

3300 Park Ave

Balance Sheet
As of 11/30/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
105	Cash - Operating Cabanc	8,076.71			8,076.71
205	Cash - Reserve Cabanc		2.51		2.51
214	Cash - Reserve JPMorgan 9531		26,013.34		26,013.34
215	Cash - Reserve Peoples 9242		22,310.18		22,310.18
230	Common Fee Receivable	5,642.88			5,642.88
233	UO Interest Receivable	25.06			25.06
235	Assessment (Loan) Receivable	1,367.70			1,367.70
240	Security Services Receivable	587.77			587.77
250	Late Fee Receivable	50.00			50.00
	TOTAL ASSETS	15,750.12	48,326.03	.00	64,076.15
		=====	=====	=====	=====
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
410	Loan - SIBT June 2015	187,672.71			187,672.71
420	Prepaid Owner Assessments	2,094.14			2,094.14
	Subtotal Current Liab.	189,766.85	.00	.00	189,766.85
EQUITY:					
500	Fund Balance Reserve		101,042.31		101,042.31
550	Fund Balance Operating	(209,237.01)			(209,237.01)
	Current Year Net Income/(Loss)	35,220.28	(52,716.28)	.00	(17,496.00)
	Subtotal Equity	(174,016.73)	48,326.03	.00	(125,690.70)
	TOTAL LIABILITIES & EQUITY	15,750.12	48,326.03	.00	64,076.15
		=====	=====	=====	=====

3300 Park Ave

Income/Expense Statement
 Period: 11/01/16 to 11/30/16

Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
10,942.66	10,927.45	15.21		Common Charge Income	119,771.49	120,201.95	(430.46)	131,129.40
1,736.62	1,736.62	.00	00605	Assessment Income	18,598.47	19,102.82	(504.35)	20,839.44
.00	.00	.00	00613	UO Interest Income	1,035.36	.00	1,035.36	.00
.62	.00	.62	00610	Operating Interest Income	9.39	.00	9.39	.00
.00	53.75	(53.75)	00612	Miscellaneous Income	764.92	591.25	173.67	645.00
57.02	.00	57.02	00620	Security Services Income	1,430.97	.00	1,430.97	.00
.00	.00	.00	00640	Contribution from Reserve	26,725.09	.00	26,725.09	.00
30.00	41.67	(11.67)	00650	Late Fee Income	290.00	458.37	(168.37)	500.00
.00	.00	.00	00675	Bad Debt	(500.00)	.00	(500.00)	.00
.00	.00	.00	00680	Tax rebate	46.71	.00	46.71	.00
<u>12,766.92</u>	<u>12,759.49</u>	<u>7.43</u>		Subtotal Income	<u>168,172.40</u>	<u>140,354.39</u>	<u>27,818.01</u>	<u>153,113.84</u>
EXPENSES:								
Maintenance Expenses								
.00	41.67	41.67	00700	Exterminating Expense	542.39	458.37	(84.02)	500.00
680.64	.00	(680.64)	00710	Grounds Maintenance Expense	10,177.45	7,442.00	(2,735.45)	7,442.00
1,196.44	1,711.60	515.16	00711	Landscaping/Snow Removal Exp	21,321.47	6,846.40	(14,475.07)	8,558.00
377.62	1,500.00	1,122.38	00720	Repairs & Maintenance Expens	13,480.94	16,500.00	3,019.06	18,000.00
.00	.00	.00	00722	Pool Expense	11,162.71	4,000.00	(7,162.71)	4,000.00
.00	.00	.00	00725	Alarm Expense	985.48	.00	(985.48)	.00
198.73	62.50	(136.23)	00730	Electrical/Plumbing Expense	198.73	687.50	488.77	750.00
<u>2,453.43</u>	<u>3,315.77</u>	<u>862.34</u>		Maintenance Expenses	<u>57,869.17</u>	<u>35,934.27</u>	<u>(21,934.90)</u>	<u>39,250.00</u>
Operating Expenses								
157.94	416.67	258.73	00805	Electricity Expense	2,675.54	4,583.37	1,907.83	5,000.00
.00	45.83	45.83	00806	Sewer Expense	312.18	504.13	191.95	550.00
47.53	.00	(47.53)	00807	Gas Expense	1,692.00	2,600.00	908.00	2,600.00
.00	45.83	45.83	00810	Water expense	337.66	504.13	166.47	550.00
.00	50.00	50.00	00815	Home Security expense	3,493.21	4,600.00	1,106.79	6,000.00
879.64	737.50	(142.14)	00820	Refuse Expense	9,085.62	8,112.50	(973.12)	8,850.00
<u>1,085.11</u>	<u>1,295.83</u>	<u>210.72</u>		Operating Expenses	<u>17,596.21</u>	<u>20,904.13</u>	<u>3,307.92</u>	<u>23,550.00</u>
Administrative Expenses								
850.00	500.00	(350.00)	00900	Management Expense	9,350.00	5,500.00	(3,850.00)	6,000.00
756.14	953.29	197.15	00905	Loan Interest	8,705.22	10,486.19	1,780.97	11,439.44
.00	83.33	83.33	00910	Professional Fee Expense	2,239.44	916.63	(1,322.81)	1,000.00
.00	.00	.00	00915	Accounting Expense	.00	500.00	500.00	500.00
58.43	16.67	(41.76)	00920	Administrative Expense	2,132.50	183.37	(1,949.13)	200.00
<u>1,664.57</u>	<u>1,553.29</u>	<u>(111.28)</u>		Administrative Expenses	<u>22,427.16</u>	<u>17,586.19</u>	<u>(4,840.97)</u>	<u>19,139.44</u>

3300 Park Ave

Income/Expense Statement
 Period: 11/01/16 to 11/30/16

Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
Taxes & Insurance Expense								
7,435.18	4,750.00	(2,685.18)	00950	Insurance Expense	17,882.86	17,416.67	(466.19)	19,000.00
.00	.00	.00	00956	Real Estate Tax	2,970.55	3,400.00	429.45	3,400.00
<u>7,435.18</u>	<u>4,750.00</u>	<u>(2,685.18)</u>		Taxes & Insurance Expen	<u>20,853.41</u>	<u>20,816.67</u>	<u>(36.74)</u>	<u>22,400.00</u>
Capital Expense								
.00	2,133.33	2,133.33	00997	Loan Mortgage Reserve	.00	23,466.63	23,466.63	25,600.00
1,291.47	1,291.47	.00	00998	Reserve Fund Allocation	14,206.17	14,206.17	.00	15,497.60
<u>1,291.47</u>	<u>3,424.80</u>	<u>2,133.33</u>		Capital Expense	<u>14,206.17</u>	<u>37,672.80</u>	<u>23,466.63</u>	<u>41,097.60</u>
13,929.76	14,339.69	409.93		TOTAL EXPENSES	132,952.12	132,914.06	(38.06)	145,437.04
(1,162.84)	(1,580.20)	417.36		NET INCOME/(LOSS)	35,220.28	7,440.33	27,779.95	7,676.80
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CASH DISBURSEMENTS

Starting Check Date: 11/01/16 Cash account #: "All"
 Ending Check Date: 11/30/16

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		105	Cash - Operating Cabanc		
11/01/16	100230	MALA	MALANGONE ELECTRIC	198.73	Light Fixture Repairs- Un
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	448	6184	10/03/16	730	11/01/16
					Amount-paid
					198.73
					Reference
					Light Fixture Repairs- Un
11/01/16	200111	CONS	CONSOLIDATED MANAGEMENT GROUP	850.00	November Management Fee
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	449	110116	11/01/16	900	11/01/16
					Amount-paid
					850.00
					Reference
					November Management Fee
11/07/16	200112	CONS	CONSOLIDATED MANAGEMENT GROUP	17.48	October Postage/Copies
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	451	110116-	11/01/16	920	11/01/16
					Amount-paid
					17.48
					Reference
					October Postage/Copies
11/07/16	200113	MONET	MONET LANDSCAPE	1,196.44	November Lawn Care Contra
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	450	110116	11/01/16	711	11/01/16
					Amount-paid
					1,196.44
					Reference
					November Lawn Care Contra
11/08/16	100231	ALL	ALL AMERICAN WASTE, LLC	879.64	November Refuse
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	452	0801486732	11/01/16	820	11/01/16
					Amount-paid
					879.64
					Reference
					November Refuse
11/08/16	100232	SCG	SOUTHERN CT GAS COMPANY	47.53	9/28/16-10/29/16
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	453	103116-5754	10/31/16	807	11/03/16
					Amount-paid
					47.53
					Reference
					9/28/16-10/29/16
11/12/16	300038	SAVING	SAVINGS INSTITUTE BANK & TRUST	3,147.62	November Loan
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	454	103116-4028	10/31/16	410	11/07/16
	454	103116-4028	10/31/16	905	11/07/16
					Amount-paid
					2,391.48
					Reference
					November Loan
					756.14
					Totals:
					3,147.62
11/17/16	200114	CONS	CONSOLIDATED MANAGEMENT GROUP	3.00	October Strongroom
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date
	455	111016-	11/10/16	920	11/10/16
					Amount-paid
					3.00
					Reference
					October Strongroom
Cash account #:		105	Cash - Operating Cabanc		
11/18/16	100233	UNITED	UNITED ILLUMINATING COMPANY	157.94	9/26/16-10/25/16

CASH DISBURSEMENTS

Starting Check Date: 11/01/16 Cash account #: "All"
 Ending Check Date: 11/30/16

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		456	102716-1176	10/27/16	805	11/01/16	157.94	9/26/16-10/25/16
11/18/16	100234	GNY	GREATER NEW YORK INS. COMPANY	5,540.77				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		458	110416-1969	11/04/16	950	11/08/16	500.00	November Insurance
		459	110816-1907	11/08/16	950	11/14/16	5,040.77	November Insurance
		Totals:					5,540.77	
11/18/16	100235	KO	KORPONAY CONSTRUCTION	250.00				Vent Repairs
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		457	103116-	10/31/16	720	11/01/16	250.00	Vent Repairs
11/28/16	200115	CMGC	CMG CONSTRUCTION & MAINTENANCE	127.62				Exterior Light Bulbs
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		462	8082	11/16/16	720	11/16/16	127.62	Exterior Light Bulbs
11/29/16	100236	GNY	GREATER NEW YORK INS. COMPANY	1,894.41				November Insurance
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		460	111716-1907	11/17/16	950	11/21/16	1,894.41	November Insurance
11/29/16	100237	BARL	BARTLETT TREE EXPERTS	680.64				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		463	36683309-0	10/04/16	710	11/01/16	340.32	9/30/16-Tree Work
		464	36683306-0	10/31/16	710	11/15/16	340.32	10/18/16-Soil Treatment
		Totals:					680.64	
11/29/16	200116	PARK	3300 PARK AVE	1,291.47				November Reserve
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		461	110116	11/01/16	998	11/22/16	1,291.47	November Reserve
11/30/16	200117	CONS	CONSOLIDATED MANAGEMENT GROUP	37.95				Final 2016 Admin Fees Due
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		465	113016-FINAL	11/30/16	920	11/30/16	37.95	Final 2016 Admin Fees Due
		Totals:					16,321.24	

A/P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 11/30/16

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
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Grand total: 0.00

AGED OWNER BALANCES: AS OF Nov. 30, 2016
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Common Charge	230	2681.36	0.00	1697.17	1264.35	5642.88
C1		Loan Assessment	235	493.42	0.00	397.88	476.40	1367.70
C2		Security serv	240	57.02	0.00	57.02	473.73	587.77
01		Late Fees	250	30.00	10.00	10.00	0.00	50.00
04		Interest	233	0.00	16.93	8.13	0.00	25.06
GRAND TOTAL:				3261.80	26.93	2170.20	2214.48	7673.41

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00240	Security Services Receivabl	587.77
00230	Common Fee Receivable	5642.88
00235	Assessment (Loan) Receivabl	1367.70
00250	Late Fee Receivable	50.00
00233	UO Interest Receivable	25.06
TOTAL		\$7673.41

3300 Park Ave

Reserve Account Statement
 Period: 11/01/16 to 11/30/16

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
Source of Funds:								
1,291.47	.00	1,291.47	00699	Reserve Fund Allocation	14,226.17	.00	14,226.17	.00
2.51	.00	2.51	00615	Reserve Interest Income	24.81	.00	24.81	.00
<u>1,293.98</u>	<u>.00</u>	<u>1,293.98</u>		Available Funds	<u>14,250.98</u>	<u>.00</u>	<u>14,250.98</u>	<u>.00</u>
Use of Funds:								
.00	.00	.00	00925	Reserve Bank Charge Expense	310.00	.00	(310.00)	.00
.00	.00	.00	00994	Contribution to Operating	26,725.09	.00	(26,725.09)	.00
.00	.00	.00	00995	Capital Program	39,932.17	1,000.00	(38,932.17)	1,000.00
<u>.00</u>	<u>.00</u>	<u>.00</u>		Total Expenditures	<u>66,967.26</u>	<u>1,000.00</u>	<u>(65,967.26)</u>	<u>1,000.00</u>
1,293.98	.00	1,293.98		Ending Balance	(52,716.28)	(1,000.00)	(51,716.28)	(1,000.00)
=====	=====	=====			=====	=====	=====	=====

RECONCILIATION

Bank #: 01 Cash - Operating Cabanc 105 Cash - Operating Cabanc
 G/L Acct Bal: 8,076.71
 Bank Balance: 8,114.66
 Statement date: 11/30/16

CHK-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

200117	11/30/16	CONSOLIDATED MANAGEMENT G		37.95	
Total Outstanding				<u>37.95</u>	<u>.00</u>

Bank Reconciliation Summary

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Checkbook Balance	8,076.71	Reconciling Balance	8,114.66
Uncleared Checks, Credits	37.95 +	Bank Stmt. Balance	8,114.66
Uncleared Deposits, Debits	0.00	Difference	0.00

Community Association Banc
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 64084
 Phoenix, AZ 85082
 (866) 800-4656



11-30-16
 276532855

CONSOLIDATED MANAGEMENT SERVICES AGENT F
 3300 PARK AVE CONDO ASSN INC
 263 BOSTON POST RD
 ORANGE CT 06477-3520

27653 285 5 NOW ACCOUNT

Previous Balance	10-31-16	16,160.97
+Deposits/Credits	8	8,236.36
-Checks/Debits	14	16,283.29
-Service Charge		.00
+Interest Paid		.62
Current Balance		8,114.66
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From 11/01/16 To 11/30/16	
Days in Period	30
Interest Earned	.62
Annual Percentage Yield Earned	.05
Interest Paid this Year	9.39
Interest Withheld this Year	.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
11-07	Lockbox Deposit	2408.92
11-08	Lockbox Deposit	449.85
11-09	Lockbox Deposit	539.55
11-10	Lockbox Deposit	991.77
11-14	Lockbox Deposit	938.04
11-15	Lockbox Deposit	1016.60
11-16	Lockbox Deposit	450.00
11-30	Interest Pymt	.62

* - - - - -EFT ACTIVITY- - - - - *

Date	Description	Amount
11-02	AVIDPAY SERVICE AVIDPAY 3300 Park Ave	198.73-
11-02	CMGI VendorPymt 61123310A	850.00-
11-08	CMGI VendorPymt 61123310A	1213.92-
11-09	3300 PARK AVE CONDO FEES 6-1123310	1441.63
11-09	AVIDPAY SERVICE AVIDPAY 3300 Park Ave	47.53-
11-09	AVIDPAY SERVICE AVIDPAY 3300 Park Ave	879.64-
11-14	Savings Institut CK-WTH loan payment 986000471	3147.62-
11-18	CMGI VendorPymt 61123310A	3.00-
11-21	AVIDPAY SERVICE AVIDPAY 3300 Park Ave	157.94-
11-21	AVIDPAY SERVICE AVIDPAY	250.00-

Continued on Next Page

11-30-16
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CONSOLIDATED MANAGEMENT SERVICES AGENT F

11-21	3300 Park Ave				
	AVIDPAY SERVICE	AVIDPAY			5540.77-
	3300 Park Ave				
11-29	CMGI	VendorPymt			127.62-
	61123310A				
11-30	AVIDPAY SERVICE	AVIDPAY			680.64-
	3300 Park Ave				
11-30	CMGI	VendorPymt			1291.47-
	61123310A				
11-30	AVIDPAY SERVICE	AVIDPAY			1894.41-
	3300 Park Ave				

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
10-31	16160.97	11-02	15112.24	11-07	17521.16
11-08	16757.09	11-09	17811.10	11-10	18802.87
11-14	16593.29	11-15	17609.89	11-16	18059.89
11-18	18056.89	11-21	12108.18	11-29	11980.56
11-30	8114.66				

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

RECONCILIATION

Bank #: 04 Cash - Reserve Cabanc 205 Cash - Reserve Cabanc
 G/L Acct Bal: 2.51
 Bank Balance: 2.51
 Statement date: 11/30/16

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

	Total Outstanding		.00	.00
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Bank Reconciliation Summary
 =====

Checkbook Balance	2.51	Reconciling Balance	2.51
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	2.51
Uncleared Deposits, Debits	0.00	Difference	0.00

Community Association Banc
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 64084
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11-30-16
 276828185

CONSOLIDATED MGMT SERVICES INC AGENT FOR
 3300 PARK AVE CONDO ASSN
 RESERVE
 263 BOSTON POST RD
 ORANGE CT 06477-3520

27682 818 5 MONEY MARKET ACCOUNT

Previous Balance	10-31-16	21,018.71
+Deposits/Credits	1	1,291.47
-Checks/Debits	1	22,310.18
-Service Charge		.00
+Interest Paid		2.51
Current Balance		2.51
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From 11/01/16 To 11/30/16		
Days in Period		30
Interest Earned		2.51
Annual Percentage Yield Earned		.15
Interest Paid this Year		12.38
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
11-30	OUTGOING WIRE 325368	22310.18-
11-30	Interest Pymt	2.51

* - - - - -EFT ACTIVITY- - - - - *

Date	Description	Amount
11-30	CMGI VendorPymt 3300PARKAVE	1291.47

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
10-31	21018.71	11-30	2.51		

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT