

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Jul 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	54,870.65	0.00	10,328.95	44,541.70
1130-0000	Savings Cash 1	20,005.99	0.84	0.00	20,006.83
1210-0000	Prepaid Insurance	4,827.34	14,165.94	0.00	18,993.28
1230-0000	Other Prepaid Expenses	6,900.00	0.00	0.00	6,900.00
1620-0000	Equipment	9,661.78	0.00	0.00	9,661.78
1621-0000	Accum. Dep - Equipment	-966.00	0.00	0.00	-966.00
2245-0000	Insurance Proceed-Prop. Damage	0.00	0.00	16,345.00	-16,345.00
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-88,475.96	0.00	0.00	-88,475.96
4530-0000	Condo Common Charge	-59,663.10	0.00	9,949.14	-69,612.24
4810-0000	Plus: Prepaid Rent	3,432.38	0.00	0.00	3,432.38
5470-0000	Estimated CAM Charges	-5,664.28	0.00	0.00	-5,664.28
5720-0000	Interest on Bank Accounts	-8.79	0.00	0.84	-9.63
6202-0000	Accounting	-1,750.00	0.00	0.00	-1,750.00
6213-0000	General Building Repairs-Expense	0.00	11,226.39	0.00	11,226.39
6215-0000	Building Supplies	442.74	0.00	0.00	442.74
6217-0000	Painting Supplies	15.37	0.00	0.00	15.37
6235-0000	Plumbing Repair	4,288.15	0.00	0.00	4,288.15
6237-0000	Electric Repair	584.45	0.00	0.00	584.45
6241-0000	Boiler Repair	3,456.78	0.00	0.00	3,456.78
6250-0000	Elevator Inspection & Repair	2,057.72	0.00	0.00	2,057.72
6252-0000	Fire Extinguishers	4,376.04	0.00	0.00	4,376.04
6265-0000	Exterminator	255.42	127.71	0.00	383.13
6267-0000	Locksmith	552.00	0.00	0.00	552.00
6300-0000	Management	6,600.00	1,100.00	0.00	7,700.00
6310-0000	Security Service	263.71	0.00	0.00	263.71
6312-0000	Security Cameras/IT	5,139.00	0.00	0.00	5,139.00
6320-0000	Insurance	0.00	7,276.32	0.00	7,276.32
6320-0010	Worker's Compensation	444.16	98.33	0.00	542.49
6350-0000	Property Tax	0.00	13.00	0.00	13.00
6362-0000	Inspections	762.13	0.00	0.00	762.13
6410-0000	Electricity	3,466.52	802.65	0.00	4,269.17
6420-0000	Gas	6,216.35	180.99	0.00	6,397.34

Trial Balance

Period = Jul 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6430-0000	Water & Sewer	1,526.27	479.15	0.00	2,005.42
6455-0000	Telephone & Internet	2,565.81	343.19	0.00	2,909.00
7615-0000	Payroll Processing Fees	1,163.19	205.00	0.00	1,368.19
7620-0000	Taxes & Licenses	434.00	0.00	0.00	434.00
7700-0000	Miscellaneous Expense	80.00	0.00	0.00	80.00
7825-0000	Super Salaries	4,650.00	0.00	1,100.00	3,550.00
7845-0000	Gross Salary	6,599.97	1,523.07	0.00	8,123.04
7851-0000	FICA Expense	504.92	116.52	0.00	621.44
7852-0000	FUTA Expense	114.76	2.40	0.00	117.16
7853-0000	SUTA Expense	270.53	62.43	0.00	332.96
	Total	0.00	37,723.93	37,723.93	0.00

Income Statement

Period = Jul 2015

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,949	100	69,612	97
4810-0000	Plus: Prepaid Rent	0	0	-3,432	-5
4990-0000	NET RENT INCOME	9,949	100	66,180	92
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	0	0	5,664	8
5490-0000	TOTAL REIMBURSEMENT	0	0	5,664	8
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	10	0
5890-0000	TOTAL OTHER INCOME	1	0	10	0
5990-0000	TOTAL INCOME	9,950	100	71,854	100
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	-1,750	-2
6213-0000	General Building Repairs-Expense	11,226	113	11,226	16
6215-0000	Building Supplies	0	0	443	1
6217-0000	Painting Supplies	0	0	15	0
6235-0000	Plumbing Repair	0	0	4,288	6
6237-0000	Electric Repair	0	0	584	1
6241-0000	Boiler Repair	0	0	3,457	5
6250-0000	Elevator Inspection & Repair	0	0	2,058	3
6252-0000	Fire Extinguishers	0	0	4,376	6
6265-0000	Exterminator	128	1	383	1
6267-0000	Locksmith	0	0	552	1
6300-0000	Management	1,100	11	7,700	11
6310-0000	Security Service	0	0	264	0
6312-0000	Security Cameras/IT	0	0	5,139	7

Income Statement

Period = Jul 2015

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	7,276	73	7,276	10
6320-0010	Worker's Compensation	98	1	542	1
6350-0000	Property Tax	13	0	13	0
6362-0000	Inspections	0	0	762	1
6410-0000	Electricity	803	8	4,269	6
6420-0000	Gas	181	2	6,397	9
6430-0000	Water & Sewer	479	5	2,005	3
6455-0000	Telephone & Internet	343	3	2,909	4
6990-0000	TOTAL DIRECT EXPENSES	21,648	218	62,910	88
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	205	2	1,368	2
7620-0000	Taxes & Licenses	0	0	434	1
7700-0000	Miscellaneous Expense	0	0	80	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	-1,100	-11	3,550	5
7845-0000	Gross Salary	1,523	15	8,123	11
7851-0000	FICA Expense	117	1	621	1
7852-0000	FUTA Expense	2	0	117	0
7853-0000	SUTA Expense	62	1	333	0
7890-0000	TOTAL PAYROLL	809	8	14,113	20
7990-0000	TOTAL G & A EXPENSE	809	8	14,627	20
8990-0000	TOTAL EXPENSES	22,457	226	77,537	108
9090-0000	NET INCOME	-12,507	-126	-5,683	-8

YTD Income Statement

Period = Jan 2015-Oct 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Total
4000-0000	INCOME											
4100-0000	RENT											
4530-0000	Condo Common Charge	8,248.82	9,396.24	9,949.14	9,229.25	13,577.14	9,262.51	9,949.14	7,660.38	7,716.00	1,200.00	86,188.62
4810-0000	Plus: Prepaid Rent	0.00	0.00	0.00	-1,144.38	-2,288.00	0.00	0.00	0.00	0.00	0.00	-3,432.38
4990-0000	NET RENT INCOME	8,248.82	9,396.24	9,949.14	8,084.87	11,289.14	9,262.51	9,949.14	7,660.38	7,716.00	1,200.00	82,756.24
5100-0000	EXPENSE REIMBURSEMENT											
5470-0000	Estimated CAM Charges	1,859.91	3,526.59	277.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,664.28
5490-0000	TOTAL REIMBURSEMENT	1,859.91	3,526.59	277.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,664.28
5600-0000	OTHER INCOME											
5720-0000	Interest on Bank Accounts	1.64	1.53	1.75	1.64	1.36	0.87	0.84	0.84	0.00	0.00	10.47
5890-0000	TOTAL OTHER INCOME	1.64	1.53	1.75	1.64	1.36	0.87	0.84	0.84	0.00	0.00	10.47
5990-0000	TOTAL INCOME	10,110.37	12,924.36	10,228.67	8,086.51	11,290.50	9,263.38	9,949.98	7,661.22	7,716.00	1,200.00	88,430.99
6000-0000	EXPENSES											
6100-0000	DIRECT EXPENSES											
6202-0000	Accounting	-4,000.00	2,250.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	2,250.00
6204-0000	Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	120.00
6213-0000	General Building Repairs-Expense	0.00	0.00	0.00	0.00	0.00	0.00	11,226.39	13,715.38	0.00	0.00	24,941.77
6215-0000	Building Supplies	0.00	214.10	114.32	0.00	0.00	114.32	0.00	0.00	0.00	0.00	442.74
6217-0000	Painting Supplies	0.00	0.00	0.00	0.00	15.37	0.00	0.00	0.00	0.00	0.00	15.37
6235-0000	Plumbing Repair	0.00	0.00	0.00	3,580.46	707.69	0.00	0.00	0.00	0.00	0.00	4,288.15
6237-0000	Electric Repair	125.00	0.00	0.00	0.00	0.00	459.45	0.00	0.00	0.00	0.00	584.45
6241-0000	Boiler Repair	3,102.94	0.00	353.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,456.78
6242-0000	Unit Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,224.84	2,400.00	0.00	3,624.84
6250-0000	Elevator Inspection & Repair	337.51	337.51	337.51	337.51	337.51	370.17	0.00	0.00	337.51	0.00	2,395.23

YTD Income Statement

Period = Jan 2015-Oct 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Total
6252-0000	Fire Extinguishers	668.71	0.00	3,707.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,376.04
6265-0000	Exterminator	127.71	0.00	0.00	127.71	0.00	0.00	127.71	0.00	0.00	0.00	383.13
6267-0000	Locksmith	0.00	0.00	552.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	552.00
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	2,200.00	12,100.00
6310-0000	Security Service	0.00	171.48	0.00	0.00	92.23	0.00	0.00	176.92	0.00	0.00	440.63
6312-0000	Security Cameras/IT	5,139.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,139.00
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	7,276.32	-227.41	0.00	0.00	7,048.91
6320-0010	Worker's Compensation	95.83	70.00	70.00	70.00	70.00	68.33	98.33	72.50	12.50	0.00	627.49
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	0.00	0.00	13.00
6362-0000	Inspections	0.00	0.00	0.00	0.00	0.00	762.13	0.00	0.00	0.00	0.00	762.13
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.20	0.00	8.20
6410-0000	Electricity	773.97	798.36	758.07	593.24	0.00	542.88	802.65	727.52	729.38	0.00	5,726.07
6420-0000	Gas	1,744.08	1,736.97	1,444.11	868.83	0.00	422.36	180.99	155.70	159.91	0.00	6,712.95
6430-0000	Water & Sewer	1,008.79	0.00	0.00	517.48	0.00	0.00	479.15	0.00	0.00	0.00	2,005.42
6455-0000	Telephone & Internet	137.75	157.34	1,150.75	436.84	341.48	341.65	343.19	344.70	342.94	0.00	3,596.64
6990-0000	TOTAL DIRECT EXPENSES	10,361.29	6,835.76	9,587.93	7,632.07	2,664.28	4,181.29	21,647.73	21,410.15	5,090.44	2,200.00	91,610.94
7000-0000	GENERAL & ADMINISTRATIVE											
7615-0000	Payroll Processing Fees	317.25	207.26	160.84	215.84	131.00	131.00	205.00	181.00	72.00	0.00	1,621.19
7620-0000	Taxes & Licenses	0.00	0.00	434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434.00
7700-0000	Miscellaneous Expense	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
7800-0000	PAYROLL EXPENSE											
7825-0000	Super Salaries	1,150.00	1,150.00	1,150.00	1,150.00	-1,100.00	1,150.00	-1,100.00	-1,100.00	-1,100.00	1,150.00	2,500.00
7845-0000	Gross Salary	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	0.00	0.00	9,138.42
7850-0000	Payroll Taxes	75.11	0.00	-75.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7851-0000	FICA Expense	116.52	77.68	77.68	77.68	77.68	77.68	116.52	77.68	0.00	0.00	699.12
7852-0000	FUTA Expense	9.15	6.10	81.21	6.10	6.10	6.10	2.40	0.00	0.00	0.00	117.16
7853-0000	SUTA Expense	62.43	41.62	41.62	41.62	41.62	41.62	62.43	41.62	0.00	0.00	374.58
7890-0000	TOTAL PAYROLL	3,253.53	2,498.04	2,451.62	2,506.62	171.78	2,421.78	809.42	215.68	-1,028.00	1,150.00	14,450.47
7990-0000	TOTAL G & A EXPENSE	3,333.53	2,498.04	2,885.62	2,506.62	171.78	2,421.78	809.42	215.68	-1,028.00	1,150.00	14,964.47

YTD Income Statement

Period = Jan 2015-Oct 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Total
8990-0000	TOTAL EXPENSES	13,694.82	9,333.80	12,473.55	10,138.69	2,836.06	6,603.07	22,457.15	21,625.83	4,062.44	3,350.00	106,575.41
9090-0000	NET INCOME	-3,584.45	3,590.56	-2,244.88	-2,052.18	8,454.44	2,660.31	-12,507.17	-13,964.61	3,653.56	-2,150.00	-18,144.42

Balance Sheet

Period = Jul 2015

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	44,542
1130-0000	Savings Cash 1	20,007
1190-0000	TOTAL CASH	64,549
1210-0000	Prepaid Insurance	18,993
1230-0000	Other Prepaid Expenses	6,900
1600-0000	PROPERTY	
1620-0000	Equipment	9,662
1621-0000	Accum. Dep - Equipment	-966
1890-0000	TOTAL PROPERTY	34,589
1990-0000	TOTAL ASSETS	99,138
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2245-0000	Insurance Proceed-Prop. Damage	16,345
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	16,345
2990-0000	TOTAL LIABILITIES	16,345
3000-0000	CAPITAL	
3800-0000	Retained Earnings	82,793
3890-0000	TOTAL CAPITAL	82,793
3990-0000	TOTAL LIABILITIES & CAPITAL	99,138

Cash Flow

Period = Jul 2015

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	9,949	100	69,612	97
Plus: Prepaid Rent	0	0	-3,432	-5
NET RENT INCOME	9,949	100	66,180	92
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	0	0	5,664	8
TOTAL REIMBURSEMENT	0	0	5,664	8
OTHER INCOME				
Interest on Bank Accounts	1	0	10	0
TOTAL OTHER INCOME	1	0	10	0
TOTAL INCOME	9,950	100	71,854	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	-1,750	-2
General Building Repairs-...	11,226	113	11,226	16
Building Supplies	0	0	443	1
Painting Supplies	0	0	15	0
Plumbing Repair	0	0	4,288	6
Electric Repair	0	0	584	1
Boiler Repair	0	0	3,457	5
Elevator Inspection & Repair	0	0	2,058	3
Fire Extinguishers	0	0	4,376	6
Exterminator	128	1	383	1
Locksmith	0	0	552	1
Management	1,100	11	7,700	11
Security Service	0	0	264	0
Security Cameras/IT	0	0	5,139	7
Insurance	7,276	73	7,276	10
Worker's Compensation	98	1	542	1
Property Tax	13	0	13	0
Inspections	0	0	762	1
Electricity	803	8	4,269	6
Gas	181	2	6,397	9
Water & Sewer	479	5	2,005	3
Telephone & Internet	343	3	2,909	4
TOTAL DIRECT EXP...	21,648	218	62,910	88
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	205	2	1,368	2
Taxes & Licenses	0	0	434	1

Cash Flow

Period = Jul 2015

Book = Cash

	Period to Date	%	Year to Date	%
Miscellaneous Expense	0	0	80	0
PAYROLL EXPENSE				
Super Salaries	-1,100	-11	3,550	5
Gross Salary	1,523	15	8,123	11
FICA Expense	117	1	621	1
FUTA Expense	2	0	117	0
SUTA Expense	62	1	333	0
TOTAL PAYROLL	809	8	14,113	20
TOTAL G & A EXPENSE	809	8	14,627	20
TOTAL EXPENSES	22,457	226	77,537	108
NET INCOME	-12,507	-126	-5,683	-8

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	54,871	44,542	-10,329
Savings Cash 1	20,006	20,007	1
Savings Cash 3	0	0	0
Total Cash	74,877	64,549	-10,328

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,454	44,542	-1,912
Savings Cash 1	19,997	20,007	10
Savings Cash 3	0	0	0
Total Cash	66,451	64,549	-1,902

General Ledger

Period = Jul 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					54,870.65	= Beginning Balance =
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		0.00	31.20	54,839.45	062015-070315
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		0.00	105.66	54,733.79	062015-070315
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		0.00	31.20	54,702.59	070415-071715
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		0.00	103.27	54,599.32	070415-071715
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		0.00	27.03	54,572.29	071815-073115
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		0.00	103.27	54,469.02	071815-073115
534condo	534 West 42nd ...	07/01/2015	07/2015	A & P Remodeling Co. (a)	K-26122	210		11,226.39	43,242.63	Units 5,6 & 8 Leak Repair
		07/01/2015		Deposit Total 16			1,144.38		44,387.01	
534condo	534 West 42nd ...	07/02/2015	07/2015	Livingston Management Servic...	K-26166	211		2,250.00	42,137.01	Super Fee
534condo	534 West 42nd ...	07/02/2015	07/2015	Livingston Management Servic...	K-26291	211	2,250.00		44,387.01	Management Fee
534condo	534 West 42nd ...	07/03/2015	07/2015	Paychex (v0000016)	K-27071	715		72.00	44,315.01	check date 7/3/15
534condo	534 West 42nd ...	07/03/2015	07/2015	Artur Ujkaj (v0000081)	K-27273	21		462.88	43,852.13	
		07/04/2015		Deposit Total 17			1,144.38		44,996.51	
534condo	534 West 42nd ...	07/06/2015	07/2015	NYC Water Board (nycwater)	K-26315	212		479.15	44,517.36	3/18/15-6/16/15
534condo	534 West 42nd ...	07/07/2015	07/2015	Assured Environments (assurede)	K-26351	213		127.71	44,389.65	Pest Control Serv
		07/07/2015		Deposit Total 58			1,144.38		45,534.03	
534condo	534 West 42nd ...	07/10/2015	07/2015	Paychex (v0000016)	K-27448	715		12.50	45,521.53	insurances services
		07/10/2015		Deposit Total 18			1,144.38		46,665.91	
534condo	534 West 42nd ...	07/13/2015	07/2015	Verizon (verizon)	K-26433	214		223.64	46,442.27	7/1/15-7/31/15
		07/13/2015		Deposit Total 19			1,144.38		47,586.65	
		07/13/2015		Deposit Total 59			3,540.61		51,127.26	
534condo	534 West 42nd ...	07/14/2015	07/2015	Verizon (verizon)	K-26448	215		119.55	51,007.71	7/7/15-8/6/15
534condo	534 West 42nd ...	07/15/2015	07/2015	Rampart Brokerage Corp. (ram...	K-26489	216		21,248.91	29,758.80	07/07/16-07/06/18
534condo	534 West 42nd ...	07/17/2015	07/2015	Artur Ujkaj (v0000081)	K-27274	22		462.87	29,295.93	
534condo	534 West 42nd ...	07/17/2015	07/2015	Paychex (v0000016)	K-27443	715		74.00	29,221.93	check date 7/17/15
		07/17/2015		Deposit Total 60			686.63		29,908.56	
534condo	534 West 42nd ...	07/20/2015	07/2015	NYC Department of Finance (...)	K-26567	217		13.00	29,895.56	bbl 1.1070.7502
		07/24/2015		Deposit Total 61			16,345.00		46,240.56	
534condo	534 West 42nd ...	07/27/2015	07/2015	Consolidated Edison Company...	K-26731	218		37.99	46,202.57	6/18/15-7/20/15 1therm
534condo	534 West 42nd ...	07/27/2015	07/2015	Consolidated Edison Company...	K-26732	219		945.65	45,256.92	6/18/15-7/20/15 105therms
534condo	534 West 42nd ...	07/29/2015	07/2015	Rampart Brokerage Corp. (ram...	K-26774	220		193.35	45,063.57	8/1/15-8/1/16
534condo	534 West 42nd ...	07/31/2015	07/2015	Paychex (v0000016)	K-27079	715		59.00	45,004.57	check date 7/31/15
534condo	534 West 42nd ...	07/31/2015	07/2015	Artur Ujkaj (v0000081)	K-27281	23		462.87	44,541.70	
				Net Change=-10,328.95			28,544.14	38,873.09	44,541.70	= Ending Balance =
1130-0000				Savings Cash 1					20,005.99	= Beginning Balance =
534condo	534 West 42nd ...	07/31/2015	07/2015	7/2015 bank	J-6174		0.84	0.00	20,006.83	7/2015 bank

General Ledger

Period = Jul 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=0.84							0.84	0.00	20,006.83	= Ending Balance =
1210-0000	Prepaid Insurance								4,827.34	= Beginning Balance =
534condo	534 West 42nd ...	07/15/2015	07/2015	Rampart Brokerage Corp. (ram...	K-26489	216	14,165.94	0.00	18,993.28	07/07/16-07/06/18
Net Change=14,165.94							14,165.94	0.00	18,993.28	= Ending Balance =
2245-0000	Insurance Proceed-Prop. Damage								0.00	= Beginning Balance =
534condo	534 West 42nd ...	07/24/2015	07/2015	National Union Fire Insu	R-56054	28818513	0.00	16,345.00	-16,345.00	:CHECKscan Payment
Net Change=-16,345.00							0.00	16,345.00	-16,345.00	= Ending Balance =
2650-0000	Net Payroll								0.00	= Beginning Balance =
534condo	534 West 42nd ...	07/03/2015	07/2015	Artur Ujkaj (v0000081)	K-27273	21	462.88	0.00	462.88	
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		0.00	462.88	0.00	062015-070315
534condo	534 West 42nd ...	07/17/2015	07/2015	Artur Ujkaj (v0000081)	K-27274	22	462.87	0.00	462.87	
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		0.00	462.87	0.00	070415-071715
534condo	534 West 42nd ...	07/31/2015	07/2015	Artur Ujkaj (v0000081)	K-27281	23	462.87	0.00	462.87	
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		0.00	462.87	0.00	071815-073115
Net Change=0.00							1,388.62	1,388.62	0.00	= Ending Balance =
4530-0000	Condo Common Charge								-59,663.10	= Beginning Balance =
534condo	534 West 42nd ...	07/01/2015	07/2015	Riccardi (t0000176)	R-55004	:ACH...	0.00	1,144.38	-60,807.48	Pre-Authorized Payment
534condo	534 West 42nd ...	07/04/2015	07/2015	Samuels (t0000177)	R-55236	:AC...	0.00	1,144.38	-61,951.86	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd ...	07/07/2015	07/2015	Trubitt (t0000174)	R-55402	2113	0.00	1,144.38	-63,096.24	:CHECKscan Payment - July 2015 Common...
534condo	534 West 42nd ...	07/10/2015	07/2015	Drouin (t0000175)	R-55625	:ACH...	0.00	1,144.38	-64,240.62	Pre-Authorized Payment
534condo	534 West 42nd ...	07/13/2015	07/2015	Younge (t0000178)	R-55677	:AC...	0.00	1,144.38	-65,385.00	Online Payment - EFT Payment.
534condo	534 West 42nd ...	07/13/2015	07/2015	Kuik (t0000179)	R-55678	1288	0.00	1,144.38	-66,529.38	
534condo	534 West 42nd ...	07/13/2015	07/2015	Simon (t0000180)	R-55679	1059	0.00	2,396.23	-68,925.61	
534condo	534 West 42nd ...	07/17/2015	07/2015	(t0000181)	R-55912	000800	0.00	686.63	-69,612.24	:CHECKscan Payment
Net Change=-9,949.14							0.00	9,949.14	-69,612.24	= Ending Balance =
5720-0000	Interest on Bank Accounts								-8.79	= Beginning Balance =
534condo	534 West 42nd ...	07/31/2015	07/2015	7/2015 bank	J-6174		0.00	0.84	-9.63	7/2015 bank
Net Change=-0.84							0.00	0.84	-9.63	= Ending Balance =
6213-0000	General Building Repairs-Expense								0.00	= Beginning Balance =
534condo	534 West 42nd ...	07/01/2015	07/2015	A & P Remodeling Co. (a)	K-26122	210	11,226.39	0.00	11,226.39	Units 5,6 & 8 Leak Repair
Net Change=11,226.39							11,226.39	0.00	11,226.39	= Ending Balance =

General Ledger

Period = Jul 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6265-0000				Exterminator					255.42 = Beginning Balance =	
534condo	534 West 42nd ...	07/07/2015	07/2015	Assured Environments (assurede)	K-26351	213	127.71	0.00	383.13	Pest Control Serv
				Net Change=127.71			127.71	0.00	383.13 = Ending Balance =	
6300-0000				Management					6,600.00 = Beginning Balance =	
534condo	534 West 42nd ...	07/01/2015	07/2015	Livingston Management Servic...	K-27941	7012015	1,100.00	0.00	7,700.00	7.2015
534condo	534 West 42nd ...	07/02/2015	07/2015	Livingston Management Servic...	K-26166	211	1,100.00	0.00	8,800.00	Management Fee
534condo	534 West 42nd ...	07/02/2015	07/2015	Livingston Management Servic...	K-26291	211	0.00	1,100.00	7,700.00	Management Fee
				Net Change=1,100.00			2,200.00	1,100.00	7,700.00 = Ending Balance =	
6320-0000				Insurance					0.00 = Beginning Balance =	
534condo	534 West 42nd ...	07/15/2015	07/2015	Rampart Brokerage Corp. (ram...	K-26489	216	7,082.97	0.00	7,082.97	07/07/15-07/06/2016
534condo	534 West 42nd ...	07/29/2015	07/2015	Rampart Brokerage Corp. (ram...	K-26774	220	193.35	0.00	7,276.32	8/1/15-8/1/16
				Net Change=7,276.32			7,276.32	0.00	7,276.32 = Ending Balance =	
6320-0010				Worker's Compensation					444.16 = Beginning Balance =	
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		0.00	1.20	442.96	062015-070315
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		31.20	0.00	474.16	062015-070315
534condo	534 West 42nd ...	07/10/2015	07/2015	Paychex (v0000016)	K-27448	715	12.50	0.00	486.66	insurances services
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		0.00	1.20	485.46	070415-071715
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		31.20	0.00	516.66	070415-071715
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		0.00	1.20	515.46	071815-073115
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		27.03	0.00	542.49	071815-073115
				Net Change=98.33			101.93	3.60	542.49 = Ending Balance =	
6350-0000				Property Tax					0.00 = Beginning Balance =	
534condo	534 West 42nd ...	07/20/2015	07/2015	NYC Department of Finance (...)	K-26567	217	13.00	0.00	13.00	bbl 1.1070.7502
				Net Change=13.00			13.00	0.00	13.00 = Ending Balance =	
6410-0000				Electricity					3,466.52 = Beginning Balance =	
534condo	534 West 42nd ...	07/27/2015	07/2015	Consolidated Edison Company...	K-26732	219	802.65	0.00	4,269.17	6/18/15-7/20/15 4000kWh
				Net Change=802.65			802.65	0.00	4,269.17 = Ending Balance =	
6420-0000				Gas					6,216.35 = Beginning Balance =	
534condo	534 West 42nd ...	07/27/2015	07/2015	Consolidated Edison Company...	K-26731	218	37.99	0.00	6,254.34	6/18/15-7/20/15 1therm
534condo	534 West 42nd ...	07/27/2015	07/2015	Consolidated Edison Company...	K-26732	219	143.00	0.00	6,397.34	6/18/15-7/20/15 105therms
				Net Change=180.99			180.99	0.00	6,397.34 = Ending Balance =	

General Ledger

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6430-0000				Water & Sewer					1,526.27 = Beginning Balance =	
534condo	534 West 42nd ...	07/06/2015	07/2015	NYC Water Board (nycwater)	K-26315	212	479.15	0.00	2,005.42	3/18/15-6/16/15
				Net Change=479.15			479.15	0.00	2,005.42 = Ending Balance =	
6455-0000				Telephone & Internet					2,565.81 = Beginning Balance =	
534condo	534 West 42nd ...	07/13/2015	07/2015	Verizon (verizon)	K-26433	214	223.64	0.00	2,789.45	7/1/15-7/31/15
534condo	534 West 42nd ...	07/14/2015	07/2015	Verizon (verizon)	K-26448	215	119.55	0.00	2,909.00	7/7/15-8/6/15
				Net Change=343.19			343.19	0.00	2,909.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					1,163.19 = Beginning Balance =	
534condo	534 West 42nd ...	07/03/2015	07/2015	Paychex (v0000016)	K-27071	715	72.00	0.00	1,235.19	check date 7/3/15
534condo	534 West 42nd ...	07/17/2015	07/2015	Paychex (v0000016)	K-27443	715	74.00	0.00	1,309.19	check date 7/17/15
534condo	534 West 42nd ...	07/31/2015	07/2015	Paychex (v0000016)	K-27079	715	59.00	0.00	1,368.19	check date 7/31/15
				Net Change=205.00			205.00	0.00	1,368.19 = Ending Balance =	
7825-0000				Super Salaries					4,650.00 = Beginning Balance =	
534condo	534 West 42nd ...	07/01/2015	07/2015	Livingston Management Servic...	K-27941	7012015	0.00	1,100.00	3,550.00	01/15-03/15
534condo	534 West 42nd ...	07/02/2015	07/2015	Livingston Management Servic...	K-26166	211	1,150.00	0.00	4,700.00	Super Fee
534condo	534 West 42nd ...	07/02/2015	07/2015	Livingston Management Servic...	K-26291	211	0.00	1,150.00	3,550.00	Super Fee
				Net Change=-1,100.00			1,150.00	2,250.00	3,550.00 = Ending Balance =	
7845-0000				Gross Salary					6,599.97 = Beginning Balance =	
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		507.69	0.00	7,107.66	062015-070315
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		507.69	0.00	7,615.35	070415-071715
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		507.69	0.00	8,123.04	071815-073115
				Net Change=1,523.07			1,523.07	0.00	8,123.04 = Ending Balance =	
7851-0000				FICA Expense					504.92 = Beginning Balance =	
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		38.84	0.00	543.76	062015-070315
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		38.84	0.00	582.60	070415-071715
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		38.84	0.00	621.44	071815-073115
				Net Change=116.52			116.52	0.00	621.44 = Ending Balance =	
7852-0000				FUTA Expense					114.76 = Beginning Balance =	
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		2.40	0.00	117.16	062015-070315
				Net Change=2.40			2.40	0.00	117.16 = Ending Balance =	
7853-0000				SUTA Expense					270.53 = Beginning Balance =	

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jul 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-55004	5280	07-2015	7/1/2015	Riccardi(t0000176)	534condo		1,144.38		Pre-Authorized Payment
R-55236	5321	07-2015	7/4/2015	Samuels(t0000177)	534condo		1,144.38		Online Payment - EFT Payment Paid by roommate adamhausman (r0000142)
R-55402	5356	07-2015	7/7/2015	Trubitt(t0000174)	534condo		1,144.38		:CHECKscan Payment - July 2015 Common Charge
R-55625	5392	07-2015	7/10/2015	Drouin(t0000175)	534condo		1,144.38		Pre-Authorized Payment
R-55677	5414	07-2015	7/13/2015	Younge(t0000178)	534condo		1,144.38		Online Payment - EFT Payment.
R-55678	5415	07-2015	7/13/2015	Kuik(t0000179)	534condo		1,144.38		
R-55679	5415	07-2015	7/13/2015	Simon(t0000180)	534condo		2,396.23		
R-55912	5488	07-2015	7/17/2015	(t0000181)	534condo		686.63		:CHECKscan Payment
R-56054	5529	07-2015	7/24/2015	National Union Fire Insu	534condo		16,345.00		:CHECKscan Payment
Total							26,294.14		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jul 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-26122	17420	07-2015	7/1/2015	A & P Remodeling Co. (a)	534condo	6213-0000 General Building Repairs-Expense	11,226.39	210	Units 5,6 & 8 Leak Repair
K-26166	17423	07-2015	7/2/2015	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	211	Management Fee
					534condo	7825-0000 Super Salaries	1,150.00	211	Super Fee
K-26291		07-2015	7/2/2015	Livingston Management Services, LLC (living	534condo	7825-0000 Super Salaries	-1,150.00	211	Super Fee
					534condo	6300-0000 Management	-1,100.00	211	Management Fee
K-26315	17440	07-2015	7/6/2015	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	479.15	212	3/18/15-6/16/15
K-26351	17451	07-2015	7/7/2015	Assured Environments (assurede)	534condo	6265-0000 Exterminator	127.71	213	Pest Control Serv
K-26433	17469	07-2015	7/13/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	223.64	214	7/1/15-7/31/15
K-26448	17475	07-2015	7/14/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	119.55	215	7/7/15-8/6/15
K-26489	17486	07-2015	7/15/2015	Rampart Brokerage Corp. (rampart)	534condo	6320-0000 Insurance	7,082.97	216	07/07/15-07/06/2016
					534condo	1210-0000 Prepaid Insurance	14,165.94	216	07/07/16-07/06/18
K-26567	17507	07-2015	7/20/2015	NYC Department of Finance (nycdof)	534condo	6350-0000 Property Tax	13.00	217	bbl 1.1070.7502
K-26731	17531	07-2015	7/27/2015	Consolidated Edison Company of N.Y. Inc. (i	534condo	6420-0000 Gas	37.99	218	6/18/15-7/20/15 1therm
K-26732	17531	07-2015	7/27/2015	Consolidated Edison Company of N.Y. Inc. (i	534condo	6420-0000 Gas	143.00	219	6/18/15-7/20/15 105therms
					534condo	6410-0000 Electricity	802.65	219	6/18/15-7/20/15 4000kWh
K-26774	17543	07-2015	7/29/2015	Rampart Brokerage Corp. (rampart)	534condo	6320-0000 Insurance	193.35	220	8/1/15-8/1/16
K-27071		07-2015	7/3/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	72.00	715	check date 7/3/15
K-27079		07-2015	7/31/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	59.00	715	check date 7/31/15
K-27273		07-2015	7/3/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.88	21	
K-27274		07-2015	7/17/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	22	
K-27281		07-2015	7/31/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	23	
K-27443		07-2015	7/17/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	74.00	715	check date 7/17/15
K-27448		07-2015	7/10/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	12.50	715	insurances services

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jul 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-27941	17722	07-2015	7/1/2015	Livingston Management Services, LLC (living	534condo	7825-0000 Super Salaries	-1,100.00	7012015	01/15-03/15
					534condo	6300-0000 Management	1,100.00	7012015	7.2015
Total							36,221.46		

General Ledger

Period = Jul 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		20.43	0.00	290.96	062015-070315
534condo	534 West 42nd ...	07/03/2015	07/2015	062015-070315	J-6128		0.38	0.00	291.34	062015-070315
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		20.43	0.00	311.77	070415-071715
534condo	534 West 42nd ...	07/17/2015	07/2015	070415-071715	J-6129		0.38	0.00	312.15	070415-071715
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		20.43	0.00	332.58	071815-073115
534condo	534 West 42nd ...	07/31/2015	07/2015	071815-073115	J-6130		0.38	0.00	332.96	071815-073115
				Net Change=62.43			62.43	0.00	332.96	= Ending Balance =
							69,910.29	69,910.29		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 07/2015

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	1,144.38	0.00	0.00	0.00	1,144.38	0.00	1,144.38
534condo	5	t0000177	Yaneeke Samuels	3,433.14	1,144.38	1,144.38	0.00	1,144.38	0.00	3,433.14
534condo				4,577.52	1,144.38	1,144.38	0.00	2,288.76	0.00	4,577.52

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/29/2015

Month Year = 07/2015

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			1,144.38
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			3,433.14
						Total	1,144.38						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			0.00
						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				4,577.52
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				4,577.52
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	4,577.52
Summary of Charges by Charge Code													

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/29/2015

Month Year = 07/2015

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 Residents Only)													
Charge Code			Amount										
common			9,949.14										
Total			9,949.14										

534condo-ChaseChk-9300

8/26/2015

Bank Reconciliation Report

7/31/2015

412059300

Posted by: DBO

AD
9/28

Balance Per Bank Statement as of 7/31/2015

35,644.66 ✓

Outstanding Deposits

Deposit Date	Deposit Number	Amount
7/24/2015	61	16,345.00
Plus:	Outstanding Deposits	16,345.00
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
2/27/2015	215	v0000016 - Paychex	56.42
3/3/2015	315	v0000016 - Paychex	10.00
6/1/2015	199	livingst - Livingston Management Services, LLC	2,250.00
7/29/2015	220	rampart - Rampart Brokerage Corp.	193.35
Less:	Outstanding Checks		7,447.96
	Reconciled Bank Balance		44,541.70

Balance per GL as of 7/31/2015

44,541.70

Reconciled Balance Per G/L

44,541.70 ✓

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

0.00

534condo-ChaseChk-9300

8/26/2015

Bank Reconciliation Report

7/31/2015

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
6/29/2015	209	conediso - Consolidated Edison Company of N.Y. Inc.	36.20	7/31/2015
7/1/2015	210	a - A & P Remodeling Co.	11,226.39	7/31/2015
7/3/2015	21	v0000081 - Artur Ujkaj	462.88	7/31/2015
7/3/2015	715	v0000016 - Paychex	72.00	7/31/2015
7/6/2015	212	nycwater - NYC Water Board	479.15	7/31/2015
7/7/2015	213	assured - Assured Environments	127.71	7/31/2015
7/10/2015	715	v0000016 - Paychex	12.50	7/31/2015
7/13/2015	214	verizon - Verizon	223.64	7/31/2015
7/14/2015	215	verizon - Verizon	119.55	7/31/2015
7/15/2015	216	rampart - Rampart Brokerage Corp.	21,248.91	7/31/2015
7/17/2015	22	v0000081 - Artur Ujkaj	462.87	7/31/2015
7/17/2015	715	v0000016 - Paychex	74.00	7/31/2015
7/20/2015	217	nycdof - NYC Department of Finance	13.00	7/31/2015
7/27/2015	218	conediso - Consolidated Edison Company of N.Y. Inc.	37.99	7/31/2015
7/27/2015	219	conediso - Consolidated Edison Company of N.Y. Inc.	945.65	7/31/2015
7/31/2015	23	v0000081 - Artur Ujkaj	462.87	7/31/2015
7/31/2015	715	v0000016 - Paychex	59.00	7/31/2015
Total Cleared Checks			36,064.31	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/1/2015	16	:ACH Deposit	1,144.38	7/31/2015
7/4/2015	17	:ACH Deposit	1,144.38	7/31/2015
7/7/2015	58	:CHECKscan Deposit	1,144.38	7/31/2015
7/10/2015	18	:ACH Deposit	1,144.38	7/31/2015
7/13/2015	19	:ACH Deposit	1,144.38	7/31/2015
7/13/2015	59		3,540.61	7/31/2015
7/17/2015	60	:CHECKscan Deposit	686.63	7/31/2015
Total Cleared Deposits			9,949.14	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/3/2015	JE 6128	062015-070315	-136.86	7/31/2015
7/17/2015	JE 6129	070415-071715	-134.47	7/31/2015
7/31/2015	JE 6130	071815-073115	-130.30	7/31/2015
Total Cleared Other Items			-401.63	



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

July 01, 2015 through July 31, 2015
Primary Account: **000000412059300**

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

00018721 DRE 802 141 21315 NNNNNNNNNN T 1 000000000 62 0000
534 WEST 42ND STREET CONDO ASSOCIATION
LIVINGSTON MANAGEMENT SERVICES, LLC.
225 W 35TH ST FL 15
NEW YORK NY 10001-1949

We updated your Deposit Account Agreement

We made the following changes to your agreement on July 19, 2015:

- Revised the explanation of when funds will be available after you deposit checks drawn on a Chase account in a branch or at an ATM or eATM
- Updated the language about powers of attorney to clarify our responsibilities when you use one
- Clarified that the special provisions for card transactions (Zero Liability Protection) also apply to business accounts

Also, starting September 20, 2015, ATM cards can only be used at ATMs and eATMs and can no longer be used to purchase goods and services. This doesn't change how debit cards are used.

You can view a copy of your updated agreement anytime by logging in to chase.com, or by visiting any of our branches. If you have questions, please call us at the number on this statement or visit any of our branches.

Our worksheet for balancing your checkbook is now on chase.com

Beginning July 20, your statement will no longer include our worksheet for balancing your checkbook. You can still access this form on chase.com.

To find this guide online:

1. Go to chase.com/checking/account-tips
2. Scroll down to the section titled Track Your Spending
3. Download the Balancing your Checkbook Worksheet

Please call us at the number on this statement if you have any questions.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$62,161.46	\$35,644.66 ✓
Chase Business Select High Yield Savings	000003046731484	20,005.99	20,006.83 ✓
Total		\$82,167.45	\$55,651.49

TOTAL ASSETS

\$82,167.45 **\$55,651.49**



July 01, 2015 through July 31, 2015
Primary Account: 000000412059300

All Summary Balances shown are as of July 31, 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.

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$62,161.46
Deposits and Additions	7	9,949.14
Checks Paid	9	- 34,445.19
Electronic Withdrawals	14	- 2,020.75
Ending Balance	30	\$35,644.66

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION		AMOUNT
07/02	Livingston Manag Settlement Gynq01	CCD ID: 9000237377	\$1,144.38
07/07	Livingston Manag Settlement Zdg411	CCD ID: 9000237377	1,144.38
07/09	Livingston Manag Settlement 9L5711	CCD ID: 9000237377	1,144.38
07/13	Livingston Manag Settlement Qg1B11	CCD ID: 9000237377	1,144.38
07/14	Deposit 1478637288		3,540.61
07/15	Livingston Manag Settlement Yncd11	CCD ID: 9000237377	1,144.38
07/21	Livingston Manag Settlement 6Hqj11	CCD ID: 9000237377	686.63
Total Deposits and Additions			\$9,949.14

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
209 ^		07/07	\$36.20
210 ^		07/02	11,226.39
213 * ^		07/13	127.71
214 ^		07/20	223.64
215 ^		07/22	119.55
216 ^		07/27	21,248.91
218 * ^		07/31	37.99
219 ^		07/31	945.65
77737 * ^		07/16	479.15

Total Checks Paid **\$34,445.19**

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.



July 01, 2015 through July 31, 2015
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/02	Paychex-Rcx Payroll 61514200000294X CCD ID: 1161124166	\$462.88
07/03	Paychex Tps Taxes 61517100032704X CCD ID: 1161124166	105.66
07/03	Paychex Eib Invoice X61509600014786 CCD ID: 9000000020	72.00
07/03	Payx-Pia-Wc Wc-Premium 0000023374558 CCD ID: 1161528391	31.20
07/10	Paychex-Hrs Ins Prem 21041787 CCD ID: 1555124166	12.50
07/16	Paychex-Rcx Payroll 61735500000574X CCD ID: 1161124166	462.87
07/17	Paychex Tps Taxes 61737400023999X CCD ID: 1161124166	103.27
07/17	Paychex Eib Invoice X61741900003021 CCD ID: 9000000020	74.00
07/17	Payx-Pia-Wc Wc-Premium 0000023479544 CCD ID: 1161528391	31.20
07/23	Nyc Dept of Fin Property 3647478296 Web ID: 1136400434	13.00
07/30	Paychex-Rcx Payroll 61941500000785X CCD ID: 1161124166	462.87
07/31	Paychex Tps Taxes 61947600034518X CCD ID: 1161124166	103.27
07/31	Paychex Eib Invoice X61950800019685 CCD ID: 9000000020	59.00
07/31	Payx-Pia-Wc Wc-Premium 0000023578809 CCD ID: 1161528391	27.03

Total Electronic Withdrawals **\$2,020.75**

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	DATE	AMOUNT
07/02	\$51,616.57	07/14	58,205.05	07/22	58,542.38
07/03	51,407.71	07/15	59,349.43	07/23	58,529.38
07/07	52,515.89	07/16	58,407.41	07/27	37,280.47
07/09	53,660.27	07/17	58,198.94	07/30	36,817.60
07/10	53,647.77	07/20	57,975.30	07/31	35,644.66
07/13	54,664.44	07/21	58,661.93		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	23
Deposits / Credits	7
Deposited Items	2
Transaction Total	32

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



July 01, 2015 through July 31, 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		\$20,005.99
Deposits and Additions	1	0.84
Ending Balance	1	\$20,006.83
Annual Percentage Yield Earned This Period		0.05%
Interest Earned This Period		\$0.84
Interest Paid Year-to-Date		\$9.63

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		\$20,005.99
07/31	Interest Payment	0.84	20,006.83
	Ending Balance		\$20,006.83

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.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account.



JPMorgan Chase Bank, N.A. Member FDIC

534condo-ChaseRes-1484

8/26/2015

Bank Reconciliation Report

7/31/2015

3046731484

Posted by: DBO

Balance Per Bank Statement as of 7/31/2015	20,006.83
Reconciled Bank Balance	<u>20,006.83</u>
Balance per GL as of 7/31/2015	20,006.83
Reconciled Balance Per G/L	<u>20,006.83</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
7/31/2015	JE 6174	7/2015 bank	0.84	7/31/2015
Total Cleared Other Items			<u>0.84</u>	