	422		337.51	55,979.57	March 17
534condo	534 West 42nd...	03/21/2017	03/2017	Verizon (verizon)	K-43673	423		120.85	55,858.72	3/7/17-4/6/17
534condo	534 West 42nd...	03/21/2017	03/2017	Verizon (verizon)	K-43674	424		232.86	55,625.86	3/1/17-3/31/17
534condo	534 West 42nd...	03/22/2017	03/2017	SOS Locksmith Corp. (sos)	K-43723	425		174.20	55,451.66	Broken medeco key removed
534condo	534 West 42nd...	03/24/2017	03/2017	ADP Inc. (adp)	K-44515	32417		58.61	55,393.05	3/24/17
		03/28/2017		Deposit Total 90			1,144.38		56,537.43	
		03/30/2017		Deposit Total 91			1,200.00		57,737.43	
534condo	534 West 42nd...	03/31/2017	03/2017	Artur Ujkaj (v0000081)	K-43951	32417		436.44	57,300.99	
				Net Change=562.91			14,699.70	14,136.79	57,300.99	= Ending Balance =
1130-0000				Savings Cash 1					20,017.08	= Beginning Balance =
534condo	534 West 42nd...	03/30/2017	03/2017	3.2017 bank	J-9512		0.51	0.00	20,017.59	3.2017 bank
				Net Change=0.51			0.51	0.00	20,017.59	= 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 =

General Ledger

Period = Mar 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1621-0000				Accum. Dep - Equipment					-2,898.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-2,898.00 = Ending Balance =	
1720-0000				Building Improvement					5,635.00 = Beginning Balance =	
				Net Change=0.00			0.00	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...	03/10/2017	03/2017	Artur Ujkaj (v0000081)	K-43953	31017	436.45	0.00	436.45	
534condo	534 West 42nd...	03/31/2017	03/2017	Artur Ujkaj (v0000081)	K-43951	32417	436.44	0.00	872.89	
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		0.00	872.89	0.00	To Gross up March
				Net Change=0.00			872.89	872.89	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					0.00 = Beginning Balance =	
534condo	534 West 42nd...	03/28/2017	03/2017	Khaneja (t0001082)	R-92406	:ACH...	0.00	1,144.38	-1,144.38	EFT Payment One Time EFT Receipt
				Net Change=-1,144.38			0.00	1,144.38	-1,144.38 = Ending Balance =	
4530-0000				Condo Common Charge					-14,440.03 = Beginning Balance =	
534condo	534 West 42nd...	03/01/2017	03/2017	Riccardi (t0000176)	R-91710	:ACH...	0.00	1,144.38	-15,584.41	Pre-Authorized Payment
534condo	534 West 42nd...	03/06/2017	03/2017	Kuik (t0000179)	R-91618	:AC...	0.00	1,144.38	-16,728.79	Online Payment - EFT Payment.
534condo	534 West 42nd...	03/06/2017	03/2017	Kuik (t0000179)	R-91618	:AC...	0.00	1,144.38	-17,873.17	Online Payment - EFT Payment.
534condo	534 West 42nd...	03/08/2017	03/2017	Simon (t0000180)	R-91820	00001121	0.00	2,396.23	-20,269.40	:CHECKscan Payment
534condo	534 West 42nd...	03/08/2017	03/2017	Simon (t0000180)	R-91821	00001120	0.00	2,396.23	-22,665.63	:CHECKscan Payment
534condo	534 West 42nd...	03/15/2017	03/2017	Samuels (t0000177)	R-92060	:AC...	0.00	1,144.38	-23,810.01	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	03/17/2017	03/2017	Younge (t0000178)	R-92086	:AC...	0.00	1,144.38	-24,954.39	Online Payment - EFT Payment.
534condo	534 West 42nd...	03/17/2017	03/2017	Younge (t0000178)	R-92086	:AC...	0.00	1,144.38	-26,098.77	Online Payment - EFT Payment.
534condo	534 West 42nd...	03/30/2017	03/2017	Trubitt (t0000174)	R-92466	:ACH...	0.00	1,144.38	-27,243.15	Pre-Authorized Payment
534condo	534 West 42nd...	03/30/2017	03/2017	Trubitt (t0000174)	R-92466	:ACH...	0.00	55.62	-27,298.77	Pre-Authorized Payment
				Net Change=-12,858.74			0.00	12,858.74	-27,298.77 = Ending Balance =	
4700-0000				Commercial/Retail rent					-1,373.26 = Beginning Balance =	
534condo	534 West 42nd...	03/08/2017	03/2017	Praveen Gulati (t0000760)	R-91829	006081	0.00	686.43	-2,059.69	:CHECKscan Payment - March 2017 Rent

General Ledger

Period = Mar 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=-686.43			0.00	686.43	-2,059.69	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					-0.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-0.20	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.99	= Beginning Balance =
534condo	534 West 42nd...	03/30/2017	03/2017	3.2017 bank	J-9512		0.00	0.51	-1.50	3.2017 bank
				Net Change=-0.51			0.00	0.51	-1.50	= 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 =
6223-0000				Outside Security Guard					0.00	= Beginning Balance =
534condo	534 West 42nd...	03/09/2017	03/2017	Virtual Service (virtual)	K-43382	420	3,854.18	0.00	3,854.18	Quarterly billing for virtual doorman
				Net Change=3,854.18			3,854.18	0.00	3,854.18	= Ending Balance =
6250-0000				Elevator Inspection & Repair					892.77	= Beginning Balance =
534condo	534 West 42nd...	03/21/2017	03/2017	Solid State Elevator Corp (solids)	K-43672	422	337.51	0.00	1,230.28	March 17
				Net Change=337.51			337.51	0.00	1,230.28	= Ending Balance =
6265-0000				Exterminator					130.27	= Beginning Balance =
				Net Change=0.00			0.00	0.00	130.27	= Ending Balance =
6267-0000				Locksmith					0.00	= Beginning Balance =
534condo	534 West 42nd...	03/22/2017	03/2017	SOS Locksmith Corp. (sos)	K-43723	425	174.20	0.00	174.20	Broken medeco key removed
				Net Change=174.20			174.20	0.00	174.20	= Ending Balance =
6300-0000				Management					2,200.00	= Beginning Balance =
534condo	534 West 42nd...	03/01/2017	03/2017	Livingston Management Service...	K-42921	416	1,100.00	0.00	3,300.00	Management Fee

General Ledger

Period = Mar 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=1,100.00							1,100.00	0.00	3,300.00	= Ending Balance =
6310-0000 Security Service									0.00	= Beginning Balance =
534condo	534 West 42nd...	03/21/2017	03/2017	AFA PROTECTIVE SYSTEMS...	K-43671	421	3,889.06	0.00	3,889.06	Fire alarm digital
Net Change=3,889.06							3,889.06	0.00	3,889.06	= 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									176.44	= Beginning Balance =
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		0.00	2.40	174.04	To Gross up March
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		60.62	0.00	234.66	To Gross up March
Net Change=58.22							60.62	2.40	234.66	= 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 =
534condo	534 West 42nd...	03/09/2017	03/2017	Consolidated Edison Company ...	K-43380	418	70.37	0.00	1,537.77	1/19/17-2/17/17-3Therms
534condo	534 West 42nd...	03/09/2017	03/2017	Consolidated Edison Company ...	K-43381	419	707.38	0.00	2,245.15	1/19/17-2/17/17-4000kwh
Net Change=777.75							777.75	0.00	2,245.15	= Ending Balance =
6420-0000 Gas									3,798.12	= Beginning Balance =
534condo	534 West 42nd...	03/09/2017	03/2017	Consolidated Edison Company ...	K-43381	419	2,360.55	0.00	6,158.67	1/19/17-2/17/17-1792therms
Net Change=2,360.55							2,360.55	0.00	6,158.67	= 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									708.78	= Beginning Balance =
534condo	534 West 42nd...	03/21/2017	03/2017	Verizon (verizon)	K-43673	423	120.85	0.00	829.63	3/7/17-4/6/17
534condo	534 West 42nd...	03/21/2017	03/2017	Verizon (verizon)	K-43674	424	232.86	0.00	1,062.49	3/1/17-3/31/17
Net Change=353.71							353.71	0.00	1,062.49	= Ending Balance =
6460-0000 Service Contract									555.00	= Beginning Balance =

General Ledger

Period = Mar 2017

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	555.00	= Ending Balance =
7615-0000				Payroll Processing Fees					354.15	= Beginning Balance =
534condo	534 West 42nd...	03/10/2017	03/2017	ADP Inc. (adp)	K-43586	31017	58.61	0.00	412.76	3/10/17
534condo	534 West 42nd...	03/24/2017	03/2017	ADP Inc. (adp)	K-44515	32417	58.61	0.00	471.37	3/24/17
				Net Change=117.22			117.22	0.00	471.37	= 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					2,030.76	= Beginning Balance =
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		1,015.38	0.00	3,046.14	To Gross up March
				Net Change=1,015.38			1,015.38	0.00	3,046.14	= Ending Balance =
7850-0000				Payroll Taxes					0.00	= Beginning Balance =
534condo	534 West 42nd...	03/13/2017	03/2017	ADP	R-92487	automatic	0.00	10.15	-10.15	NY-SUIER
				Net Change=-10.15			0.00	10.15	-10.15	= Ending Balance =
7851-0000				FICA Expense					155.36	= Beginning Balance =
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		77.68	0.00	233.04	To Gross up March
				Net Change=77.68			77.68	0.00	233.04	= Ending Balance =
7852-0000				FUTA Expense					12.20	= Beginning Balance =
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		6.10	0.00	18.30	To Gross up March
				Net Change=6.10			6.10	0.00	18.30	= Ending Balance =
7853-0000				SUTA Expense					34.52	= Beginning Balance =
534condo	534 West 42nd...	03/31/2017	03/2017	To Gross up March	J-9410		15.23	0.00	49.75	To Gross up March
				Net Change=15.23			15.23	0.00	49.75	= Ending Balance =
							29,712.29	29,712.29		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Mar 2017

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-91618	12370	03/2017	3/6/2017	Kuik(t0000179)	534condo	1110-0000		2,288.76		:ACH-WEB	Online Payment - EFT Payment.
R-91710	12402	03/2017	3/1/2017	Riccardi(t0000176)	534condo	1110-0000		1,144.38		:ACH-14566	Pre-Authorized Payment
R-91820	12439	03/2017	3/8/2017	Simon(t0000180)	534condo	1110-0000		2,396.23		00001121	:CHECKscan Payment
R-91821	12439	03/2017	3/8/2017	Simon(t0000180)	534condo	1110-0000		2,396.23		00001120	:CHECKscan Payment
R-91829	12439	03/2017	3/8/2017	Praveen Gulati(t0000760)	534condo	1110-0000		686.43		006081	:CHECKscan Payment - March 2017 Rent
R-92060	12478	03/2017	3/15/2017	Samuels(t0000177)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142)
R-92086	12486	03/2017	3/17/2017	Younge(t0000178)	534condo	1110-0000		2,288.76		:ACH-WEB	Online Payment - EFT Payment.
R-92406	12617	03/2017	3/28/2017	Khaneja(t0001082)	534condo	1110-0000		1,144.38		:ACH-14774	EFT Payment One Time EFT Receipt
R-92466	12646	03/2017	3/30/2017	Trubitt(t0000174)	534condo	1110-0000		1,200.00		:ACH-14827	Pre-Authorized Payment
R-92487	12653	03/2017	3/13/2017	ADP	534condo	1110-0000		10.15		automatic	NY-SUIER
Total								14,699.70			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Mar 2017

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-42921	19891	03/2017	3/1/2017	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	416	Management Fee
K-43380	19981	03/2017	3/9/2017	Consolidated Edison Company of N.Y. Inc. (i	534condo	6410-0000 Electricity	70.37	418	1/19/17-2/17/17-3Therms
K-43381	19981	03/2017	3/9/2017	Consolidated Edison Company of N.Y. Inc. (i	534condo	6410-0000 Electricity	707.38	419	1/19/17-2/17/17-4000kwh
					534condo	6420-0000 Gas	2,360.55	419	1/19/17-2/17/17-1792therms
K-43382	19981	03/2017	3/9/2017	Virtual Service (virtual)	534condo	6223-0000 Outside Security Guard	3,854.18	420	Quarterly billing for virtual doorman
K-43586		03/2017	3/10/2017	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	31017	3/10/17
K-43671	20044	03/2017	3/21/2017	AFA PROTECTIVE SYSTEMS,INC. (afa)	534condo	6310-0000 Security Service	3,889.06	421	Fire alarm digital
K-43672	20044	03/2017	3/21/2017	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	422	March 17
K-43673	20044	03/2017	3/21/2017	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	120.85	423	3/7/17-4/6/17
K-43674	20044	03/2017	3/21/2017	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	232.86	424	3/1/17-3/31/17
K-43723	20050	03/2017	3/22/2017	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	174.20	425	Broken medeco key removed
K-43951		03/2017	3/31/2017	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.44	32417	
K-43953		03/2017	3/10/2017	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	436.45	31017	
K-44515		03/2017	3/24/2017	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	32417	3/24/17
Total							<u>13,837.07</u>		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 03/2017

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	1,144.38	0.00	1,144.38	0.00	3,433.14
534condo	7	t0000179	Tiiu Kuik	1,688.76	1,144.38	0.00	0.00	544.38	0.00	1,688.76
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.20	0.20	0.00	0.00	0.00	-0.20	0.00
534condo				5,122.10	2,288.96	1,144.38	0.00	1,688.76	-0.20	5,121.90

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 05/15/2017

Month Year = 03/2017

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			0.00
						Total	1,144.38						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			1,688.76
						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 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				5,121.90
Summary Groups					Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents					0.00	0.00	9,949.14	0.00	0.00	8.00	100.00	0.00	5,121.90
Future Residents/Applicants					0.00	0.00	0.00	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	5,121.90

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 05/15/2017

Month Year = 03/2017

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
5/2/13

534condo-ChaseChk-9300

4/21/2017

Bank Reconciliation Report

3/31/2017

412059300

Posted by: torig on 4/21/2017

Balance Per Bank Statement as of 3/31/2017

57,638.50

Outstanding Checks

Check Date	Check Number	Payee	Amount
3/21/2017	422	solids - Solid State Elevator Corp	337.51
Less:	Outstanding Checks		337.51
	Reconciled Bank Balance		<u>57,300.99</u>

Balance per GL as of 3/31/2017

57,300.99

Reconciled Balance Per G/L

57,300.99

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

0.00

534condo-ChaseChk-9300

4/21/2017

Bank Reconciliation Report

3/31/2017

412059300

Posted by: torig on 4/21/2017

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
2/22/2017	415	verizon - Verizon	232.78	3/31/2017
2/24/2017	22417	adp - ADP Inc.	58.61	3/31/2017
2/27/2017	417	verizon - Verizon	121.58	3/31/2017
3/1/2017	416	livingst - Livingston Management Services, LLC	1,100.00	3/31/2017
3/9/2017	418	conediso - Consolidated Edison Company of N.Y. Inc.	70.37	3/31/2017
3/9/2017	419	conediso - Consolidated Edison Company of N.Y. Inc.	3,067.93	3/31/2017
3/9/2017	420	virtual - Virtual Service	3,854.18	3/31/2017
3/10/2017	31017	adp - ADP Inc.	58.61	3/31/2017
3/10/2017	31017	v0000081 - Artur Ujkaj	436.45	3/31/2017
3/21/2017	421	afa - AFA PROTECTIVE SYSTEMS,INC.	3,889.06	3/31/2017
3/21/2017	423	verizon - Verizon	120.85	3/31/2017
3/21/2017	424	verizon - Verizon	232.86	3/31/2017
3/22/2017	425	sos - SOS Locksmith Corp.	174.20	3/31/2017
3/24/2017	32417	adp - ADP Inc.	58.61	3/31/2017
3/31/2017	32417	v0000081 - Artur Ujkaj	436.44	3/31/2017
Total Cleared Checks			13,912.53	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/28/2017	85	:ACH Deposit	1,144.38	3/31/2017
3/1/2017	87	:ACH Deposit	1,144.38	3/31/2017
3/6/2017	86	:ACH Deposit	2,288.76	3/31/2017
3/9/2017	120	:CHECKscan Deposit	5,478.89	3/31/2017
3/13/2017	121		10.15	3/31/2017
3/15/2017	88	:ACH Deposit	1,144.38	3/31/2017
3/17/2017	89	:ACH Deposit	2,288.76	3/31/2017
3/28/2017	90	:ACH Deposit	1,144.38	3/31/2017
3/30/2017	91	:ACH Deposit	1,200.00	3/31/2017
Total Cleared Deposits			15,844.08	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/31/2017	JE 9410	To Gross up March	-299.72	3/31/2017
Total Cleared Other Items			-299.72	



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

March 01, 2017 through March 31, 2017
Primary Account: 000000412059300

00042213 1 AV 00.373



00042213 DRE 802 141 09117 NNNNNNNNNN T 1 000000000 62 0000 T143332 P6964

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



051600109306004656000100000000

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$56,006.67	\$57,638.50 ✓
Chase Business Select High Yield Savings	000003046731484	20,017.08	20,017.59 ✓
Total		\$76,023.75	\$77,656.09

TOTAL ASSETS

\$76,023.75 **\$77,656.09**

All Summary Balances shown are as of March 31, 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		\$56,006.67
Deposits and Additions	9	15,844.08
Checks Paid	10	-12,863.81
Electronic Withdrawals	9	-1,348.44
Ending Balance	28	\$57,638.50



March 01, 2017 through March 31, 2017
Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
03/01	\$56,051.05	03/13	63,962.79	03/27	59,595.50
03/02	55,818.27	03/15	60,108.61	03/28	55,706.44
03/03	55,759.66	03/16	56,970.31	03/29	56,617.96
03/07	57,926.84	03/17	58,056.08	03/30	56,497.11
03/08	59,071.22	03/20	60,344.84	03/31	57,638.50
03/09	58,483.90	03/23	59,769.70		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	19
Deposits / Credits	9
Deposited Items	0
Transaction Total	28

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		\$20,017.08
Deposits and Additions	1	0.51
Ending Balance	1	\$20,017.59
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.51
Interest Paid Year-to-Date		\$1.50

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.

534condo-ChaseRes-1484

4/21/2017

Bank Reconciliation Report

3/31/2017

3046731484

Posted by: torig on 4/21/2017

Balance Per Bank Statement as of 3/31/2017	20,017.59
Reconciled Bank Balance	<u>20,017.59</u>

Balance per GL as of 3/31/2017	20,017.59
Reconciled Balance Per G/L	<u>20,017.59</u> <i>1/3</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
3/30/2017	JE 9512	3.2017 bank	0.51	3/31/2017
Total Cleared Other Items			<u>0.51</u>	