

Report Packet

Cover Page

534 West 42nd Street Condo Association

Prepared for

July 2017

Trial Balance

Period = Jul 2017

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	65,360.09	2,152.76	0.00	67,512.85
1130-0000	Savings Cash 1	20,019.08	0.51	0.00	20,019.59
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	11,268.56	0.00	0.00	11,268.56
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-108,505.43	0.00	0.00	-108,505.43
4530-0000	Condo Common Charge	-57,863.82	0.00	6,973.75	-64,837.57
4700-0000	Commercial/Retail rent	-4,119.58	0.00	686.63	-4,806.21
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-0.20	0.00	0.00	-0.20
5720-0000	Interest on Bank Accounts	-2.99	0.00	0.51	-3.50
5800-0000	Late Fee	0.51	0.00	0.00	0.51
6202-0000	Accounting	2,175.00	2,000.00	0.00	4,175.00
6204-0000	Professional Consultant Fees	50.00	0.00	0.00	50.00
6213-0000	General Building Repairs-Expense	175.00	0.00	0.00	175.00
6215-0000	Building Supplies	73.48	0.00	0.00	73.48
6223-0000	Outside Security Guard	3,854.18	0.00	0.00	3,854.18
6241-0000	Boiler Repair	1,110.55	0.00	0.00	1,110.55
6250-0000	Elevator Inspection & Repair	2,242.81	377.51	0.00	2,620.32
6252-0000	Fire Extinguishers	363.37	0.00	0.00	363.37
6257-0000	Sprinkler Sys. & Inspections	762.13	0.00	0.00	762.13
6265-0000	Exterminator	260.54	0.00	0.00	260.54
6267-0000	Locksmith	174.20	0.00	0.00	174.20
6300-0000	Management	6,600.00	1,100.00	0.00	7,700.00
6310-0000	Security Service	4,021.73	0.00	0.00	4,021.73
6312-0000	Security Cameras/Intercom	489.94	0.00	0.00	489.94
6320-0000	Insurance	0.00	302.00	0.00	302.00
6320-0010	Worker's Compensation	438.43	57.58	0.00	496.01
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	4,603.10	0.00	0.00	4,603.10
6420-0000	Gas	8,262.24	0.00	0.00	8,262.24
6430-0000	Water & Sewer	1,305.23	503.26	0.00	1,808.49

Trial Balance

Period = Jul 2017

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6455-0000	Telephone & Internet	2,142.51	0.00	0.00	2,142.51
6460-0000	Service Contract	555.00	0.00	0.00	555.00
7615-0000	Payroll Processing Fees	881.64	58.61	0.00	940.25
7700-0000	Miscellaneous Expense	160.00	0.00	0.00	160.00
7845-0000	Gross Salary	6,599.97	1,015.38	0.00	7,615.35
7850-0000	Payroll Taxes	-10.15	0.00	0.00	-10.15
7851-0000	FICA Expense	504.92	77.68	0.00	582.60
7852-0000	FUTA Expense	39.65	2.40	0.00	42.05
7853-0000	SUTA Expense	95.95	13.20	0.00	109.15
	Total	0.00	7,660.89	7,660.89	0.00

Income Statement

Period = Jul 2017

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	6,974	91	64,838	93
4700-0000	Commercial/Retail rent	687	9	4,806	7
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0	0	0	0
4990-0000	NET RENT INCOME	<u>7,660</u>	<u>100</u>	<u>69,644</u>	<u>100</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	4	0
5800-0000	Late Fee	0	0	-1	0
5890-0000	TOTAL OTHER INCOME	<u>1</u>	<u>0</u>	<u>3</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>7,661</u>	<u>100</u>	<u>69,647</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	2,000	26	4,175	6
6204-0000	Professional Consultant Fees	0	0	50	0
6213-0000	General Building Repairs-Expense	0	0	175	0
6215-0000	Building Supplies	0	0	73	0
6223-0000	Outside Security Guard	0	0	3,854	6
6241-0000	Boiler Repair	0	0	1,111	2
6250-0000	Elevator Inspection & Repair	378	5	2,620	4
6252-0000	Fire Extinguishers	0	0	363	1
6257-0000	Sprinkler Sys. & Inspections	0	0	762	1
6265-0000	Exterminator	0	0	261	0
6267-0000	Locksmith	0	0	174	0
6300-0000	Management	1,100	14	7,700	11
6310-0000	Security Service	0	0	4,022	6
6312-0000	Security Cameras/Intercom	0	0	490	1

Income Statement

Period = Jul 2017

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	302	4	302	0
6320-0010	Worker's Compensation	58	1	496	1
6362-0000	Inspections	0	0	545	1
6364-0000	Filing Fees	0	0	225	0
6410-0000	Electricity	0	0	4,603	7
6420-0000	Gas	0	0	8,262	12
6430-0000	Water & Sewer	503	7	1,808	3
6455-0000	Telephone & Internet	0	0	2,143	3
6460-0000	Service Contract	0	0	555	1
6990-0000	TOTAL DIRECT EXPENSES	4,340	57	44,770	64
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	59	1	940	1
7700-0000	Miscellaneous Expense	0	0	160	0
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015	13	7,615	11
7850-0000	Payroll Taxes	0	0	-10	0
7851-0000	FICA Expense	78	1	583	1
7852-0000	FUTA Expense	2	0	42	0
7853-0000	SUTA Expense	13	0	109	0
7890-0000	TOTAL PAYROLL	1,167	15	9,279	13
7990-0000	TOTAL G & A EXPENSE	1,167	15	9,439	14
8990-0000	TOTAL EXPENSES	5,508	72	54,210	78
9090-0000	NET INCOME	2,153	28	15,437	22

Statement (12 months)

Period = Jan 2017-Jul 2017

Book = Cash

		Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Total
4000-0000	INCOME								
4100-0000	RENT								
4500-0000	Rent	1,144.38	-1,144.38	1,144.38	0.00	-1,144.38	0.00	0.00	0.00
4530-0000	Condo Common Charge	5,829.37	8,610.66	12,858.74	8,062.51	13,240.03	9,262.51	6,973.75	64,837.57
4700-0000	Commercial/Retail rent	686.63	686.63	686.43	686.63	686.63	686.63	686.63	4,806.21
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.20
4990-0000	NET RENT INCOME	7,660.38	8,153.11	14,689.55	8,749.14	12,782.28	9,949.14	7,660.38	69,643.98
5600-0000	OTHER INCOME								
5720-0000	Interest on Bank Accounts	0.53	0.46	0.51	0.46	0.54	0.49	0.51	3.50
5800-0000	Late Fee	-0.51	0.00	0.00	0.00	0.00	0.00	0.00	-0.51
5890-0000	TOTAL OTHER INCOME	0.02	0.46	0.51	0.46	0.54	0.49	0.51	2.99
5990-0000	TOTAL INCOME	7,660.40	8,153.57	14,690.06	8,749.60	12,782.82	9,949.63	7,660.89	69,646.97
6000-0000	EXPENSES								
6100-0000	DIRECT EXPENSES								
6202-0000	Accounting	2,000.00	0.00	0.00	0.00	175.00	0.00	2,000.00	4,175.00
6204-0000	Professional Consultant Fees	50.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
6213-0000	General Building Repairs-Expense	0.00	0.00	0.00	175.00	0.00	0.00	0.00	175.00
6215-0000	Building Supplies	66.95	0.00	0.00	6.53	0.00	0.00	0.00	73.48
6223-0000	Outside Security Guard	0.00	0.00	3,854.18	0.00	0.00	0.00	0.00	3,854.18
6241-0000	Boiler Repair	0.00	0.00	0.00	0.00	0.00	1,110.55	0.00	1,110.55
6250-0000	Elevator Inspection & Repair	555.26	337.51	337.51	337.51	337.51	337.51	377.51	2,620.32
6252-0000	Fire Extinguishers	0.00	0.00	0.00	363.37	0.00	0.00	0.00	363.37
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	0.00	762.13	0.00	0.00	0.00	762.13
6265-0000	Exterminator	0.00	130.27	0.00	130.27	0.00	0.00	0.00	260.54
6267-0000	Locksmith	0.00	0.00	174.20	0.00	0.00	0.00	0.00	174.20
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	7,700.00

Statement (12 months)

Period = Jan 2017-Jul 2017

Book = Cash

		Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Total
6310-0000	Security Service	0.00	0.00	3,889.06	132.67	0.00	0.00	0.00	4,021.73
6312-0000	Security Cameras/Intercom	489.94	0.00	0.00	0.00	0.00	0.00	0.00	489.94
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	302.00	302.00
6320-0010	Worker's Compensation	118.22	58.22	58.22	58.22	58.22	87.33	57.58	496.01
6362-0000	Inspections	545.00	0.00	0.00	0.00	0.00	0.00	0.00	545.00
6364-0000	Filing Fees	225.48	0.00	0.00	0.00	0.00	0.00	0.00	225.48
6410-0000	Electricity	1,467.40	0.00	777.75	742.35	604.16	1,011.44	0.00	4,603.10
6420-0000	Gas	3,798.12	0.00	2,360.55	2,168.15	-241.83	177.25	0.00	8,262.24
6430-0000	Water & Sewer	734.22	0.00	0.00	571.01	0.00	0.00	503.26	1,808.49
6455-0000	Telephone & Internet	354.42	354.36	353.71	364.32	357.88	357.82	0.00	2,142.51
6460-0000	Service Contract	555.00	0.00	0.00	0.00	0.00	0.00	0.00	555.00
6990-0000	TOTAL DIRECT EXPENSES	12,060.01	1,980.36	12,905.18	6,911.53	2,390.94	4,181.90	4,340.35	44,770.27
7000-0000	GENERAL & ADMINISTRATIVE								
7615-0000	Payroll Processing Fees	236.93	117.22	117.22	117.22	117.22	175.83	58.61	940.25
7700-0000	Miscellaneous Expense	160.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
7800-0000	PAYROLL EXPENSE								
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	7,615.35
7850-0000	Payroll Taxes	0.00	0.00	-10.15	0.00	0.00	0.00	0.00	-10.15
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	77.68	116.52	77.68	582.60
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	6.10	9.15	2.40	42.05
7853-0000	SUTA Expense	17.26	17.26	15.23	13.20	13.20	19.80	13.20	109.15
7890-0000	TOTAL PAYROLL	1,353.35	1,233.64	1,221.46	1,229.58	1,229.58	1,844.37	1,167.27	9,279.25
7990-0000	TOTAL G & A EXPENSE	1,513.35	1,233.64	1,221.46	1,229.58	1,229.58	1,844.37	1,167.27	9,439.25
8990-0000	TOTAL EXPENSES	13,573.36	3,214.00	14,126.64	8,141.11	3,620.52	6,026.27	5,507.62	54,209.52
9090-0000	NET INCOME	-5,912.96	4,939.57	563.42	608.49	9,162.30	3,923.36	2,153.27	15,437.45

Balance Sheet

Period = Jul 2017

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	67,513
1130-0000	Savings Cash 1	20,020
1190-0000	TOTAL CASH	87,532
1600-0000	PROPERTY	
1620-0000	Equipment	28,040
1621-0000	Accum. Dep - Equipment	-2,898
1720-0000	Building Improvement	11,269
1890-0000	TOTAL PROPERTY	36,410
1990-0000	TOTAL ASSETS	123,943
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
3000-0000	CAPITAL	
3800-0000	Retained Earnings	123,943
3890-0000	TOTAL CAPITAL	123,943
3990-0000	TOTAL LIABILITIES & CAPITAL	123,943

Cash Flow

Period = Jul 2017

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	6,974	91	64,838	93
Commercial/Retail rent	687	9	4,806	7
Plus:Prepaid Rent/Maintenanc...	0	0	0	0
NET RENT INCOME	7,660	100	69,644	100
OTHER INCOME				
Interest on Bank Accounts	1	0	4	0
Late Fee	0	0	-1	0
TOTAL OTHER INCOME	1	0	3	0
TOTAL INCOME	7,661	100	69,647	100
EXPENSES				
DIRECT EXPENSES				
Accounting	2,000	26	4,175	6
Professional Consultant Fees	0	0	50	0
General Building Repairs-...	0	0	175	0
Building Supplies	0	0	73	0
Outside Security Guard	0	0	3,854	6
Boiler Repair	0	0	1,111	2
Elevator Inspection & Repair	378	5	2,620	4
Fire Extinguishers	0	0	363	1
Sprinkler Sys. & Inspections	0	0	762	1
Exterminator	0	0	261	0
Locksmith	0	0	174	0
Management	1,100	14	7,700	11
Security Service	0	0	4,022	6
Security Cameras/Intercom	0	0	490	1
Insurance	302	4	302	0
Worker's Compensation	58	1	496	1
Inspections	0	0	545	1
Filing Fees	0	0	225	0
Electricity	0	0	4,603	7
Gas	0	0	8,262	12
Water & Sewer	503	7	1,808	3
Telephone & Internet	0	0	2,143	3
Service Contract	0	0	555	1
TOTAL DIRECT EXP...	4,340	57	44,770	64
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	59	1	940	1

Cash Flow

Period = Jul 2017

Book = Cash

	Period to Date	%	Year to Date	%
Miscellaneous Expense	0	0	160	0
PAYROLL EXPENSE				
Gross Salary	1,015	13	7,615	11
Payroll Taxes	0	0	-10	0
FICA Expense	78	1	583	1
FUTA Expense	2	0	42	0
SUTA Expense	13	0	109	0
TOTAL PAYROLL	1,167	15	9,279	13
TOTAL G & A EXPENSE	1,167	15	9,439	14
TOTAL EXPENSES	5,508	72	54,210	78
NET INCOME	2,153	28	15,437	22
Adjustments				
Building Improvement	0	0	-11,269	-16
Total Adjustments	0	0	-11,269	-16
Cash Flow	0	0	-11,269	-16
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Cash	0	0	0	
Operating Cash 1	65,360	67,513	2,153	
Savings Cash 1	20,019	20,020	1	
Savings Cash 3	0	0	0	
Total Cash	85,379	87,532	2,153	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Cash	0	0	0	
Operating Cash 1	63,347	67,513	4,165	
Savings Cash 1	20,016	20,020	4	
Savings Cash 3	0	0	0	
Total Cash	83,364	87,532	4,169	

General Ledger

Period = Jul 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					65,360.09	= Beginning Balance =
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		0.00	235.43	65,124.66	To Gross up July
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		0.00	60.62	65,064.04	To Gross up July
534condo	534 West 42nd...	07/01/2017	07/2017	Livingston Management Service...	K-46119	450		1,100.00	63,964.04	Management Fee
		07/01/2017		Deposit Total 106			2,288.76		66,252.80	
		07/01/2017		Deposit Total 107			1,144.38		67,397.18	
534condo	534 West 42nd...	07/05/2017	07/2017	NYC Water Board (nycwater)	K-46627	457		503.26	66,893.92	3.19.17-6.18.17
		07/07/2017		Deposit Total 127			686.63		67,580.55	
534condo	534 West 42nd...	07/11/2017	07/2017	Zapken and Loeb L.L.P (zapken)	K-46710	458		2,000.00	65,580.55	12.2016-finalcial and taxes reviewed
534condo	534 West 42nd...	07/12/2017	07/2017	Solid State Elevator Corp (solids)	K-46815	459		377.51	65,203.04	July 17
534condo	534 West 42nd...	07/14/2017	07/2017	ADP Inc. (adp)	K-47200	71417		58.61	65,144.43	7/14/17
534condo	534 West 42nd...	07/14/2017	07/2017	Artur Ujkaj (v0000081)	K-47612	71417		435.42	64,709.01	
		07/15/2017		Deposit Total 108			1,144.38		65,853.39	
		07/19/2017		Deposit Total 128			2,396.23		68,249.62	
534condo	534 West 42nd...	07/28/2017	07/2017	Artur Ujkaj (v0000081)	K-47613	72817		434.77	67,814.85	
534condo	534 West 42nd...	07/31/2017	07/2017	Rampart Group (rampart)	K-47350	461		302.00	67,512.85	2017/2018-umbrella
				Net Change=2,152.76			7,660.38	5,507.62	67,512.85	= Ending Balance =
1130-0000				Savings Cash 1					20,019.08	= Beginning Balance =
534condo	534 West 42nd...	07/01/2017	07/2017	7.2017 bank	J-10058		0.51	0.00	20,019.59	7.2017 bank
				Net Change=0.51			0.51	0.00	20,019.59	= 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 =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/14/2017	07/2017	Artur Ujkaj (v0000081)	K-47612	71417	435.42	0.00	435.42	
534condo	534 West 42nd...	07/28/2017	07/2017	Artur Ujkaj (v0000081)	K-47613	72817	434.77	0.00	870.19	
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		0.00	870.19	0.00	To Gross up July
				Net Change=0.00			870.19	870.19	0.00	= Ending Balance =
3800-0000				Retained Earnings					-108,505.43	= Beginning Balance =

General Ledger

Period = Jul 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	-108,505.43	= Ending Balance =
4530-0000	Condo Common Charge								-57,863.82	= Beginning Balance =
534condo	534 West 42nd...	07/01/2017	07/2017	Riccardi (t0000176)	R-96723	:ACH...	0.00	1,144.38	-59,008.20	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2017	07/2017	Khaneja (t0001082)	R-96724	:ACH...	0.00	1,144.38	-60,152.58	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2017	07/2017	Younge (t0000178)	R-96806	:AC...	0.00	1,144.38	-61,296.96	Online Payment - EFT Payment.
534condo	534 West 42nd...	07/15/2017	07/2017	Samuels (t0000177)	R-97492	:AC...	0.00	1,144.38	-62,441.34	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd...	07/19/2017	07/2017	Simon (t0000180)	R-97601	00001130	0.00	2,396.23	-64,837.57	:CHECKscan Payment
Net Change=-6,973.75							0.00	6,973.75	-64,837.57	= Ending Balance =
4700-0000	Commercial/Retail rent								-4,119.58	= Beginning Balance =
534condo	534 West 42nd...	07/07/2017	07/2017	Praveen Gulati (t0000760)	R-97138	006127	0.00	0.20	-4,119.78	:CHECKscan Payment
534condo	534 West 42nd...	07/07/2017	07/2017	Praveen Gulati (t0000760)	R-97138	006127	0.00	686.43	-4,806.21	:CHECKscan Payment
Net Change=-686.63							0.00	686.63	-4,806.21	= 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								-2.99	= Beginning Balance =
534condo	534 West 42nd...	07/01/2017	07/2017	7.2017 bank	J-10058		0.00	0.51	-3.50	7.2017 bank
Net Change=-0.51							0.00	0.51	-3.50	= 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								2,175.00	= Beginning Balance =
534condo	534 West 42nd...	07/11/2017	07/2017	Zapken and Loeb L.L.P (zapken)	K-46710	458	2,000.00	0.00	4,175.00	12.2016-finalcial and taxes reviewed
Net Change=2,000.00							2,000.00	0.00	4,175.00	= Ending Balance =
6204-0000	Professional Consultant Fees								50.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	50.00	= Ending Balance =
6213-0000	General Building Repairs-Expense								175.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	175.00	= Ending Balance =
6215-0000	Building Supplies								73.48	= Beginning Balance =
Net Change=0.00							0.00	0.00	73.48	= Ending Balance =

General Ledger

Period = Jul 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6223-0000				Outside Security Guard					3,854.18	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,854.18	= Ending Balance =
6241-0000				Boiler Repair					1,110.55	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,110.55	= Ending Balance =
6250-0000				Elevator Inspection & Repair					2,242.81	= Beginning Balance =
534condo	534 West 42nd...	07/12/2017	07/2017	Solid State Elevator Corp (solids)	K-46815	459	40.00	0.00	2,282.81	Filing fee
534condo	534 West 42nd...	07/12/2017	07/2017	Solid State Elevator Corp (solids)	K-46815	459	337.51	0.00	2,620.32	July 17
				Net Change=377.51			377.51	0.00	2,620.32	= Ending Balance =
6252-0000				Fire Extinguishers					363.37	= Beginning Balance =
				Net Change=0.00			0.00	0.00	363.37	= Ending Balance =
6257-0000				Sprinkler Sys. & Inspections					762.13	= Beginning Balance =
				Net Change=0.00			0.00	0.00	762.13	= Ending Balance =
6265-0000				Exterminator					260.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	260.54	= Ending Balance =
6267-0000				Locksmith					174.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	174.20	= Ending Balance =
6300-0000				Management					6,600.00	= Beginning Balance =
534condo	534 West 42nd...	07/01/2017	07/2017	Livingston Management Service...	K-46119	450	1,100.00	0.00	7,700.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	7,700.00	= Ending Balance =
6310-0000				Security Service					4,021.73	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,021.73	= Ending Balance =
6312-0000				Security Cameras/Intercom					489.94	= Beginning Balance =
				Net Change=0.00			0.00	0.00	489.94	= Ending Balance =
6320-0000				Insurance					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/31/2017	07/2017	Rampart Group (rampart)	K-47350	461	302.00	0.00	302.00	2017/2018-umbrella
				Net Change=302.00			302.00	0.00	302.00	= Ending Balance =
6320-0010				Worker's Compensation					438.43	= Beginning Balance =

General Ledger

Period = Jul 2017

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		0.00	3.04	435.39	To Gross up July
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		60.62	0.00	496.01	To Gross up July
				Net Change=57.58			60.62	3.04	496.01	= 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					4,603.10	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,603.10	= Ending Balance =
6420-0000				Gas					8,262.24	= Beginning Balance =
				Net Change=0.00			0.00	0.00	8,262.24	= Ending Balance =
6430-0000				Water & Sewer					1,305.23	= Beginning Balance =
534condo	534 West 42nd...	07/05/2017	07/2017	NYC Water Board (nycwater)	K-46627	457	503.26	0.00	1,808.49	3.19.17-6.18.17
				Net Change=503.26			503.26	0.00	1,808.49	= Ending Balance =
6455-0000				Telephone & Internet					2,142.51	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,142.51	= 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					881.64	= Beginning Balance =
534condo	534 West 42nd...	07/14/2017	07/2017	ADP Inc. (adp)	K-47200	71417	58.61	0.00	940.25	7/14/17
				Net Change=58.61			58.61	0.00	940.25	= 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					6,599.97	= Beginning Balance =
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		1,015.38	0.00	7,615.35	To Gross up July
				Net Change=1,015.38			1,015.38	0.00	7,615.35	= Ending Balance =
7850-0000				Payroll Taxes					-10.15	= Beginning Balance =

General Ledger

Period = Jul 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	-10.15	= Ending Balance =
7851-0000				FICA Expense					504.92	= Beginning Balance =
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		77.68	0.00	582.60	To Gross up July
				Net Change=77.68			77.68	0.00	582.60	= Ending Balance =
7852-0000				FUTA Expense					39.65	= Beginning Balance =
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		2.40	0.00	42.05	To Gross up July
				Net Change=2.40			2.40	0.00	42.05	= Ending Balance =
7853-0000				SUTA Expense					95.95	= Beginning Balance =
534condo	534 West 42nd...	07/31/2017	07/2017	To Gross up July	J-9989		13.20	0.00	109.15	To Gross up July
				Net Change=13.20			13.20	0.00	109.15	= Ending Balance =
							14,041.74	14,041.74		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jul 2017

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-96723	13753	07/2017	7/1/2017	Riccardi(t0000176)	534condo	1110-0000		1,144.38		:ACH-16703	Pre-Authorized Payment
R-96724	13753	07/2017	7/1/2017	Khaneja(t0001082)	534condo	1110-0000		1,144.38		:ACH-16704	Pre-Authorized Payment
R-96806	13775	07/2017	7/1/2017	Younge(t0000178)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment.
R-97138	13848	07/2017	7/7/2017	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		006127	:CHECKscan Payment
R-97492	13903	07/2017	7/15/2017	Samuels(t0000177)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment Paid by roommate AdamHausman (r0000142)
R-97601	13920	07/2017	7/19/2017	Simon(t0000180)	534condo	1110-0000		2,396.23		00001130	:CHECKscan Payment
Total								7,660.38			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jul 2017

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-46119	20513	07/2017	7/1/2017	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	450	Management Fee
K-46627	20563	07/2017	7/5/2017	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	503.26	457	3.19.17-6.18.17
K-46710	20582	07/2017	7/11/2017	Zapken and Loeb L.L.P (zapken)	534condo	6202-0000 Accounting	2,000.00	458	12.2016-finalcial and taxes reviewed
K-46815	20594	07/2017	7/12/2017	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	40.00	459	
					534condo	6250-0000 Elevator Inspection & Repair	337.51	459	July 17
K-47200		07/2017	7/14/2017	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61	71417	7/14/17
K-47350	20684	07/2017	7/31/2017	Rampart Group (rampart)	534condo	6320-0000 Insurance	302.00	461	2017/2018-umbrella
K-47612		07/2017	7/14/2017	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	435.42	71417	
K-47613		07/2017	7/28/2017	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	434.77	72817	
Total							5,211.57		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 07/2017

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	2,288.76	1,144.38	1,144.38	0.00	0.00	0.00	2,288.76
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				5,722.10	2,288.96	2,288.76	0.00	1,144.38	-0.20	5,721.90

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/08/2017

Month Year = 07/2017

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			2,288.76
						Total	1,144.38						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23						
RETAIL	retail	0.00	t0000760	Chicago Land Oil Company LLC 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				5,721.90
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	5,721.90
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	5,721.90

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/08/2017

Month Year = 07/2017

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
9/21/17

534condo-ChaseChk-9300

8/31/2017

Bank Reconciliation Report

7/31/2017

412059300

Posted by: torig on 8/31/2017

Balance Per Bank Statement as of 7/31/2017

67,814.85 ✓

Outstanding Checks

Check Date	Check Number	Payee	Amount
7/31/2017	461	rampart - Rampart Group	302.00
Less:	Outstanding Checks		302.00
	Reconciled Bank Balance		<u>67,512.85</u>

Balance per GL as of 7/31/2017

67,512.85

Reconciled Balance Per G/L

67,512.85 T/B

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

0.00

534condo-ChaseChk-9300

8/31/2017

Bank Reconciliation Report

7/31/2017

412059300

Posted by: torig on 8/31/2017

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
6/26/2017	451	bargain - Bargain Plumbing & Heating	1,110.55	7/31/2017
6/30/2017	452	conediso - Consolidated Edison Company of N.Y. Inc.	677.64	7/31/2017
6/30/2017	453	conediso - Consolidated Edison Company of N.Y. Inc.	8.54	7/31/2017
6/30/2017	454	solids - Solid State Elevator Corp	337.51	7/31/2017
6/30/2017	455	verizon - Verizon	125.04	7/31/2017
6/30/2017	456	verizon - Verizon	232.78	7/31/2017
6/30/2017	63017	adp - ADP Inc.	58.61	7/31/2017
7/1/2017	450	livingst - Livingston Management Services, LLC	1,100.00	7/31/2017
7/5/2017	457	nycwater - NYC Water Board	503.26	7/31/2017
7/11/2017	458	zapken - Zapken and Loeb L.L.P	2,000.00	7/31/2017
7/12/2017	459	solids - Solid State Elevator Corp	377.51	7/31/2017
7/14/2017	71417	adp - ADP Inc.	58.61	7/31/2017
7/14/2017	71417	v0000081 - Artur Ujkaj	435.42	7/31/2017
7/28/2017	72817	v0000081 - Artur Ujkaj	434.77	7/31/2017
Total Cleared Checks			7,460.24	
Cleared Deposits				

Date	Tran #	Notes	Amount	Date Cleared
6/30/2017	105	:ACH Deposit	1,144.38	7/31/2017
7/1/2017	106	:ACH Deposit	2,288.76	7/31/2017
7/1/2017	107	:ACH Deposit	1,144.38	7/31/2017
7/7/2017	127	:CHECKscan Deposit	686.63	7/31/2017
7/15/2017	108	:ACH Deposit	1,144.38	7/31/2017
7/19/2017	128	:CHECKscan Deposit	2,396.23	7/31/2017
Total Cleared Deposits			8,804.76	
Cleared Other Items				

Date	Tran #	Notes	Amount	Date Cleared
7/31/2017	JE 9989	To Gross up July	-296.05	7/31/2017
Total Cleared Other Items			-296.05	



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

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

00075882 1 AV 00.373



00075882 DRE 802 141 21317 NNNNNNNNNN T 1 000000000 62 0000 T289726 P13795

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



213600116900033374000100000000

Important update on how your Chase Total Business Checking® account will work

We need to clarify some of the information we shared with you in your last statement about the changes we're making to how your Chase Total Business Checking account will work.

Starting August 27, 2017, you will be able to make unlimited electronic deposits and up to 100 other types of transactions (such as deposits at the branch and all debits) at no additional cost. There will still be a \$.40 fee for each withdrawal and non-electronic deposit once you exceed 100.

If you have any questions, please call the number on your statement.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$66,766.38	\$67,814.85
Chase Business Select High Yield Savings	000003046731484	20,019.08	20,019.59
Total		\$86,785.46	\$87,834.44

TOTAL ASSETS

\$86,785.46 **\$87,834.44**

All Summary Balances shown are as of July 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.



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

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$66,766.38
Deposits and Additions	6	8,804.76
Checks Paid	10	-6,472.83
Electronic Withdrawals	8	-1,283.46
Ending Balance	24	\$67,814.85

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION		AMOUNT
07/03	Livingston Manag Settlement Bs1C72	CCD ID: 9000237377	\$2,288.76
07/03	Livingston Manag Settlement G88V62	CCD ID: 9000237377	1,144.38
07/05	Livingston Manag Settlement Lbhn72	CCD ID: 9000237377	1,144.38
07/10	Livingston Manag Settlement 4G1782	CCD ID: 9000237377	686.63
07/18	Livingston Manag Settlement 149H82	CCD ID: 9000237377	1,144.38
07/21	Livingston Manag Settlement C3Kk82	CCD ID: 9000237377	2,396.23
Total Deposits and Additions			\$8,804.76

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
450 ^		07/05	\$1,100.00
451 ^		07/05	1,110.55
452 ^		07/07	677.64
453 ^		07/06	8.54
454 ^		07/18	337.51
455 ^		07/07	125.04
456 ^		07/07	232.78
457 ^		07/13	503.26
458 ^		07/14	2,000.00
459 ^		07/21	377.51
Total Checks Paid			\$6,472.83

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.

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



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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/07	ADP Payroll Fees ADP - Fees 2Rixs 9013631 CCD ID: 9659605001	\$58.61
07/13	ADP Wage Pay Wage Pay 472542848872lxs CCD ID: 9333006057	435.42
07/13	ADP Tax ADP Tax R6lxs 071414A01 CCD ID: 1223006057	118.91
07/13	ADP Pay-By-Pay Pay-By-Pay 582030346495lxs CCD ID: 9555555505	30.31
07/21	ADP Payroll Fees ADP - Fees 2Rixs 0454878 CCD ID: 9659605001	58.61
07/27	ADP Wage Pay Wage Pay 930803698865lxs CCD ID: 9333006057	434.77
07/27	ADP Tax ADP Tax R6lxs 072815A01 CCD ID: 1223006057	116.52
07/27	ADP Pay-By-Pay Pay-By-Pay 655062518630lxs CCD ID: 9555555505	30.31
Total Electronic Withdrawals		\$1,283.46

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
07/03	\$70,199.52
07/05	69,133.35
07/06	69,124.81
07/07	68,030.74
07/10	68,717.37
07/13	67,629.47
07/14	65,629.47
07/18	66,436.34
07/21	68,396.45
07/27	67,814.85

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	18
Deposits / Credits	6
Deposited Items	0
Transaction Total	24
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



213600115900033374000200000000



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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/07	ADP Payroll Fees ADP - Fees 2Rixs 9013631 CCD ID: 9659605001	\$58.61
07/13	ADP Wage Pay Wage Pay 472542848872lxs CCD ID: 9333006057	435.42
07/13	ADP Tax ADP Tax R6lxs 071414A01 CCD ID: 1223006057	118.91
07/13	ADP Pay-By-Pay Pay-By-Pay 582030346495lxs CCD ID: 9555555505	30.31
07/21	ADP Payroll Fees ADP - Fees 2Rixs 0454878 CCD ID: 9659605001	58.61
07/27	ADP Wage Pay Wage Pay 930803698865lxs CCD ID: 9333006057	434.77
07/27	ADP Tax ADP Tax R6lxs 072815A01 CCD ID: 1223006057	116.52
07/27	ADP Pay-By-Pay Pay-By-Pay 655062518630lxs CCD ID: 9555555505	30.31
Total Electronic Withdrawals		\$1,283.46

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
07/03	\$70,199.52
07/05	69,133.35
07/06	69,124.81
07/07	68,030.74
07/10	68,717.37
07/13	67,629.47
07/14	65,629.47
07/18	66,436.34
07/21	68,396.45
07/27	67,814.85

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		18
Deposits / Credits		6
Deposited Items		0
Transaction Total		24
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



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534condo-ChaseRes-1484

8/31/2017

Bank Reconciliation Report

7/31/2017

3046731484

Posted by: torig on 8/31/2017

Balance Per Bank Statement as of 7/31/2017	20,019.59
Reconciled Bank Balance	<u>20,019.59</u>

Balance per GL as of 7/31/2017	20,019.59
Reconciled Balance Per G/L	<u>20,019.59</u>

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

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/1/2017	JE 10058	7.2017 bank	0.51	7/31/2017
Total Cleared Other Items			<u>0.51</u>	