

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Nov 2014

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	34,864.13	8,848.08	0.00	43,712.21
1130-0000	Savings Cash 1	19,993.87	1.53	0.00	19,995.40
1995-0000	Loans & Exchange Assets	-200.00	0.00	44.88	-244.88
2150-0000	Loans & Exchange	-9,554.20	0.00	0.00	-9,554.20
2650-0000	Net Payroll	412.72	0.00	0.00	412.72
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	0.00	0.00	-2,396.23
4530-0000	Condo Common Charge	-86,691.33	0.00	13,235.19	-99,926.52
4810-0000	Plus: Prepaid Rent	-6,865.52	0.00	0.00	-6,865.52
5470-0000	Estimated CAM Charges	0.00	0.00	2,137.69	-2,137.69
5720-0000	Interest on Bank Accounts	-35.18	0.00	1.53	-36.71
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
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	7,234.69	275.00	0.00	7,509.69
6237-0000	Electric Repair	8,719.17	0.00	0.00	8,719.17
6250-0000	Elevator Inspection & Repair	2,939.63	0.00	28.00	2,911.63
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	15,606.25	1,100.00	0.00	16,706.25
6310-0000	Security Service	7,788.28	0.00	0.00	7,788.28
6312-0000	Security Cameras/IT	9,661.78	0.00	0.00	9,661.78
6320-0000	Insurance	10,429.38	28.00	0.00	10,457.38
6320-0010	Worker's Compensation	-10.00	124.06	0.00	114.06
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	5,943.67	250.41	0.00	6,194.08
6420-0000	Gas	3,361.83	0.00	0.00	3,361.83
6422-0000	Gas-Cooking	74.67	0.00	0.00	74.67
6430-0000	Water & Sewer	971.64	0.00	0.00	971.64
6455-0000	Telephone & Internet	2,277.48	1,972.00	0.00	4,249.48
6460-0000	Service Contract	6,337.89	337.51	0.00	6,675.40
7420-0000	Office Supplies	36.91	27.88	0.00	64.79
7612-0000	Consulting	24.00	0.00	0.00	24.00

Trial Balance

Period = Nov 2014

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7615-0000	Payroll Processing Fees	606.12	192.04	0.00	798.16
7620-0000	Taxes & Licenses	525.00	0.00	0.00	525.00
7825-0000	Super Salaries	6,800.00	1,150.00	0.00	7,950.00
7845-0000	Gross Salary	4,230.76	1,015.38	0.00	5,246.14
7851-0000	FICA Expense	323.66	77.68	0.00	401.34
7852-0000	FUTA Expense	25.40	6.10	0.00	31.50
7853-0000	SUTA Expense	173.46	41.62	0.00	215.08
	Total	0.00	15,447.29	15,447.29	0.00

Income Statement

Period = Nov 2014

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	0	0	2,396	2
4530-0000	Condo Common Charge	13,235	86	99,927	90
4810-0000	Plus: Prepaid Rent	0	0	6,866	6
4990-0000	NET RENT INCOME	13,235	86	109,188	98
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	2,138	14	2,138	2
5490-0000	TOTAL REIMBURSEMENT	2,138	14	2,138	2
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	2	0	37	0
5890-0000	TOTAL OTHER INCOME	2	0	37	0
5990-0000	TOTAL INCOME	15,374	100	111,363	100
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
6219-0000	Cleaning Expense	0	0	7,782	7
6220-0000	Janitorial	0	0	103	0
6235-0000	Plumbing Repair	275	2	7,510	7
6237-0000	Electric Repair	0	0	8,719	8
6250-0000	Elevator Inspection & Repair	-28	0	2,912	3
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	7	16,706	15
6310-0000	Security Service	0	0	7,788	7
6312-0000	Security Cameras/IT	0	0	9,662	9
6320-0000	Insurance	28	0	10,457	9
6320-0010	Worker's Compensation	124	1	114	0
6364-0000	Filing Fees	0	0	13	0
6365-0000	Fines	0	0	700	1
6369-0000	Expediting Fee	0	0	150	0

Income Statement

Period = Nov 2014

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	250	2	6,194	6
6420-0000	Gas	0	0	3,362	3
6422-0000	Gas-Cooking	0	0	75	0
6430-0000	Water & Sewer	0	0	972	1
6455-0000	Telephone & Internet	1,972	13	4,249	4
6460-0000	Service Contract	338	2	6,675	6
6990-0000	TOTAL DIRECT EXPENSES	4,059	26	99,779	90
7000-0000	GENERAL & ADMINISTRATIVE				
7420-0000	Office Supplies	28	0	65	0
7612-0000	Consulting	0	0	24	0
7615-0000	Payroll Processing Fees	192	1	798	1
7620-0000	Taxes & Licenses	0	0	525	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	1,150	7	7,950	7
7845-0000	Gross Salary	1,015	7	5,246	5
7851-0000	FICA Expense	78	1	401	0
7852-0000	FUTA Expense	6	0	32	0
7853-0000	SUTA Expense	42	0	215	0
7890-0000	TOTAL PAYROLL	2,483	16	14,666	13
7990-0000	TOTAL G & A EXPENSE	2,511	16	15,256	14
8990-0000	TOTAL EXPENSES	6,570	43	115,035	103
9090-0000	NET INCOME	8,805	57	-3,673	-3

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 = Nov 2014

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	43,712
1130-0000	Savings Cash 1	19,995
1190-0000	TOTAL CASH	63,708
1990-0000	TOTAL ASSETS	63,708
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	-413
2990-0000	TOTAL LIABILITIES	9,386
3000-0000	CAPITAL	
3200-0000	Owner Contribution	19,906
3800-0000	Retained Earnings	34,415
3890-0000	TOTAL CAPITAL	54,321
3990-0000	TOTAL LIABILITIES & CAPITAL	63,708

Cash Flow

Period = Nov 2014

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Rent	0	0	2,396	2
Condo Common Charge	13,235	86	99,927	90
Plus: Prepaid Rent	0	0	6,866	6
NET RENT INCOME	13,235	86	109,188	98
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	2,138	14	2,138	2
TOTAL REIMBURSEMENT	2,138	14	2,138	2
OTHER INCOME				
Interest on Bank Accounts	2	0	37	0
TOTAL OTHER INCOME	2	0	37	0
TOTAL INCOME	15,374	100	111,363	100
EXPENSES				
DIRECT EXPENSES				
Professional Consultant Fees	0	0	110	0
General Building Repairs-...	0	0	437	0
Building Supplies	0	0	480	0
Cleaning Expense	0	0	7,782	7
Janitorial	0	0	103	0
Plumbing Repair	275	2	7,510	7
Electric Repair	0	0	8,719	8
Elevator Inspection & Repair	-28	0	2,912	3
Fire Extinguishers	0	0	3,534	3
Exterminator	0	0	841	1
Locksmith	0	0	234	0
Management	1,100	7	16,706	15
Security Service	0	0	7,788	7
Security Cameras/IT	0	0	9,662	9
Insurance	28	0	10,457	9
Worker's Compensation	124	1	114	0
Filing Fees	0	0	13	0
Fines	0	0	700	1
Expediting Fee	0	0	150	0
Electricity	250	2	6,194	6
Gas	0	0	3,362	3
Gas-Cooking	0	0	75	0
Water & Sewer	0	0	972	1
Telephone & Internet	1,972	13	4,249	4
Service Contract	338	2	6,675	6
TOTAL DIRECT EXP...	4,059	26	99,779	90
GENERAL & ADMINISTRATIVE				
Office Supplies	28	0	65	0
Consulting	0	0	24	0
Payroll Processing Fees	192	1	798	1
Taxes & Licenses	0	0	525	0
PAYROLL EXPENSE				

Cash Flow

Period = Nov 2014

Book = Cash

	Period to Date	%	Year to Date	%
Super Salaries	1,150	7	7,950	7
Gross Salary	1,015	7	5,246	5
FICA Expense	78	1	401	0
FUTA Expense	6	0	32	0
SUTA Expense	42	0	215	0
TOTAL PAYROLL	2,483	16	14,666	13
TOTAL G & A EXPENSE	2,511	16	15,256	14
TOTAL EXPENSES	6,570	43	115,035	103
NET INCOME	8,805	57	-3,673	-3
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	34,864	43,712	8,848
Savings Cash 1	19,994	19,995	2
Savings Cash 3	0	0	0
Total Cash	54,858	63,708	8,850

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	64,010	0	-64,010
Operating Cash 1	0	43,712	43,712
Savings Cash 1	0	19,995	19,995
Savings Cash 3	19,959	0	-19,959
Total Cash	83,968	63,708	-20,261

General Ledger

Period = Nov 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					34,864.13	= Beginning Balance =
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		0.00	106.46	34,757.67	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		0.00	85.26	34,672.41	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		0.00	106.47	34,565.94	11/08/14-11/21/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		0.00	31.20	34,534.74	11/08/14-11/21/14
534condo	534 West 42nd Stree...	11/24/2014	11/2014	verizon bill payment fee	J-4569		0.00	3.50	34,531.24	verizon bill payment fee
534condo	534 West 42nd Stree...	11/03/2014	11/2014	Livingston Management Ser...	K-20509	135		27.88	34,503.36	7/18-bank stamps
534condo	534 West 42nd Stree...	11/03/2014	11/2014	Livingston Management Ser...	K-20539	136		2,250.00	32,253.36	Super Fee
				Deposit Total 3			4,855.30		37,108.66	
				Deposit Total 15			1,422.16		38,530.82	
534condo	534 West 42nd Stree...	11/07/2014	11/2014	Paychex (v0000016)	K-20604	1114		96.52	38,434.30	Payroll week ending 11/05/2014
534condo	534 West 42nd Stree...	11/07/2014	11/2014	Artur Ujkaj (v0000081)	K-21600	4		417.85	38,016.45	10/25/14-11/07/14
				Deposit Total 4			1,144.38		39,160.83	
				Deposit Total 16			1,144.38		40,305.21	
534condo	534 West 42nd Stree...	11/11/2014	11/2014	Ariel Services, Inc. (ariel)	K-20631	137		275.00	40,030.21	track a meter
534condo	534 West 42nd Stree...	11/11/2014	11/2014	Verizon (verizon)	K-20632	138		1,140.66	38,889.55	act# 212-643-2813 10/17-10/24
				Deposit Total 17			4,122.35		43,011.90	
534condo	534 West 42nd Stree...	11/14/2014	11/2014	Paychex (v0000016)	K-21302	1114		10.00	43,001.90	Workers Comp
534condo	534 West 42nd Stree...	11/17/2014	11/2014	Solid State Elevator Corp (...)	K-20754	139		337.51	42,664.39	mtly srv 11/2014
				Deposit Total 18			1,144.38		43,808.77	
534condo	534 West 42nd Stree...	11/18/2014	11/2014	APEX Electrical Contractors,...	K-20800	140		250.41	43,558.36	repair fluorescent fixture in ...
				Deposit Total 19			1,539.93		45,098.29	
534condo	534 West 42nd Stree...	11/21/2014	11/2014	Paychex (v0000016)	K-20857	1114		95.52	45,002.77	Payroll ending 11/17/2014
534condo	534 West 42nd Stree...	11/21/2014	11/2014	Verizon (verizon)	K-20867	920919		692.27	44,310.50	act# 212-564-40619/1-11/30
534condo	534 West 42nd Stree...	11/21/2014	11/2014	Artur Ujkaj (v0000081)	K-21601	5		462.72	43,847.78	11/085/14-11/21/14
534condo	534 West 42nd Stree...	11/26/2014	11/2014	Verizon (verizon)	K-20902	141		135.57	43,712.21	act# 212-904-1458 11/7-12/6
				Net Change=8,848.08			15,372.88	6,524.80	43,712.21	= Ending Balance =
1130-0000				Savings Cash 1					19,993.87	= Beginning Balance =
534condo	534 West 42nd Stree...	11/20/2014	11/2014	bank activity	J-4419		1.53	0.00	19,995.40	bank activity
				Net Change=1.53			1.53	0.00	19,995.40	= Ending Balance =
1995-0000				Loans & Exchange Assets					-200.00	= Beginning Balance =
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		0.00	44.88	-244.88	10/25/14-11/07/14
				Net Change=-44.88			0.00	44.88	-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...	11/07/2014	11/2014	Artur Ujkaj (v0000081)	K-21600	4	417.85	0.00	830.57	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		0.00	417.85	412.72	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	Artur Ujkaj (v0000081)	K-21601	5	462.72	0.00	875.44	11/085/14-11/21/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		0.00	462.72	412.72	11/08/14-11/21/14
				Net Change=0.00			880.57	880.57	412.72	= Ending Balance =
3200-0000				Owner Contribution					-19,906.28	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-19,906.28	= Ending Balance =

General Ledger

Period = Nov 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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 =	
				Net Change=0.00			0.00	0.00	-2,396.23 = Ending Balance =	
4530-0000				Condo Common Charge					-86,691.33 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/05/2014	11/2014	Drouin (t0000175)	R-40012	:ACH-WEB	0.00	1,144.38	-87,835.71	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	11/05/2014	11/2014	Drouin (t0000175)	R-40012	:ACH-WEB	0.00	1,144.38	-88,980.09	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	11/05/2014	11/2014	Drouin (t0000175)	R-40012	:ACH-WEB	0.00	1,144.38	-90,124.47	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	11/05/2014	11/2014	Drouin (t0000175)	R-40012	:ACH-WEB	0.00	1,144.38	-91,268.85	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	11/06/2014	11/2014	Trubitt (t0000174)	R-40198	2045	0.00	1,144.38	-92,413.23	:CHECKscan Payment - N...
534condo	534 West 42nd Stree...	11/07/2014	11/2014	Samuels (t0000177)	R-40227	:ACH-WEB	0.00	1,144.38	-93,557.61	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	11/07/2014	11/2014	Riccardi (t0000176)	R-40238	005452	0.00	866.60	-94,424.21	:CHECKscan Payment
534condo	534 West 42nd Stree...	11/13/2014	11/2014	Simon (t0000180)	R-40446	00001031	0.00	2,396.23	-96,820.44	:CHECKscan Payment
534condo	534 West 42nd Stree...	11/13/2014	11/2014	Kuik (t0000179)	R-40453	1260	0.00	0.76	-96,821.20	:CHECKscan Payment - No...
534condo	534 West 42nd Stree...	11/13/2014	11/2014	Kuik (t0000179)	R-40453	1260	0.00	865.46	-97,686.66	:CHECKscan Payment - No...
534condo	534 West 42nd Stree...	11/17/2014	11/2014	Younge (t0000178)	R-40654	0302	0.00	866.60	-98,553.26	:CHECKscan Payment - No...
534condo	534 West 42nd Stree...	11/19/2014	11/2014	(t0000181)	R-40733	774	0.00	686.63	-99,239.89	
534condo	534 West 42nd Stree...	11/19/2014	11/2014	(t0000181)	R-40733	774	0.00	686.63	-99,926.52	
				Net Change=-13,235.19			0.00	13,235.19	-99,926.52 = 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					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/05/2014	11/2014	Drouin (t0000175)	R-40012	:ACH-WEB	0.00	277.78	-277.78	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	11/06/2014	11/2014	Trubitt (t0000174)	R-40198	2045	0.00	277.78	-555.56	:CHECKscan Payment - N...
534condo	534 West 42nd Stree...	11/07/2014	11/2014	Riccardi (t0000176)	R-40238	005452	0.00	277.78	-833.34	:CHECKscan Payment
534condo	534 West 42nd Stree...	11/13/2014	11/2014	Simon (t0000180)	R-40446	00001031	0.00	582.12	-1,415.46	:CHECKscan Payment
534condo	534 West 42nd Stree...	11/13/2014	11/2014	Kuik (t0000179)	R-40453	1260	0.00	277.78	-1,693.24	:CHECKscan Payment - No...
534condo	534 West 42nd Stree...	11/17/2014	11/2014	Younge (t0000178)	R-40654	0302	0.00	277.78	-1,971.02	:CHECKscan Payment - No...
534condo	534 West 42nd Stree...	11/19/2014	11/2014	(t0000181)	R-40733	774	0.00	166.67	-2,137.69	
				Net Change=-2,137.69			0.00	2,137.69	-2,137.69 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-35.18 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/20/2014	11/2014	bank activity	J-4419		0.00	1.53	-36.71	bank activity
				Net Change=-1.53			0.00	1.53	-36.71 = 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 =	
6215-0000				Building Supplies					480.30 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	480.30 = Ending Balance =	

General Ledger

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Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6219-0000				Cleaning Expense Net Change=0.00			0.00	0.00	7,782.12 = Beginning Balance = 7,782.12 = Ending Balance =	
6220-0000				Janitorial Net Change=0.00			0.00	0.00	103.10 = Beginning Balance = 103.10 = Ending Balance =	
6235-0000				Plumbing Repair					7,234.69 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/11/2014	11/2014	Ariel Services, Inc. (ariel) Net Change=275.00	K-20631	137	275.00 275.00	0.00 0.00	7,509.69 7,509.69	track a meter = Ending Balance =
6237-0000				Electric Repair Net Change=0.00			0.00	0.00	8,719.17 = Beginning Balance = 8,719.17 = Ending Balance =	
6250-0000				Elevator Inspection & Repair					2,939.63 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/28/2014	11/2014	reclassification Net Change=-28.00	J-4303		0.00 0.00	28.00 28.00	2,911.63 2,911.63	Rampart-insurance policy 7... = Ending Balance =
6252-0000				Fire Extinguishers Net Change=0.00			0.00	0.00	3,534.09 = Beginning Balance = 3,534.09 = Ending Balance =	
6265-0000				Exterminator Net Change=0.00			0.00	0.00	840.85 = Beginning Balance = 840.85 = Ending Balance =	
6267-0000				Locksmith Net Change=0.00			0.00	0.00	233.54 = Beginning Balance = 233.54 = Ending Balance =	
6300-0000				Management					15,606.25 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/03/2014	11/2014	Livingston Management Ser... Net Change=1,100.00	K-20539	136	1,100.00 1,100.00	0.00 0.00	16,706.25 16,706.25	Management Fee = Ending Balance =
6310-0000				Security Service Net Change=0.00			0.00	0.00	7,788.28 = Beginning Balance = 7,788.28 = Ending Balance =	
6312-0000				Security Cameras/IT Net Change=0.00			0.00	0.00	9,661.78 = Beginning Balance = 9,661.78 = Ending Balance =	
6320-0000				Insurance					10,429.38 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/28/2014	11/2014	reclassification Net Change=28.00	J-4303		28.00 28.00	0.00 0.00	10,457.38 10,457.38	Rampart-insurance policy 7... = Ending Balance =
6320-0010				Worker's Compensation					-10.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		0.00	1.20	-11.20	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		85.26	0.00	74.06	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/14/2014	11/2014	Paychex (v0000016)	K-21302	1114	10.00	0.00	84.06	Workers Comp
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		0.00	1.20	82.86	11/08/14-11/21/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		31.20	0.00	114.06	11/08/14-11/21/14
				Net Change=124.06			126.46	2.40	114.06	= Ending Balance =

General Ledger

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Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					5,943.67 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/18/2014	11/2014	APEX Electrical Contractors,...	K-20800	140	250.41	0.00	6,194.08	repair fluorescent fixture in ...
				Net Change=250.41			250.41	0.00	6,194.08 = Ending Balance =	
6420-0000				Gas					3,361.83 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,361.83 = Ending Balance =	
6422-0000				Gas-Cooking					74.67 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	74.67 = 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					2,277.48 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/11/2014	11/2014	Verizon (verizon)	K-20632	138	855.46	0.00	3,132.94	act# 212-643-2813
534condo	534 West 42nd Stree...	11/11/2014	11/2014	Verizon (verizon)	K-20632	138	285.20	0.00	3,418.14	act# 212-643-2813 10/17-10/24
534condo	534 West 42nd Stree...	11/21/2014	11/2014	Verizon (verizon)	K-20867	920919	692.27	0.00	4,110.41	act# 212-564-40619/1-11/30
534condo	534 West 42nd Stree...	11/24/2014	11/2014	verizon bill payment fee	J-4569		3.50	0.00	4,113.91	verizon bill payment fee
534condo	534 West 42nd Stree...	11/26/2014	11/2014	Verizon (verizon)	K-20902	141	135.57	0.00	4,249.48	act# 212-904-1458 11/7-12/6
				Net Change=1,972.00			1,972.00	0.00	4,249.48 = Ending Balance =	
6460-0000				Service Contract					6,337.89 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/17/2014	11/2014	Solid State Elevator Corp (...)	K-20754	139	337.51	0.00	6,675.40	mthly srv 11/2014
				Net Change=337.51			337.51	0.00	6,675.40 = Ending Balance =	
7420-0000				Office Supplies					36.91 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/03/2014	11/2014	Livingston Management Ser...	K-20509	135	27.88	0.00	64.79	7/18-bank stamps
				Net Change=27.88			27.88	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					606.12 = Beginning Balance =	
534condo	534 West 42nd Stree...	11/07/2014	11/2014	Paychex (v0000016)	K-20604	1114	96.52	0.00	702.64	Payroll week ending 11/05/2014
534condo	534 West 42nd Stree...	11/21/2014	11/2014	Paychex (v0000016)	K-20857	1114	95.52	0.00	798.16	Payroll ending 11/17/2014
				Net Change=192.04			192.04	0.00	798.16 = Ending Balance =	
7620-0000				Taxes & Licenses					525.00 = Beginning Balance =	

General Ledger

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Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	525.00	= Ending Balance =
7825-0000				Super Salaries					6,800.00	= Beginning Balance =
534condo	534 West 42nd Stree...	11/03/2014	11/2014	Livingston Management Ser...	K-20539	136	1,150.00	0.00	7,950.00	Super Fee
				Net Change=1,150.00			1,150.00	0.00	7,950.00	= Ending Balance =
7845-0000				Gross Salary					4,230.76	= Beginning Balance =
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		507.69	0.00	4,738.45	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		507.69	0.00	5,246.14	11/08/14-11/21/14
				Net Change=1,015.38			1,015.38	0.00	5,246.14	= Ending Balance =
7851-0000				FICA Expense					323.66	= Beginning Balance =
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		38.84	0.00	362.50	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		38.84	0.00	401.34	11/08/14-11/21/14
				Net Change=77.68			77.68	0.00	401.34	= Ending Balance =
7852-0000				FUTA Expense					25.40	= Beginning Balance =
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		3.05	0.00	28.45	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		3.05	0.00	31.50	11/08/14-11/21/14
				Net Change=6.10			6.10	0.00	31.50	= Ending Balance =
7853-0000				SUTA Expense					173.46	= Beginning Balance =
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		20.43	0.00	193.89	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/07/2014	11/2014	10/25/14-11/07/14	J-4486		0.38	0.00	194.27	10/25/14-11/07/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		20.43	0.00	214.70	11/08/14-11/21/14
534condo	534 West 42nd Stree...	11/21/2014	11/2014	11/08/14-11/21/14	J-4487		0.38	0.00	215.08	11/08/14-11/21/14
				Net Change=41.62			41.62	0.00	215.08	= Ending Balance =
							22,855.06	22,855.06		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Nov 2014

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-40012	2712	11-2014	11/5/2014	Drouin(t0000175)	534condo		4,855.30		Online Payment - EFT Payment. CashMgmtCommon Webservice Payment with saved EFT
R-40198	2732	11-2014	11/6/2014	Trubitt(t0000174)	534condo		1,422.16		:CHECKscan Payment - NOV 2014 MAINTENANCE
R-40227	2736	11-2014	11/7/2014	Samuels(t0000177)	534condo		1,144.38		Online Payment - EFT Payment Paid by roommate adamhausman (r0000142) CashMgmtCommon Webservice Payment with saved EFT
R-40238	2737	11-2014	11/7/2014	Riccardi(t0000176)	534condo		1,144.38		:CHECKscan Payment
R-40446	2778	11-2014	11/13/2014	Simon(t0000180)	534condo		2,978.35		:CHECKscan Payment
R-40453	2778	11-2014	11/13/2014	Kuik(t0000179)	534condo		1,144.00		:CHECKscan Payment - Nov 2014 COMMON CHARGES
R-40654	2823	11-2014	11/17/2014	Younge(t0000178)	534condo		1,144.38		:CHECKscan Payment - Nov 2014 Common Charge
R-40733	2836	11-2014	11/19/2014	(t0000181)	534condo		1,539.93		
Total							15,372.88		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Nov 2014

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-20509	16511	11-2014	11/3/2014	Livingston Management Services, LLC (livin	534condo	7420-0000 Office Supplies	27.88	135	7/18-bank stamps
K-20539	16513	11-2014	11/3/2014	Livingston Management Services, LLC (livin	534condo	6300-0000 Management	1,100.00	136	Management Fee
					534condo	7825-0000 Super Salaries	1,150.00	136	Super Fee
K-20604		11-2014	11/7/2014	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	96.52	1114	
K-20631	16526	11-2014	11/11/2014	Ariel Services, Inc. (ariel)	534condo	6235-0000 Plumbing Repair	275.00	137	track a meter
K-20632	16526	11-2014	11/11/2014	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	855.46	138	act# 212-643-2813 9/24-10/16
					534condo	6455-0000 Telephone & Internet	285.20	138	act# 212-643-2813 10/17-10/24
K-20754	16556	11-2014	11/17/2014	Solid State Elevator Corp (v0000120)	534condo	6460-0000 Service Contract	337.51	139	mothly srv 11/2014
K-20800	16564	11-2014	11/18/2014	APEX Electrical Contractors, Inc (apexele)	534condo	6410-0000 Electricity	250.41	140	repair fluorescent fixture in bsmt & elevator lobby
K-20857		11-2014	11/21/2014	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	95.52	1114	
K-20867		11-2014	11/21/2014	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	692.27	920919	act# 212-564-40619/1-11/30
K-20902	16584	11-2014	11/26/2014	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	135.57	141	act# 212-904-1458 11/7-12/6
K-21302		11-2014	11/14/2014	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	10.00	1114	
K-21600		11-2014	11/7/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	417.85	4	
K-21601		11-2014	11/21/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.72	5	
Total							<u>6,191.91</u>		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 11/2014

Property	Unit	Resident	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
				Unpaid	days	days	days	days		
				Charges						
534condo	4	t0000176	John Riccardi	277.78	277.78	0.00	0.00	0.00	0.00	277.78
534condo	5	t0000177	Yaneeke Samuels	2,566.54	1,422.16	1,144.38	0.00	0.00	-1,144.38	1,422.16
534condo	6	t0000178	Michael Younge	277.78	277.78	0.00	0.00	0.00	-1,144.38	-866.60
534condo	7	t0000179	Tiiu Kuik	278.92	278.92	0.00	0.00	0.00	-1,143.62	-864.70
534condo				3,401.02	2,256.64	1,144.38	0.00	0.00	-3,432.38	-31.36

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/18/2015

Month Year = 11/2014

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			0.00
						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			277.78
						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			1,422.16
						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			-866.60
						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			-864.70
						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				-31.36
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				-31.36
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	-31.36

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/18/2015

Month Year = 11/2014

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

1/12/2015

Bank Reconciliation Report**11/30/2014****412059300****Balance Per Bank Statement as of 11/30/2014****51,771.28****Outstanding Checks**

Check Date	Check Number	Payee	Amount
7/23/2014	101	verizon - Verizon	-276.60
7/30/2014	106	livingst - Livingston Management Services, LLC	-2,250.00
9/9/2014	74391239	verizon - Verizon	-728.65
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
11/26/2014	141	verizon - Verizon	-135.57
Less:	Outstanding Checks		-8,059.07
	Reconciled Bank Balance		<u>43,712.21</u>

Balance per GL as of 11/30/2014**43,712.21****Reconciled Balance Per G/L****43,712.21****Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00**

534condo-ChaseChk-9300

1/12/2015

Bank Reconciliation Report

11/30/2014

412059300

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/24/2014	132	apexele - APEX Electrical Contractors, Inc	1,878.84	11/30/2014
10/24/2014	134	v0000120 - Solid State Elevator Corp	2,634.77	11/30/2014
11/3/2014	135	livingst - Livingston Management Services, LLC	27.88	11/30/2014
11/3/2014	136	livingst - Livingston Management Services, LLC	2,250.00	11/30/2014
11/7/2014	4	v0000081 - Artur Ujkaj	417.85	11/30/2014
11/7/2014	1114	v0000016 - Paychex	96.52	11/30/2014
11/11/2014	137	ariel - Ariel Services, Inc.	275.00	11/30/2014
11/11/2014	138	verizon - Verizon	1,140.66	11/30/2014
11/14/2014	1114	v0000016 - Paychex	10.00	11/30/2014
11/17/2014	139	v0000120 - Solid State Elevator Corp	337.51	11/30/2014
11/21/2014	5	v0000081 - Artur Ujkaj	462.72	11/30/2014
11/21/2014	1114	v0000016 - Paychex	95.52	11/30/2014
11/21/2014	920919	verizon - Verizon	692.27	11/30/2014
Total Cleared Checks			10,319.54	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/5/2014	3	:ACH Deposit	4,855.30	11/30/2014
11/7/2014	4	:ACH Deposit	1,144.38	11/30/2014
11/7/2014	15	:CHECKscan Deposit	1,422.16	11/30/2014
11/7/2014	16	:CHECKscan Deposit	1,144.38	11/30/2014
11/13/2014	17	:CHECKscan Deposit	4,122.35	11/30/2014
11/18/2014	18	:CHECKscan Deposit	1,144.38	11/30/2014
11/19/2014	19		1,539.93	11/30/2014
Total Cleared Deposits			15,372.88	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/7/2014	JE 4486	10/25/14-11/07/14	-191.72	11/30/2014
11/21/2014	JE 4487	11/08/14-11/21/14	-137.67	11/30/2014
11/24/2014	JE 4569	verizon bill payment fee	-3.50	11/30/2014
Total Cleared Other Items			-332.89	



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

November 01, 2014 through November 28, 2014

Primary Account: 000000412059300

00062768 1 AV 0.381



00062768 DRE 802 14333314 NNNNNNNNNNN T 1 000000000 62 0000 T2174916 P66579

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



CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$47,050.83	\$51,771.28
Chase Business Select High Yield Savings	000003046731484	19,993.87	19,995.40
Total		\$67,044.70	\$71,766.68
TOTAL ASSETS		\$67,044.70	\$71,766.68

All Summary Balances shown are as of November 28, 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.

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$47,050.83
Deposits and Additions	7	15,372.88
Checks Paid	7	- 8,544.66
Electronic Withdrawals	11	- 2,107.77
Ending Balance	25	\$51,771.28



November 01, 2014 through November 28, 2014

Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	CCD ID	AMOUNT
11/07	Livingston Manag Settlement 74Lcr	9000237377	\$4,855.30
11/10	Livingston Manag Settlement 16Gdr	9000237377	1,422.16
11/12	Livingston Manag Settlement N4Zfr	9000237377	1,144.38
11/12	Livingston Manag Settlement Zb6Gr	9000237377	1,144.38
11/14	Livingston Manag Settlement 4Tjhr	9000237377	4,122.35
11/19	Livingston Manag Settlement R8Hkr	9000237377	1,144.38
11/21	Deposit 643215262		1,539.93
Total Deposits and Additions			\$15,372.88

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
132 ^		11/06	\$1,878.84
134 * ^		11/04	2,634.77
135 ^		11/05	27.88
136 ^		11/05	2,250.00
137 ^		11/19	275.00
138 ^		11/17	1,140.66
139 ^		11/21	337.51
Total Checks Paid			\$8,544.66

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

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

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	CCD ID	AMOUNT
11/06	Paychex-Rcx Payroll 57838100000416X	1161124166	✓ \$417.85
11/07	Paychex Tps Taxes 57842600011529X	1161124166	✓ 108.46
11/07	Paychex Eib Invoice X57851500003272	9000000020	✓ 96.52
11/07	Payx-Pia-Wc Wc-Premium 0000021877616	1161528391	✓ 85.26
11/14	Paychex-Hrs Ins Prem 19704483	1555124166	✓ 10.00
11/20	Paychex-Rcx Payroll 58027900000581X	1161124166	✓ 462.72
11/21	Paychex Tps Taxes 58025100016142X	1161124166	✓ 106.47
11/21	Paychex Eib Invoice X58031200011525	9000000020	✓ 95.52
11/21	Payx-Pia-Wc Wc-Premium 0000021951576	1161528391	✓ 31.20
11/24	Fis*Verizon Bill Pay 13159209191	Web ID: 7529071411	✓ 692.27
11/24	Billmatrix Billpayfee 13159209192	Web ID: 7529000011	3.50
Total Electronic Withdrawals			\$2,107.77

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



November 01, 2014 through November 28, 2014

Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT
11/04	\$44,416.06	11/14	52,231.82
11/05	42,138.18	11/17	51,091.16
11/06	39,841.49	11/19	51,960.54
11/07	44,408.55	11/20	51,497.82
11/10	45,830.71	11/21	52,467.05
11/12	48,119.47	11/24	51,771.28

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	18
Deposits / Credits	7
Deposited Items	1
Transaction Total	26

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$12.00
Service Fee Credit	-\$12.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above 200)	\$0.00
Total Service Fees	\$0.00

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$19,993.87
Deposits and Additions	1	1.53
Ending Balance	1	\$19,995.40
Annual Percentage Yield Earned This Period		0.10%
Interest Earned This Period		\$1.53
Interest Paid Year-to-Date		\$6.99

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



November 01, 2014 through November 28, 2014

Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$19,993.87
11/28	Interest Payment	1.53	19,995.40
	Ending Balance		\$19,995.40

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

12/17/2014

Bank Reconciliation Report

11/30/2014

3046731484

Balance Per Bank Statement as of 11/30/2014	19,995.40
Reconciled Bank Balance	<u>19,995.40</u>

Balance per GL as of 11/30/2014	19,995.40
Reconciled Balance Per G/L	<u>19,995.40</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
11/20/2014	JE 4419	bank activity	1.53	11/30/2014
Total Cleared Other Items			<u>1.53</u>	