

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Sep 2014

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	57,015.45	0.00	17,697.53	39,317.92
1130-0000	Savings Cash 1	19,990.43	1.75	0.00	19,992.18
1900-0000	Transfer	-85,654.35	0.00	0.00	-85,654.35
1995-0000	Loans & Exchange Assets	0.00	0.00	100.00	-100.00
2650-0000	Net Payroll	0.00	412.72	0.00	412.72
3800-0000	Retained Earnings	0.00	0.00	0.00	0.00
4500-0000	Rent	-2,396.23	0.00	0.00	-2,396.23
4530-0000	Condo Common Charge	-8,118.13	0.00	8,346.63	-16,464.76
4810-0000	Plus: Prepaid Rent	-3,432.38	0.00	0.00	-3,432.38
5720-0000	Interest on Bank Accounts	-2.02	0.00	1.75	-3.77
6204-0000	Professional Consultant Fees	0.00	110.00	0.00	110.00
6213-0000	General Building Repairs-Expense	0.00	436.88	0.00	436.88
6215-0000	Building Supplies	430.21	0.00	0.00	430.21
6235-0000	Plumbing Repair	0.00	1,633.13	0.00	1,633.13
6265-0000	Exterminator	0.00	125.21	0.00	125.21
6300-0000	Management	2,200.00	1,100.00	0.00	3,300.00
6310-0000	Security Service	79.93	7,708.35	0.00	7,788.28
6312-0000	Security Cameras/IT	4,830.89	4,830.89	0.00	9,661.78
6320-0000	Insurance	9,451.63	0.00	0.00	9,451.63
6320-0010	Worker's Compensation	0.00	0.00	7.60	-7.60
6364-0000	Filing Fees	0.00	13.00	0.00	13.00
6410-0000	Electricity	1,002.80	972.45	0.00	1,975.25
6420-0000	Gas	196.69	159.04	0.00	355.73
6430-0000	Water & Sewer	458.19	0.00	0.00	458.19
6455-0000	Telephone & Internet	546.89	0.00	0.00	546.89
6460-0000	Service Contract	0.00	2,337.51	0.00	2,337.51
7615-0000	Payroll Processing Fees	0.00	450.08	0.00	450.08
7825-0000	Super Salaries	3,400.00	2,250.00	0.00	5,650.00
7845-0000	Gross Salary	0.00	3,215.38	0.00	3,215.38
7851-0000	FICA Expense	0.00	245.98	0.00	245.98
7852-0000	FUTA Expense	0.00	19.30	0.00	19.30
7853-0000	SUTA Expense	0.00	131.84	0.00	131.84
	Total	0.00	26,153.51	26,153.51	0.00

Income Statement

Period = Sep 2014

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	0	0	2,396	11
4530-0000	Condo Common Charge	8,347	100	16,465	74
4810-0000	Plus: Prepaid Rent	0	0	3,432	15
4990-0000	NET RENT INCOME	8,347	100	22,293	100
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	2	0	4	0
5890-0000	TOTAL OTHER INCOME	2	0	4	0
5990-0000	TOTAL INCOME	8,348	100	22,297	100
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6204-0000	Professional Consultant Fees	110	1	110	0
6213-0000	General Building Repairs-Expense	437	5	437	2
6215-0000	Building Supplies	0	0	430	2
6235-0000	Plumbing Repair	1,633	20	1,633	7
6265-0000	Exterminator	125	1	125	1
6300-0000	Management	1,100	13	3,300	15
6310-0000	Security Service	7,708	92	7,788	35
6312-0000	Security Cameras/IT	4,831	58	9,662	43
6320-0000	Insurance	0	0	9,452	42
6320-0010	Worker's Compensation	-8	0	-8	0
6364-0000	Filing Fees	13	0	13	0
6410-0000	Electricity	972	12	1,975	9
6420-0000	Gas	159	2	356	2
6430-0000	Water & Sewer	0	0	458	2
6455-0000	Telephone & Internet	0	0	547	2
6460-0000	Service Contract	2,338	28	2,338	10
6990-0000	TOTAL DIRECT EXPENSES	19,419	233	38,616	173
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	450	5	450	2
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	2,250	27	5,650	25

Income Statement

Period = Sep 2014

Book = Cash

		Period to Date	%	Year to Date	%
7845-0000	Gross Salary	3,215	39	3,215	14
7851-0000	FICA Expense	246	3	246	1
7852-0000	FUTA Expense	19	0	19	0
7853-0000	SUTA Expense	132	2	132	1
7890-0000	TOTAL PAYROLL	6,313	76	9,713	44
7990-0000	TOTAL G & A EXPENSE	6,313	76	9,713	44
8990-0000	TOTAL EXPENSES	25,731	308	48,329	217
9090-0000	NET INCOME	-17,383	-208	-26,032	-117

YTD Income Statement

Period = Jan 2014-Oct 2014

Book = Cash

		Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 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	2,396.23
4530-0000	Condo Common Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,118.13	8,346.63	6,973.37	23,438.13
4810-0000	Plus: Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	1,144.38	2,288.00	0.00	0.00	3,432.38
4990-0000	NET RENT INCOME	0.00	0.00	0.00	0.00	0.00	0.00	3,540.61	10,406.13	8,346.63	6,973.37	29,266.74
5600-0000	OTHER INCOME											
5720-0000	Interest on Bank Accounts	0.00	0.00	0.00	0.00	0.00	0.00	0.44	1.58	1.75	0.00	3.77
5890-0000	TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.44	1.58	1.75	0.00	3.77
5990-0000	TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	3,541.05	10,407.71	8,348.38	6,973.37	29,270.51
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	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	436.88
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.21	0.00	0.00	430.21
6235-0000	Plumbing Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,633.13	0.00	1,633.13
6265-0000	Exterminator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.21	127.71	252.92
6267-0000	Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.54	233.54
6300-0000	Management	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00	1,100.00	4,400.00
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	7,788.28
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	9,661.78
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,451.63	0.00	0.00	9,451.63
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	-10.00
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	13.00
6410-0000	Electricity	0.00	0.00	0.00	0.00	0.00	0.00	1,002.80	0.00	972.45	0.00	1,975.25
6420-0000	Gas	0.00	0.00	0.00	0.00	0.00	0.00	196.69	0.00	159.04	0.00	355.73
6422-0000	Gas-Cooking	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.67	74.67
6430-0000	Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	458.19	0.00	0.00	0.00	458.19
6455-0000	Telephone & Internet	0.00	0.00	0.00	0.00	0.00	0.00	276.60	270.29	0.00	276.65	823.54
6460-0000	Service Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,337.51	0.00	2,337.51
6990-0000	TOTAL DIRECT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	3,034.28	16,162.95	19,418.86	1,810.17	40,426.26

YTD Income Statement

Period = Jan 2014-Oct 2014

Book = Cash

		Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Total
7000-0000	GENERAL & ADMINISTRATIVE											
7615-0000	Payroll Processing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.08	0.00	450.08
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	6,800.00
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	4,230.76
7851-0000	FICA Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	245.98	77.68	323.66
7852-0000	FUTA Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.30	6.10	25.40
7853-0000	SUTA Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131.84	41.62	173.46
7890-0000	TOTAL PAYROLL	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00	2,250.00	6,312.58	2,290.78	12,003.36
7990-0000	TOTAL G & A EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00	2,250.00	6,312.58	2,290.78	12,003.36
8990-0000	TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	4,184.28	18,412.95	25,731.44	4,100.95	52,429.62
9090-0000	NET INCOME	0.00	0.00	0.00	0.00	0.00	0.00	-643.23	-8,005.24	-17,383.06	2,872.42	-23,159.11

Balance Sheet

Period = Sep 2014

Book = Cash

			Current Balance
1110-0000	Operating Cash 1		39,318
1130-0000	Savings Cash 1		19,992
1190-0000	TOTAL CASH		59,310
1900-0000	Transfer		-85,654
1990-0000	TOTAL ASSETS		-26,344
1995-0000	Loans & Exchange Assets		-100
2000-0000	LIABILITIES & CAPITAL		
2100-0000	LIABILITIES		
2300-0000	TAX LIABILITIES		
2490-0000	TOTAL TAX LIABILITIES		100
2650-0000	Net Payroll		-413
2990-0000	TOTAL LIABILITIES		-313
3000-0000	CAPITAL		
3800-0000	Retained Earnings		-26,032
3890-0000	TOTAL CAPITAL		-26,032
3990-0000	TOTAL LIABILITIES & CAPITAL		-26,344

Cash Flow

Period = Sep 2014

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Rent	0	0	2,396	11
Condo Common Charge	8,347	100	16,465	74
Plus: Prepaid Rent	0	0	3,432	15
NET RENT INCOME	8,347	100	22,293	100
OTHER INCOME				
Interest on Bank Accounts	2	0	4	0
TOTAL OTHER INCOME	2	0	4	0
TOTAL INCOME	8,348	100	22,297	100
EXPENSES				
DIRECT EXPENSES				
Professional Consultant Fees	110	1	110	0
General Building Repairs-...	437	5	437	2
Building Supplies	0	0	430	2
Plumbing Repair	1,633	20	1,633	7
Exterminator	125	1	125	1
Management	1,100	13	3,300	15
Security Service	7,708	92	7,788	35
Security Cameras/IT	4,831	58	9,662	43
Insurance	0	0	9,452	42
Worker's Compensation	-8	0	-8	0
Filing Fees	13	0	13	0
Electricity	972	12	1,975	9
Gas	159	2	356	2
Water & Sewer	0	0	458	2
Telephone & Internet	0	0	547	2
Service Contract	2,338	28	2,338	10
TOTAL DIRECT EXP...	19,419	233	38,616	173
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	450	5	450	2
PAYROLL EXPENSE				
Super Salaries	2,250	27	5,650	25
Gross Salary	3,215	39	3,215	14
FICA Expense	246	3	246	1
FUTA Expense	19	0	19	0
SUTA Expense	132	2	132	1
TOTAL PAYROLL	6,313	76	9,713	44
TOTAL G & A EXPENSE	6,313	76	9,713	44
TOTAL EXPENSES	25,731	308	48,329	217
NET INCOME	-17,383	-208	-26,032	-117

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash 1	57,015	39,318	-17,698
Savings Cash 1	19,990	19,992	2

Cash Flow

Period = Sep 2014

Book = Cash

	Period to Date	%	Year to Date	%
Total Cash	77,006	59,310	-17,696	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Cash 1	0	39,318	39,318	
Savings Cash 1	0	19,992	19,992	
Total Cash	0	59,310	59,310	

General Ledger

Period = Sep 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					57,015.45	= Beginning Balance =
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		0.00	567.87	56,447.58	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		0.00	106.46	56,341.12	091314-092614
534condo	534 West 42nd Stree...	09/30/2014	09/2014	09/2014-Payroll	J-4022		0.00	450.08	55,891.04	09/2014-Payroll
				Deposit Total 7			1,144.38		57,035.42	
534condo	534 West 42nd Stree...	09/03/2014	09/2014	McLean & McLean Security ...	K-19082	114		436.88	56,598.54	intercome service check and...
534condo	534 West 42nd Stree...	09/03/2014	09/2014	Assured Environments (v0...	K-19083	115		125.21	56,473.33	RCPP Comprehensive Pest...
				Deposit Total 8			1,144.38		57,617.71	
534condo	534 West 42nd Stree...	09/04/2014	09/2014	Artur Ujkaj (v0000081)	K-19101	116		1,100.00	56,517.71	August 2014
534condo	534 West 42nd Stree...	09/04/2014	09/2014	Livingston Management Ser...	K-19124	117		2,250.00	54,267.71	Super Fee
534condo	534 West 42nd Stree...	09/10/2014	09/2014	Consolidated Edison Comp...	K-19242	118		1,131.49	53,136.22	07/18-08/18/2014
534condo	534 West 42nd Stree...	09/10/2014	09/2014	Medco Plumbing (v0000078)	K-19252	119		1,633.13	51,503.09	Leak on 4" OS&Y Valve (spr...
534condo	534 West 42nd Stree...	09/11/2014	09/2014	Mercury Mechanical Servic...	K-19279	120		2,000.00	49,503.09	Annual Maintenance Contrac...
534condo	534 West 42nd Stree...	09/17/2014	09/2014	Artur Ujkaj (v0000081)	K-19389	121		412.72	49,090.37	9/1-9/12/14
534condo	534 West 42nd Stree...	09/17/2014	09/2014	JACK JAFFA & ASSOCIATE...	K-19402	122		110.00	48,980.37	consulting 7/14-9/14
534condo	534 West 42nd Stree...	09/17/2014	09/2014	Solid State Elevator Corp (...)	K-19403	123		337.51	48,642.86	monthly maintenance 9/2014
				Deposit Total 9			3,540.23		52,183.09	
				Deposit Total 10			1,144.38		53,327.47	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	NYC Department of Finance...	K-19423	124		13.00	53,314.47	building registration
534condo	534 West 42nd Stree...	09/19/2014	09/2014	Artur Ujkaj (v0000081)	K-20210	101		1,002.56	52,311.91	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	Artur Ujkaj (v0000081)	K-20211	102		1,002.56	51,309.35	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	Artur Ujkaj (v0000081)	K-20212	103		412.72	50,896.63	
534condo	534 West 42nd Stree...	09/23/2014	09/2014	Virtual Service (v0000105)	K-19451	125		4,830.89	46,065.74	Doorman System INstallation
534condo	534 West 42nd Stree...	09/23/2014	09/2014	Virtual Service (v0000105)	K-19461	126		7,708.35	38,357.39	mtly bill 9/20/14-9/20/15
534condo	534 West 42nd Stree...	09/26/2014	09/2014	Artur Ujkaj (v0000081)	K-20214	1		412.73	37,944.66	
				Deposit Total 11			1,373.26		39,317.92	
				Net Change=-17,697.53			8,346.63	26,044.16	39,317.92	= Ending Balance =
1130-0000				Savings Cash 1					19,990.43	= Beginning Balance =
534condo	534 West 42nd Stree...	09/30/2014	09/2014	Interest	J-3938		1.75	0.00	19,992.18	Interest
				Net Change=1.75			1.75	0.00	19,992.18	= Ending Balance =
1900-0000				Transfer					-85,654.35	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-85,654.35	= Ending Balance =
1995-0000				Loans & Exchange Assets					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		0.00	50.00	-50.00	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		0.00	50.00	-100.00	091314-092614
				Net Change=-100.00			0.00	100.00	-100.00	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	09/17/2014	09/2014	Artur Ujkaj (v0000081)	K-19389	121	412.72	0.00	412.72	9/1-9/12/14
534condo	534 West 42nd Stree...	09/19/2014	09/2014	Artur Ujkaj (v0000081)	K-20210	101	1,002.56	0.00	1,415.28	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	Artur Ujkaj (v0000081)	K-20211	102	1,002.56	0.00	2,417.84	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	Artur Ujkaj (v0000081)	K-20212	103	412.72	0.00	2,830.56	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		0.00	2,417.84	412.72	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	Artur Ujkaj (v0000081)	K-20214	1	412.73	0.00	825.45	
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		0.00	412.73	412.72	091314-092614

General Ledger

Period = Sep 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=412.72			3,243.29	2,830.57	412.72	= Ending Balance =
3800-0000				Retained Earnings					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= 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					-8,118.13	= Beginning Balance =
534condo	534 West 42nd Stree...	09/02/2014	09/2014	Trubitt (t0000174)	R-35967	2020	0.00	1,144.38	-9,262.51	
534condo	534 West 42nd Stree...	09/03/2014	09/2014	Riccardi (t0000176)	R-36040	005436	0.00	1,144.38	-10,406.89	:CHECKscan Payment - Sep...
534condo	534 West 42nd Stree...	09/17/2014	09/2014	Kuik (t0000179)	R-36675	1252	0.00	1,144.00	-11,550.89	
534condo	534 West 42nd Stree...	09/17/2014	09/2014	Simon (t0000180)	R-36676	1027	0.00	2,396.23	-13,947.12	
534condo	534 West 42nd Stree...	09/17/2014	09/2014	Younge (t0000178)	R-36835	1688	0.00	1,144.38	-15,091.50	:CHECKscan Payment - Sep...
534condo	534 West 42nd Stree...	09/29/2014	09/2014	(t0000181)	R-37645	770	0.00	686.63	-15,778.13	
534condo	534 West 42nd Stree...	09/29/2014	09/2014	(t0000181)	R-37645	770	0.00	686.63	-16,464.76	
				Net Change=-8,346.63			0.00	8,346.63	-16,464.76	= Ending Balance =
4810-0000				Plus: Prepaid Rent					-3,432.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-3,432.38	= Ending Balance =
5720-0000				Interest on Bank Accounts					-2.02	= Beginning Balance =
534condo	534 West 42nd Stree...	09/30/2014	09/2014	Interest	J-3938		0.00	1.75	-3.77	Interest
				Net Change=-1.75			0.00	1.75	-3.77	= Ending Balance =
6204-0000				Professional Consultant Fees					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	09/17/2014	09/2014	JACK JAFFA & ASSOCIATE...	K-19402	122	110.00	0.00	110.00	consulting 7/14-9/14
				Net Change=110.00			110.00	0.00	110.00	= Ending Balance =
6213-0000				General Building Repairs-E...					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	09/03/2014	09/2014	McLean & McLean Security ...	K-19082	114	436.88	0.00	436.88	intercome service check and...
				Net Change=436.88			436.88	0.00	436.88	= Ending Balance =
6215-0000				Building Supplies					430.21	= Beginning Balance =
				Net Change=0.00			0.00	0.00	430.21	= Ending Balance =
6235-0000				Plumbing Repair					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	09/10/2014	09/2014	Medco Plumbing (v0000078)	K-19252	119	1,633.13	0.00	1,633.13	Leak on 4" OS&Y Valve (spr...
				Net Change=1,633.13			1,633.13	0.00	1,633.13	= Ending Balance =
6265-0000				Exterminator					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	09/03/2014	09/2014	Assured Environments (v0...	K-19083	115	125.21	0.00	125.21	RCPD Comprehensive Pest...
				Net Change=125.21			125.21	0.00	125.21	= Ending Balance =
6300-0000				Management					2,200.00	= Beginning Balance =
534condo	534 West 42nd Stree...	09/04/2014	09/2014	Livingston Management Ser...	K-19124	117	1,100.00	0.00	3,300.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	3,300.00	= Ending Balance =

General Ledger

Period = Sep 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6310-0000				Security Service					79.93 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/23/2014	09/2014	Virtual Service (v0000105)	K-19461	126	7,708.35	0.00	7,788.28	mtly bill 9/20/14-9/20/15
				Net Change=7,708.35			7,708.35	0.00	7,788.28 = Ending Balance =	
6312-0000				Security Cameras/IT					4,830.89 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/23/2014	09/2014	Virtual Service (v0000105)	K-19451	125	4,830.89	0.00	9,661.78	Doorman System INstallation
				Net Change=4,830.89			4,830.89	0.00	9,661.78 = Ending Balance =	
6320-0000				Insurance					9,451.63 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	9,451.63 = Ending Balance =	
6320-0010				Worker's Compensation					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		0.00	6.40	-6.40	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		0.00	1.20	-7.60	091314-092614
				Net Change=-7.60			0.00	7.60	-7.60 = Ending Balance =	
6364-0000				Filing Fees					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	NYC Department of Finance...	K-19423	124	13.00	0.00	13.00	building registration
				Net Change=13.00			13.00	0.00	13.00 = Ending Balance =	
6410-0000				Electricity					1,002.80 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/10/2014	09/2014	Consolidated Edison Comp...	K-19242	118	972.45	0.00	1,975.25	07/18-08/18/2014
				Net Change=972.45			972.45	0.00	1,975.25 = Ending Balance =	
6420-0000				Gas					196.69 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/10/2014	09/2014	Consolidated Edison Comp...	K-19242	118	159.04	0.00	355.73	07/18-08/18/2014
				Net Change=159.04			159.04	0.00	355.73 = Ending Balance =	
6430-0000				Water & Sewer					458.19 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	458.19 = Ending Balance =	
6455-0000				Telephone & Internet					546.89 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	546.89 = Ending Balance =	
6460-0000				Service Contract					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/11/2014	09/2014	Mercury Mechanical Servic...	K-19279	120	2,000.00	0.00	2,000.00	Annual Maintenance Contrac...
534condo	534 West 42nd Stree...	09/17/2014	09/2014	Solid State Elevator Corp (...)	K-19403	123	337.51	0.00	2,337.51	monthly maintenance 9/2014
				Net Change=2,337.51			2,337.51	0.00	2,337.51 = Ending Balance =	
7615-0000				Payroll Processing Fees					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/30/2014	09/2014	09/2014-Payroll	J-4022		379.56	0.00	379.56	One time setup
534condo	534 West 42nd Stree...	09/30/2014	09/2014	09/2014-Payroll	J-4022		70.52	0.00	450.08	One time setup9/26
				Net Change=450.08			450.08	0.00	450.08 = Ending Balance =	
7825-0000				Super Salaries					3,400.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/04/2014	09/2014	Artur Ujkaj (v0000081)	K-19101	116	1,100.00	0.00	4,500.00	August 2014
534condo	534 West 42nd Stree...	09/04/2014	09/2014	Livingston Management Ser...	K-19124	117	1,150.00	0.00	5,650.00	Super Fee
				Net Change=2,250.00			2,250.00	0.00	5,650.00 = Ending Balance =	

General Ledger

Period = Sep 2014

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7845-0000				Gross Salary					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		2,707.69	0.00	2,707.69	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		507.69	0.00	3,215.38	091314-092614
				Net Change=3,215.38			3,215.38	0.00	3,215.38 = Ending Balance =	
7851-0000				FICA Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		207.14	0.00	207.14	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		38.84	0.00	245.98	091314-092614
				Net Change=245.98			245.98	0.00	245.98 = Ending Balance =	
7852-0000				FUTA Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		16.25	0.00	16.25	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		3.05	0.00	19.30	091314-092614
				Net Change=19.30			19.30	0.00	19.30 = Ending Balance =	
7853-0000				SUTA Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		108.99	0.00	108.99	083014-091214
534condo	534 West 42nd Stree...	09/19/2014	09/2014	083014-091214	J-4010		2.04	0.00	111.03	083014-091214
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		20.43	0.00	131.46	091314-092614
534condo	534 West 42nd Stree...	09/26/2014	09/2014	091314-092614	J-4013		0.38	0.00	131.84	091314-092614
				Net Change=131.84			131.84	0.00	131.84 = Ending Balance =	
							37,330.71	37,330.71		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Sep 2014

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-35967	1938	09-2014	9/2/2014	Trubitt(t0000174)	534condo		1,144.38		
R-36040	1946	09-2014	9/3/2014	Riccardi(t0000176)	534condo		1,144.38		:CHECKscan Payment - Sept 2014 Common Charge
R-36675	2095	09-2014	9/17/2014	Kuik(t0000179)	534condo		1,144.00		
R-36676	2095	09-2014	9/17/2014	Simon(t0000180)	534condo		2,396.23		
R-36835	2129	09-2014	9/17/2014	Younge(t0000178)	534condo		1,144.38		:CHECKscan Payment - Sept. 2014 Common Charge
R-37645	2232	09-2014	9/29/2014	(t0000181)	534condo		1,373.26		
Total							8,346.63		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Sep 2014

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-19082	16228	09-2014	9/3/2014	McLean & McLean Security & Intercom (mcl	534condo	6213-0000 General Building Repairs-Expense	436.88	114	intercome service check and replaced.
K-19083	16228	09-2014	9/3/2014	Assured Environments (v0000107)	534condo	6265-0000 Exterminator	125.21	115	RCPD Comprehensive Pest Prevention
K-19101	16236	09-2014	9/4/2014	Artur Ujkaj (v0000081)	534condo	7825-0000 Super Salaries	1,100.00	116	August 2014
K-19124	16237	09-2014	9/4/2014	Livingston Management Services, LLC (livin	534condo	7825-0000 Super Salaries	1,150.00	117	Super Fee
					534condo	6300-0000 Management	1,100.00	117	Management Fee
K-19242	16264	09-2014	9/10/2014	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	972.45	118	07/18-08/18/2014
					534condo	6420-0000 Gas	159.04	118	07/18-08/18/2014
K-19252	16265	09-2014	9/10/2014	Medco Plumbing (v0000078)	534condo	6235-0000 Plumbing Repair	1,633.13	119	Leak on 4" OS&Y Valve (sprinkler BFP)
K-19279	16278	09-2014	9/11/2014	Mercury Mechanical Services Corp. (v00001	534condo	6460-0000 Service Contract	2,000.00	120	Annual Maintenance Contract 7/30/14-7/29/15
K-19389	16310	09-2014	9/17/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	412.72	121	9/1-9/12/14
K-19402	16311	09-2014	9/17/2014	JACK JAFFA & ASSOCIATES (jack)	534condo	6204-0000 Professional Consultant Fees	110.00	122	consulting 7/14-9/14
K-19403	16311	09-2014	9/17/2014	Solid State Elevator Corp (v0000120)	534condo	6460-0000 Service Contract	337.51	123	monthly maintenance 9/2014
K-19423	16315	09-2014	9/19/2014	NYC Department of Finance (nycdof)	534condo	6364-0000 Filing Fees	13.00	124	building registration
K-19451	16329	09-2014	9/23/2014	Virtual Service (v0000105)	534condo	6312-0000 Security Cameras/IT	4,830.89	125	Doorman System INstallation
K-19461	16330	09-2014	9/23/2014	Virtual Service (v0000105)	534condo	6310-0000 Security Service	7,708.35	126	mthly bill 9/20/14-9/20/15
K-20210		09-2014	9/19/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	1,002.56	101	
K-20211		09-2014	9/19/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	1,002.56	102	
K-20212		09-2014	9/19/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	412.72	103	
K-20214		09-2014	9/26/2014	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	412.73	1	
Total							<u>24,919.75</u>		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 09/2014

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	2,288.76	1,144.38	1,144.38	0.00	0.00	0.00	2,288.76
534condo	5	t0000177	Yaneeke Samuels	1,144.38	1,144.38	0.00	0.00	0.00	-1,144.38	0.00
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	0.38	0.38	0.00	0.00	0.00	-1,143.62	-1,143.24
534condo				3,433.52	2,289.14	1,144.38	0.00	0.00	-3,432.38	1.14

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/23/2014

Month Year = 09/2014

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
						Total	1,144.38						
3	1br	0.00	t0000175	Aimee Drouin	0.00	common	1,144.38	0.00	0.00	12/01/2012			2,288.76
						Total	1,144.38						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			0.00
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			0.00
						Total	1,144.38						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			-1,144.38
						Total	1,144.38						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			-1,143.24
						Total	1,144.38						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23						
RETAIL	retail	0.00	t0000181	Silverstone Property Group	0.00	common	686.63	0.00	0.00	12/01/2012	02/28/2021		0.00
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				1.14

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents			9,949.14	0.00	0.00				1.14
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	9,949.14	0.00	0.00	8	100.00	0.00	1.14

Summary of Charges by Charge Code (Current/Notice Residents Only)		
Charge Code	Amount	
common	9,949.14	
Total	9,949.14	



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

August 30, 2014 through September 30, 2014

Primary Account: 000000412059300

00082226 1 AV 0.381



00082226 DRE 802 141 27414 NNNNNYNNNN T 1 000000000 62 0000 T2055851 P61536

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 will be updating your Business Deposit Account Agreement

Effective November 16, 2014, we will be updating your agreement. The updated agreement will explain that if you allow anyone to use your bank Card, or if you don't exercise ordinary care (examples of not exercising ordinary care: if you keep your PIN with your Card, or select your birthday as your PIN) you will be responsible for all authorized and unauthorized transactions. Please see Section I of the Electronic Funds Transfer Terms. You can review your agreement by logging on to chase.com or visiting 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	\$69,263.97	\$44,889.10
Chase Business Select High Yield Savings	000003046731484	19,990.43	19,992.18
Total		\$89,254.40	\$64,881.28
TOTAL ASSETS		\$89,254.40	\$64,881.28

All Summary Balances shown are as of September 30, 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.



August 30, 2014 through September 30, 2014

Primary Account: 000000412059300

CHASE YOUR BUSINESS PERFORMANCE

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$69,263.97
Deposits and Additions	4	6,973.37
Checks Paid	13	- 29,798.10
Electronic Withdrawals	6	- 1,550.14
Ending Balance	23	\$44,889.10

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
09/03	Deposit 643215222	\$1,144.38
09/05	Livingston Manag Settlement 444Kp CCD ID: 9000237377	1,144.38
09/17	Deposit 643215238	3,540.23
09/22	Livingston Manag Settlement D28Wp CCD ID: 9000237377	1,144.38
Total Deposits and Additions		\$6,973.37

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
111 ^		09/15	\$9,451.63
113 * ^		09/02	270.29
114 ^		09/12	436.88
115 ^		09/09	125.21
116 ^		09/04	1,100.00
117 ^		09/05	2,250.00
118 ^		09/16	1,131.49
119 ^		09/17	1,633.13
121 * ^		09/17	412.72
122 ^		09/24	110.00
123 ^		09/24	337.51
125 * ^		09/26	4,830.89
126 ^		09/29	7,708.35
Total Checks Paid			\$29,798.10

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.



August 30, 2014 through September 30, 2014

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
09/19	Paychex Tps Taxes 57098700003046X CCD ID: 1161124166	✓ \$567.87
09/22	Paychex Eib Invoice X57114400005999 CCD ID: 9000000020	379.56
09/22	Nyc Dept of Fin Property 3624621693 Web ID: 1136400434	✓ 13.00
09/25	Paychex-Rcx Payroll 57161500002175X CCD ID: 1161124166	✓ 412.73
09/26	Paychex Tps Taxes 57162900011678X CCD ID: 1161124166	✓ 106.46
09/26	Paychex Eib Invoice X57174700018194 CCD ID: 9000000020	70.52
Total Electronic Withdrawals		\$1,550.14

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
09/02	\$68,993.68	09/17	58,281.61
09/03	70,138.06	09/19	57,713.74
09/04	69,038.06	09/22	58,465.56
09/05	67,932.44	09/24	58,018.05
09/09	67,807.23	09/25	57,605.32
09/12	67,370.35	09/26	52,597.45
09/15	57,918.72	09/29	44,889.10
09/16	56,787.23		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	19
Deposits / Credits	4
Deposited Items	3
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



August 30, 2014 through September 30, 2014

Primary Account: 000000412059300

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$19,990.43
Deposits and Additions	1	1.75
Ending Balance	1	\$19,992.18
Annual Percentage Yield Earned This Period		0.10%
Interest Earned This Period		\$1.75
Interest Paid Year-to-Date		\$3.77

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$19,990.43
09/30	Interest Payment	1.75	19,992.18
	Ending Balance		\$19,992.18

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-ChaseChk-9300

10/24/2014

Bank Reconciliation Report

9/30/2014

412059300

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/20/2014	111	rampart - Rampart Brokerage Corp.	9,451.63	9/30/2014
8/22/2014	113	verizon - Verizon	270.29	9/30/2014
9/3/2014	114	mclean - McLean & McLean Security & Intercom	436.88	9/30/2014
9/3/2014	115	v0000107 - Assured Environments	125.21	9/30/2014
9/4/2014	116	v0000081 - Artur Ujkaj	1,100.00	9/30/2014
9/4/2014	117	livingst - Livingston Management Services, LLC	2,250.00	9/30/2014
9/10/2014	118	conediso - Consolidated Edison Company of N.Y. Inc.	1,131.49	9/30/2014
9/10/2014	119	v0000078 - Medco Plumbing	1,633.13	9/30/2014
9/17/2014	121	v0000081 - Artur Ujkaj	412.72	9/30/2014
9/17/2014	122	jack - JACK JAFFA & ASSOCIATES	110.00	9/30/2014
9/17/2014	123	v0000120 - Solid State Elevator Corp	337.51	9/30/2014
9/19/2014	124	nycdof - NYC Department of Finance	13.00	9/30/2014
9/23/2014	125	v0000105 - Virtual Service	4,830.89	9/30/2014
9/23/2014	126	v0000105 - Virtual Service	7,708.35	9/30/2014
9/26/2014	1	v0000081 - Artur Ujkaj	412.73	9/30/2014

Total Cleared Checks

30,223.83

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/2/2014	7		1,144.38	9/30/2014
9/3/2014	8	:CHECKscan Deposit	1,144.38	9/30/2014
9/17/2014	9		3,540.23	9/30/2014
9/19/2014	10	:CHECKscan Deposit	1,144.38	9/30/2014

Total Cleared Deposits

6,973.37

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/19/2014	JE 4010	083014-091214	-567.87	9/30/2014
9/26/2014	JE 4013	091314-092614	-106.46	9/30/2014
9/30/2014	JE 4022	09/2014-Payroll	-450.08	9/30/2014

Total Cleared Other Items

-1,124.41

534condo-ChaseRes-1484

10/17/2014

Bank Reconciliation Report

9/30/2014

3046731484

Balance Per Bank Statement as of 9/30/2014	19,992.18
Reconciled Bank Balance	<u>19,992.18</u>

Balance per GL as of 9/30/2014	19,992.18
Reconciled Balance Per G/L	<u>19,992.18</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
9/30/2014	JE 3938	Interest	1.75	9/30/2014
Total Cleared Other Items			<u>1.75</u>	

534condo-ChaseChk-9300

10/24/2014

Bank Reconciliation Report**9/30/2014****412059300****Balance Per Bank Statement as of 9/30/2014****44,889.10****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
9/29/2014	11	1,373.26
Plus:	Outstanding Deposits	1,373.26

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
9/11/2014	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
Less:	Outstanding Checks		-6,944.44
	Reconciled Bank Balance		39,317.92

Balance per GL as of 9/30/2014**39,317.92****Reconciled Balance Per G/L****39,317.92****Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00**