

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Aug 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	44,541.70	0.00	12,821.07	31,720.63
1130-0000	Savings Cash 1	20,006.83	0.84	0.00	20,007.67
1210-0000	Prepaid Insurance	18,993.28	0.00	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	-16,345.00	0.00	0.00	-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	-69,612.24	0.00	8,804.76	-78,417.00
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	-9.63	0.00	0.84	-10.47
6202-0000	Accounting	-1,750.00	4,000.00	0.00	2,250.00
6204-0000	Professional Consultant Fees	0.00	120.00	0.00	120.00
6213-0000	General Building Repairs-Expense	11,226.39	13,715.38	0.00	24,941.77
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
6242-0000	Unit Repairs	0.00	1,224.84	0.00	1,224.84
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	383.13	0.00	0.00	383.13
6267-0000	Locksmith	552.00	0.00	0.00	552.00
6300-0000	Management	7,700.00	1,100.00	0.00	8,800.00
6310-0000	Security Service	263.71	176.92	0.00	440.63
6312-0000	Security Cameras/IT	5,139.00	0.00	0.00	5,139.00
6320-0000	Insurance	7,276.32	0.00	227.41	7,048.91
6320-0010	Worker's Compensation	542.49	72.50	0.00	614.99
6350-0000	Property Tax	13.00	0.00	0.00	13.00
6362-0000	Inspections	762.13	0.00	0.00	762.13

Trial Balance

Period = Aug 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6410-0000	Electricity	4,269.17	727.52	0.00	4,996.69
6420-0000	Gas	6,397.34	155.70	0.00	6,553.04
6430-0000	Water & Sewer	2,005.42	0.00	0.00	2,005.42
6455-0000	Telephone & Internet	2,909.00	344.70	0.00	3,253.70
7615-0000	Payroll Processing Fees	1,368.19	181.00	0.00	1,549.19
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	3,550.00	0.00	1,100.00	2,450.00
7845-0000	Gross Salary	8,123.04	1,015.38	0.00	9,138.42
7851-0000	FICA Expense	621.44	77.68	0.00	699.12
7852-0000	FUTA Expense	117.16	0.00	0.00	117.16
7853-0000	SUTA Expense	332.96	41.62	0.00	374.58
	Total	0.00	22,954.08	22,954.08	0.00

Income Statement

Period = Aug 2015

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,805	100	78,417	97
4810-0000	Plus: Prepaid Rent	0	0	-3,432	-4
4990-0000	NET RENT INCOME	<u>8,805</u>	<u>100</u>	<u>74,985</u>	<u>93</u>
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	0	0	5,664	7
5490-0000	TOTAL REIMBURSEMENT	<u>0</u>	<u>0</u>	<u>5,664</u>	<u>7</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	10	0
5890-0000	TOTAL OTHER INCOME	<u>1</u>	<u>0</u>	<u>10</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>8,806</u>	<u>100</u>	<u>80,659</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	4,000	45	2,250	3
6204-0000	Professional Consultant Fees	120	1	120	0
6213-0000	General Building Repairs-Expense	13,715	156	24,942	31
6215-0000	Building Supplies	0	0	443	1
6217-0000	Painting Supplies	0	0	15	0
6235-0000	Plumbing Repair	0	0	4,288	5
6237-0000	Electric Repair	0	0	584	1
6241-0000	Boiler Repair	0	0	3,457	4
6242-0000	Unit Repairs	1,225	14	1,225	2
6250-0000	Elevator Inspection & Repair	0	0	2,058	3
6252-0000	Fire Extinguishers	0	0	4,376	5

Income Statement

Period = Aug 2015

Book = Cash

		Period to Date	%	Year to Date	%
6265-0000	Exterminator	0	0	383	0
6267-0000	Locksmith	0	0	552	1
6300-0000	Management	1,100	12	8,800	11
6310-0000	Security Service	177	2	441	1
6312-0000	Security Cameras/IT	0	0	5,139	6
6320-0000	Insurance	-227	-3	7,049	9
6320-0010	Worker's Compensation	72	1	615	1
6350-0000	Property Tax	0	0	13	0
6362-0000	Inspections	0	0	762	1
6410-0000	Electricity	728	8	4,997	6
6420-0000	Gas	156	2	6,553	8
6430-0000	Water & Sewer	0	0	2,005	2
6455-0000	Telephone & Internet	345	4	3,254	4
6990-0000	TOTAL DIRECT EXPENSES	21,410	243	84,320	105
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	181	2	1,549	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	-12	2,450	3
7845-0000	Gross Salary	1,015	12	9,138	11
7851-0000	FICA Expense	78	1	699	1
7852-0000	FUTA Expense	0	0	117	0
7853-0000	SUTA Expense	42	0	375	0
7890-0000	TOTAL PAYROLL	216	2	14,328	18
7990-0000	TOTAL G & A EXPENSE	216	2	14,842	18
8990-0000	TOTAL EXPENSES	21,626	246	99,163	123
9090-0000	NET INCOME	-12,820	-146	-18,504	-23

Income Statement (12 months)

Period = Jan 2015-Dec 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 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	8,804.76	7,716.00	15,726.66	7,029.37	9,318.13	118,207.16
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	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	8,804.76	7,716.00	15,726.66	7,029.37	9,318.13	114,774.78
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	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	0.00	0.00	5,664.28
5600-0000	OTHER INCOME													
5700-0000	Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
5720-0000	Interest on Bank Accounts	1.64	1.53	1.75	1.64	1.36	0.87	0.84	0.84	0.82	0.58	0.51	0.00	12.38
5890-0000	TOTAL OTHER INCOME	1.64	1.53	1.75	1.64	1.36	0.87	0.84	0.84	0.82	0.58	0.51	20.00	32.38
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	8,805.60	7,716.82	15,727.24	7,029.88	9,338.13	120,471.44
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	12.50	0.00	2,262.50
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	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	4,970.00	290.00	30,201.77
6215-0000	Building Supplies	0.00	214.10	114.32	0.00	0.00	114.32	0.00	0.00	0.00	0.00	0.00	0.00	442.74

Income Statement (12 months)

Period = Jan 2015-Dec 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	Total
6217-0000	Painting Supplies	0.00	0.00	0.00	0.00	15.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.37
6219-0000	Cleaning Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.00	95.00
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	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	87.10	0.00	1,252.06	1,923.61
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	5,760.94	1,878.62	11,096.34
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	1,500.00	0.00	5,124.84
6250-0000	Elevator Inspection & Repair	337.51	337.51	337.51	337.51	337.51	370.17	0.00	0.00	337.51	337.51	337.51	0.00	3,070.25
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	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	130.27	0.00	0.00	513.40
6267-0000	Locksmith	0.00	0.00	552.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.87	709.87
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	-1,350.00	0.00	1,100.00	1,100.00	9,650.00
6310-0000	Security Service	0.00	171.48	0.00	0.00	92.23	0.00	0.00	176.92	0.00	0.00	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	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	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	72.50	68.83	68.83	99.08	924.23
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	0.00	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	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	0.00	0.00	8.20
6367-0000	Boiler Inspection Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	0.00	0.00	105.00
6410-0000	Electricity	773.97	798.36	758.07	593.24	0.00	542.88	802.65	727.52	729.38	1,343.26	637.97	0.00	7,707.30
6420-0000	Gas	1,744.08	1,736.97	1,444.11	868.83	0.00	422.36	180.99	155.70	159.91	425.81	553.27	0.00	7,692.03
6430-0000	Water & Sewer	1,008.79	0.00	0.00	517.48	0.00	0.00	479.15	0.00	0.00	540.74	0.00	0.00	2,546.16
6455-0000	Telephone & Internet	137.75	157.34	1,150.75	436.84	341.48	341.65	343.19	344.70	342.94	342.24	342.19	342.23	4,623.30
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	2,700.44	3,380.76	15,283.21	5,214.86	110,899.77
7000-0000	GENERAL & ADMINISTRATIVE													
7610-0000	Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7615-0000	Payroll Processing Fees	317.25	207.26	160.84	215.84	131.00	131.00	205.00	181.00	131.00	204.88	64.58	131.00	2,080.65
7620-0000	Taxes & Licenses	0.00	0.00	434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434.00
7630-0000	Bank Charges Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	30.00

Income Statement (12 months)

Period = Jan 2015-Dec 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	Total
7700-0000	Miscellaneous Expense	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	451.84	0.00	0.00	531.84
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	8,250.00	0.00	0.00	0.00	10,700.00
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	1,015.38	1,015.38	1,015.38	1,523.07	13,707.63
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	0.00	0.00
7851-0000	FICA Expense	116.52	77.68	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	116.52	1,048.68
7852-0000	FUTA Expense	9.15	6.10	81.21	6.10	6.10	6.10	2.40	0.00	0.00	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	41.62	14.19	0.00	0.00	430.39
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	9,515.68	1,312.13	1,157.64	1,770.59	28,084.51
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	9,515.68	1,763.97	3,687.64	1,770.59	31,580.35
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	12,216.12	5,144.73	18,970.85	6,985.45	142,480.12
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	-12,820.23	-4,499.30	10,582.51	-11,940.97	2,352.68	-22,008.68

Balance Sheet

Period = Aug 2015

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	31,721
1130-0000	Savings Cash 1	20,008
1190-0000	TOTAL CASH	51,728
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	86,317
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	69,972
3890-0000	TOTAL CAPITAL	69,972
3990-0000	TOTAL LIABILITIES & CAPITAL	86,317

Cash Flow

Period = Aug 2015

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	8,805	100	78,417	97
Plus: Prepaid Rent	0	0	-3,432	-4
NET RENT INCOME	8,805	100	74,985	93
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	0	0	5,664	7
TOTAL REIMBURSEMENT	0	0	5,664	7
OTHER INCOME				
Interest on Bank Accounts	1	0	10	0
TOTAL OTHER INCOME	1	0	10	0
TOTAL INCOME	8,806	100	80,659	100
EXPENSES				
DIRECT EXPENSES				
Accounting	4,000	45	2,250	3
Professional Consultant Fees	120	1	120	0
General Building Repairs-...	13,715	156	24,942	31
Building Supplies	0	0	443	1
Painting Supplies	0	0	15	0
Plumbing Repair	0	0	4,288	5
Electric Repair	0	0	584	1
Boiler Repair	0	0	3,457	4
Unit Repairs	1,225	14	1,225	2
Elevator Inspection & Repair	0	0	2,058	3
Fire Extinguishers	0	0	4,376	5
Exterminator	0	0	383	0
Locksmith	0	0	552	1
Management	1,100	12	8,800	11
Security Service	177	2	441	1
Security Cameras/IT	0	0	5,139	6
Insurance	-227	-3	7,049	9
Worker's Compensation	72	1	615	1
Property Tax	0	0	13	0
Inspections	0	0	762	1
Electricity	728	8	4,997	6
Gas	156	2	6,553	8
Water & Sewer	0	0	2,005	2
Telephone & Internet	345	4	3,254	4

Cash Flow

Period = Aug 2015

Book = Cash

	Period to Date	%	Year to Date	%
TOTAL DIRECT EXP...	21,410	243	84,320	105
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	181	2	1,549	2
Taxes & Licenses	0	0	434	1
Miscellaneous Expense	0	0	80	0
PAYROLL EXPENSE				
Super Salaries	-1,100	-12	2,450	3
Gross Salary	1,015	12	9,138	11
FICA Expense	78	1	699	1
FUTA Expense	0	0	117	0
SUTA Expense	42	0	375	0
TOTAL PAYROLL	216	2	14,328	18
TOTAL G & A EXPENSE	216	2	14,842	18
TOTAL EXPENSES	21,626	246	99,163	123
NET INCOME	-12,820	-146	-18,504	-23

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	44,542	31,721	-12,821
Savings Cash 1	20,007	20,008	1
Savings Cash 3	0	0	0
Total Cash	64,549	51,728	-12,820

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,454	31,721	-14,733
Savings Cash 1	19,997	20,008	10
Savings Cash 3	0	0	0
Total Cash	66,451	51,728	-14,723

General Ledger

Period = Aug 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					44,541.70	= Beginning Balance =
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		0.00	103.28	44,438.42	080115-081415
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		0.00	31.20	44,407.22	080115-081415
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		0.00	103.26	44,303.96	081515-082815
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		0.00	31.20	44,272.76	081515-082815
		08/01/2015		Deposit Total 20			1,144.38		45,417.14	
534condo	534 West 42nd ...	08/03/2015	08/2015	Livingston Management Servic...	K-26986	221		4,500.00	40,917.14	paid in 2014
		08/04/2015		Deposit Total 62			227.41		41,144.55	
		08/05/2015		Deposit Total 63			1,144.38		42,288.93	
534condo	534 West 42nd ...	08/06/2015	08/2015	Livingston Management Servic...	K-27101	221	4,500.00		46,788.93	paid in 2014
534condo	534 West 42nd ...	08/06/2015	08/2015	Zapken and Loeb L.L.P (zapken)	K-27118	222		4,000.00	42,788.93	2014-tax filing and review
534condo	534 West 42nd ...	08/07/2015	08/2015	A & P Remodeling Co. (a)	K-27162	223		10,615.38	32,173.55	Unit#5/Unit#6 Complete
534condo	534 West 42nd ...	08/07/2015	08/2015	AFA PROTECTIVE SYSTEMS...	K-27163	224		176.92	31,996.63	
534condo	534 West 42nd ...	08/07/2015	08/2015	JACK JAFFA & ASSOCIATES ...	K-27164	225		120.00	31,876.63	August 2015-July 2016
		08/10/2015		Deposit Total 21			1,144.38		33,021.01	
534condo	534 West 42nd ...	08/13/2015	08/2015	A & P Remodeling Co. (a)	K-27301	226		3,100.00	29,921.01	5th Fl installed new double layer of sub floor, ...
534condo	534 West 42nd ...	08/13/2015	08/2015	Verizon (verizon)	K-27302	227		225.14	29,695.87	8/1/15-8/31/15
		08/13/2015		Deposit Total 64			2,396.23		32,092.10	
534condo	534 West 42nd ...	08/14/2015	08/2015	Artur Ujkaj (v0000081)	K-27282	24		462.86	31,629.24	
534condo	534 West 42nd ...	08/14/2015	08/2015	Paychex (v0000016)	K-27689	815		72.00	31,557.24	Check date 8/14/15
534condo	534 West 42nd ...	08/14/2015	08/2015	Paychex (v0000016)	K-27695	815		12.50	31,544.74	
534condo	534 West 42nd ...	08/18/2015	08/2015	Verizon (verizon)	K-27384	228		119.56	31,425.18	8/7/15-9/6/15
534condo	534 West 42nd ...	08/21/2015	08/2015	A & P Remodeling Co. (a)	K-27473	229		1,224.84	30,200.34	Patch and paint 2 openings.
		08/24/2015		Deposit Total 65			1,831.01		32,031.35	
534condo	534 West 42nd ...	08/25/2015	08/2015	Consolidated Edison Company...	K-27555	230		848.41	31,182.94	7/20/15-8/18/15 91therms
534condo	534 West 42nd ...	08/25/2015	08/2015	Consolidated Edison Company...	K-27556	231		34.81	31,148.13	7/20/15-8/18/15 2therms
534condo	534 West 42nd ...	08/28/2015	08/2015	Paychex (v0000016)	K-28117	815		109.00	31,039.13	Check date 8/28/15
534condo	534 West 42nd ...	08/28/2015	08/2015	Artur Ujkaj (v0000081)	K-28397	25		462.88	30,576.25	
		08/31/2015		Deposit Total 70			1,144.38		31,720.63	
				Net Change=-12,821.07			13,532.17	26,353.24	31,720.63	= Ending Balance =
1130-0000				Savings Cash 1					20,006.83	= Beginning Balance =
534condo	534 West 42nd ...	08/23/2015	08/2015	8.2015 bank activity	J-6388		0.84	0.00	20,007.67	8.2015 bank activity
				Net Change=0.84			0.84	0.00	20,007.67	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd ...	08/14/2015	08/2015	Artur Ujkaj (v0000081)	K-27282	24	462.86	0.00	462.86	
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		0.00	462.86	0.00	080115-081415

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	08/28/2015	08/2015	Artur Ujkaj (v0000081)	K-28397	25	462.88	0.00	462.88	
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		0.00	462.88	0.00	081515-082815
Net Change=0.00							925.74	925.74	0.00	= Ending Balance =
4530-0000	Condo Common Charge								-69,612.24	= Beginning Balance =
534condo	534 West 42nd ...	08/01/2015	08/2015	Riccardi (t0000176)	R-57029	:ACH...	0.00	1,144.38	-70,756.62	Pre-Authorized Payment
534condo	534 West 42nd ...	08/05/2015	08/2015	Trubitt (t0000174)	R-57599	2121	0.00	1,144.38	-71,901.00	:CHECKscan Payment - August 2015 Comm...
534condo	534 West 42nd ...	08/10/2015	08/2015	Drouin (t0000175)	R-57838	:ACH...	0.00	1,144.38	-73,045.38	Pre-Authorized Payment
534condo	534 West 42nd ...	08/13/2015	08/2015	Simon (t0000180)	R-58127	00001061	0.00	2,396.23	-75,441.61	:CHECKscan Payment - August 2015 Comm...
534condo	534 West 42nd ...	08/24/2015	08/2015	Younge (t0000178)	R-58606	1718	0.00	1,144.38	-76,585.99	:CHECKscan Payment
534condo	534 West 42nd ...	08/24/2015	08/2015	(t0000181)	R-58607	000803	0.00	686.63	-77,272.62	:CHECKscan Payment
534condo	534 West 42nd ...	08/31/2015	08/2015	Trubitt (t0000174)	R-60948	2133	0.00	1,144.38	-78,417.00	
Net Change=-8,804.76							0.00	8,804.76	-78,417.00	= Ending Balance =
5720-0000	Interest on Bank Accounts								-9.63	= Beginning Balance =
534condo	534 West 42nd ...	08/23/2015	08/2015	8.2015 bank activity	J-6388		0.00	0.84	-10.47	8.2015 bank activity
Net Change=-0.84							0.00	0.84	-10.47	= Ending Balance =
6202-0000	Accounting								-1,750.00	= Beginning Balance =
534condo	534 West 42nd ...	08/06/2015	08/2015	Zapken and Loeb L.L.P (zapken)	K-27118	222	4,000.00	0.00	2,250.00	2014-tax filing and review
Net Change=4,000.00							4,000.00	0.00	2,250.00	= Ending Balance =
6204-0000	Professional Consultant Fees								0.00	= Beginning Balance =
534condo	534 West 42nd ...	08/07/2015	08/2015	JACK JAFFA & ASSOCIATES ...	K-27164	225	120.00	0.00	120.00	August 2015-July 2016
Net Change=120.00							120.00	0.00	120.00	= Ending Balance =
6213-0000	General Building Repairs-Expense								11,226.39	= Beginning Balance =
534condo	534 West 42nd ...	08/07/2015	08/2015	A & P Remodeling Co. (a)	K-27162	223	10,615.38	0.00	21,841.77	Unit#5/Unit#6 Complete
534condo	534 West 42nd ...	08/13/2015	08/2015	A & P Remodeling Co. (a)	K-27301	226	3,100.00	0.00	24,941.77	5th Fl installed new double layer of sub floor, ...
Net Change=13,715.38							13,715.38	0.00	24,941.77	= Ending Balance =
6242-0000	Unit Repairs								0.00	= Beginning Balance =
534condo	534 West 42nd ...	08/21/2015	08/2015	A & P Remodeling Co. (a)	K-27473	229	1,224.84	0.00	1,224.84	Patch and paint 2 openings.
Net Change=1,224.84							1,224.84	0.00	1,224.84	= Ending Balance =
6300-0000	Management								7,700.00	= Beginning Balance =
534condo	534 West 42nd ...	08/01/2015	08/2015	Livingston Management Servic...	K-27942	8012015	1,100.00	0.00	8,800.00	8.2015
534condo	534 West 42nd ...	08/03/2015	08/2015	Livingston Management Servic...	K-26986	221	1,100.00	0.00	9,900.00	Management Fee

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	08/03/2015	08/2015	Livingston Management Servic...	K-26986	221	1,100.00	0.00	11,000.00	paid in 2014
534condo	534 West 42nd ...	08/06/2015	08/2015	Livingston Management Servic...	K-27101	221	0.00	1,100.00	9,900.00	Management Fee
534condo	534 West 42nd ...	08/06/2015	08/2015	Livingston Management Servic...	K-27101	221	0.00	1,100.00	8,800.00	paid in 2014
Net Change=1,100.00							3,300.00	2,200.00	8,800.00	= Ending Balance =
6310-0000	Security Service								263.71	= Beginning Balance =
534condo	534 West 42nd ...	08/07/2015	08/2015	AFA PROTECTIVE SYSTEMS...	K-27163	224	176.92	0.00	440.63	
Net Change=176.92							176.92	0.00	440.63	= Ending Balance =
6320-0000	Insurance								7,276.32	= Beginning Balance =
534condo	534 West 42nd ...	08/04/2015	08/2015	Rampart Brokerage Corp.	R-57553	0000...	0.00	227.41	7,048.91	:CHECKscan Payment - INV#449325
Net Change=-227.41							0.00	227.41	7,048.91	= Ending Balance =
6320-0010	Worker's Compensation								542.49	= Beginning Balance =
534condo	534 West 42nd ...	08/14/2015	08/2015	Paychex (v0000016)	K-27695	815	12.50	0.00	554.99	
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		0.00	1.20	553.79	080115-081415
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		31.20	0.00	584.99	080115-081415
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		0.00	1.20	583.79	081515-082815
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		31.20	0.00	614.99	081515-082815
Net Change=72.50							74.90	2.40	614.99	= Ending Balance =
6410-0000	Electricity								4,269.17	= Beginning Balance =
534condo	534 West 42nd ...	08/25/2015	08/2015	Consolidated Edison Company...	K-27555	230	727.52	0.00	4,996.69	7/20/15-8/18/15 3,840kWh
Net Change=727.52							727.52	0.00	4,996.69	= Ending Balance =
6420-0000	Gas								6,397.34	= Beginning Balance =
534condo	534 West 42nd ...	08/25/2015	08/2015	Consolidated Edison Company...	K-27555	230	120.89	0.00	6,518.23	7/20/15-8/18/15 91therms
534condo	534 West 42nd ...	08/25/2015	08/2015	Consolidated Edison Company...	K-27556	231	34.81	0.00	6,553.04	7/20/15-8/18/15 2therms
Net Change=155.70							155.70	0.00	6,553.04	= Ending Balance =
6455-0000	Telephone & Internet								2,909.00	= Beginning Balance =
534condo	534 West 42nd ...	08/13/2015	08/2015	Verizon (verizon)	K-27302	227	225.14	0.00	3,134.14	8/1/15-8/31/15
534condo	534 West 42nd ...	08/18/2015	08/2015	Verizon (verizon)	K-27384	228	119.56	0.00	3,253.70	8/7/15-9/6/15
Net Change=344.70							344.70	0.00	3,253.70	= Ending Balance =
7615-0000	Payroll Processing Fees								1,368.19	= Beginning Balance =
534condo	534 West 42nd ...	08/14/2015	08/2015	Paychex (v0000016)	K-27689	815	72.00	0.00	1,440.19	Check date 8/14/15
534condo	534 West 42nd ...	08/28/2015	08/2015	Paychex (v0000016)	K-28117	815	109.00	0.00	1,549.19	Check date 8/28/15

General Ledger

Period = Aug 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=181.00							181.00	0.00	1,549.19	= Ending Balance =
7825-0000	Super Salaries								3,550.00	= Beginning Balance =
534condo	534 West 42nd ...	08/01/2015	08/2015	Livingston Management Servic...	K-27942	8012015	0.00	1,100.00	2,450.00	01/15-03/15
534condo	534 West 42nd ...	08/03/2015	08/2015	Livingston Management Servic...	K-26986	221	1,150.00	0.00	3,600.00	Super Fee
534condo	534 West 42nd ...	08/03/2015	08/2015	Livingston Management Servic...	K-26986	221	1,150.00	0.00	4,750.00	paid in 2014
534condo	534 West 42nd ...	08/06/2015	08/2015	Livingston Management Servic...	K-27101	221	0.00	1,150.00	3,600.00	Super Fee
534condo	534 West 42nd ...	08/06/2015	08/2015	Livingston Management Servic...	K-27101	221	0.00	1,150.00	2,450.00	paid in 2014
Net Change=-1,100.00							2,300.00	3,400.00	2,450.00	= Ending Balance =
7845-0000	Gross Salary								8,123.04	= Beginning Balance =
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		507.69	0.00	8,630.73	080115-081415
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		507.69	0.00	9,138.42	081515-082815
Net Change=1,015.38							1,015.38	0.00	9,138.42	= Ending Balance =
7851-0000	FICA Expense								621.44	= Beginning Balance =
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		38.84	0.00	660.28	080115-081415
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		38.84	0.00	699.12	081515-082815
Net Change=77.68							77.68	0.00	699.12	= Ending Balance =
7853-0000	SUTA Expense								332.96	= Beginning Balance =
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		20.43	0.00	353.39	080115-081415
534condo	534 West 42nd ...	08/14/2015	08/2015	080115-081415	J-6131		0.38	0.00	353.77	080115-081415
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		20.43	0.00	374.20	081515-082815
534condo	534 West 42nd ...	08/28/2015	08/2015	081515-082815	J-6348		0.38	0.00	374.58	081515-082815
Net Change=41.62							41.62	0.00	374.58	= Ending Balance =
							41,914.39	41,914.39		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 08/2015

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
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	4,577.52	1,144.38	0.00	1,144.38	2,288.76	0.00	4,577.52
534condo	7	t0000179	Tiiu Kuik	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo				6,866.28	2,288.76	0.00	1,144.38	3,433.14	0.00	6,866.28

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Aug 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-57029	5651	08-2015	8/1/2015	Riccardi(t0000176)	534condo		1,144.38		Pre-Authorized Payment
R-57553	5721	08-2015	8/4/2015	Rampart Brokerage Corp.	534condo		227.41		:CHECKscan Payment - INV#449325
R-57599	5739	08-2015	8/5/2015	Trubitt(t0000174)	534condo		1,144.38		:CHECKscan Payment - August 2015 Commo
R-57838	5769	08-2015	8/10/2015	Drouin(t0000175)	534condo		1,144.38		Pre-Authorized Payment
R-58127	5818	08-2015	8/13/2015	Simon(t0000180)	534condo		2,396.23		:CHECKscan Payment - August 2015 Commo
R-58606	5909	08-2015	8/24/2015	Younge(t0000178)	534condo		1,144.38		:CHECKscan Payment
R-58607	5909	08-2015	8/24/2015	(t0000181)	534condo		686.63		:CHECKscan Payment
R-60948	6270	08-2015	8/31/2015	Trubitt(t0000174)	534condo		1,144.38		
Total							9,032.17		

n Charges

n Charges

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Aug 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-26986	17559	08-2015	8/3/2015	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	221	Management Fee
					534condo	6300-0000 Management	1,100.00	221	paid in 2014
					534condo	7825-0000 Super Salaries	1,150.00	221	Super Fee
					534condo	7825-0000 Super Salaries	1,150.00	221	paid in 2014
K-27101		08-2015	8/6/2015	Livingston Management Services, LLC (living	534condo	7825-0000 Super Salaries	-1,150.00	221	Super Fee
					534condo	7825-0000 Super Salaries	-1,150.00	221	paid in 2014
					534condo	6300-0000 Management	-1,100.00	221	Management Fee
					534condo	6300-0000 Management	-1,100.00	221	paid in 2014
K-27118	17583	08-2015	8/6/2015	Zapken and Loeb L.L.P (zapken)	534condo	6202-0000 Accounting	4,000.00	222	2014-tax filing and review
K-27162	17592	08-2015	8/7/2015	A & P Remodeling Co. (a)	534condo	6213-0000 General Building Repairs-Expense	10,615.38	223	Unit#5/Unit#6 Complete
K-27163	17592	08-2015	8/7/2015	AFA PROTECTIVE SYSTEMS,INC. (afa)	534condo	6310-0000 Security Service	176.92	224	
K-27164	17592	08-2015	8/7/2015	JACK JAFFA & ASSOCIATES (jack)	534condo	6204-0000 Professional Consultant Fees	120.00	225	August 2015-July 2016
K-27282		08-2015	8/14/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.86	24	
K-27301	17624	08-2015	8/13/2015	A & P Remodeling Co. (a)	534condo	6213-0000 General Building Repairs-Expense	3,100.00	226	5th FI installed new double layer of sub floor
K-27302	17624	08-2015	8/13/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	225.14	227	8/1/15-8/31/15
K-27384	17643	08-2015	8/18/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	119.56	228	8/7/15-9/6/15
K-27473	17663	08-2015	8/21/2015	A & P Remodeling Co. (a)	534condo	6242-0000 Unit Repairs	1,224.84	229	Patch and paint 2 openings.
K-27555	17678	08-2015	8/25/2015	Consolidated Edison Company of N.Y. Inc. (c	534condo	6410-0000 Electricity	727.52	230	7/20/15-8/18/15 3,840kWh
					534condo	6420-0000 Gas	120.89	230	7/20/15-8/18/15 91therms
K-27556	17678	08-2015	8/25/2015	Consolidated Edison Company of N.Y. Inc. (c	534condo	6420-0000 Gas	34.81	231	7/20/15-8/18/15 2therms
K-27689		08-2015	8/14/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	72.00	815	Check date 8/14/15
K-27695		08-2015	8/14/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	12.50	815	
K-27942	17723	08-2015	8/1/2015	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	8012015	8.2015
					534condo	7825-0000 Super Salaries	-1,100.00	8012015	01/15-03/15
K-28117		08-2015	8/28/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	109.00	815	
K-28397		08-2015	8/28/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.88	25	

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Aug 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
Total							21,584.30		

, per proposal

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/10/2016

Month Year = 08/2015

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			4,577.52
						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			1,144.38
						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	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	1rent	686.63	0.00	0.00	11/01/2015	10/31/2017		0.00
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				6,866.28
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				6,866.28
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	6,866.28

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/10/2016

Month Year = 08/2015

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Summary of Charges by Charge Code													
(Current/Notice Residents Only)													
Charge Code			Amount										
common			9,262.51										
1rent			686.63										
Total			9,949.14										

534condo-ChaseChk-9300

9/23/2015

Bank Reconciliation Report

8/31/2015

412059300

Posted by: DBO

Balance Per Bank Statement as of 8/31/2015

21,485.86

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
Less:	Outstanding Checks		7,254.61
	Reconciled Bank Balance		30,576.25

Balance per GL as of 8/31/2015

30,576.25

Reconciled Balance Per G/L

30,576.25

Difference

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

0.00

Bank Reconciliation Report

8/31/2015

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/29/2015	220	rampart - Rampart Brokerage Corp.	193.35	8/31/2015
8/6/2015	222	zapken - Zapken and Loeb L.L.P	4,000.00	8/31/2015
8/7/2015	223	a - A & P Remodeling Co.	10,615.38	8/31/2015
8/7/2015	224	afa - AFA PROTECTIVE SYSTEMS, INC.	176.92	8/31/2015
8/7/2015	225	jack - JACK JAFFA & ASSOCIATES	120.00	8/31/2015
8/13/2015	226	a - A & P Remodeling Co.	3,100.00	8/31/2015
8/13/2015	227	verizon - Verizon	225.14	8/31/2015
8/14/2015	24	v0000081 - Artur Ujkaj	462.86	8/31/2015
8/14/2015	815	v0000016 - Paychex	72.00	8/31/2015
8/14/2015	815	v0000016 - Paychex	12.50	8/31/2015
8/18/2015	228	verizon - Verizon	119.56	8/31/2015
8/21/2015	229	a - A & P Remodeling Co.	1,224.84	8/31/2015
8/25/2015	230	conediso - Consolidated Edison Company of N.Y. Inc.	848.41	8/31/2015
8/25/2015	231	conediso - Consolidated Edison Company of N.Y. Inc.	34.81	8/31/2015
8/28/2015	25	v0000081 - Artur Ujkaj	462.88	8/31/2015
8/28/2015	815	v0000016 - Paychex	109.00	8/31/2015

Total Cleared Checks

21,777.65

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
8/1/2015	20	:ACH Deposit	1,144.38	8/31/2015
8/4/2015	62	:CHECKscan Deposit	227.41	8/31/2015
8/5/2015	63	:CHECKscan Deposit	1,144.38	8/31/2015
8/10/2015	21	:ACH Deposit	1,144.38	8/31/2015
8/13/2015	64	:CHECKscan Deposit	2,396.23	8/31/2015
8/24/2015	65	:CHECKscan Deposit	1,831.01	8/31/2015

Total Cleared Deposits

7,887.79

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
8/14/2015	JE 6131	080115-081415	-134.48	8/31/2015
8/28/2015	JE 6348	081515-082815	-134.46	8/31/2015

Total Cleared Other Items

-268.94



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

August 01, 2015 through August 31, 2015

Primary Account: **000000412059300**

00080557 1 AV 0.391



00080557 DRE 802 141 24415 NNNNNNNNNY T 1 000000000 62 0000 T2674809 P89045

534 WEST 42ND STREET CONDO ASSOCIATION
LIVINGSTON MANAGEMENT SERVICES, LLC.
225 W 35TH ST FL 15
NEW YORK NY 10001-1949

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-242-7338
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679

We updated your Deposit Account Agreement

We 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.

We're making changes to non-Chase ATM fees and Travelers Checks

Your relationship is important to us, and we are committed to keeping you informed about changes that may affect you beginning November 9.

Non-Chase ATMs

When you use an ATM that is not owned by Chase we charge a non-Chase ATM fee; which will change beginning November 9. The new fees listed below apply to each transaction made at a non-Chase ATM:

- \$2.50 for any Inquiries, Transfers or Withdrawals while using a non-Chase ATM in the U.S., Puerto Rico and the U.S. Virgin Islands.
- \$2.50 for any Transfers or Inquiries at ATMs outside the U.S., Puerto Rico and the U.S. Virgin Islands. As a reminder, we will still charge \$5 per Withdrawal at ATMs outside the U.S., Puerto Rico and the U.S. Virgin Islands.

As a reminder, there is no fee to use any of the 15,500 Chase ATMs.

For the products listed below, we'll continue to waive our fee when you use a non-Chase ATM but you will have to pay the fees charged by the ATM owner.

- Chase Platinum Business Checking(SM)
- Chase Performance Business Checking(SM) and Chase Performance Business Checking with Interest(SM)
- Chase Analysis Business Checking(SM) and Chase Analysis Business Checking with Interest(SM)
- Commercial Checking(SM) and Commercial Checking with Interest(SM)
- Chase Total Business Checking(SM) with Chase Military Banking benefits
- Chase BusinessSelect Checking(SM) with Chase Military Banking benefits linked to Chase Premier Plus
- Chase BusinessClassic CheckingSM with Chase Military Banking benefits linked to Chase Premier Plus
- Chase Client Funds Checking(SM)





August 01, 2015 through August 31, 2015

Primary Account: 000000412059300

- Chase Client Funds Savings(SM)
- Trust Accounts for Lawyers and Realtors (names vary by market)

Travelers Checks

Beginning November 9, we will no longer sell Travelers Checks. There are other alternatives to Travelers Checks, please talk to a banker to learn more. We apologize for the inconvenience.

All other terms and conditions of your Deposit Account Agreement still apply. If you have any questions, please call the number listed at the top of this statement.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$35,644.66	\$21,485.86
Chase Business Select High Yield Savings	000003046731484	20,006.83	20,007.67
Total		\$55,651.49	\$41,493.53
TOTAL ASSETS		\$55,651.49	\$41,493.53

All **Summary Balances** shown are as of August 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		\$35,644.66
Deposits and Additions	6	7,887.79
Checks Paid	11	- 20,658.41
Electronic Withdrawals	9	- 1,388.18
Ending Balance	26	\$21,485.86



August 01, 2015 through August 31, 2015

Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	CCD ID	AMOUNT
08/04	Livingston Manag Settlement Stv621	9000237377	\$1,144.38
08/06	Livingston Manag Settlement 6Xmf21	9000237377	227.41
08/07	Livingston Manag Settlement 6Fsh21	9000237377	1,144.38
08/11	Livingston Manag Settlement 6Kgm21	9000237377	1,144.38
08/14	Livingston Manag Settlement Z4Cq21	9000237377	2,396.23
08/26	Livingston Manag Settlement K21Z21	9000237377	1,831.01
Total Deposits and Additions			\$7,887.79

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
220 ^		08/03	\$193.35
222 * ^		08/13	4,000.00
223 ^		08/18	10,615.38
224 ^		08/25	176.92
225 ^		08/20	120.00
226 ^		08/24	3,100.00
227 ^		08/19	225.14
228 ^		08/26	119.56
229 ^		08/31	1,224.84
230 ^		08/31	848.41
231 ^		08/31	34.81
Total Checks Paid			\$20,658.41

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

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

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	CCD ID	AMOUNT
08/13	Paychex-Rcx Payroll 62109700000326X	1161124166	\$462.86
08/14	Paychex Tps Taxes 62116500011244X	1161124166	103.28
08/14	Paychex Eib Invoice X62119600010488	9000000020	72.00
08/14	Payx-Pia-Wc Wc-Premium 0000023662105	1161528391	31.20
08/14	Paychex-Hrs Ins Prem 21179011	1555124166	12.50
08/28	Paychex-Rcx Payroll 62337400003141X	1161124166	462.88
08/28	Paychex Tps Taxes 62334800006442X	1161124166	103.26
08/28	Payx-Pia-Wc Wc-Premium 0000023780230	1161528391	31.20
08/31	Paychex Eib Invoice X62347200024233	9000000020	109.00
Total Electronic Withdrawals			\$1,388.18

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



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

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
08/03	\$35,451.31	08/13	34,649.00	08/24	22,765.73
08/04	36,595.69	08/14	36,826.25	08/25	22,588.81
08/06	36,823.10	08/18	26,210.87	08/26	24,300.26
08/07	37,967.48	08/19	25,985.73	08/28	23,702.92
08/11	39,111.86	08/20	25,865.73	08/31	21,485.86

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	20
Deposits / Credits	6
Deposited Items	0
Transaction Total	26

SERVICE FEE CALCULATION

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

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,006.83
Deposits and Additions	1	0.84
Ending Balance	1	\$20,007.67
Annual Percentage Yield Earned This Period		0.05%
Interest Earned This Period		\$0.84
Interest Paid Year-to-Date		\$10.47

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		\$20,006.83
08/31	Interest Payment	0.84	20,007.67
	Ending Balance		\$20,007.67



August 01, 2015 through August 31, 2015

Primary Account: **000000412059300**

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

9/23/2015

Bank Reconciliation Report

8/31/2015

3046731484

Posted by: DBO

Balance Per Bank Statement as of 8/31/2015	20,007.67
Reconciled Bank Balance	<u>20,007.67</u>

Balance per GL as of 8/31/2015	20,007.67
Reconciled Balance Per G/L	<u>20,007.67</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
8/23/2015	JE 6388	8.2015 bank activity	0.84	8/31/2015
Total Cleared Other Items			<u>0.84</u>	