

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Dec 2014

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	43,712.21	323.72	0.00	44,035.93
1130-0000	Savings Cash 1	19,995.40	1.80	0.00	19,997.20
1995-0000	Loans & Exchange Assets	-244.88	0.00	0.00	-244.88
2150-0000	Loans & Exchange	-9,554.20	0.00	0.00	-9,554.20
2650-0000	Net Payroll	412.72	462.87	0.00	875.59
3200-0000	Owner Contribution	-19,906.28	0.00	0.00	-19,906.28
3800-0000	Retained Earnings	-38,087.53	0.00	0.00	-38,087.53
4500-0000	Rent	-2,396.23	2,396.23	0.00	0.00
4530-0000	Condo Common Charge	-99,926.52	0.00	10,922.83	-110,849.35
4810-0000	Plus: Prepaid Rent	-6,865.52	0.00	0.00	-6,865.52
5470-0000	Estimated CAM Charges	-2,137.69	0.00	1,859.91	-3,997.60
5720-0000	Interest on Bank Accounts	-36.71	0.00	1.80	-38.51
6204-0000	Professional Consultant Fees	110.00	0.00	0.00	110.00
6213-0000	General Building Repairs-Expense	436.88	0.00	0.00	436.88
6215-0000	Building Supplies	480.30	0.00	0.00	480.30
6217-0000	Painting Supplies	0.00	10.88	0.00	10.88
6219-0000	Cleaning Expense	7,782.12	0.00	0.00	7,782.12
6220-0000	Janitorial	103.10	0.00	0.00	103.10
6235-0000	Plumbing Repair	7,509.69	2,468.30	0.00	9,977.99
6237-0000	Electric Repair	8,719.17	250.41	0.00	8,969.58
6250-0000	Elevator Inspection & Repair	2,911.63	28.00	0.00	2,939.63
6252-0000	Fire Extinguishers	3,534.09	0.00	0.00	3,534.09
6265-0000	Exterminator	840.85	0.00	0.00	840.85
6267-0000	Locksmith	233.54	0.00	0.00	233.54
6300-0000	Management	16,706.25	1,100.00	0.00	17,806.25
6310-0000	Security Service	7,788.28	0.00	7,708.35	79.93
6312-0000	Security Cameras/IT	9,661.78	7,708.35	0.00	17,370.13
6320-0000	Insurance	10,457.38	420.00	0.00	10,877.38
6320-0010	Worker's Compensation	114.06	60.00	0.00	174.06
6364-0000	Filing Fees	13.00	0.00	0.00	13.00
6365-0000	Fines	700.00	0.00	0.00	700.00
6369-0000	Expediting Fee	150.00	0.00	0.00	150.00
6410-0000	Electricity	6,194.08	1,182.78	0.00	7,376.86
6420-0000	Gas	3,361.83	2,186.82	0.00	5,548.65
6422-0000	Gas-Cooking	74.67	0.00	74.67	0.00
6430-0000	Water & Sewer	971.64	0.00	0.00	971.64
6455-0000	Telephone & Internet	4,249.48	0.00	869.93	3,379.55
6460-0000	Service Contract	6,675.40	337.51	0.00	7,012.91
7420-0000	Office Supplies	64.79	0.00	0.00	64.79

Trial Balance

Period = Dec 2014

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7612-0000	Consulting	24.00	0.00	0.00	24.00
7615-0000	Payroll Processing Fees	798.16	189.04	0.00	987.20
7620-0000	Taxes & Licenses	525.00	0.00	0.00	525.00
7700-0000	Miscellaneous Expense	0.00	20.00	0.00	20.00
7825-0000	Super Salaries	7,950.00	1,150.00	0.00	9,100.00
7845-0000	Gross Salary	5,246.14	1,015.38	0.00	6,261.52
7851-0000	FICA Expense	401.34	77.68	0.00	479.02
7852-0000	FUTA Expense	31.50	6.10	0.00	37.60
7853-0000	SUTA Expense	215.08	41.62	0.00	256.70
	Total	0.00	21,437.49	21,437.49	0.00

Income Statement

Period = Dec 2014

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	-2,396	-23	0	0
4530-0000	Condo Common Charge	10,923	105	110,849	91
4810-0000	Plus: Prepaid Rent	<u>0</u>	<u>0</u>	<u>6,866</u>	<u>6</u>
4990-0000	NET RENT INCOME	8,527	82	117,715	97
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	<u>1,860</u>	<u>18</u>	<u>3,998</u>	<u>3</u>
5490-0000	TOTAL REIMBURSEMENT	1,860	18	3,998	3
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	<u>2</u>	<u>0</u>	<u>39</u>	<u>0</u>
5890-0000	TOTAL OTHER INCOME	<u>2</u>	<u>0</u>	<u>39</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>10,388</u>	<u>100</u>	<u>121,751</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6204-0000	Professional Consultant Fees	0	0	110	0
6213-0000	General Building Repairs-Expense	0	0	437	0
6215-0000	Building Supplies	0	0	480	0
6217-0000	Painting Supplies	11	0	11	0
6219-0000	Cleaning Expense	0	0	7,782	6
6220-0000	Janitorial	0	0	103	0
6235-0000	Plumbing Repair	2,468	24	9,978	8
6237-0000	Electric Repair	250	2	8,970	7
6250-0000	Elevator Inspection & Repair	28	0	2,940	2
6252-0000	Fire Extinguishers	0	0	3,534	3
6265-0000	Exterminator	0	0	841	1
6267-0000	Locksmith	0	0	234	0
6300-0000	Management	1,100	11	17,806	15
6310-0000	Security Service	-7,708	-74	80	0
6312-0000	Security Cameras/IT	7,708	74	17,370	14
6320-0000	Insurance	420	4	10,877	9
6320-0010	Worker's Compensation	60	1	174	0
6364-0000	Filing Fees	0	0	13	0
6365-0000	Fines	0	0	700	1

Income Statement

Period = Dec 2014

Book = Cash

		Period to Date	%	Year to Date	%
6369-0000	Expediting Fee	0	0	150	0
6410-0000	Electricity	1,183	11	7,377	6
6420-0000	Gas	2,187	21	5,549	5
6422-0000	Gas-Cooking	-75	-1	0	0
6430-0000	Water & Sewer	0	0	972	1
6455-0000	Telephone & Internet	-870	-8	3,380	3
6460-0000	Service Contract	338	3	7,013	6
6990-0000	TOTAL DIRECT EXPENSES	7,100	68	106,879	88
7000-0000	GENERAL & ADMINISTRATIVE				
7420-0000	Office Supplies	0	0	65	0
7612-0000	Consulting	0	0	24	0
7615-0000	Payroll Processing Fees	189	2	987	1
7620-0000	Taxes & Licenses	0	0	525	0
7700-0000	Miscellaneous Expense	20	0	20	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	1,150	11	9,100	7
7845-0000	Gross Salary	1,015	10	6,262	5
7851-0000	FICA Expense	78	1	479	0
7852-0000	FUTA Expense	6	0	38	0
7853-0000	SUTA Expense	42	0	257	0
7890-0000	TOTAL PAYROLL	2,480	24	17,146	14
7990-0000	TOTAL G & A EXPENSE	2,500	24	17,756	15
8990-0000	TOTAL EXPENSES	9,600	92	124,635	102
9090-0000	NET INCOME	788	8	-2,884	-2

Income Statement (12 months)

Period = Jan 2014-Dec 2014

Book = Cash

		Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Total
4000-0000	INCOME													
4100-0000	RENT													
4500-0000	Rent	0.00	0.00	0.00	0.00	0.00	0.00	2,396.23	0.00	0.00	0.00	0.00	-2,396.23	0.00
4530-0000	Condo Common Charge	0.00	0.00	0.00	0.00	0.00	0.00	63,253.20	8,118.13	8,346.63	6,973.37	13,235.19	10,922.83	110,849.35
4810-0000	Plus: Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	4,577.52	2,288.00	0.00	0.00	0.00	0.00	6,865.52
4990-0000	NET RENT	0.00	0.00	0.00	0.00	0.00	0.00	70,226.95	10,406.13	8,346.63	6,973.37	13,235.19	8,526.60	117,714.87
	INCOME													
5100-0000	EXPENSE REIMBURSEMENT													
5470-0000	Estimated CAM Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,137.69	1,859.91	3,997.60
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,137.69	1,859.91	3,997.60
5600-0000	OTHER INCOME													
5720-0000	Interest on Bank Accounts	0.00	0.00	0.00	0.00	0.00	0.00	30.16	1.58	1.75	1.69	1.53	1.80	38.51
5890-0000	TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	30.16	1.58	1.75	1.69	1.53	1.80	38.51
5990-0000	TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	70,257.11	10,407.71	8,348.38	6,975.06	15,374.41	10,388.31	121,750.98
6000-0000	EXPENSES													
6100-0000	DIRECT EXPENSES													
6204-0000	Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	110.00
6213-0000	General Building Repairs-Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	436.88	0.00	0.00	0.00	436.88
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	50.09	430.21	0.00	0.00	0.00	0.00	480.30
6217-0000	Painting Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.88	10.88
6219-0000	Cleaning Expense	0.00	0.00	0.00	0.00	0.00	0.00	7,782.12	0.00	0.00	0.00	0.00	0.00	7,782.12
6220-0000	Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	103.10	0.00	0.00	0.00	0.00	0.00	103.10
6235-0000	Plumbing Repair	0.00	0.00	0.00	0.00	0.00	0.00	5,601.56	0.00	1,633.13	0.00	275.00	2,468.30	9,977.99
6237-0000	Electric Repair	0.00	0.00	0.00	0.00	0.00	0.00	6,840.33	0.00	0.00	1,878.84	0.00	250.41	8,969.58
6250-0000	Elevator Inspection & Repair	0.00	0.00	0.00	0.00	0.00	0.00	979.88	0.00	0.00	1,959.75	-28.00	28.00	2,939.63
6252-0000	Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	3,534.09	0.00	0.00	0.00	0.00	0.00	3,534.09
6265-0000	Exterminator	0.00	0.00	0.00	0.00	0.00	0.00	587.93	0.00	125.21	127.71	0.00	0.00	840.85

Income Statement (12 months)

Period = Jan 2014-Dec 2014

Book = Cash

		Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Total
6267-0000	Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.54	0.00	0.00	233.54
6300-0000	Management	0.00	0.00	0.00	0.00	0.00	0.00	12,306.25	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	17,806.25
6310-0000	Security Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.93	7,708.35	0.00	0.00	-7,708.35	79.93
6312-0000	Security Cameras/IT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,830.89	4,830.89	0.00	0.00	7,708.35	17,370.13
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	977.75	9,451.63	0.00	0.00	28.00	420.00	10,877.38
6320-0010	Worker's Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7.60	-2.40	124.06	60.00	174.06
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	0.00	0.00	13.00
6365-0000	Fines	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	700.00
6369-0000	Expediting Fee	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
6410-0000	Electricity	0.00	0.00	0.00	0.00	0.00	0.00	3,249.49	0.00	972.45	1,721.73	250.41	1,182.78	7,376.86
6420-0000	Gas	0.00	0.00	0.00	0.00	0.00	0.00	2,896.61	0.00	159.04	306.18	0.00	2,186.82	5,548.65
6422-0000	Gas-Cooking	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.67	0.00	-74.67	0.00
6430-0000	Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	971.64	0.00	0.00	0.00	0.00	0.00	971.64
6455-0000	Telephone & Internet	0.00	0.00	0.00	0.00	0.00	0.00	1,001.89	270.29	728.65	276.65	1,972.00	-869.93	3,379.55
6460-0000	Service Contract	0.00	0.00	0.00	0.00	0.00	0.00	3,325.36	0.00	2,337.51	675.02	337.51	337.51	7,012.91
6990-0000	TOTAL DIRECT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	51,058.09	16,162.95	20,147.51	8,351.69	4,058.98	7,100.10	106,879.32
7000-0000	GENERAL & ADMINISTRATIVE													
7420-0000	Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	36.91	0.00	0.00	0.00	27.88	0.00	64.79
7612-0000	Consulting	0.00	0.00	0.00	0.00	0.00	0.00	24.00	0.00	0.00	0.00	0.00	0.00	24.00
7615-0000	Payroll Processing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.08	156.04	192.04	189.04	987.20
7620-0000	Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	525.00	0.00	0.00	0.00	0.00	0.00	525.00
7700-0000	Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
7800-0000	PAYROLL EXPENSE													
7825-0000	Super Salaries	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00	2,250.00	2,250.00	1,150.00	1,150.00	1,150.00	9,100.00
7845-0000	Gross Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,215.38	1,015.38	1,015.38	1,015.38	6,261.52
7851-0000	FICA Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	245.98	77.68	77.68	77.68	479.02
7852-0000	FUTA Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.30	6.10	6.10	6.10	37.60
7853-0000	SUTA Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131.84	41.62	41.62	41.62	256.70
7890-0000	TOTAL PAYROLL	0.00	0.00	0.00	0.00	0.00	0.00	1,174.00	2,250.00	6,312.58	2,446.82	2,482.82	2,479.82	17,146.04
7990-0000	TOTAL G & A EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	1,735.91	2,250.00	6,312.58	2,446.82	2,510.70	2,499.82	17,755.83
8990-0000	TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	52,794.00	18,412.95	26,460.09	10,798.51	6,569.68	9,599.92	124,635.15

Income Statement (12 months)

Period = Jan 2014-Dec 2014

Book = Cash

		Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Total
9090-0000	NET INCOME	0.00	0.00	0.00	0.00	0.00	0.00	17,463.11	-8,005.24	-18,111.71	-3,823.45	8,804.73	788.39	-2,884.17

Balance Sheet

Period = Dec 2014

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	44,036
1130-0000	Savings Cash 1	19,997
1190-0000	TOTAL CASH	64,033
1990-0000	TOTAL ASSETS	64,033
1995-0000	Loans & Exchange Assets	-245
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2150-0000	Loans & Exchange	9,554
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	245
2650-0000	Net Payroll	-876
2990-0000	TOTAL LIABILITIES	8,923
3000-0000	CAPITAL	
3200-0000	Owner Contribution	19,906
3800-0000	Retained Earnings	35,203
3890-0000	TOTAL CAPITAL	55,110
3990-0000	TOTAL LIABILITIES & CAPITAL	64,033

Cash Flow

Period = Dec 2014

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Rent	-2,396	-23	0	0
Condo Common Charge	10,923	105	110,849	91
Plus: Prepaid Rent	<u>0</u>	<u>0</u>	<u>6,866</u>	<u>6</u>
NET RENT INCOME	8,527	82	117,715	97
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	<u>1,860</u>	<u>18</u>	<u>3,998</u>	<u>3</u>
TOTAL REIMBURSEMENT	1,860	18	3,998	3
OTHER INCOME				
Interest on Bank Accounts	<u>2</u>	<u>0</u>	<u>39</u>	<u>0</u>
TOTAL OTHER INCOME	2	0	39	0
TOTAL INCOME	<u>10,388</u>	<u>100</u>	<u>121,751</u>	<u>100</u>
EXPENSES				
DIRECT EXPENSES				
Professional Consultant Fees	0	0	110	0
General Building Repairs-...	0	0	437	0
Building Supplies	0	0	480	0
Painting Supplies	11	0	11	0
Cleaning Expense	0	0	7,782	6
Janitorial	0	0	103	0
Plumbing Repair	2,468	24	9,978	8
Electric Repair	250	2	8,970	7
Elevator Inspection & Repair	28	0	2,940	2
Fire Extinguishers	0	0	3,534	3
Exterminator	0	0	841	1
Locksmith	0	0	234	0
Management	1,100	11	17,806	15
Security Service	-7,708	-74	80	0
Security Cameras/IT	7,708	74	17,370	14
Insurance	420	4	10,877	9
Worker's Compensation	60	1	174	0
Filing Fees	0	0	13	0
Fines	0	0	700	1
Expediting Fee	0	0	150	0
Electricity	1,183	11	7,377	6
Gas	2,187	21	5,549	5
Gas-Cooking	-75	-1	0	0
Water & Sewer	0	0	972	1
Telephone & Internet	-870	-8	3,380	3
Service Contract	<u>338</u>	<u>3</u>	<u>7,013</u>	<u>6</u>
TOTAL DIRECT EXP...	7,100	68	106,879	88
GENERAL & ADMINISTRATIVE				
Office Supplies	0	0	65	0
Consulting	0	0	24	0
Payroll Processing Fees	189	2	987	1
Taxes & Licenses	0	0	525	0
Miscellaneous Expense	20	0	20	0

Cash Flow

Period = Dec 2014

Book = Cash

	Period to Date	%	Year to Date	%
PAYROLL EXPENSE				
Super Salaries	1,150	11	9,100	7
Gross Salary	1,015	10	6,262	5
FICA Expense	78	1	479	0
FUTA Expense	6	0	38	0
SUTA Expense	42	0	257	0
TOTAL PAYROLL	2,480	24	17,146	14
TOTAL G & A EXPENSE	2,500	24	17,756	15
TOTAL EXPENSES	9,600	92	124,635	102
NET INCOME	788	8	-2,884	-2
Adjustments				
Total Adjustments	0	0	0	0
Cash Flow	0	0	0	0
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Cash	0	0	0	
Operating Cash 1	43,712	44,036	324	
Savings Cash 1	19,995	19,997	2	
Savings Cash 3	0	0	0	
Total Cash	63,708	64,033	326	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Cash	64,010	0	-64,010	
Operating Cash 1	0	44,036	44,036	
Savings Cash 1	0	19,997	19,997	
Savings Cash 3	19,959	0	-19,959	
Total Cash	83,968	64,033	-19,935	

General Ledger

Period = Dec 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					43,712.21	= Beginning Balance =
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		0.00	106.47	43,605.74	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		0.00	31.20	43,574.54	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		0.00	106.46	43,468.08	12/06/14-12/19/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		0.00	31.20	43,436.88	12/06/14-12/19/14
534condo	534 West 42nd Stree...	12/31/2014	12/2014	chk#8-dated 1-2-2015 :Rev...	J-4666		0.00	462.87	42,974.01	chk#8-dated 1-2-2015
534condo	534 West 42nd Stree...	12/01/2014	12/2014	Livingston Management Ser...	K-20959	142		2,250.00	40,724.01	Super Fee
534condo	534 West 42nd Stree...	12/02/2014	12/2014	Rampart Brokerage Corp. (...)	K-21038	143		448.00	40,276.01	policy BINDER5309004
				Deposit Total 20			2,566.54		42,842.55	
534condo	534 West 42nd Stree...	12/05/2014	12/2014	Paychex (v0000016)	K-21062	1214		70.52	42,772.03	Payroll week ending 12/5/2014
534condo	534 West 42nd Stree...	12/05/2014	12/2014	Artur Ujkaj (v0000081)	K-21603	6		462.72	42,309.31	
				Deposit Total 21			1,699.94		44,009.25	
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Consolidated Edison Comp...	K-21289	144		1,362.34	42,646.91	acct# 44-7223-0650-0200-7...
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Consolidated Edison Comp...	K-21290	145		37.58	42,609.33	acct# 44-7223-0652-0201-1...
534condo	534 West 42nd Stree...	12/09/2014	12/2014	EMCO Plumbing Services L...	K-21291	146		688.19	41,921.14	found 3/4 flanges on circulato...
				Deposit Total 22			1,144.00		43,065.14	
534condo	534 West 42nd Stree...	12/12/2014	12/2014	Paychex (v0000016)	K-21305	1214		10.00	43,055.14	
				Deposit Total 23			2,978.35		46,033.49	
534condo	534 West 42nd Stree...	12/16/2014	12/2014	Solid State Elevator Corp (...)	K-21439	147		337.51	45,695.98	srv cntr 12/2014
534condo	534 West 42nd Stree...	12/19/2014	12/2014	Artur Ujkaj (v0000081)	K-21602	7		462.73	45,233.25	
534condo	534 West 42nd Stree...	12/19/2014	12/2014	Paychex (v0000016)	K-21694	1214		108.52	45,124.73	Payroll week ending 12/19/14
				Deposit Total 5			1,144.38		46,269.11	
				Deposit Total 24			853.30		47,122.41	
534condo	534 West 42nd Stree...	12/29/2014	12/2014	Livingston Management Ser...	K-21631	148		30.88	47,091.53	8/4-elevator er
534condo	534 West 42nd Stree...	12/29/2014	12/2014	Astronumatics/NY Pump & ...	K-21657	149		1,780.11	45,311.42	overhaul of vertical fire pump
534condo	534 West 42nd Stree...	12/29/2014	12/2014	Verizon (verizon)	K-21658	150		135.32	45,176.10	act# 212-904-1458 12/6-01/06
534condo	534 West 42nd Stree...	12/30/2014	12/2014	Verizon (verizon)	K-22401	74391239	728.65		45,904.75	act# 212-643-2813 8/25-9/24
534condo	534 West 42nd Stree...	12/30/2014	12/2014	Verizon (verizon)	K-22402	101	276.60		46,181.35	06/25-07/24
534condo	534 West 42nd Stree...	12/31/2014	12/2014	Consolidated Edison Comp...	K-21740	151		2,105.89	44,075.46	act# 44-7223-0650-0200-7 ...
534condo	534 West 42nd Stree...	12/31/2014	12/2014	Consolidated Edison Comp...	K-21741	152		39.53	44,035.93	act# 44-7223-0652-0201-1 ...
				Net Change=323.72			11,391.76	11,068.04	44,035.93	= Ending Balance =
1130-0000				Savings Cash 1					19,995.40	= Beginning Balance =
534condo	534 West 42nd Stree...	12/31/2014	12/2014	12-2014 activity	J-4668		1.80	0.00	19,997.20	12-2014 activity
				Net Change=1.80			1.80	0.00	19,997.20	= Ending Balance =
1995-0000				Loans & Exchange Assets					-244.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-244.88	= Ending Balance =
2150-0000				Loans & Exchange					-9,554.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-9,554.20	= Ending Balance =
2650-0000				Net Payroll					412.72	= Beginning Balance =
534condo	534 West 42nd Stree...	12/05/2014	12/2014	Artur Ujkaj (v0000081)	K-21603	6	462.72	0.00	875.44	
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		0.00	462.72	412.72	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	Artur Ujkaj (v0000081)	K-21602	7	462.73	0.00	875.45	
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		0.00	462.73	412.72	12/06/14-12/19/14
534condo	534 West 42nd Stree...	12/31/2014	12/2014	chk#8-dated 1-2-2015 :Rev...	J-4666		462.87	0.00	875.59	chk#8-dated 1-2-2015

General Ledger

Period = Dec 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=462.87			1,388.32	925.45	875.59	= Ending Balance =
3200-0000				Owner Contribution					-19,906.28	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-19,906.28	= Ending Balance =
3800-0000				Retained Earnings					-38,087.53	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-38,087.53	= Ending Balance =
4500-0000				Rent					-2,396.23	= Beginning Balance =
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-prior balances	J-4700		2,396.23	0.00	0.00	reclass-prior balances
				Net Change=2,396.23			2,396.23	0.00	0.00	= Ending Balance =
4530-0000				Condo Common Charge					-99,926.52	= Beginning Balance =
534condo	534 West 42nd Stree...	12/03/2014	12/2014	Trubitt (t0000174)	R-41864	2056	0.00	1,144.38	-101,070.90	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/03/2014	12/2014	Riccardi (t0000176)	R-41868	005457	0.00	277.78	-101,348.68	:CHECKscan Payment
534condo	534 West 42nd Stree...	12/03/2014	12/2014	Riccardi (t0000176)	R-41868	005457	0.00	588.82	-101,937.50	:CHECKscan Payment
534condo	534 West 42nd Stree...	12/08/2014	12/2014	Younge (t0000178)	R-42103	1701	0.00	277.78	-102,215.28	:CHECKscan Payment
534condo	534 West 42nd Stree...	12/08/2014	12/2014	Younge (t0000178)	R-42103	1701	0.00	1,144.38	-103,359.66	:CHECKscan Payment
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Kuik (t0000179)	R-42171	1264	0.00	278.92	-103,638.58	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Kuik (t0000179)	R-42171	1264	0.00	587.30	-104,225.88	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/12/2014	12/2014	Simon (t0000180)	R-42291	00001033	0.00	2,396.23	-106,622.11	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/19/2014	12/2014	Samuels (t0000177)	R-42487	:ACH-WEB	0.00	1,144.38	-107,766.49	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	12/22/2014	12/2014	(t0000181)	R-42655	000782	0.00	686.63	-108,453.12	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-prior balances	J-4700		0.00	2,396.23	-110,849.35	reclass-prior balances
				Net Change=-10,922.83			0.00	10,922.83	-110,849.35	= Ending Balance =
4810-0000				Plus: Prepaid Rent					-6,865.52	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-6,865.52	= Ending Balance =
5470-0000				Estimated CAM Charges					-2,137.69	= Beginning Balance =
534condo	534 West 42nd Stree...	12/03/2014	12/2014	Trubitt (t0000174)	R-41864	2056	0.00	277.78	-2,415.47	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/03/2014	12/2014	Riccardi (t0000176)	R-41868	005457	0.00	277.78	-2,693.25	:CHECKscan Payment
534condo	534 West 42nd Stree...	12/08/2014	12/2014	Younge (t0000178)	R-42103	1701	0.00	277.78	-2,971.03	:CHECKscan Payment
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Kuik (t0000179)	R-42171	1264	0.00	277.78	-3,248.81	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/12/2014	12/2014	Simon (t0000180)	R-42291	00001033	0.00	582.12	-3,830.93	:CHECKscan Payment - De...
534condo	534 West 42nd Stree...	12/22/2014	12/2014	(t0000181)	R-42655	000782	0.00	166.67	-3,997.60	:CHECKscan Payment - De...
				Net Change=-1,859.91			0.00	1,859.91	-3,997.60	= Ending Balance =
5720-0000				Interest on Bank Accounts					-36.71	= Beginning Balance =
534condo	534 West 42nd Stree...	12/31/2014	12/2014	12-2014 activity	J-4668		0.00	1.80	-38.51	12-2014 activity
				Net Change=-1.80			0.00	1.80	-38.51	= Ending Balance =
6204-0000				Professional Consultant Fees					110.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	110.00	= Ending Balance =
6213-0000				General Building Repairs-E...					436.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	436.88	= Ending Balance =

General Ledger

Period = Dec 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6215-0000				Building Supplies					480.30 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	480.30 = Ending Balance =	
6217-0000				Painting Supplies					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/29/2014	12/2014	Livingston Management Ser...	K-21631	148	10.88	0.00	10.88	painters tape
				Net Change=10.88			10.88	0.00	10.88 = Ending Balance =	
6219-0000				Cleaning Expense					7,782.12 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	7,782.12 = Ending Balance =	
6220-0000				Janitorial					103.10 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	103.10 = Ending Balance =	
6235-0000				Plumbing Repair					7,509.69 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/09/2014	12/2014	EMCO Plumbing Services L...	K-21291	146	688.19	0.00	8,197.88	found 3/4 flanges on circulato...
534condo	534 West 42nd Stree...	12/29/2014	12/2014	Astronumatics/NY Pump & ...	K-21657	149	1,780.11	0.00	9,977.99	overhaul of vertical fire pump
				Net Change=2,468.30			2,468.30	0.00	9,977.99 = Ending Balance =	
6237-0000				Electric Repair					8,719.17 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-APEX Electrical Con...	J-4694		250.41	0.00	8,969.58	reclass-APEX Electrical Con...
				Net Change=250.41			250.41	0.00	8,969.58 = Ending Balance =	
6250-0000				Elevator Inspection & Repair					2,911.63 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/02/2014	12/2014	Rampart Brokerage Corp. (...)	K-21038	143	28.00	0.00	2,939.63	insurance policy 797968575309
				Net Change=28.00			28.00	0.00	2,939.63 = Ending Balance =	
6252-0000				Fire Extinguishers					3,534.09 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,534.09 = Ending Balance =	
6265-0000				Exterminator					840.85 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	840.85 = Ending Balance =	
6267-0000				Locksmith					233.54 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	233.54 = Ending Balance =	
6300-0000				Management					16,706.25 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/01/2014	12/2014	Livingston Management Ser...	K-20959	142	1,100.00	0.00	17,806.25	Management Fee
				Net Change=1,100.00			1,100.00	0.00	17,806.25 = Ending Balance =	
6310-0000				Security Service					7,788.28 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-Virtual Service	J-4693		0.00	7,708.35	79.93	Virtual Service
				Net Change=-7,708.35			0.00	7,708.35	79.93 = Ending Balance =	
6312-0000				Security Cameras/IT					9,661.78 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-Virtual Service	J-4693		7,708.35	0.00	17,370.13	Virtual Service
				Net Change=7,708.35			7,708.35	0.00	17,370.13 = Ending Balance =	
6320-0000				Insurance					10,457.38 = Beginning Balance =	

General Ledger

Period = Dec 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd Stree...	12/02/2014	12/2014	Rampart Brokerage Corp. (... Net Change=420.00	K-21038	143	420.00 420.00	0.00 0.00	10,877.38 10,877.38	policy BINDER5309004 = Ending Balance =
6320-0010				Worker's Compensation					114.06	= Beginning Balance =
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		0.00	1.20	112.86	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		31.20	0.00	144.06	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		0.00	1.20	142.86	12/06/14-12/19/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		31.20	0.00	174.06	12/06/14-12/19/14
				Net Change=60.00			62.40	2.40	174.06	= Ending Balance =
6364-0000				Filing Fees					13.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	13.00	= Ending Balance =
6365-0000				Fines					700.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	700.00	= Ending Balance =
6369-0000				Expediting Fee					150.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	150.00	= Ending Balance =
6410-0000				Electricity					6,194.08	= Beginning Balance =
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Consolidated Edison Comp...	K-21289	144	678.28	0.00	6,872.36	acct# 44-7223-0650-0200-7...
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-APEX Electrical Con...	J-4694		0.00	250.41	6,621.95	reclass-APEX Electrical Con...
534condo	534 West 42nd Stree...	12/31/2014	12/2014	Consolidated Edison Comp...	K-21740	151	754.91	0.00	7,376.86	act# 44-7223-0650-0200-7 ...
				Net Change=1,182.78			1,433.19	250.41	7,376.86	= Ending Balance =
6420-0000				Gas					3,361.83	= Beginning Balance =
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Consolidated Edison Comp...	K-21289	144	684.06	0.00	4,045.89	acct# 44-7223-0650-0200-7...
534condo	534 West 42nd Stree...	12/09/2014	12/2014	Consolidated Edison Comp...	K-21290	145	37.58	0.00	4,083.47	acct# 44-7223-0652-0201-1...
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-conedison	J-4695		37.06	0.00	4,120.53	reclass-conedison
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-conedison	J-4695		37.61	0.00	4,158.14	reclass-conedison
534condo	534 West 42nd Stree...	12/31/2014	12/2014	Consolidated Edison Comp...	K-21740	151	1,350.98	0.00	5,509.12	act# 44-7223-0650-0200-7 ...
534condo	534 West 42nd Stree...	12/31/2014	12/2014	Consolidated Edison Comp...	K-21741	152	39.53	0.00	5,548.65	act# 44-7223-0652-0201-1 ...
				Net Change=2,186.82			2,186.82	0.00	5,548.65	= Ending Balance =
6422-0000				Gas-Cooking					74.67	= Beginning Balance =
534condo	534 West 42nd Stree...	12/30/2014	12/2014	reclass-conedison	J-4695		0.00	74.67	0.00	reclass-conedison
				Net Change=-74.67			0.00	74.67	0.00	= Ending Balance =
6430-0000				Water & Sewer					971.64	= Beginning Balance =
				Net Change=0.00			0.00	0.00	971.64	= Ending Balance =
6455-0000				Telephone & Internet					4,249.48	= Beginning Balance =
534condo	534 West 42nd Stree...	12/29/2014	12/2014	Verizon (verizon)	K-21658	150	135.32	0.00	4,384.80	act# 212-904-1458 12/6-01/06
534condo	534 West 42nd Stree...	12/30/2014	12/2014	Verizon (verizon)	K-22401	74391239	0.00	557.65	3,827.15	act# 212-643-2813 7/25-8/24
534condo	534 West 42nd Stree...	12/30/2014	12/2014	Verizon (verizon)	K-22401	74391239	0.00	171.00	3,656.15	act# 212-643-2813 8/25-9/24
534condo	534 West 42nd Stree...	12/30/2014	12/2014	Verizon (verizon)	K-22402	101	0.00	276.60	3,379.55	06/25-07/24
				Net Change=-869.93			135.32	1,005.25	3,379.55	= Ending Balance =

General Ledger

Period = Dec 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6460-0000				Service Contract					6,675.40 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/16/2014	12/2014	Solid State Elevator Corp (...	K-21439	147	337.51	0.00	7,012.91	srv cntr 12/2014
				Net Change=337.51			337.51	0.00	7,012.91 = Ending Balance =	
7420-0000				Office Supplies					64.79 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	64.79 = Ending Balance =	
7612-0000				Consulting					24.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	24.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					798.16 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/05/2014	12/2014	Paychex (v0000016)	K-21062	1214	70.52	0.00	868.68	Payroll week ending 12/5/2014
534condo	534 West 42nd Stree...	12/12/2014	12/2014	Paychex (v0000016)	K-21305	1214	10.00	0.00	878.68	
534condo	534 West 42nd Stree...	12/19/2014	12/2014	Paychex (v0000016)	K-21694	1214	108.52	0.00	987.20	Payroll week ending 12/19/14
				Net Change=189.04			189.04	0.00	987.20 = Ending Balance =	
7620-0000				Taxes & Licenses					525.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	525.00 = Ending Balance =	
7700-0000				Miscellaneous Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/29/2014	12/2014	Livingston Management Ser...	K-21631	148	20.00	0.00	20.00	8/4-elevator er
				Net Change=20.00			20.00	0.00	20.00 = Ending Balance =	
7825-0000				Super Salaries					7,950.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/01/2014	12/2014	Livingston Management Ser...	K-20959	142	1,150.00	0.00	9,100.00	Super Fee
				Net Change=1,150.00			1,150.00	0.00	9,100.00 = Ending Balance =	
7845-0000				Gross Salary					5,246.14 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		507.69	0.00	5,753.83	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		507.69	0.00	6,261.52	12/06/14-12/19/14
				Net Change=1,015.38			1,015.38	0.00	6,261.52 = Ending Balance =	
7851-0000				FICA Expense					401.34 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		38.84	0.00	440.18	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		38.84	0.00	479.02	12/06/14-12/19/14
				Net Change=77.68			77.68	0.00	479.02 = Ending Balance =	
7852-0000				FUTA Expense					31.50 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		3.05	0.00	34.55	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		3.05	0.00	37.60	12/06/14-12/19/14
				Net Change=6.10			6.10	0.00	37.60 = Ending Balance =	
7853-0000				SUTA Expense					215.08 = Beginning Balance =	
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		20.43	0.00	235.51	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/05/2014	12/2014	11/22/14-12/05/14	J-4489		0.38	0.00	235.89	11/22/14-12/05/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		20.43	0.00	256.32	12/06/14-12/19/14
534condo	534 West 42nd Stree...	12/19/2014	12/2014	12/06/14-12/19/14	J-4488		0.38	0.00	256.70	12/06/14-12/19/14
				Net Change=41.62			41.62	0.00	256.70 = Ending Balance =	

General Ledger

Period = Dec 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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							33,819.11	33,819.11		
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534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Dec 2014

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-41864	3010	12-2014	12/3/2014	Trubitt(t0000174)	534condo		1,422.16		:CHECKscan Payment - Dec 2014 Maintenance Fee
R-41868	3010	12-2014	12/3/2014	Riccardi(t0000176)	534condo		1,144.38		:CHECKscan Payment
R-42103	3057	12-2014	12/8/2014	Younge(t0000178)	534condo		1,699.94		:CHECKscan Payment
R-42171	3069	12-2014	12/9/2014	Kuik(t0000179)	534condo		1,144.00		:CHECKscan Payment - Dec 2014 Common Charges
R-42291	3092	12-2014	12/12/2014	Simon(t0000180)	534condo		2,978.35		:CHECKscan Payment - Dec 2014 Common Charges
R-42487	3163	12-2014	12/19/2014	Samuels(t0000177)	534condo		1,144.38		Online Payment - EFT Payment Paid by roommate adamhausman (r0000142) CashMgmtCommon Webservice Payment with saved EFT
R-42655	3194	12-2014	12/22/2014	(t0000181)	534condo		853.30		:CHECKscan Payment - Dec 2014 Common Charges
Total							10,386.51		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Dec 2014

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-20959	16589	12-2014	12/1/2014	Livingston Management Services, LLC (livin	534condo	7825-0000 Super Salaries	1,150.00	142	Super Fee
					534condo	6300-0000 Management	1,100.00	142	Management Fee
K-21038	16604	12-2014	12/2/2014	Rampart Brokerage Corp. (rampart)	534condo	6250-0000 Elevator Inspection & Repair	28.00	143	insurance policy 797968575309
					534condo	6320-0000 Insurance	420.00	143	policy BINDER5309004
K-21062		12-2014	12/5/2014	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	70.52	1214	Payroll week ending 12/5/2014
K-21289	16642	12-2014	12/9/2014	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	684.06	144	act# 44-7223-0650-0200-7 10/17-11/17 578therms
					534condo	6410-0000 Electricity	678.28	144	act# 44-7223-0650-0200-7 10/17-11/17 3280kWh
K-21290	16642	12-2014	12/9/2014	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	37.58	145	act# 44-7223-0652-0201-1 10/17-11/17 2therms
K-21291	16642	12-2014	12/9/2014	EMCO Plumbing Services LLC (emco)	534condo	6235-0000 Plumbing Repair	688.19	146	found 3/4 flanges on circulator leaking
K-21305		12-2014	12/12/2014	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	10.00	1214	
K-21439	16678	12-2014	12/16/2014	Solid State Elevator Corp (v0000120)	534condo	6460-0000 Service Contract	337.51	147	srv cntr 12/2014
K-21602		12-2014	12/19/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.73	7	
K-21603		12-2014	12/5/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.72	6	
K-21631	16721	12-2014	12/29/2014	Livingston Management Services, LLC (livin	534condo	7700-0000 Miscellaneous Expense	20.00	148	8/4-elevator er
					534condo	6217-0000 Painting Supplies	10.88	148	painters tape
K-21657	16723	12-2014	12/29/2014	Astronumatics/NY Pump & Motor Repair (v	534condo	6235-0000 Plumbing Repair	1,780.11	149	overhaul of vertical fire pump
K-21658	16723	12-2014	12/29/2014	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	135.32	150	act# 212-904-1458 12/6-01/06
K-21694		12-2014	12/19/2014	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	108.52	1214	
K-21740	16738	12-2014	12/31/2014	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	754.91	151	act# 44-7223-0650-0200-7 11/17-12/18 4160kWh
					534condo	6420-0000 Gas	1,350.98	151	act# 44-7223-0650-0200-7 11/17-12/18 1178therms
K-21741	16738	12-2014	12/31/2014	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	39.53	152	act# 44-7223-0652-0201-1 11/17-12/18 4therms
K-22401		12-2014	12/30/2014	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	-557.65	74391239	act# 212-643-2813 7/25-8/24
					534condo	6455-0000 Telephone & Internet	-171.00	74391239	act# 212-643-2813 8/25-9/24
K-22402		12-2014	12/30/2014	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	-276.60	101	06/25-07/24
Total							9,324.59		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 12/2014

Property	Unit	Resident	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
				Unpaid	days	days	days	days		
				Charges						
534condo	3	t0000175	Aimee Drouin	1,422.16	1,422.16	0.00	0.00	0.00	0.00	1,422.16
534condo	4	t0000176	John Riccardi	555.56	555.56	0.00	0.00	0.00	0.00	555.56
534condo	5	t0000177	Yaneeke Samuels	2,844.32	277.78	1,422.16	0.00	1,144.38	-1,144.38	1,699.94
534condo	6	t0000178	Michael Younge	0.00	0.00	0.00	0.00	0.00	-1,144.38	-1,144.38
534condo	7	t0000179	Tiiu Kuik	557.08	557.08	0.00	0.00	0.00	-1,143.62	-586.54
534condo				5,379.12	2,812.58	1,422.16	0.00	1,144.38	-3,432.38	1,946.74

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/19/2015

Month Year = 12/2014

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
						cam	277.78						
						Total	1,422.16						
3	1br	0.00	t0000175	Aimee Drouin	0.00	common	1,144.38	0.00	0.00	12/01/2012			1,422.16
						cam	277.78						
						Total	1,422.16						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			555.56
						cam	277.78						
						Total	1,422.16						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			1,699.94
						cam	277.78						
						Total	1,422.16						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			-1,144.38
						cam	277.78						
						Total	1,422.16						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			-586.54
						cam	277.78						
						Total	1,422.16						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						cam	582.12						
						Total	2,978.35						
RETAIL	retail	0.00	t0000181	Silverstone Property Group	0.00	common	686.63	0.00	0.00	12/01/2012	02/28/2021		0.00
						cam	166.67						
						Total	853.30						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		12,364.61	0.00	0.00				1,946.74
Summary Groups					Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents							12,364.61	0.00	0.00				1,946.74
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	12,364.61	0.00	0.00	8	100.00	0.00	1,946.74

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/19/2015

Month Year = 12/2014

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			9,949.14										
cam			2,415.47										
Total			12,364.61										

534condo-ChaseChk-9300

1/20/2015

Bank Reconciliation Report

12/31/2014

412059300

Balance Per Bank Statement as of 12/31/2014

56,040.73

Outstanding Checks

Check Date	Check Number	Payee	Amount
7/30/2014	106	livingst - Livingston Management Services, LLC	-2,250.00
9/11/2014	120	v0000109 - Mercury Mechanical Services Corp.	-2,000.00
9/19/2014	101	v0000081 - Artur Ujkaj	-1,002.56
9/19/2014	102	v0000081 - Artur Ujkaj	-1,002.56
9/19/2014	103	v0000081 - Artur Ujkaj	-412.72
11/18/2014	140	apexele - APEX Electrical Contractors, Inc	-250.41
12/9/2014	146	emco - EMCO Plumbing Services LLC	-688.19
12/16/2014	147	v0000120 - Solid State Elevator Corp	-337.51
12/29/2014	149	v0000124 - Astronumatics/NY Pump & Motor Repair	-1,780.11
12/29/2014	150	verizon - Verizon	-135.32
12/31/2014	151	conediso - Consolidated Edison Company of N.Y. Inc.	-2,105.89
12/31/2014	152	conediso - Consolidated Edison Company of N.Y. Inc.	-39.53
Less:	Outstanding Checks		-12,004.80
	Reconciled Bank Balance		44,035.93

Balance per GL as of 12/31/2014

44,035.93

Reconciled Balance Per G/L

44,035.93

Difference

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

0.00

534condo-ChaseChk-9300

1/20/2015

Bank Reconciliation Report

12/31/2014

412059300

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/26/2014	141	verizon - Verizon	135.57	12/31/2014
12/1/2014	142	livingst - Livingston Management Services, LLC	2,250.00	12/31/2014
12/2/2014	143	rampart - Rampart Brokerage Corp.	448.00	12/31/2014
12/5/2014	6	v0000081 - Artur Ujkaj	462.72	12/31/2014
12/5/2014	1214	v0000016 - Paychex	70.52	12/31/2014
12/9/2014	144	conediso - Consolidated Edison Company of N.Y. Inc.	1,362.34	12/31/2014
12/9/2014	145	conediso - Consolidated Edison Company of N.Y. Inc.	37.58	12/31/2014
12/12/2014	1214	v0000016 - Paychex	10.00	12/31/2014
12/19/2014	7	v0000081 - Artur Ujkaj	462.73	12/31/2014
12/19/2014	1214	v0000016 - Paychex	108.52	12/31/2014
12/29/2014	148	livingst - Livingston Management Services, LLC	30.88	12/31/2014
Total Cleared Checks			5,378.86	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/4/2014	20	:CHECKscan Deposit	2,566.54	12/31/2014
12/9/2014	21	:CHECKscan Deposit	1,699.94	12/31/2014
12/10/2014	22	:CHECKscan Deposit	1,144.00	12/31/2014
12/12/2014	23	:CHECKscan Deposit	2,978.35	12/31/2014
12/19/2014	5	:ACH Deposit	1,144.38	12/31/2014
12/23/2014	24	:CHECKscan Deposit	853.30	12/31/2014
Total Cleared Deposits			10,386.51	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/5/2014	JE 4489	11/22/14-12/05/14	-137.67	12/31/2014
12/19/2014	JE 4488	12/06/14-12/19/14	-137.66	12/31/2014
12/31/2014	JE 4666	chk#8-dated 1-2-2015 :Reversed by J- 4667	-462.87	12/31/2014
Total Cleared Other Items			-738.20	



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

November 29, 2014 through December 31, 2014

Primary Account: 000000412059300

00027169 1 AV 0.381



00027169 DRE 802 141 00115 YNNNNNNYNNN T 1 000000000 62 0000 T2239751 P68511

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

We updated your Deposit Account Agreement

We added clarifying information about overdrafts to your agreement on November 16, 2014, including:

- A revised explanation of the order in which withdrawals post to your account. As a reminder, deposits will generally continue to post first to your account.
- Details about our end of business day cutoff times so you know when you can add money to your account to avoid an overdraft.

For a copy of your agreement, you can view it anytime by logging in at chase.com and clicking Legal Agreements and Disclosures at the bottom of any page, or visit a branch.

If you have questions, please call us at the telephone number listed on this statement or visit your nearest Chase branch.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE	ENDING BALANCE
		THIS PERIOD	THIS PERIOD
Chase Total Business Checking	000000412059300	\$51,771.28	\$56,040.73
Chase Business Select High Yield Savings	000003046731484	19,995.40	19,997.20
Total		\$71,766.68	\$76,037.93
TOTAL ASSETS		\$71,766.68	\$76,037.93

All Summary Balances shown are as of December 31, 2014 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.





November 29, 2014 through December 31, 2014

Primary Account: 000000412059300

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$51,771.28
Deposits and Additions	6	10,386.51
Checks Paid	6	-4,264.37
Electronic Withdrawals	10	-1,852.69
Ending Balance	22	\$56,040.73

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	CCD ID	AMOUNT
12/05	Livingston Manag Settlement N7M4S	9000237377	\$2,566.54
12/11	Livingston Manag Settlement Shqbs	9000237377	1,699.94
12/12	Livingston Manag Settlement Zkfcs	9000237377	1,144.00
12/16	Livingston Manag Settlement Qdzds	9000237377	2,978.35
12/22	Livingston Manag Settlement Hs2Hs	9000237377	1,144.38
12/24	Livingston Manag Settlement X2Pjs	9000237377	853.30
Total Deposits and Additions			\$10,386.51

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
141 ^		12/05	\$135.57
142 ^		12/02	2,250.00
143 ^		12/04	448.00
144 ^		12/17	1,362.34
145 ^		12/17	37.58
148 * ^		12/29	30.88
Total Checks Paid			\$4,264.37

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.



November 29, 2014 through December 31, 2014

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
12/04	Paychex-Rcx Payroll 58200000000153X CCD ID: 1161124166	\$462.72
12/05	Paychex Tps Taxes 58197800017203X CCD ID: 1161124166	106.47
12/05	Paychex Eib Invoice X58147900019095 CCD ID: 9000000020	70.52
12/05	Payx-Pia-Wc Wc-Premium 0000022002202 CCD ID: 1161528391	31.20
12/12	Paychex-Hrs Ins Prem 19825423 CCD ID: 1555124166	10.00
12/18	Paychex-Rcx Payroll 58464300001772X CCD ID: 1161124166	462.73
12/19	Paychex Eib Invoice X58472100004560 CCD ID: 9000000020	108.52
12/19	Paychex Tps Taxes 58466100023886X CCD ID: 1161124166	106.46
12/19	Payx-Pia-Wc Wc-Premium 0000022142531 CCD ID: 1161528391	31.20
12/31	Paychex-Rcx Payroll 58667700004159X CCD ID: 1161124166	462.87
Total Electronic Withdrawals		\$1,852.69

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

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT
12/02	\$49,521.28	12/18	54,782.98
12/04	48,610.56	12/19	54,536.80
12/05	50,833.34	12/22	55,681.18
12/11	52,533.28	12/24	56,534.48
12/12	53,667.28	12/29	56,503.60
12/16	56,645.63	12/31	56,040.73
12/17	55,245.71		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	16
Deposits / Credits	6
Deposited Items	0
Transaction Total	22
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



November 29, 2014 through December 31, 2014

Primary Account: 000000412059300

584 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$19,995.40
Deposits and Additions	1	1.80
Ending Balance	1	\$19,997.20
Annual Percentage Yield Earned This Period		0.10%
Interest Earned This Period		\$1.80
Interest Paid Year-to-Date		\$8.79

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

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$19,995.40
12/31	Interest Payment	1.80	19,997.20
	Ending Balance		\$19,997.20

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.

534condo-ChaseRes-1484

1/19/2015

Bank Reconciliation Report

12/31/2014

3046731484

Balance Per Bank Statement as of 12/31/2014	19,997.20
Reconciled Bank Balance	<u>19,997.20</u>

Balance per GL as of 12/31/2014	19,997.20
Reconciled Balance Per G/L	<u>19,997.20</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2014	JE 4668	12-2014 activity	<u>1.80</u>	12/31/2014
Total Cleared Other Items			<u>1.80</u>	