

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Feb 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	44,469.55	3,645.45	0.00	48,115.00
1130-0000	Savings Cash 1	19,998.84	1.53	0.00	20,000.37
1995-0000	Loans & Exchange Assets	-244.88	0.00	0.00	-244.88
2150-0000	Loans & Exchange	-9,309.32	0.00	0.00	-9,309.32
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3200-0000	Owner Contribution	-19,906.28	0.00	0.00	-19,906.28
3800-0000	Retained Earnings	-37,453.36	0.00	0.00	-37,453.36
4530-0000	Condo Common Charge	-8,248.82	0.00	9,396.24	-17,645.06
5470-0000	Estimated CAM Charges	-1,859.91	0.00	3,526.59	-5,386.50
5720-0000	Interest on Bank Accounts	-1.64	0.00	1.53	-3.17
6202-0000	Accounting	0.00	2,250.00	0.00	2,250.00
6215-0000	Building Supplies	0.00	214.10	0.00	214.10
6237-0000	Electric Repair	125.00	0.00	0.00	125.00
6241-0000	Boiler Repair	3,102.94	0.00	0.00	3,102.94
6250-0000	Elevator Inspection & Repair	337.51	337.51	0.00	675.02
6252-0000	Fire Extinguishers	668.71	0.00	0.00	668.71
6265-0000	Exterminator	127.71	0.00	0.00	127.71
6300-0000	Management	1,100.00	1,100.00	0.00	2,200.00
6310-0000	Security Service	0.00	171.48	0.00	171.48
6320-0010	Worker's Compensation	95.83	70.00	0.00	165.83
6410-0000	Electricity	773.97	798.36	0.00	1,572.33
6420-0000	Gas	1,744.08	1,736.97	0.00	3,481.05
6430-0000	Water & Sewer	1,008.79	0.00	0.00	1,008.79
6455-0000	Telephone & Internet	137.75	157.34	0.00	295.09
7615-0000	Payroll Processing Fees	317.25	150.84	0.00	468.09
7700-0000	Miscellaneous Expense	80.00	0.00	0.00	80.00
7825-0000	Super Salaries	1,150.00	1,150.00	0.00	2,300.00
7845-0000	Gross Salary	1,523.07	1,015.38	0.00	2,538.45
7850-0000	Payroll Taxes	75.11	0.00	0.00	75.11
7851-0000	FICA Expense	116.52	77.68	0.00	194.20
7852-0000	FUTA Expense	9.15	6.10	0.00	15.25
7853-0000	SUTA Expense	62.43	41.62	0.00	104.05
	Total	0.00	12,924.36	12,924.36	0.00

Income Statement

Period = Feb 2015

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	<u>9,396</u>	<u>73</u>	<u>17,645</u>	<u>77</u>
4990-0000	NET RENT INCOME	9,396	73	17,645	77
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	<u>3,527</u>	<u>27</u>	<u>5,386</u>	<u>23</u>
5490-0000	TOTAL REIMBURSEMENT	3,527	27	5,386	23
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	<u>2</u>	<u>0</u>	<u>3</u>	<u>0</u>
5890-0000	TOTAL OTHER INCOME	<u>2</u>	<u>0</u>	<u>3</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>12,924</u>	<u>100</u>	<u>23,035</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	2,250	17	2,250	10
6215-0000	Building Supplies	214	2	214	1
6237-0000	Electric Repair	0	0	125	1
6241-0000	Boiler Repair	0	0	3,103	13
6250-0000	Elevator Inspection & Repair	338	3	675	3
6252-0000	Fire Extinguishers	0	0	669	3
6265-0000	Exterminator	0	0	128	1
6300-0000	Management	1,100	9	2,200	10
6310-0000	Security Service	171	1	171	1
6320-0010	Worker's Compensation	70	1	166	1
6410-0000	Electricity	798	6	1,572	7
6420-0000	Gas	1,737	13	3,481	15
6430-0000	Water & Sewer	0	0	1,009	4
6455-0000	Telephone & Internet	<u>157</u>	<u>1</u>	<u>295</u>	<u>1</u>
6990-0000	TOTAL DIRECT EXPENSES	<u>6,836</u>	<u>53</u>	<u>16,058</u>	<u>70</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	151	1	468	2
7700-0000	Miscellaneous Expense	0	0	80	0
7800-0000	PAYROLL EXPENSE				

Income Statement

Period = Feb 2015

Book = Cash

		Period to Date	%	Year to Date	%
7825-0000	Super Salaries	1,150	9	2,300	10
7845-0000	Gross Salary	1,015	8	2,538	11
7850-0000	Payroll Taxes	0	0	75	0
7851-0000	FICA Expense	78	1	194	1
7852-0000	FUTA Expense	6	0	15	0
7853-0000	SUTA Expense	42	0	104	0
7890-0000	TOTAL PAYROLL	2,442	19	5,695	25
7990-0000	TOTAL G & A EXPENSE	2,442	19	5,775	25
8990-0000	TOTAL EXPENSES	9,277	72	21,833	95
9090-0000	NET INCOME	3,647	28	1,202	5

YTD Income Statement

Period = Jan 2015-Mar 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Total
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,248.82	9,396.24	9,949.14	27,594.20
4990-0000	NET RENT INCOME	8,248.82	9,396.24	9,949.14	27,594.20
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	1,859.91	3,526.59	277.78	5,664.28
5490-0000	TOTAL REIMBURSEMENT	1,859.91	3,526.59	277.78	5,664.28
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1.64	1.53	0.00	3.17
5890-0000	TOTAL OTHER INCOME	1.64	1.53	0.00	3.17
5990-0000	TOTAL INCOME	10,110.37	12,924.36	10,226.92	33,261.65
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	2,250.00	0.00	2,250.00
6215-0000	Building Supplies	0.00	214.10	0.00	214.10
6237-0000	Electric Repair	125.00	0.00	0.00	125.00
6241-0000	Boiler Repair	3,102.94	0.00	353.84	3,456.78
6250-0000	Elevator Inspection & Repair	337.51	337.51	337.51	1,012.53
6252-0000	Fire Extinguishers	668.71	0.00	3,707.33	4,376.04
6265-0000	Exterminator	127.71	0.00	0.00	127.71
6300-0000	Management	1,100.00	1,100.00	1,100.00	3,300.00
6310-0000	Security Service	0.00	171.48	0.00	171.48
6320-0010	Worker's Compensation	95.83	70.00	30.00	195.83
6410-0000	Electricity	773.97	798.36	0.00	1,572.33
6420-0000	Gas	1,744.08	1,736.97	0.00	3,481.05
6430-0000	Water & Sewer	1,008.79	0.00	0.00	1,008.79
6455-0000	Telephone & Internet	137.75	157.34	145.58	440.67
6990-0000	TOTAL DIRECT EXPENSES	9,222.29	6,835.76	5,674.26	21,732.31
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	317.25	150.84	0.00	468.09
7700-0000	Miscellaneous Expense	80.00	0.00	0.00	80.00
7800-0000	PAYROLL EXPENSE				

YTD Income Statement

Period = Jan 2015-Mar 2015

Book = Cash

		Jan 2015		Feb 2015		Mar 2015		Total
7825-0000	Super Salaries	1,150.00		1,150.00		1,150.00		3,450.00
7845-0000	Gross Salary	1,523.07		1,015.38		507.69		3,046.14
7850-0000	Payroll Taxes	75.11		0.00		0.00		75.11
7851-0000	FICA Expense	116.52		77.68		38.84		233.04
7852-0000	FUTA Expense	9.15		6.10		3.05		18.30
7853-0000	SUTA Expense	62.43		41.62		20.81		124.86
7890-0000	TOTAL PAYROLL	3,253.53		2,441.62		1,720.39		7,415.54
7990-0000	TOTAL G & A EXPENSE	3,333.53		2,441.62		1,720.39		7,495.54
8990-0000	TOTAL EXPENSES	12,555.82		9,277.38		7,394.65		29,227.85
9090-0000	NET INCOME	-2,445.45		3,646.98		2,832.27		4,033.80

Balance Sheet

Period = Feb 2015

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	48,115
1130-0000	Savings Cash 1	20,000
1190-0000	TOTAL CASH	68,115
1990-0000	TOTAL ASSETS	68,115
1995-0000	Loans & Exchange Assets	-245
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2150-0000	Loans & Exchange	9,309
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	245
2990-0000	TOTAL LIABILITIES	9,554
3000-0000	CAPITAL	
3200-0000	Owner Contribution	19,906
3800-0000	Retained Earnings	38,655
3890-0000	TOTAL CAPITAL	58,561
3990-0000	TOTAL LIABILITIES & CAPITAL	68,115

Cash Flow

Period = Feb 2015

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	<u>9,396</u>	<u>73</u>	<u>17,645</u>	<u>77</u>
NET RENT INCOME	9,396	73	17,645	77
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	<u>3,527</u>	<u>27</u>	<u>5,386</u>	<u>23</u>
TOTAL REIMBURSEMENT	3,527	27	5,386	23
OTHER INCOME				
Interest on Bank Accounts	<u>2</u>	<u>0</u>	<u>3</u>	<u>0</u>
TOTAL OTHER INCOME	2	0	3	0
TOTAL INCOME	<u>12,924</u>	<u>100</u>	<u>23,035</u>	<u>100</u>
EXPENSES				
DIRECT EXPENSES				
Accounting	2,250	17	2,250	10
Building Supplies	214	2	214	1
Electric Repair	0	0	125	1
Boiler Repair	0	0	3,103	13
Elevator Inspection & Repair	338	3	675	3
Fire Extinguishers	0	0	669	3
Exterminator	0	0	128	1
Management	1,100	9	2,200	10
Security Service	171	1	171	1
Worker's Compensation	70	1	166	1
Electricity	798	6	1,572	7
Gas	1,737	13	3,481	15
Water & Sewer	0	0	1,009	4
Telephone & Internet	<u>157</u>	<u>1</u>	<u>295</u>	<u>1</u>
TOTAL DIRECT EXP...	6,836	53	16,058	70
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	151	1	468	2
Miscellaneous Expense	0	0	80	0
PAYROLL EXPENSE				
Super Salaries	1,150	9	2,300	10
Gross Salary	1,015	8	2,538	11
Payroll Taxes	0	0	75	0
FICA Expense	78	1	194	1
FUTA Expense	6	0	15	0
SUTA Expense	<u>42</u>	<u>0</u>	<u>104</u>	<u>0</u>
TOTAL PAYROLL	2,442	19	5,695	25
TOTAL G & A EXPENSE	<u>2,442</u>	<u>19</u>	<u>5,775</u>	<u>25</u>
TOTAL EXPENSES	<u>9,277</u>	<u>72</u>	<u>21,833</u>	<u>95</u>
NET INCOME	<u>3,647</u>	<u>28</u>	<u>1,202</u>	<u>5</u>

Adjustments

Cash Flow

Period = Feb 2015

Book = Cash

	Period to Date	%	Year to Date	%
Total Adjustments	0	0	0	0

Cash Flow	0	0	0	0
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Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	44,470	48,115	3,645
Savings Cash 1	19,999	20,000	2
Savings Cash 3	0	0	0
Total Cash	64,468	68,115	3,647

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,454	48,115	1,661
Savings Cash 1	19,997	20,000	3
Savings Cash 3	0	0	0
Total Cash	66,451	68,115	1,664

General Ledger

Period = Feb 2015

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					44,469.55	= Beginning Balance =
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		0.00	106.33	44,363.22	013115-021315
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		0.00	31.20	44,332.02	013115-021315
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		0.00	106.31	44,225.71	021415-022715
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		0.00	31.20	44,194.51	021415-022715
				Deposit Total 7			4,266.48		48,460.99	
534condo	534 West 42nd Stree...	02/03/2015	02/2015	Livingston Management Ser...	K-22662	164		2,250.00	46,210.99	Super Fee
				Deposit Total 31			1,144.38		47,355.37	
534condo	534 West 42nd Stree...	02/04/2015	02/2015	PragerMetis (v0000204)	K-22773	165		2,250.00	45,105.37	2012/2013 monthly & corp taxes
				Deposit Total 33			2,535.94		47,641.31	
534condo	534 West 42nd Stree...	02/10/2015	02/2015	Solid State Elevator Corp (s...	K-22885	166		337.51	47,303.80	Feb Monthly Maint
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Artur Ujkaj (v0000081)	K-23047	11		462.86	46,840.94	
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Paychex (v0000016)	K-23560	215		94.42	46,746.52	Payroll week ending 2/13/15
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Paychex (v0000016)	K-23576	215		10.00	46,736.52	Worker's compensation
				Deposit Total 34			3,831.65		50,568.17	
534condo	534 West 42nd Stree...	02/19/2015	02/2015	AFA PROTECTIVE SYSTE...	K-22966	167		171.48	50,396.69	Security Service
534condo	534 West 42nd Stree...	02/19/2015	02/2015	Verizon (verizon)	K-22967	168		157.34	50,239.35	2/7/15-3/6/15
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Consolidated Edison Comp...	K-23205	169		36.31	50,203.04	Billing period 1/20/15-2/19/15...
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Consolidated Edison Comp...	K-23206	170		2,499.02	47,704.02	Billing period 1/20/15-2/19/1...
534condo	534 West 42nd Stree...	02/27/2015	02/2015	United Maintenance Supplies...	K-23207	171		214.10	47,489.92	Calcium Chloride Pellets 50l...
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Artur Ujkaj (v0000081)	K-23644	12		462.88	47,027.04	
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Paychex (v0000016)	K-23780	22015		56.42	46,970.62	
				Deposit Total 40			1,144.38		48,115.00	
				Net Change=3,645.45			12,922.83	9,277.38	48,115.00	= Ending Balance =
1130-0000				Savings Cash 1					19,998.84	= Beginning Balance =
534condo	534 West 42nd Stree...	02/28/2015	02/2015	bank activity	J-5194		1.53	0.00	20,000.37	bank activity
				Net Change=1.53			1.53	0.00	20,000.37	= 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					-9,309.32	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-9,309.32	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Artur Ujkaj (v0000081)	K-23047	11	462.86	0.00	462.86	
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		0.00	462.86	0.00	013115-021315
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Artur Ujkaj (v0000081)	K-23644	12	462.88	0.00	462.88	
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		0.00	462.88	0.00	021415-022715
				Net Change=0.00			925.74	925.74	0.00	= 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					-37,453.36	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-37,453.36	= Ending Balance =

General Ledger

Period = Feb 2015

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
4530-0000				Condo Common Charge					-8,248.82 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/02/2015	02/2015	Drouin (t0000175)	R-45359	:ACH-WEB	0.00	1,144.38	-9,393.20	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	02/02/2015	02/2015	Drouin (t0000175)	R-45359	:ACH-WEB	0.00	1,144.38	-10,537.58	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	02/02/2015	02/2015	Drouin (t0000175)	R-45359	:ACH-WEB	0.00	1,144.38	-11,681.96	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	02/03/2015	02/2015	Riccardi (t0000176)	R-45455	005468	0.00	833.34	-12,515.30	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/03/2015	02/2015	Riccardi (t0000176)	R-45455	005468	0.00	33.26	-12,548.56	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/05/2015	02/2015	Trubitt (t0000174)	R-45518	2070	0.00	1,144.38	-13,692.94	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/06/2015	02/2015	Kuik (t0000179)	R-45550	1270	0.00	835.24	-14,528.18	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/06/2015	02/2015	Kuik (t0000179)	R-45550	1270	0.00	0.76	-14,528.94	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/13/2015	02/2015	(t0000181)	R-45912	000788	0.00	686.63	-15,215.57	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Simon (t0000180)	R-45913	00001041	0.00	2,396.23	-17,611.80	:CHECKscan Payment - Fe...
534condo	534 West 42nd Stree...	02/28/2015	02/2015	Samuels (t0000177)	R-47907	ach	0.00	33.26	-17,645.06	
				Net Change=-9,396.24			0.00	9,396.24	-17,645.06 = Ending Balance =	
5470-0000				Estimated CAM Charges					-1,859.91 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/02/2015	02/2015	Drouin (t0000175)	R-45359	:ACH-WEB	0.00	277.78	-2,137.69	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	02/02/2015	02/2015	Drouin (t0000175)	R-45359	:ACH-WEB	0.00	277.78	-2,415.47	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	02/02/2015	02/2015	Drouin (t0000175)	R-45359	:ACH-WEB	0.00	277.78	-2,693.25	Online Payment - EFT Paym...
534condo	534 West 42nd Stree...	02/03/2015	02/2015	Riccardi (t0000176)	R-45455	005468	0.00	277.78	-2,971.03	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/05/2015	02/2015	Trubitt (t0000174)	R-45518	2070	0.00	277.78	-3,248.81	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/06/2015	02/2015	Kuik (t0000179)	R-45550	1270	0.00	277.78	-3,526.59	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/13/2015	02/2015	(t0000181)	R-45912	000788	0.00	166.67	-3,693.26	:CHECKscan Payment
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Simon (t0000180)	R-45913	00001041	0.00	582.12	-4,275.38	:CHECKscan Payment - Fe...
534condo	534 West 42nd Stree...	02/28/2015	02/2015	Samuels (t0000177)	R-47907	ach	0.00	277.78	-4,553.16	
534condo	534 West 42nd Stree...	02/28/2015	02/2015	Samuels (t0000177)	R-47907	ach	0.00	277.78	-4,830.94	
534condo	534 West 42nd Stree...	02/28/2015	02/2015	Samuels (t0000177)	R-47907	ach	0.00	277.78	-5,108.72	
534condo	534 West 42nd Stree...	02/28/2015	02/2015	Samuels (t0000177)	R-47907	ach	0.00	277.78	-5,386.50	
				Net Change=-3,526.59			0.00	3,526.59	-5,386.50 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-1.64 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/28/2015	02/2015	bank activity	J-5194		0.00	1.53	-3.17	bank activity
				Net Change=-1.53			0.00	1.53	-3.17 = Ending Balance =	
6202-0000				Accounting					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/04/2015	02/2015	PragerMetis (v0000204)	K-22773	165	2,250.00	0.00	2,250.00	2012/2013 monthly & corp taxes
				Net Change=2,250.00			2,250.00	0.00	2,250.00 = Ending Balance =	
6215-0000				Building Supplies					0.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/27/2015	02/2015	United Maintenance Supplies...	K-23207	171	214.10	0.00	214.10	Calcium Chloride Pellets 50l...
				Net Change=214.10			214.10	0.00	214.10 = Ending Balance =	
6237-0000				Electric Repair					125.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	125.00 = Ending Balance =	
6241-0000				Boiler Repair					3,102.94 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,102.94 = Ending Balance =	
6250-0000				Elevator Inspection & Repair					337.51 = Beginning Balance =	

General Ledger

Period = Feb 2015

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd Stree...	02/10/2015	02/2015	Solid State Elevator Corp (s...	K-22885	166	337.51	0.00	675.02	Feb Monthly Maint
				Net Change=337.51			337.51	0.00	675.02	= Ending Balance =
6252-0000				Fire Extinguishers					668.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	668.71	= Ending Balance =
6265-0000				Exterminator					127.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	127.71	= Ending Balance =
6300-0000				Management					1,100.00	= Beginning Balance =
534condo	534 West 42nd Stree...	02/03/2015	02/2015	Livingston Management Ser...	K-22662	164	1,100.00	0.00	2,200.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	2,200.00	= Ending Balance =
6310-0000				Security Service					0.00	= Beginning Balance =
534condo	534 West 42nd Stree...	02/19/2015	02/2015	AFA PROTECTIVE SYSTE...	K-22966	167	171.48	0.00	171.48	Security Service
				Net Change=171.48			171.48	0.00	171.48	= Ending Balance =
6320-0010				Worker's Compensation					95.83	= Beginning Balance =
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Paychex (v0000016)	K-23576	215	10.00	0.00	105.83	Worker's compensation
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		0.00	1.20	104.63	013115-021315
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		31.20	0.00	135.83	013115-021315
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		0.00	1.20	134.63	021415-022715
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		31.20	0.00	165.83	021415-022715
				Net Change=70.00			72.40	2.40	165.83	= Ending Balance =
6410-0000				Electricity					773.97	= Beginning Balance =
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Consolidated Edison Comp...	K-23206	170	798.36	0.00	1,572.33	Billing period 1/20/15-2/19/1...
				Net Change=798.36			798.36	0.00	1,572.33	= Ending Balance =
6420-0000				Gas					1,744.08	= Beginning Balance =
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Consolidated Edison Comp...	K-23205	169	36.31	0.00	1,780.39	Billing period 1/20/15-2/19/15...
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Consolidated Edison Comp...	K-23206	170	1,700.66	0.00	3,481.05	Billing period 1/20/15-2/19/1...
				Net Change=1,736.97			1,736.97	0.00	3,481.05	= Ending Balance =
6430-0000				Water & Sewer					1,008.79	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,008.79	= Ending Balance =
6455-0000				Telephone & Internet					137.75	= Beginning Balance =
534condo	534 West 42nd Stree...	02/19/2015	02/2015	Verizon (verizon)	K-22967	168	157.34	0.00	295.09	2/7/15-3/6/15
				Net Change=157.34			157.34	0.00	295.09	= Ending Balance =
7615-0000				Payroll Processing Fees					317.25	= Beginning Balance =
534condo	534 West 42nd Stree...	02/13/2015	02/2015	Paychex (v0000016)	K-23560	215	94.42	0.00	411.67	Payroll week ending 2/13/15
534condo	534 West 42nd Stree...	02/27/2015	02/2015	Paychex (v0000016)	K-23780	22015	56.42	0.00	468.09	
				Net Change=150.84			150.84	0.00	468.09	= Ending Balance =
7700-0000				Miscellaneous Expense					80.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	80.00	= Ending Balance =

General Ledger

Period = Feb 2015

Book = Cash

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7825-0000				Super Salaries					1,150.00 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/03/2015	02/2015	Livingston Management Ser...	K-22662	164	1,150.00	0.00	2,300.00	Super Fee
				Net Change=1,150.00			1,150.00	0.00	2,300.00 = Ending Balance =	
7845-0000				Gross Salary					1,523.07 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		507.69	0.00	2,030.76	013115-021315
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		507.69	0.00	2,538.45	021415-022715
				Net Change=1,015.38			1,015.38	0.00	2,538.45 = Ending Balance =	
7850-0000				Payroll Taxes					75.11 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	75.11 = Ending Balance =	
7851-0000				FICA Expense					116.52 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		38.84	0.00	155.36	013115-021315
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		38.84	0.00	194.20	021415-022715
				Net Change=77.68			77.68	0.00	194.20 = Ending Balance =	
7852-0000				FUTA Expense					9.15 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		3.05	0.00	12.20	013115-021315
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		3.05	0.00	15.25	021415-022715
				Net Change=6.10			6.10	0.00	15.25 = Ending Balance =	
7853-0000				SUTA Expense					62.43 = Beginning Balance =	
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		20.43	0.00	82.86	013115-021315
534condo	534 West 42nd Stree...	02/13/2015	02/2015	013115-021315	J-4987		0.38	0.00	83.24	013115-021315
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		20.43	0.00	103.67	021415-022715
534condo	534 West 42nd Stree...	02/27/2015	02/2015	021415-022715	J-5157		0.38	0.00	104.05	021415-022715
				Net Change=41.62			41.62	0.00	104.05 = Ending Balance =	
							23,129.88	23,129.88		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Feb 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-45359	3599	02-2015	2/2/2015	Drouin(t0000175)	534condo		4,266.48		Online Payment - EFT Payment. CashMgmtCommon Webservice Payment with saved EFT
R-45455	3624	02-2015	2/3/2015	Riccardi(t0000176)	534condo		1,144.38		:CHECKscan Payment
R-45518	3640	02-2015	2/5/2015	Trubitt(t0000174)	534condo		1,422.16		:CHECKscan Payment
R-45550	3646	02-2015	2/6/2015	Kuik(t0000179)	534condo		1,113.78		:CHECKscan Payment
R-45912	3702	02-2015	2/13/2015	(t0000181)	534condo		853.30		:CHECKscan Payment
R-45913	3702	02-2015	2/13/2015	Simon(t0000180)	534condo		2,978.35		:CHECKscan Payment - Feb 2015 Common Charges
R-47907	4054	02-2015	2/28/2015	Samuels(t0000177)	534condo		1,144.38		
Total							12,922.83		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Feb 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-22662	16850	02-2015	2/3/2015	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	164	Management Fee
					534condo	7825-0000 Super Salaries	1,150.00	164	Super Fee
K-22773	16859	02-2015	2/4/2015	PragerMetis (v0000204)	534condo	6202-0000 Accounting	2,250.00	165	2012/2013 monthly & corp taxes
K-22885	16873	02-2015	2/10/2015	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	166	Feb Monthly Maint
K-22966	16897	02-2015	2/19/2015	AFA PROTECTIVE SYSTEMS, INC. (afa)	534condo	6310-0000 Security Service	171.48	167	Security Service
K-22967	16897	02-2015	2/19/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	157.34	168	2/7/15-3/6/15
K-23047		02-2015	2/13/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.86	11	
K-23205	16927	02-2015	2/27/2015	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	36.31	169	Billing period 1/20/15-2/19/15 2 therms
K-23206	16927	02-2015	2/27/2015	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	1,700.66	170	Billing period 1/20/15-2/19/15 1672 therms
					534condo	6410-0000 Electricity	798.36	170	Billing period 1/20/15-2/19/15 3840kWh 6.40kW
K-23207	16927	02-2015	2/27/2015	United Maintenance Supplies (unitedm)	534condo	6215-0000 Building Supplies	214.10	171	Calcium Chloride Pellets 50lb bag, Snow Pusher Shovel 24" Steel D-Handle W/Brace Ice Chopper Deluxe Steel Blade
K-23560		02-2015	2/13/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	94.42	215	Payroll week ending 2/13/15
K-23576		02-2015	2/13/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	10.00	215	Worker's compensation
K-23644		02-2015	2/27/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.88	12	
K-23780		02-2015	2/27/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	56.42	22015	
Total							9,002.34		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 02/2015

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	1,111.12	1,111.12	0.00	0.00	0.00	0.00	1,111.12
534condo	5	t0000177	Yaneeke Samuels	2,255.50	1,144.38	1,111.12	0.00	0.00	-1,144.38	1,111.12
534condo	6	t0000178	Michael Younge	2,566.54	1,422.16	1,144.38	0.00	0.00	-1,144.38	1,422.16
534condo	7	t0000179	Tiiu Kuik	1,143.62	1,143.62	0.00	0.00	0.00	-1,143.62	0.00
534condo				7,076.78	4,821.28	2,255.50	0.00	0.00	-3,432.38	3,644.40

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/22/2015

Month Year = 02/2015

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			0.00
						Total	1,144.38						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			1,111.12
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			1,111.12
						Total	1,144.38						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			1,422.16
						Total	1,144.38						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			0.00
						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				3,644.40
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				3,644.40
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	3,644.40
Summary of Charges by Charge Code													
(Current/Notice Residents Only)													
Charge Code			Amount										
common			9,949.14										
Total			9,949.14										

534condo-ChaseChk-9300

3/23/2015

Bank Reconciliation Report

2/28/2015

412059300

Balance Per Bank Statement as of 2/28/2015

54,815.58

Outstanding Deposits

Deposit Date	Deposit Number	Amount
2/28/2015	40	1,144.38
Plus:	Outstanding Deposits	1,144.38
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
12/9/2014	146	emco - EMCO Plumbing Services LLC	-688.19
2/19/2015	168	verizon - Verizon	-157.34
2/27/2015	169	conediso - Consolidated Edison Company of N.Y. Inc.	-36.31
2/27/2015	170	conediso - Consolidated Edison Company of N.Y. Inc.	-2,499.02
2/27/2015	171	unitedm - United Maintenance Supplies	-214.10
Less:	Outstanding Checks		-7,844.96
	Reconciled Bank Balance		48,115.00

Balance per GL as of 2/28/2015

48,115.00

Reconciled Balance Per G/L

48,115.00

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

0.00

534condo-ChaseChk-9300

3/23/2015

Bank Reconciliation Report

2/28/2015

412059300

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/18/2014	140	apexele - APEX Electrical Contractors, Inc	250.41	2/28/2015
1/2/2015	8	v0000081 - Artur Ujkaj	462.87	2/28/2015
1/28/2015	160	ablef - Able Fire Prevention Corp	668.71	2/28/2015
1/28/2015	161	marcusly - Marcus Lynch	125.00	2/28/2015
1/30/2015	162	conediso - Consolidated Edison Company of N.Y. Inc.	41.55	2/28/2015
1/30/2015	163	conediso - Consolidated Edison Company of N.Y. Inc.	2,476.50	2/28/2015
2/3/2015	164	livingst - Livingston Management Services, LLC	2,250.00	2/28/2015
2/4/2015	165	v0000204 - PragerMetis	2,250.00	2/28/2015
2/10/2015	166	solids - Solid State Elevator Corp	337.51	2/28/2015
2/13/2015	11	v0000081 - Artur Ujkaj	462.86	2/28/2015
2/13/2015	215	v0000016 - Paychex	94.42	2/28/2015
2/13/2015	215	v0000016 - Paychex	10.00	2/28/2015
2/19/2015	167	afa - AFA PROTECTIVE SYSTEMS,INC.	171.48	2/28/2015
2/27/2015	12	v0000081 - Artur Ujkaj	462.88	2/28/2015
2/27/2015	22015	v0000016 - Paychex	56.42	2/28/2015

Total Cleared Checks

10,120.61

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/30/2015	6	:ACH Deposit	2,288.76	2/28/2015
2/2/2015	7	:ACH Deposit	4,266.48	2/28/2015
2/4/2015	31	:CHECKscan Deposit	1,144.38	2/28/2015
2/6/2015	33	:CHECKscan Deposit	2,535.94	2/28/2015
2/13/2015	34	:CHECKscan Deposit	3,831.65	2/28/2015

Total Cleared Deposits

14,067.21

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/1/2015	JE 4667	chk#8-dated 1-2-2015:Reversal of J-4666	462.87	2/28/2015
2/13/2015	JE 4987	013115-021315	-137.53	2/28/2015
2/27/2015	JE 5157	021415-022715	-137.51	2/28/2015

Total Cleared Other Items

187.83



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

January 31, 2015 through February 27, 2015

Primary Account: **000000412059300**

00018692 1 AV 0.381



00018692 DRE 802 141 05915 NNNNNNNNNN T 1 000000000 62 0000 T2368524 P73601

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 are updating your Deposit Account Agreement

We will update the Electronic Funds Transfer Service Terms in your agreement for business accounts effective March 22, 2015, to cover how you can use an eATM (formerly known as Express Banking kiosk) located inside a branch lobby during the branch operating hours:

- Each signer can withdraw up to \$3,000 each day. Business Associate card limits remain the same.
- At certain Chase eATMs, you or an authorized signer will be able to provide us personal identification that we accept, such as a driver's license. Our branch employee will then give you a temporary, one-time code so you can have full use of the eATM.
- All other withdrawals at eATMs count towards your daily ATM withdrawal limit.

These changes will happen over several months, so you should ask an employee in your branch if the eATM has been updated with these changes.

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.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$50,681.15	\$54,815.58
Chase Business Select High Yield Savings	000003046731484	19,998.84	20,000.37
Total		\$70,679.99	\$74,815.95

TOTAL ASSETS

\$70,679.99 **\$74,815.95**

All Summary Balances shown are as of February 27, 2015 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.



January 31, 2015 through February 27, 2015

Primary Account: 000000412059300

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$50,681.15
Deposits and Additions	5	14,067.21
Checks Paid	9	- 8,571.16
Electronic Withdrawals	9	- 1,361.62
Ending Balance	23	\$54,815.58

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION		AMOUNT
02/02	Livingston Manag Settlement 93Vmt	CCD ID: 9000237377	\$2,288.76
02/04	Livingston Manag Settlement 70Nzt	CCD ID: 9000237377	4,266.48
02/06	Livingston Manag Settlement 5W65V	CCD ID: 9000237377	1,144.38
02/09	Livingston Manag Settlement Gv77V	CCD ID: 9000237377	2,535.94
02/17	Livingston Manag Settlement N8Ydv	CCD ID: 9000237377	3,831.65
Total Deposits and Additions			\$14,067.21

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
140 ^		02/04	\$250.41
160 * ^		02/03	668.71
161 ^		02/04	125.00
162 ^		02/09	41.55
163 ^		02/09	2,476.50
164 ^		02/04	2,250.00
165 ^		02/09	2,250.00
166 ^		02/24	337.51
167 ^		02/27	171.48
Total Checks Paid			\$8,571.16

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.



January 31, 2015 through February 27, 2015

Primary Account: 000000412059300

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$19,998.84
Deposits and Additions	1	1.53
Ending Balance	1	\$20,000.37
Annual Percentage Yield Earned This Period		0.10%
Interest Earned This Period		\$1.53
Interest Paid Year-to-Date		\$3.17

Interest paid in 2014 for account 000003046731484 was \$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		\$19,998.84
02/27	Interest Payment	1.53	20,000.37
	Ending Balance		\$20,000.37

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

3/23/2015

Bank Reconciliation Report

2/28/2015

3046731484

Balance Per Bank Statement as of 2/28/2015	20,000.37
Reconciled Bank Balance	<u>20,000.37</u>

Balance per GL as of 2/28/2015	20,000.37
Reconciled Balance Per G/L	<u>20,000.37</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
2/28/2015	JE 5194	bank activity	1.53	2/28/2015
Total Cleared Other Items			<u>1.53</u>	