

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Sep 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	31,720.63	2,399.88	0.00	34,120.51
1130-0000	Savings Cash 1	20,007.67	0.82	0.00	20,008.49
1210-0000	Prepaid Insurance	18,993.28	0.00	0.00	18,993.28
1230-0000	Other Prepaid Expenses	6,900.00	0.00	6,900.00	0.00
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	-78,417.00	0.00	7,716.00	-86,133.00
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	-10.47	0.00	0.82	-11.29
6202-0000	Accounting	2,250.00	0.00	0.00	2,250.00
6204-0000	Professional Consultant Fees	120.00	0.00	0.00	120.00
6213-0000	General Building Repairs-Expense	24,941.77	0.00	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	1,224.84	2,400.00	0.00	3,624.84
6250-0000	Elevator Inspection & Repair	2,057.72	337.51	0.00	2,395.23
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	8,800.00	0.00	1,350.00	7,450.00
6310-0000	Security Service	440.63	0.00	0.00	440.63
6312-0000	Security Cameras/IT	5,139.00	0.00	0.00	5,139.00
6320-0000	Insurance	7,048.91	0.00	0.00	7,048.91
6320-0010	Worker's Compensation	614.99	72.50	0.00	687.49
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 = Sep 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6364-0000	Filing Fees	0.00	8.20	0.00	8.20
6410-0000	Electricity	4,996.69	729.38	0.00	5,726.07
6420-0000	Gas	6,553.04	159.91	0.00	6,712.95
6430-0000	Water & Sewer	2,005.42	0.00	0.00	2,005.42
6455-0000	Telephone & Internet	3,253.70	342.94	0.00	3,596.64
7615-0000	Payroll Processing Fees	1,549.19	131.00	0.00	1,680.19
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	2,450.00	8,250.00	0.00	10,700.00
7845-0000	Gross Salary	9,138.42	1,015.38	0.00	10,153.80
7851-0000	FICA Expense	699.12	77.68	0.00	776.80
7852-0000	FUTA Expense	117.16	0.00	0.00	117.16
7853-0000	SUTA Expense	374.58	41.62	0.00	416.20
	Total	0.00	15,966.82	15,966.82	0.00

Income Statement

Period = Sep 2015

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,716	100	86,133	97
4810-0000	Plus: Prepaid Rent	0	0	-3,432	-4
4990-0000	NET RENT INCOME	<u>7,716</u>	<u>100</u>	<u>82,701</u>	<u>94</u>
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	0	0	5,664	6
5490-0000	TOTAL REIMBURSEMENT	<u>0</u>	<u>0</u>	<u>5,664</u>	<u>6</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	11	0
5890-0000	TOTAL OTHER INCOME	<u>1</u>	<u>0</u>	<u>11</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>7,717</u>	<u>100</u>	<u>88,376</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	2,250	3
6204-0000	Professional Consultant Fees	0	0	120	0
6213-0000	General Building Repairs-Expense	0	0	24,942	28
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	2,400	31	3,625	4
6250-0000	Elevator Inspection & Repair	338	4	2,395	3
6252-0000	Fire Extinguishers	0	0	4,376	5

Income Statement

Period = Sep 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	-1,350	-17	7,450	8
6310-0000	Security Service	0	0	441	0
6312-0000	Security Cameras/IT	0	0	5,139	6
6320-0000	Insurance	0	0	7,049	8
6320-0010	Worker's Compensation	72	1	687	1
6350-0000	Property Tax	0	0	13	0
6362-0000	Inspections	0	0	762	1
6364-0000	Filing Fees	8	0	8	0
6410-0000	Electricity	729	9	5,726	6
6420-0000	Gas	160	2	6,713	8
6430-0000	Water & Sewer	0	0	2,005	2
6455-0000	Telephone & Internet	343	4	3,597	4
6990-0000	TOTAL DIRECT EXPENSES	2,700	35	87,021	98
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	131	2	1,680	2
7620-0000	Taxes & Licenses	0	0	434	0
7700-0000	Miscellaneous Expense	0	0	80	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	8,250	107	10,700	12
7845-0000	Gross Salary	1,015	13	10,154	11
7851-0000	FICA Expense	78	1	777	1
7852-0000	FUTA Expense	0	0	117	0
7853-0000	SUTA Expense	42	1	416	0
7890-0000	TOTAL PAYROLL	9,516	123	23,844	27
7990-0000	TOTAL G & A EXPENSE	9,516	123	24,358	28
8990-0000	TOTAL EXPENSES	12,216	158	111,379	126
9090-0000	NET INCOME	-4,499	-58	-23,003	-26

Income Statement

Period = Sep 2015

Book = Cash

	Period to Date	%	Year to Date	%
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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 = Sep 2015

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	34,121
1130-0000	Savings Cash 1	20,008
1190-0000	TOTAL CASH	54,129
1210-0000	Prepaid Insurance	18,993
1600-0000	PROPERTY	
1620-0000	Equipment	9,662
1621-0000	Accum. Dep - Equipment	-966
1890-0000	TOTAL PROPERTY	27,689
1990-0000	TOTAL ASSETS	81,818
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	65,473
3890-0000	TOTAL CAPITAL	65,473
3990-0000	TOTAL LIABILITIES & CAPITAL	81,818

Cash Flow

Period = Sep 2015

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	7,716	100	86,133	97
Plus: Prepaid Rent	0	0	-3,432	-4
NET RENT INCOME	7,716	100	82,701	94
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	0	0	5,664	6
TOTAL REIMBURSEMENT	0	0	5,664	6
OTHER INCOME				
Interest on Bank Accounts	1	0	11	0
TOTAL OTHER INCOME	1	0	11	0
TOTAL INCOME	7,717	100	88,376	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	2,250	3
Professional Consultant Fees	0	0	120	0
General Building Repairs-...	0	0	24,942	28
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	2,400	31	3,625	4
Elevator Inspection & Repair	338	4	2,395	3
Fire Extinguishers	0	0	4,376	5
Exterminator	0	0	383	0
Locksmith	0	0	552	1
Management	-1,350	-17	7,450	8
Security Service	0	0	441	0
Security Cameras/IT	0	0	5,139	6
Insurance	0	0	7,049	8
Worker's Compensation	72	1	687	1
Property Tax	0	0	13	0
Inspections	0	0	762	1
Filing Fees	8	0	8	0
Electricity	729	9	5,726	6
Gas	160	2	6,713	8
Water & Sewer	0	0	2,005	2

Cash Flow

Period = Sep 2015

Book = Cash

	Period to Date	%	Year to Date	%
Telephone & Internet	343	4	3,597	4
TOTAL DIRECT EXP...	2,700	35	87,021	98
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	131	2	1,680	2
Taxes & Licenses	0	0	434	0
Miscellaneous Expense	0	0	80	0
PAYROLL EXPENSE				
Super Salaries	8,250	107	10,700	12
Gross Salary	1,015	13	10,154	11
FICA Expense	78	1	777	1
FUTA Expense	0	0	117	0
SUTA Expense	42	1	416	0
TOTAL PAYROLL	9,516	123	23,844	27
TOTAL G & A EXPENSE	9,516	123	24,358	28
TOTAL EXPENSES	12,216	158	111,379	126
NET INCOME	-4,499	-58	-23,003	-26

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	31,721	34,121	2,400
Savings Cash 1	20,008	20,008	1
Savings Cash 3	0	0	0
Total Cash	51,728	54,129	2,401

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,454	34,121	-12,333
Savings Cash 1	19,997	20,008	11
Savings Cash 3	0	0	0
Total Cash	66,451	54,129	-12,322

General Ledger

Period = Sep 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					31,720.63	= Beginning Balance =
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		0.00	103.27	31,617.36	082915-091115
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		0.00	31.20	31,586.16	082915-091115
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		0.00	103.27	31,482.89	091215-092515
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		0.00	31.20	31,451.69	091215-092515
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27765	232		4,500.00	26,951.69	paid in 2014
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27798	232	4,500.00		31,451.69	paid in 2014
		09/01/2015		Deposit Total 22			1,200.00		32,651.69	
534condo	534 West 42nd ...	09/03/2015	09/2015	Preferred Renovations Inc. (v...	K-27840	233		2,400.00	30,251.69	Water damage, repaired all damage caused ...
534condo	534 West 42nd ...	09/09/2015	09/2015	Solid State Elevator Corp (solids)	K-28038	234		337.51	29,914.18	Monthly Maint
534condo	534 West 42nd ...	09/09/2015	09/2015	Verizon (verizon)	K-28039	235		230.18	29,684.00	9/1/15-9/30/15
		09/10/2015		Deposit Total 23			1,144.38		30,828.38	
		09/11/2015		Deposit Total 68			3,540.61		34,368.99	
534condo	534 West 42nd ...	09/11/2015	09/2015	Paychex (v0000016)	K-28172	915		12.50	34,356.49	
534condo	534 West 42nd ...	09/11/2015	09/2015	Paychex (v0000016)	K-28176	915		72.00	34,284.49	8/6/15-9/4/15
534condo	534 West 42nd ...	09/11/2015	09/2015	Artur Ujkaj (v0000081)	K-28925	26		462.87	33,821.62	
534condo	534 West 42nd ...	09/15/2015	09/2015	Verizon (verizon)	K-28263	236		112.76	33,708.86	9/7/15-10/6/15
		09/16/2015		Deposit Total 24			1,144.38		34,853.24	
		09/23/2015		Deposit Total 69			686.63		35,539.87	
534condo	534 West 42nd ...	09/23/2015	09/2015	APSE Property Services LLC (...)	K-28523	237		8.20	35,531.67	certified copies HPD registartions
534condo	534 West 42nd ...	09/24/2015	09/2015	Consolidated Edison Company...	K-28560	238		853.05	34,678.62	8/18/15-9/17/15 95therms
534condo	534 West 42nd ...	09/24/2015	09/2015	Consolidated Edison Company...	K-28561	239		36.24	34,642.38	8/18/15-9/17/15 3therms
534condo	534 West 42nd ...	09/25/2015	09/2015	Artur Ujkaj (v0000081)	K-28926	27		462.87	34,179.51	
534condo	534 West 42nd ...	09/25/2015	09/2015	Paychex (v0000016)	K-29110	915		59.00	34,120.51	Check date 9/25/15
				Net Change=2,399.88			12,216.00	9,816.12	34,120.51	= Ending Balance =
1130-0000				Savings Cash 1					20,007.67	= Beginning Balance =
534condo	534 West 42nd ...	09/30/2015	09/2015	9/2015 bank	J-6493		0.82	0.00	20,008.49	9/2015 bank
				Net Change=0.82			0.82	0.00	20,008.49	= Ending Balance =
1230-0000				Other Prepaid Expenses					6,900.00	= Beginning Balance =
534condo	534 West 42nd ...	09/30/2015	09/2015	to rev 2014 Prepaid Super fees	J-6924	:Rever...	0.00	6,900.00	0.00	to rev 2014 Prepaid Super fees
				Net Change=-6,900.00			0.00	6,900.00	0.00	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd ...	09/11/2015	09/2015	Artur Ujkaj (v0000081)	K-28925	26	462.87	0.00	462.87	
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		0.00	462.87	0.00	082915-091115
534condo	534 West 42nd ...	09/25/2015	09/2015	Artur Ujkaj (v0000081)	K-28926	27	462.87	0.00	462.87	

General Ledger

Period = Sep 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		0.00	462.87	0.00	091215-092515
				Net Change=0.00			925.74	925.74	0.00	= Ending Balance =
4530-0000				Condo Common Charge					-78,417.00	= Beginning Balance =
534condo	534 West 42nd ...	08/31/2015	09/2015	Trubitt (t0000174)	R-59615	2133	0.00	1,144.38	-79,561.38	:CHECKscan Payment - Sept 2015 Commo...
534condo	534 West 42nd ...	08/31/2015	09/2015	Trubitt (t0000174)	R-60947	2133	1,144.38	0.00	-78,417.00	:Prog Gen Reverses receipt Ctrl# 59615 date...
534condo	534 West 42nd ...	09/01/2015	09/2015	Riccardi (t0000176)	R-59471	:ACH...	0.00	1,111.12	-79,528.12	Pre-Authorized Payment
534condo	534 West 42nd ...	09/01/2015	09/2015	Riccardi (t0000176)	R-59471	:ACH...	0.00	33.26	-79,561.38	Pre-Authorized Payment
534condo	534 West 42nd ...	09/01/2015	09/2015	Riccardi (t0000176)	R-59471	:ACH...	0.00	55.62	-79,617.00	Pre-Authorized Payment
534condo	534 West 42nd ...	09/10/2015	09/2015	Drouin (t0000175)	R-59957	:ACH...	0.00	1,144.38	-80,761.38	Pre-Authorized Payment
534condo	534 West 42nd ...	09/10/2015	09/2015	Simon (t0000180)	R-60023	00001065	0.00	2,396.23	-83,157.61	:CHECKscan Payment - Sept 2015 Commo...
534condo	534 West 42nd ...	09/10/2015	09/2015	Younge (t0000178)	R-60101	1719	0.00	1,144.38	-84,301.99	:CHECKscan Payment - Sept 2015 Commo...
534condo	534 West 42nd ...	09/16/2015	09/2015	Samuels (t0000177)	R-60359	:AC...	0.00	1,144.38	-85,446.37	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd ...	09/21/2015	09/2015	(t0000181)	R-60932	807	0.00	686.63	-86,133.00	:CHECKscan Payment - Sept 2015 Commo...
				Net Change=-7,716.00			1,144.38	8,860.38	-86,133.00	= Ending Balance =
5720-0000				Interest on Bank Accounts					-10.47	= Beginning Balance =
534condo	534 West 42nd ...	09/30/2015	09/2015	9/2015 bank	J-6493		0.00	0.82	-11.29	9/2015 bank
				Net Change=-0.82			0.00	0.82	-11.29	= Ending Balance =
6242-0000				Unit Repairs					1,224.84	= Beginning Balance =
534condo	534 West 42nd ...	09/03/2015	09/2015	Preferred Renovations Inc. (v...	K-27840	233	1,500.00	0.00	2,724.84	master bedroom ceiling & hall bathroom, scr...
534condo	534 West 42nd ...	09/03/2015	09/2015	Preferred Renovations Inc. (v...	K-27840	233	900.00	0.00	3,624.84	Water damage, repaired all damage caused ...
				Net Change=2,400.00			2,400.00	0.00	3,624.84	= Ending Balance =
6250-0000				Elevator Inspection & Repair					2,057.72	= Beginning Balance =
534condo	534 West 42nd ...	09/09/2015	09/2015	Solid State Elevator Corp (solids)	K-28038	234	337.51	0.00	2,395.23	Monthly Maint
				Net Change=337.51			337.51	0.00	2,395.23	= Ending Balance =
6300-0000				Management					8,800.00	= Beginning Balance =
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27765	232	1,100.00	0.00	9,900.00	Management Fee
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27765	232	1,100.00	0.00	11,000.00	paid in 2014
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27798	232	0.00	1,100.00	9,900.00	Management Fee
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27798	232	0.00	1,100.00	8,800.00	paid in 2014
534condo	534 West 42nd ...	09/05/2015	09/2015	Livingston Management Servic...	K-27943	9012015	1,100.00	0.00	9,900.00	9.2015
534condo	534 West 42nd ...	09/30/2015	09/2015	to reclass prepaid Super salary...	J-6925		0.00	2,450.00	7,450.00	to reclass prepaid Super salary from 2014
				Net Change=-1,350.00			3,300.00	4,650.00	7,450.00	= Ending Balance =

General Ledger

Period = Sep 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6320-0010				Worker's Compensation					614.99 = Beginning Balance =	
534condo	534 West 42nd ...	09/11/2015	09/2015	Paychex (v0000016)	K-28172	915	12.50	0.00	627.49	
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		0.00	1.20	626.29	082915-091115
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		31.20	0.00	657.49	082915-091115
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		0.00	1.20	656.29	091215-092515
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		31.20	0.00	687.49	091215-092515
				Net Change=72.50			74.90	2.40	687.49 = Ending Balance =	
6364-0000				Filing Fees					0.00 = Beginning Balance =	
534condo	534 West 42nd ...	09/23/2015	09/2015	APSE Property Services LLC (...)	K-28523	237	8.20	0.00	8.20	certified copies HPD registrations
				Net Change=8.20			8.20	0.00	8.20 = Ending Balance =	
6410-0000				Electricity					4,996.69 = Beginning Balance =	
534condo	534 West 42nd ...	09/24/2015	09/2015	Consolidated Edison Company...	K-28560	238	729.38	0.00	5,726.07	8/18/15-9/17/15 3920kwh
				Net Change=729.38			729.38	0.00	5,726.07 = Ending Balance =	
6420-0000				Gas					6,553.04 = Beginning Balance =	
534condo	534 West 42nd ...	09/24/2015	09/2015	Consolidated Edison Company...	K-28560	238	123.67	0.00	6,676.71	8/18/15-9/17/15 95therms
534condo	534 West 42nd ...	09/24/2015	09/2015	Consolidated Edison Company...	K-28561	239	36.24	0.00	6,712.95	8/18/15-9/17/15 3therms
				Net Change=159.91			159.91	0.00	6,712.95 = Ending Balance =	
6455-0000				Telephone & Internet					3,253.70 = Beginning Balance =	
534condo	534 West 42nd ...	09/09/2015	09/2015	Verizon (verizon)	K-28039	235	230.18	0.00	3,483.88	9/1/15-9/30/15
534condo	534 West 42nd ...	09/15/2015	09/2015	Verizon (verizon)	K-28263	236	112.76	0.00	3,596.64	9/7/15-10/6/15
				Net Change=342.94			342.94	0.00	3,596.64 = Ending Balance =	
7615-0000				Payroll Processing Fees					1,549.19 = Beginning Balance =	
534condo	534 West 42nd ...	09/11/2015	09/2015	Paychex (v0000016)	K-28176	915	72.00	0.00	1,621.19	8/6/15-9/4/15
534condo	534 West 42nd ...	09/25/2015	09/2015	Paychex (v0000016)	K-29110	915	59.00	0.00	1,680.19	Check date 9/25/15
				Net Change=131.00			131.00	0.00	1,680.19 = Ending Balance =	
7825-0000				Super Salaries					2,450.00 = Beginning Balance =	
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27765	232	1,150.00	0.00	3,600.00	Super Fee
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27765	232	1,150.00	0.00	4,750.00	paid in 2014
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27798	232	0.00	1,150.00	3,600.00	Super Fee
534condo	534 West 42nd ...	09/01/2015	09/2015	Livingston Management Servic...	K-27798	232	0.00	1,150.00	2,450.00	paid in 2014
534condo	534 West 42nd ...	09/05/2015	09/2015	Livingston Management Servic...	K-27943	9012015	0.00	250.00	2,200.00	01/15-03/15
534condo	534 West 42nd ...	09/05/2015	09/2015	Livingston Management Servic...	K-27943	9012015	0.00	850.00	1,350.00	super payments refunded

General Ledger

Period = Sep 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	09/30/2015	09/2015	to rev 2014 Prepaid Super fees	J-6924	:Rever...	6,900.00	0.00	8,250.00	to rev 2014 Prepaid Super fees
534condo	534 West 42nd ...	09/30/2015	09/2015	to reclass prepaid Super salary...	J-6925		2,450.00	0.00	10,700.00	to reclass prepaid Super salary from 2014
Net Change=8,250.00							11,650.00	3,400.00	10,700.00	= Ending Balance =
7845-0000	Gross Salary								9,138.42	= Beginning Balance =
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		507.69	0.00	9,646.11	082915-091115
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		507.69	0.00	10,153.80	091215-092515
Net Change=1,015.38							1,015.38	0.00	10,153.80	= Ending Balance =
7851-0000	FICA Expense								699.12	= Beginning Balance =
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		38.84	0.00	737.96	082915-091115
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		38.84	0.00	776.80	091215-092515
Net Change=77.68							77.68	0.00	776.80	= Ending Balance =
7853-0000	SUTA Expense								374.58	= Beginning Balance =
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		20.43	0.00	395.01	082915-091115
534condo	534 West 42nd ...	09/11/2015	09/2015	082915-091115	J-6477		0.38	0.00	395.39	082915-091115
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		20.43	0.00	415.82	091215-092515
534condo	534 West 42nd ...	09/25/2015	09/2015	091215-092515	J-6478		0.38	0.00	416.20	091215-092515
Net Change=41.62							41.62	0.00	416.20	= Ending Balance =
							34,555.46	34,555.46		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 09/2015

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	1,088.76	1,088.76	0.00	0.00	0.00	0.00	1,088.76
534condo	5	t0000177	Yaneeke Samuels	4,577.52	1,144.38	1,144.38	0.00	2,288.76	0.00	4,577.52
534condo	7	t0000179	Tiiu Kuik	2,288.76	1,144.38	1,144.38	0.00	0.00	0.00	2,288.76
534condo				7,955.04	3,377.52	2,288.76	0.00	2,288.76	0.00	7,955.04

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Sep 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-59471	6039	09-2015	9/1/2015	Riccardi(t0000176)	534condo		1,200.00		Pre-Authorized Payment
R-59615	6059	09-2015	8/31/2015	Trubitt(t0000174)	534condo		1,144.38		:CHECKscan Payment - Sept 2015 Common Charges Reversed by ctrl# 6
R-59957	6141	09-2015	9/10/2015	Drouin(t0000175)	534condo		1,144.38		Pre-Authorized Payment
R-60023	6148	09-2015	9/10/2015	Simon(t0000180)	534condo		2,396.23		:CHECKscan Payment - Sept 2015 Common Charge
R-60101	6155	09-2015	9/10/2015	Younge(t0000178)	534condo		1,144.38		:CHECKscan Payment - Sept 2015 Common Charges
R-60359	6201	09-2015	9/16/2015	Samuels(t0000177)	534condo		1,144.38		Online Payment - EFT Payment Paid by roommate adamhausman (r0000
R-60932	6266	09-2015	9/21/2015	(t0000181)	534condo		686.63		:CHECKscan Payment - Sept 2015 Common Charge
R-60947		09-2015	8/31/2015	Trubitt(t0000174)	534condo		-1,144.38		:Prog Gen Reverses receipt Ctrl# 59615 date error
Total							7,716.00		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Sep 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-27765	17692	09-2015	9/1/2015	Livingston Management Services, LLC (livingston management services, llc)	534condo	6300-0000 Management	1,100.00	232	Management Fee
					534condo	6300-0000 Management	1,100.00	232	paid in 2014
					534condo	7825-0000 Super Salaries	1,150.00	232	Super Fee
					534condo	7825-0000 Super Salaries	1,150.00	232	paid in 2014
K-27798		09-2015	9/1/2015	Livingston Management Services, LLC (livingston management services, llc)	534condo	7825-0000 Super Salaries	-1,150.00	232	Super Fee
					534condo	7825-0000 Super Salaries	-1,150.00	232	paid in 2014
					534condo	6300-0000 Management	-1,100.00	232	Management Fee
					534condo	6300-0000 Management	-1,100.00	232	paid in 2014
K-27840	17708	09-2015	9/3/2015	Preferred Renovations Inc. (v0000279)	534condo	6242-0000 Unit Repairs	1,500.00	233	master bedroom ceiling & hall bathroom, scrapped loose paint,plastered primed and painted
					534condo	6242-0000 Unit Repairs	900.00	233	Water damage, repaired all damage caused by water leak,installed sheet rock along 2 walls & a ceiling
K-27943	17724	09-2015	9/5/2015	Livingston Management Services, LLC (livingston management services, llc)	534condo	7825-0000 Super Salaries	-850.00	9012015	super payments refunded
					534condo	6300-0000 Management	1,100.00	9012015	9.2015
					534condo	7825-0000 Super Salaries	-250.00	9012015	01/15-03/15
K-28038	17751	09-2015	9/9/2015	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	234	Monthly Maint
K-28039	17751	09-2015	9/9/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	230.18	235	9/1/15-9/30/15
K-28172		09-2015	9/11/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	12.50	915	
K-28176		09-2015	9/11/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	72.00	915	8/6/15-9/4/15
K-28263	17779	09-2015	9/15/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	112.76	236	9/7/15-10/6/15
K-28523	17813	09-2015	9/23/2015	APSE Property Services LLC (apseprop)	534condo	6364-0000 Filing Fees	8.20	237	certified copies HPD registrations
K-28560	17822	09-2015	9/24/2015	Consolidated Edison Company of N.Y. Inc. (ced)	534condo	6410-0000 Electricity	729.38	238	8/18/15-9/17/15 3920kwh
					534condo	6420-0000 Gas	123.67	238	8/18/15-9/17/15 95therms
K-28561	17822	09-2015	9/24/2015	Consolidated Edison Company of N.Y. Inc. (ced)	534condo	6420-0000 Gas	36.24	239	8/18/15-9/17/15 3therms
K-28925		09-2015	9/11/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	26	
K-28926		09-2015	9/25/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	27	
K-29110		09-2015	9/25/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	59.00	915	Check date 9/25/15
Total							5,047.18		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/11/2016

Month Year = 09/2015

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			1,088.76
						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			2,288.76
						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				7,955.04
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				7,955.04
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	7,955.04

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/11/2016

Month Year = 09/2015

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

10/16/2015

Bank Reconciliation Report

9/30/2015

412059300

Posted by: DBO

Balance Per Bank Statement as of 9/30/2015

41,375.12

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		<u>34,120.51</u>

Balance per GL as of 9/30/2015

34,120.51

Reconciled Balance Per G/L

34,120.51

Difference

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

0.00

534condo-ChaseChk-9300

10/16/2015

Bank Reconciliation Report

9/30/2015

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
9/3/2015	233	v0000279 - Preferred Renovations Inc.	2,400.00	9/30/2015
9/9/2015	234	solids - Solid State Elevator Corp	337.51	9/30/2015
9/9/2015	235	verizon - Verizon	230.18	9/30/2015
9/11/2015	26	v0000081 - Artur Ujkaj	462.87	9/30/2015
9/11/2015	915	v0000016 - Paychex	12.50	9/30/2015
9/11/2015	915	v0000016 - Paychex	72.00	9/30/2015
9/15/2015	236	verizon - Verizon	112.76	9/30/2015
9/23/2015	237	apseprop - APSE Property Services LLC	8.20	9/30/2015
9/24/2015	238	conediso - Consolidated Edison Company of N.Y. Inc.	853.05	9/30/2015
9/24/2015	239	conediso - Consolidated Edison Company of N.Y. Inc.	36.24	9/30/2015
9/25/2015	27	v0000081 - Artur Ujkaj	462.87	9/30/2015
9/25/2015	915	v0000016 - Paychex	59.00	9/30/2015
Total Cleared Checks			5,047.18	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/24/2015	61	:CHECKscan Deposit	16,345.00	9/30/2015
8/31/2015	70		1,144.38	9/30/2015
9/1/2015	22	:ACH Deposit	1,200.00	9/30/2015
9/10/2015	23	:ACH Deposit	1,144.38	9/30/2015
9/11/2015	68	:CHECKscan Deposit	3,540.61	9/30/2015
9/16/2015	24	:ACH Deposit	1,144.38	9/30/2015
9/23/2015	69	:CHECKscan Deposit	686.63	9/30/2015
Total Cleared Deposits			25,205.38	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/11/2015	JE 6477	082915-091115	-134.47	9/30/2015
9/25/2015	JE 6478	091215-092515	-134.47	9/30/2015
Total Cleared Other Items			-268.94	



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

September 01, 2015 through September 30, 2015

Primary Account: **000000412059300**

00011576 1 AV 0.391



00011576 DRE 802 14127415 NNNNNNNNNY T 1 000000000 62 0000 T2724517 P91821

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'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)
- 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.

Reminder about fees for cash deposits to business accounts

The fee for cash deposited with a teller or at a night depository that is above the amount you can deposit at no charge as a benefit of your specific deposit product is \$2.50 per \$1,000 deposited, as we previously disclosed to you. Please refer to the Product Features for your account(s) in the Additional Banking Services and Fees disclosure we gave you when you opened your account.



September 01, 2015 through September 30, 2015

Primary Account: 000000412059300

We offer alternative methods for depositing cash, such as Chase ATMs and cash vault services. These methods may result in lower fees. Please visit a branch or speak with your banker for more information.

CONSOLIDATED BALANCE SUMMARY**ASSETS****Checking & Savings**

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$21,485.86	\$41,375.12
Chase Business Select High Yield Savings	000003046731484	20,007.67	20,008.49
Total		\$41,493.53	\$61,383.61

TOTAL ASSETS**\$41,493.53** **\$61,383.61**

All Summary Balances shown are as of September 30, 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		\$21,485.86
Deposits and Additions	7	25,205.38
Checks Paid	7	- 3,977.94
Electronic Withdrawals	9	- 1,338.18
Ending Balance	23	\$41,375.12

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
09/02	Livingston Manag Settlement Jdvv31 CCD ID: 9000237377	\$1,200.00
09/03	Livingston Manag Settlement 7Gsg31 CCD ID: 9000237377	1,144.38
09/11	Livingston Manag Settlement 79Zw31 CCD ID: 9000237377	1,144.38
09/14	Livingston Manag Settlement 1Pnx31 CCD ID: 9000237377	3,540.61
09/17	Livingston Manag Settlement Qbb041 CCD ID: 9000237377	1,144.38
09/24	Livingston Manag Settlement Mr7341 CCD ID: 9000237377	686.63
09/30	Deposit 1501538547	16,345.00
Total Deposits and Additions		\$25,205.38



September 01, 2015 through September 30, 2015

Primary Account: 000000412059300

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
233 ^		09/08	\$2,400.00
234 ^		09/18	337.51
235 ^		09/17	230.18
236 ^		09/18	112.76
237 ^		09/24	8.20
238 ^		09/29	853.05
239 ^		09/29	36.24
Total Checks Paid			\$3,977.94

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.

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
09/10	Paychex-Rcx Payroll 62493800003806X CCD ID: 1161124166	\$462.87 ✓
09/11	Paychex Tps Taxes 62492100024779X CCD ID: 1161124166	103.27 ✓
09/11	Paychex Eib Invoice X62495200021442 CCD ID: 9000000020	72.00 ✓
09/11	Payx-Pia-Wc Wc-Premium 0000023860552 CCD ID: 1161528391	31.20 ✓
09/11	Paychex-Hrs Ins Prem 21319664 CCD ID: 1555124166	12.50 ✓
09/24	Paychex-Rcx Payroll 62670700003653X CCD ID: 1161124166	462.87 ✓
09/25	Paychex Tps Taxes 62674000017894X CCD ID: 1161124166	103.27 ✓
09/25	Paychex Eib Invoice X62681000002003 CCD ID: 9000000020	59.00
09/25	Payx-Pia-Wc Wc-Premium 0000023947649 CCD ID: 1161528391	31.20 ✓
Total Electronic Withdrawals		\$1,338.18

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

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
09/02	\$22,685.86	09/11	21,892.78	09/24	26,112.88
09/03	23,830.24	09/14	25,433.39	09/25	25,919.41
09/08	21,430.24	09/17	26,347.59	09/29	25,030.12
09/10	20,967.37	09/18	25,897.32	09/30	41,375.12

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	16
Deposits / Credits	7
Deposited Items	1
Transaction Total	24

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



September 01, 2015 through September 30, 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		\$20,007.67
Deposits and Additions	1	0.82
Ending Balance	1	\$20,008.49
Annual Percentage Yield Earned This Period		0.05%
Interest Earned This Period		\$0.82
Interest Paid Year-to-Date		\$11.29

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		\$20,007.67
09/30	Interest Payment	0.82	20,008.49
	Ending Balance		\$20,008.49

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

10/16/2015

Bank Reconciliation Report

9/30/2015

3046731484

Posted by: DBO

Balance Per Bank Statement as of 9/30/2015	20,008.49
Reconciled Bank Balance	<u>20,008.49</u>

Balance per GL as of 9/30/2015	20,008.49
Reconciled Balance Per G/L	<u>20,008.49</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
9/30/2015	JE 6493	9/2015 bank	0.82	9/30/2015
Total Cleared Other Items			<u>0.82</u>	