

Report Packet

Cover Page

Prepared for:

AD
2/3/16

534condo-ChaseChk-9300

11/16/2015

Bank Reconciliation Report

10/31/2015

412059300

Posted by: DBO

Balance Per Bank Statement as of 10/31/2015

48,056.37

Outstanding Deposits

Deposit Date	Deposit Number	Amount
10/29/2015	28	4,577.52
10/30/2015	24	1,144.38
Plus:	Outstanding Deposits	5,721.90

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
2/22/2015	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
10/13/2015	245	apexele APEX Electrical Contractors, Inc	87.10
10/22/2015	249	nycwater NYC Water Board	540.74
10/23/2015	1015	v0000016 Paychex	58.88
10/27/2015	250	innovativeds Innovative deSigns	225.92
10/27/2015	251	conediso Consolidated Edison Company of N.Y. Inc.	869.99
10/27/2015	252	conediso Consolidated Edison Company of N.Y. Inc.	98.59

Less:	Outstanding Checks	9,075.83
	Reconciled Bank Balance	44,702.44

Balance per GL as of 10/31/2015

44,702.44

Reconciled Balance Per G/L

44,702.44

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

0.00

534condo-ChaseChk-9300

11/16/2015

Bank Reconciliation Report

10/31/2015

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/7/2015	241	hartford - Hartford Steam Boiler	165.00	10/31/2015
10/7/2015	242	innovativeds - Innovative deSigns	225.92	10/31/2015
10/8/2015	243	assureds - Assured Environments	130.27	10/31/2015
10/8/2015	244	solids - Solid State Elevator Corp	307.51	10/31/2015
10/9/2015	28	v0000081 - Artur Ujak	462.88	10/31/2015
10/9/2015	1015	v0000016 - Paychex	87.00	10/31/2015
10/13/2015	246	verizon - Verizon	230.15	10/31/2015
10/16/2015	247	v0000152 - Crillon Court	861.49	10/31/2015
10/16/2015	1015	v0000016 - Paychex	12.50	10/31/2015
10/20/2015	248	verizon - Verizon	112.09	10/31/2015
10/23/2015	29	v0000081 - Artur Ujak	462.87	10/31/2015
10/23/2015	1015	v0000016 - Paychex	59.00	10/31/2015

Total Cleared Checks

3,085.68

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/1/2015	25	ACH Deposit	1,200.00	10/31/2015
10/6/2015	73	CHECKScan Deposit	686.63	10/31/2015
10/6/2015	72	CHECKScan Deposit	3,540.61	10/31/2015
10/10/2015	26	ACH Deposit	1,144.38	10/31/2015
10/23/2015	27	ACH Deposit	3,433.14	10/31/2015

Total Cleared Deposits

10,004.76

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/9/2015	JE 6479	092015-100915	123.92	10/31/2015
10/23/2015	JE 6639	101015-102315	113.91	10/31/2015

Total Cleared Other Items

-237.83



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

October 01, 2015 through October 30, 2015

Primary Account 000000412059300

00042231 1 AV 0.391



00092041 DKE 802 14130415 NNNNNNNNNN 1 1 000000000 62 0000 12767036 P94195

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 Español	1-888-622-4273
International Calls	1-713-262-1679



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.

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	\$41,375.12	\$48,055.37
Chase Business Select High Yield Savings	000003046731484	20,008.49	20,009.07
Total		\$61,383.61	\$68,065.44
TOTAL ASSETS		\$61,383.61	\$68,065.44

All Summary Balances shown are as of October 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.



October 01, 2015 through October 30, 2015

Primary Account 000000412059300

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$41,375.12
Deposits and Additions	5	10,004.76
Checks Paid	7	2,001.43
Electronic Withdrawals	9	1,322.08
Ending Balance	21	\$48,056.37

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION		AMOUNT
10/02	Livingston Manag Settlement L53H41	CCD ID: 9000237377	\$1,200.00
10/07	Livingston Manag Settlement 6Gpy41	CCD ID: 9000237377	3,549.61
10/08	Livingston Manag Settlement Yy1051	CCD ID: 9000237377	585.62
10/14	Livingston Manag Settlement Clv351	CCD ID: 9000237377	1,144.38
10/25	Livingston Manag Settlement W23951	CCD ID: 9000237377	3,433.14
Total Deposits and Additions			\$10,004.76

CHECKS PAID

CHECK NO	DESCRIPTION	DATE PAID	AMOUNT
241 ^		10/13	\$105.00
242 ^		10/22	325.92
243 ^		10/14	130.27
244 ^		10/15	337.51
245 ^ ^		10/20	230.15
247 ^		10/22	850.49
248 ^		10/27	112.09
Total Checks Paid			\$2,001.43

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		AMOUNT
10/08	Paychex Rec Payroll	62862500003910X CCD ID: 1151124165	\$462.83
10/09	Paychex Ips Taxes	62867200020622X CCD ID: 1151124165	795.64
10/09	Paychex Lib Invoice	X62872000012484 CCD ID: 9000000020	87.00
10/09	Payx Pta We We Premium	0000024044754 CCD ID: 1151528391	127.28
10/15	Paychex Hrs Ins Prem	21465219 CCD ID: 1555124165	12.50
10/22	Paychex Rec Payroll	62997400002071X CCD ID: 1151124165	452.87



October 01, 2015 through October 30, 2015

Primary Account 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
10/23	Paychex Tps Taxes 62997500023647X CCD ID 1161124166	82.46
10/23	Paychex Eib Invoice X63912100004118 CCD ID 9000000020	59.00
10/23	Payx Pla Wc Wc-Premium 0000024115485 CCD ID 1161528391	31.45
Total Electronic Withdrawals		\$1,322.08

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
10/02	\$42,575.12	10/14	47,037.67	10/22	44,908.23
10/07	46,115.73	10/15	46,700.16	10/23	44,735.32
10/08	46,339.48	10/16	46,637.66	10/26	48,168.46
10/09	46,128.56	10/20	46,457.51	10/27	48,056.37
10/13	46,023.56				

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		16
Deposits / Credits		5
Deposited Items		0
Transaction Total		21
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

534condo-ChaseRes-1484

11/16/2015

Bank Reconciliation Report

10/31/2015

3046731484

Posted by: DBO

Balance Per Bank Statement as of 10/31/2015	20,009.07
Reconciled Bank Balance	<u>20,009.07</u>
 Balance per GL as of 10/31/2015	 20,009.07
Reconciled Balance Per G/L	<u>20,009.07</u>
 Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	 <u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/30/2015	JE 6664	10/2015 bank	0.58	10/31/2015
Total Cleared Other Items			<u>0.58</u>	



October 01, 2015 through October 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		\$20,008.49
Deposits and Additions	1	0.58
Ending Balance	1	\$20,009.07
Annual Percentage Yield Earned This Period		0.04%
Interest Earned This Period		\$0.58
Interest Paid Year-to-Date		\$11.87

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		\$20,008.49
10/30	Interest Payment	0.58	20,009.07
	Ending Balance		\$20,009.07

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 Internet 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

Trial Balance

Period = Oct 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	34,120.51	10,581.93	0.00	44,702.44
1130-0000	Savings Cash 1	20,008.49	0.58	0.00	20,009.07
1210-0000	Prepaid Insurance	18,993.28	0.00	0.00	18,993.28
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	-86,133.00	0.00	15,726.66	-101,859.66
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	-11.29	0.00	0.58	-11.87
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	87.10	0.00	671.55
6241-0000	Boiler Repair	3,456.78	0.00	0.00	3,456.78
6242-0000	Unit Repairs	3,624.84	0.00	0.00	3,624.84
6250-0000	Elevator Inspection & Repair	2,395.23	337.51	0.00	2,732.74
6252-0000	Fire Extinguishers	4,376.04	0.00	0.00	4,376.04
6265-0000	Exterminator	383.13	130.27	0.00	513.40
6267-0000	Locksmith	552.00	0.00	0.00	552.00
6300-0000	Management	7,450.00	0.00	0.00	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	687.49	68.83	0.00	756.32
6350-0000	Property Tax	13.00	0.00	0.00	13.00
6362-0000	Inspections	762.13	0.00	0.00	762.13
6364-0000	Filing Fees	8.20	0.00	0.00	8.20

Trial Balance

Period = Oct 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6367-0000	Boiler Inspection Service	0.00	105.00	0.00	105.00
6410-0000	Electricity	5,726.07	1,343.26	0.00	7,069.33
6420-0000	Gas	6,712.95	425.81	0.00	7,138.76
6430-0000	Water & Sewer	2,005.42	540.74	0.00	2,546.16
6455-0000	Telephone & Internet	3,596.64	342.24	0.00	3,938.88
7615-0000	Payroll Processing Fees	1,680.19	204.88	0.00	1,885.07
7620-0000	Taxes & Licenses	434.00	0.00	0.00	434.00
7700-0000	Miscellaneous Expense	80.00	451.84	0.00	531.84
7825-0000	Super Salaries	10,700.00	0.00	0.00	10,700.00
7845-0000	Gross Salary	10,153.80	1,015.38	0.00	11,169.18
7851-0000	FICA Expense	776.80	77.68	0.00	854.48
7852-0000	FUTA Expense	117.16	0.00	0.00	117.16
7853-0000	SUTA Expense	416.20	14.19	0.00	430.39
	Total	0.00	15,727.24	15,727.24	0.00

Income Statement

Period = Oct 2015

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	15,727	100	101,860	98
4810-0000	Plus: Prepaid Rent	0	0	-3,432	-3
4990-0000	NET RENT INCOME	<u>15,727</u>	<u>100</u>	<u>98,427</u>	<u>95</u>
5100-0000	EXPENSE REIMBURSEMENT				
5470-0000	Estimated CAM Charges	0	0	5,664	5
5490-0000	TOTAL REIMBURSEMENT	<u>0</u>	<u>0</u>	<u>5,664</u>	<u>5</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	12	0
5890-0000	TOTAL OTHER INCOME	<u>1</u>	<u>0</u>	<u>12</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>15,727</u>	<u>100</u>	<u>104,103</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	2,250	2
6204-0000	Professional Consultant Fees	0	0	120	0
6213-0000	General Building Repairs-Expense	0	0	24,942	24
6215-0000	Building Supplies	0	0	443	0
6217-0000	Painting Supplies	0	0	15	0
6235-0000	Plumbing Repair	0	0	4,288	4
6237-0000	Electric Repair	87	1	672	1
6241-0000	Boiler Repair	0	0	3,457	3
6242-0000	Unit Repairs	0	0	3,625	3
6250-0000	Elevator Inspection & Repair	338	2	2,733	3
6252-0000	Fire Extinguishers	0	0	4,376	4

Income Statement

Period = Oct 2015

Book = Cash

		Period to Date	%	Year to Date	%
6265-0000	Exterminator	130	1	513	0
6267-0000	Locksmith	0	0	552	1
6300-0000	Management	0	0	7,450	7
6310-0000	Security Service	0	0	441	0
6312-0000	Security Cameras/IT	0	0	5,139	5
6320-0000	Insurance	0	0	7,049	7
6320-0010	Worker's Compensation	69	0	756	1
6350-0000	Property Tax	0	0	13	0
6362-0000	Inspections	0	0	762	1
6364-0000	Filing Fees	0	0	8	0
6367-0000	Boiler Inspection Service	105	1	105	0
6410-0000	Electricity	1,343	9	7,069	7
6420-0000	Gas	426	3	7,139	7
6430-0000	Water & Sewer	541	3	2,546	2
6455-0000	Telephone & Internet	342	2	3,939	4
6990-0000	TOTAL DIRECT EXPENSES	3,381	21	90,402	87
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	205	1	1,885	2
7620-0000	Taxes & Licenses	0	0	434	0
7700-0000	Miscellaneous Expense	452	3	532	1
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	0	0	10,700	10
7845-0000	Gross Salary	1,015	6	11,169	11
7851-0000	FICA Expense	78	0	854	1
7852-0000	FUTA Expense	0	0	117	0
7853-0000	SUTA Expense	14	0	430	0
7890-0000	TOTAL PAYROLL	1,312	8	25,156	24
7990-0000	TOTAL G & A EXPENSE	1,764	11	26,122	25
8990-0000	TOTAL EXPENSES	5,145	33	116,524	112

Income Statement

Period = Oct 2015

Book = Cash

		Period to Date	%	Year to Date	%
9090-0000	NET INCOME	10,583	67	-12,420	-12

Income Statement (12 months)

Period = Jan 2015-Oct 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Total
4000-0000	INCOME											
4100-0000	RENT											
4530-0000	Condo Common Charge	8,248.82	9,396.24	9,949.14	9,229.25	13,577.14	9,262.51	9,949.14	8,804.76	7,716.00	15,726.66	101,859.66
4810-0000	Plus: Prepaid Rent	0.00	0.00	0.00	-1,144.38	-2,288.00	0.00	0.00	0.00	0.00	0.00	-3,432.38
4990-0000	NET RENT INCOME	8,248.82	9,396.24	9,949.14	8,084.87	11,289.14	9,262.51	9,949.14	8,804.76	7,716.00	15,726.66	98,427.28
5100-0000	EXPENSE REIMBURSEMENT											
5470-0000	Estimated CAM Charges	1,859.91	3,526.59	277.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,664.28
5490-0000	TOTAL REIMBURSEMENT	1,859.91	3,526.59	277.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,664.28
5600-0000	OTHER INCOME											
5720-0000	Interest on Bank Accounts	1.64	1.53	1.75	1.64	1.36	0.87	0.84	0.84	0.82	0.58	11.87
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	11.87
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	104,103.43
6000-0000	EXPENSES											
6100-0000	DIRECT EXPENSES											
6202-0000	Accounting	-4,000.00	2,250.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	2,250.00
6204-0000	Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	120.00
6213-0000	General Building Repairs-Expense	0.00	0.00	0.00	0.00	0.00	0.00	11,226.39	13,715.38	0.00	0.00	24,941.77
6215-0000	Building Supplies	0.00	214.10	114.32	0.00	0.00	114.32	0.00	0.00	0.00	0.00	442.74
6217-0000	Painting Supplies	0.00	0.00	0.00	0.00	15.37	0.00	0.00	0.00	0.00	0.00	15.37
6235-0000	Plumbing Repair	0.00	0.00	0.00	3,580.46	707.69	0.00	0.00	0.00	0.00	0.00	4,288.15
6237-0000	Electric Repair	125.00	0.00	0.00	0.00	0.00	459.45	0.00	0.00	0.00	87.10	671.55
6241-0000	Boiler Repair	3,102.94	0.00	353.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,456.78
6242-0000	Unit Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,224.84	2,400.00	0.00	3,624.84

Income Statement (12 months)

Period = Jan 2015-Oct 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Total
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	2,732.74
6252-0000	Fire Extinguishers	668.71	0.00	3,707.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,376.04
6265-0000	Exterminator	127.71	0.00	0.00	127.71	0.00	0.00	127.71	0.00	0.00	130.27	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	552.00
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	-1,350.00	0.00	7,450.00
6310-0000	Security Service	0.00	171.48	0.00	0.00	92.23	0.00	0.00	176.92	0.00	0.00	440.63
6312-0000	Security Cameras/IT	5,139.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,139.00
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	7,276.32	-227.41	0.00	0.00	7,048.91
6320-0010	Worker's Compensation	95.83	70.00	70.00	70.00	70.00	68.33	98.33	72.50	72.50	68.83	756.32
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00	0.00	0.00	13.00
6362-0000	Inspections	0.00	0.00	0.00	0.00	0.00	762.13	0.00	0.00	0.00	0.00	762.13
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.20	0.00	8.20
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	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	7,069.33
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	7,138.76
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	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	3,938.88
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	90,401.70
7000-0000	GENERAL & ADMINISTRATIVE											
7615-0000	Payroll Processing Fees	317.25	207.26	160.84	215.84	131.00	131.00	205.00	181.00	131.00	204.88	1,885.07
7620-0000	Taxes & Licenses	0.00	0.00	434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434.00
7700-0000	Miscellaneous Expense	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	451.84	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	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	11,169.18
7850-0000	Payroll Taxes	75.11	0.00	-75.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7851-0000	FICA Expense	116.52	77.68	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.68	854.48
7852-0000	FUTA Expense	9.15	6.10	81.21	6.10	6.10	6.10	2.40	0.00	0.00	0.00	117.16
7853-0000	SUTA Expense	62.43	41.62	41.62	41.62	41.62	41.62	62.43	41.62	41.62	14.19	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	25,156.28

Income Statement (12 months)

Period = Jan 2015-Oct 2015

Book = Cash

		Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Total
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	26,122.12
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	116,523.82
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	-12,420.39

Balance Sheet

Period = Oct 2015

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	44,702
1130-0000	<i>Savings Cash 1</i>	20,009
1190-0000	TOTAL CASH	64,712
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	92,401
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	76,056
3890-0000	TOTAL CAPITAL	76,056
3990-0000	TOTAL LIABILITIES & CAPITAL	92,401

Cash Flow

Period = Oct 2015

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	15,727	100	101,860	98
Plus: Prepaid Rent	0	0	-3,432	-3
NET RENT INCOME	15,727	100	98,427	95
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	0	0	5,664	5
TOTAL REIMBURSEMENT	0	0	5,664	5
OTHER INCOME				
Interest on Bank Accounts	1	0	12	0
TOTAL OTHER INCOME	1	0	12	0
TOTAL INCOME	15,727	100	104,103	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	2,250	2
Professional Consultant Fees	0	0	120	0
General Building Repairs-...	0	0	24,942	24
Building Supplies	0	0	443	0
Painting Supplies	0	0	15	0
Plumbing Repair	0	0	4,288	4
Electric Repair	87	1	672	1
Boiler Repair	0	0	3,457	3
Unit Repairs	0	0	3,625	3
Elevator Inspection & Repair	338	2	2,733	3
Fire Extinguishers	0	0	4,376	4
Exterminator	130	1	513	0
Locksmith	0	0	552	1
Management	0	0	7,450	7
Security Service	0	0	441	0
Security Cameras/IT	0	0	5,139	5
Insurance	0	0	7,049	7
Worker's Compensation	69	0	756	1
Property Tax	0	0	13	0
Inspections	0	0	762	1
Filing Fees	0	0	8	0
Boiler Inspection Service	105	1	105	0
Electricity	1,343	9	7,069	7
Gas	426	3	7,139	7

Cash Flow

Period = Oct 2015

Book = Cash

	Period to Date	%	Year to Date	%
Water & Sewer	541	3	2,546	2
Telephone & Internet	342	2	3,939	4
TOTAL DIRECT EXP...	3,381	21	90,402	87
GENERAL & ADMINISTRATIVE				
Payroll Processing Fees	205	1	1,885	2
Taxes & Licenses	0	0	434	0
Miscellaneous Expense	452	3	532	1
PAYROLL EXPENSE				
Super Salaries	0	0	10,700	10
Gross Salary	1,015	6	11,169	11
FICA Expense	78	0	854	1
FUTA Expense	0	0	117	0
SUTA Expense	14	0	430	0
TOTAL PAYROLL	1,312	8	25,156	24
TOTAL G & A EXPENSE	1,764	11	26,122	25
TOTAL EXPENSES	5,145	33	116,524	112
NET INCOME	10,583	67	-12,420	-12

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	34,121	44,702	10,582
Savings Cash 1	20,008	20,009	1
Savings Cash 3	0	0	0
Total Cash	54,129	64,712	10,583

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,454	44,702	-1,751
Savings Cash 1	19,997	20,009	12
Savings Cash 3	0	0	0
Total Cash	66,451	64,712	-1,739

General Ledger

Period = Oct 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000	Operating Cash 1								34,120.51	= Beginning Balance =
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		0.00	96.64	34,023.87	092615-100915
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		0.00	27.28	33,996.59	092615-100915
534condo	534 West 42nd ...	10/23/2015	10/2015	101015-102315	J-6639		0.00	82.46	33,914.13	101015-102315
534condo	534 West 42nd ...	10/23/2015	10/2015	101015-102315	J-6639		0.00	31.45	33,882.68	101015-102315
534condo	534 West 42nd ...	10/01/2015	10/2015	Livingston Management Servic...	K-28710	240		3,350.00	30,532.68	paid in 2014
		10/01/2015		Deposit Total 25			1,200.00		31,732.68	
534condo	534 West 42nd ...	10/05/2015	10/2015	Livingston Management Servic...	K-28757	240	3,350.00		35,082.68	paid in 2014
		10/06/2015		Deposit Total 72			3,540.61		38,623.29	
		10/06/2015		Deposit Total 73			686.63		39,309.92	
534condo	534 West 42nd ...	10/07/2015	10/2015	Hartford Steam Boiler (hartford)	K-28843	241		105.00	39,204.92	Policy#393777
534condo	534 West 42nd ...	10/07/2015	10/2015	Innovative deSigns (innovatedes)	K-28860	242		225.92	38,979.00	Install an exixting banner onto existing banner...
534condo	534 West 42nd ...	10/08/2015	10/2015	Assured Environments (assurede)	K-28898	243		130.27	38,848.73	Monthly Pest Control
534condo	534 West 42nd ...	10/08/2015	10/2015	Solid State Elevator Corp (solids)	K-28899	244		337.51	38,511.22	Monthly Maint for October
534condo	534 West 42nd ...	10/09/2015	10/2015	Artur Ujkaj (v0000081)	K-28927	28		462.88	38,048.34	
534condo	534 West 42nd ...	10/09/2015	10/2015	Paychex (v0000016)	K-29653	1015		87.00	37,961.34	
		10/10/2015		Deposit Total 26			1,144.38		39,105.72	
534condo	534 West 42nd ...	10/13/2015	10/2015	APEX Electrical Contractors, In...	K-28999	245		87.10	39,018.62	Furnished and install one ballast in bsmt
534condo	534 West 42nd ...	10/13/2015	10/2015	Verizon (verizon)	K-29000	246		230.15	38,788.47	10/1/15-10/31/15
534condo	534 West 42nd ...	10/16/2015	10/2015	Crillon Court (v0000152)	K-29098	247		860.49	37,927.98	Reimbursement from 534w42
534condo	534 West 42nd ...	10/16/2015	10/2015	Paychex (v0000016)	K-29663	1015		12.50	37,915.48	
534condo	534 West 42nd ...	10/20/2015	10/2015	Verizon (verizon)	K-29160	248		112.09	37,803.39	10/7/15-11/6/15
534condo	534 West 42nd ...	10/22/2015	10/2015	NYC Water Board (nycwater)	K-29182	249		540.74	37,262.65	6/16/15-9/17/15
534condo	534 West 42nd ...	10/23/2015	10/2015	Paychex (v0000016)	K-29642	1015		59.00	37,203.65	Check date 10/23/15
534condo	534 West 42nd ...	10/23/2015	10/2015	Paychex (v0000016)	K-29643	1015		58.88	37,144.77	
534condo	534 West 42nd ...	10/23/2015	10/2015	Artur Ujkaj (v0000081)	K-29886	29		462.87	36,681.90	
		10/23/2015		Deposit Total 27			3,433.14		40,115.04	
534condo	534 West 42nd ...	10/27/2015	10/2015	Innovative deSigns (innovatedes)	K-29245	250		225.92	39,889.12	Install an exixting banner onto existing banner...
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29257	251		869.99	39,019.13	9/17/15-10/19/15 181therms
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29258	252		38.59	38,980.54	9/17/15-10/19/15 3 therms
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29259	253		442.19	38,538.35	9/17/15-10/16/15 2therms
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29261	253	442.19		38,980.54	9/17/15-10/16/15 2therms
		10/29/2015		Deposit Total 28			4,577.52		43,558.06	
		10/30/2015		Deposit Total 74			1,144.38		44,702.44	
				Net Change=10,581.93			19,518.85	8,936.92	44,702.44	= Ending Balance =
1130-0000	Savings Cash 1								20,008.49	= Beginning Balance =
534condo	534 West 42nd ...	10/30/2015	10/2015	10/2015 bank	J-6664		0.58	0.00	20,009.07	10/2015 bank

General Ledger

Period = Oct 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=0.58							0.58	0.00	20,009.07	= Ending Balance =
2650-0000	Net Payroll								0.00	= Beginning Balance =
534condo	534 West 42nd ...	10/09/2015	10/2015	Artur Ujkaj (v0000081)	K-28927	28	462.88	0.00	462.88	
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		0.00	462.88	0.00	092615-100915
534condo	534 West 42nd ...	10/23/2015	10/2015	Artur Ujkaj (v0000081)	K-29886	29	462.87	0.00	462.87	
534condo	534 West 42nd ...	10/23/2015	10/2015	101015-102315	J-6639		0.00	462.87	0.00	101015-102315
Net Change=0.00							925.75	925.75	0.00	= Ending Balance =
4530-0000	Condo Common Charge								-86,133.00	= Beginning Balance =
534condo	534 West 42nd ...	10/01/2015	10/2015	Riccardi (t0000176)	R-61710	:ACH...	0.00	1,088.76	-87,221.76	Pre-Authorized Payment
534condo	534 West 42nd ...	10/01/2015	10/2015	Riccardi (t0000176)	R-61710	:ACH...	0.00	111.24	-87,333.00	Pre-Authorized Payment
534condo	534 West 42nd ...	10/06/2015	10/2015	Trubitt (t0000174)	R-62180	2140	0.00	1,144.38	-88,477.38	:CHECKscan Payment - Oct 2015 Common ...
534condo	534 West 42nd ...	10/06/2015	10/2015	Simon (t0000180)	R-62193	00001069	0.00	2,396.23	-90,873.61	:CHECKscan Payment - Oct 2015 Common ...
534condo	534 West 42nd ...	10/06/2015	10/2015	(t0000181)	R-62240	000808	0.00	686.63	-91,560.24	:CHECKscan Payment
534condo	534 West 42nd ...	10/10/2015	10/2015	Drouin (t0000175)	R-62396	:ACH...	0.00	1,144.38	-92,704.62	Pre-Authorized Payment
534condo	534 West 42nd ...	10/23/2015	10/2015	Samuels (t0000177)	R-62918	:AC...	0.00	1,144.38	-93,849.00	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd ...	10/23/2015	10/2015	Samuels (t0000177)	R-62918	:AC...	0.00	1,144.38	-94,993.38	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd ...	10/23/2015	10/2015	Samuels (t0000177)	R-62918	:AC...	0.00	1,144.38	-96,137.76	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd ...	10/29/2015	10/2015	Kuik (t0000179)	R-63673	:AC...	0.00	1,144.38	-97,282.14	Online Payment - EFT Payment.
534condo	534 West 42nd ...	10/29/2015	10/2015	Kuik (t0000179)	R-63673	:AC...	0.00	1,144.38	-98,426.52	Online Payment - EFT Payment.
534condo	534 West 42nd ...	10/29/2015	10/2015	Kuik (t0000179)	R-63673	:AC...	0.00	1,144.38	-99,570.90	Online Payment - EFT Payment.
534condo	534 West 42nd ...	10/29/2015	10/2015	Kuik (t0000179)	R-63673	:AC...	0.00	1,144.38	-100,715.28	Online Payment - EFT Payment.
534condo	534 West 42nd ...	10/29/2015	10/2015	Younge (t0000178)	R-63779	1720	0.00	1,144.38	-101,859.66	:CHECKscan Payment
Net Change=-15,726.66							0.00	15,726.66	-101,859.66	= Ending Balance =
5720-0000	Interest on Bank Accounts								-11.29	= Beginning Balance =
534condo	534 West 42nd ...	10/30/2015	10/2015	10/2015 bank	J-6664		0.00	0.58	-11.87	10/2015 bank
Net Change=-0.58							0.00	0.58	-11.87	= Ending Balance =
6237-0000	Electric Repair								584.45	= Beginning Balance =
534condo	534 West 42nd ...	10/13/2015	10/2015	APEX Electrical Contractors, In...	K-28999	245	87.10	0.00	671.55	Furnished and install one ballast in bsmt
Net Change=87.10							87.10	0.00	671.55	= Ending Balance =
6250-0000	Elevator Inspection & Repair								2,395.23	= Beginning Balance =
534condo	534 West 42nd ...	10/08/2015	10/2015	Solid State Elevator Corp (solids)	K-28899	244	337.51	0.00	2,732.74	Monthly Maint for October
Net Change=337.51							337.51	0.00	2,732.74	= Ending Balance =

General Ledger

Period = Oct 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
6265-0000				Exterminator					383.13 = Beginning Balance =	
534condo	534 West 42nd ...	10/08/2015	10/2015	Assured Environments (assured)	K-28898	243	130.27	0.00	513.40	Monthly Pest Control
				Net Change=130.27			130.27	0.00	513.40 = Ending Balance =	
6300-0000				Management					7,450.00 = Beginning Balance =	
534condo	534 West 42nd ...	10/01/2015	10/2015	Livingston Management Servic...	K-28710	240	1,100.00	0.00	8,550.00	Management Fee
534condo	534 West 42nd ...	10/01/2015	10/2015	Livingston Management Servic...	K-28710	240	1,100.00	0.00	9,650.00	paid in 2014
534condo	534 West 42nd ...	10/05/2015	10/2015	Livingston Management Servic...	K-28757	240	0.00	1,100.00	8,550.00	Management Fee
534condo	534 West 42nd ...	10/05/2015	10/2015	Livingston Management Servic...	K-28757	240	0.00	1,100.00	7,450.00	paid in 2014
				Net Change=0.00			2,200.00	2,200.00	7,450.00 = Ending Balance =	
6320-0010				Worker's Compensation					687.49 = Beginning Balance =	
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		0.00	1.20	686.29	092615-100915
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		27.28	0.00	713.57	092615-100915
534condo	534 West 42nd ...	10/16/2015	10/2015	Paychex (v0000016)	K-29663	1015	12.50	0.00	726.07	
534condo	534 West 42nd ...	10/23/2015	10/2015	101015-102315	J-6639		0.00	1.20	724.87	101015-102315
534condo	534 West 42nd ...	10/23/2015	10/2015	101015-102315	J-6639		31.45	0.00	756.32	101015-102315
				Net Change=68.83			71.23	2.40	756.32 = Ending Balance =	
6367-0000				Boiler Inspection Service					0.00 = Beginning Balance =	
534condo	534 West 42nd ...	10/07/2015	10/2015	Hartford Steam Boiler (hartford)	K-28843	241	105.00	0.00	105.00	Policy#393777
				Net Change=105.00			105.00	0.00	105.00 = Ending Balance =	
6410-0000				Electricity					5,726.07 = Beginning Balance =	
534condo	534 West 42nd ...	10/16/2015	10/2015	Crillon Court (v0000152)	K-29098	247	670.72	0.00	6,396.79	Reimbursement from 534w42 Paid ConEd fr...
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29257	251	672.54	0.00	7,069.33	9/17/15-10/19/15 3680kwh
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29259	253	407.98	0.00	7,477.31	9/17/15-10/16/15 1440kwh
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29261	253	0.00	407.98	7,069.33	9/17/15-10/16/15 1440kwh
				Net Change=1,343.26			1,751.24	407.98	7,069.33 = Ending Balance =	
6420-0000				Gas					6,712.95 = Beginning Balance =	
534condo	534 West 42nd ...	10/16/2015	10/2015	Crillon Court (v0000152)	K-29098	247	189.77	0.00	6,902.72	Reimbursement from 534w42
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29257	251	197.45	0.00	7,100.17	9/17/15-10/19/15 181therms
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29258	252	38.59	0.00	7,138.76	9/17/15-10/19/15 3 therms
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29259	253	34.21	0.00	7,172.97	9/17/15-10/16/15 2therms
534condo	534 West 42nd ...	10/27/2015	10/2015	Consolidated Edison Company...	K-29261	253	0.00	34.21	7,138.76	9/17/15-10/16/15 2therms
				Net Change=425.81			460.02	34.21	7,138.76 = Ending Balance =	

General Ledger

Period = Oct 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6430-0000				Water & Sewer					2,005.42 = Beginning Balance =	
534condo	534 West 42nd ...	10/22/2015	10/2015	NYC Water Board (nycwater)	K-29182	249	540.74	0.00	2,546.16	6/16/15-9/17/15
				Net Change=540.74			540.74	0.00	2,546.16 = Ending Balance =	
6455-0000				Telephone & Internet					3,596.64 = Beginning Balance =	
534condo	534 West 42nd ...	10/13/2015	10/2015	Verizon (verizon)	K-29000	246	230.15	0.00	3,826.79	10/1/15-10/31/15
534condo	534 West 42nd ...	10/20/2015	10/2015	Verizon (verizon)	K-29160	248	112.09	0.00	3,938.88	10/7/15-11/6/15
				Net Change=342.24			342.24	0.00	3,938.88 = Ending Balance =	
7615-0000				Payroll Processing Fees					1,680.19 = Beginning Balance =	
534condo	534 West 42nd ...	10/09/2015	10/2015	Paychex (v0000016)	K-29653	1015	87.00	0.00	1,767.19	
534condo	534 West 42nd ...	10/23/2015	10/2015	Paychex (v0000016)	K-29642	1015	59.00	0.00	1,826.19	Check date 10/23/15
534condo	534 West 42nd ...	10/23/2015	10/2015	Paychex (v0000016)	K-29643	1015	58.88	0.00	1,885.07	
				Net Change=204.88			204.88	0.00	1,885.07 = Ending Balance =	
7700-0000				Miscellaneous Expense					80.00 = Beginning Balance =	
534condo	534 West 42nd ...	10/07/2015	10/2015	Innovative deSigns (innovativeds)	K-28860	242	225.92	0.00	305.92	Install an exixting banner onto existing banner...
534condo	534 West 42nd ...	10/27/2015	10/2015	Innovative deSigns (innovativeds)	K-29245	250	225.92	0.00	531.84	Install an exixting banner onto existing banner...
				Net Change=451.84			451.84	0.00	531.84 = Ending Balance =	
7825-0000				Super Salaries					10,700.00 = Beginning Balance =	
534condo	534 West 42nd ...	10/01/2015	10/2015	Livingston Management Servic...	K-28710	240	1,150.00	0.00	11,850.00	paid in 2014
534condo	534 West 42nd ...	10/05/2015	10/2015	Livingston Management Servic...	K-28757	240	0.00	1,150.00	10,700.00	paid in 2014
				Net Change=0.00			1,150.00	1,150.00	10,700.00 = Ending Balance =	
7845-0000				Gross Salary					10,153.80 = Beginning Balance =	
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		507.69	0.00	10,661.49	092615-100915
534condo	534 West 42nd ...	10/23/2015	10/2015	101015-102315	J-6639		507.69	0.00	11,169.18	101015-102315
				Net Change=1,015.38			1,015.38	0.00	11,169.18 = Ending Balance =	
7851-0000				FICA Expense					776.80 = Beginning Balance =	
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		38.84	0.00	815.64	092615-100915
534condo	534 West 42nd ...	10/23/2015	10/2015	101015-102315	J-6639		38.84	0.00	854.48	101015-102315
				Net Change=77.68			77.68	0.00	854.48 = Ending Balance =	
7853-0000				SUTA Expense					416.20 = Beginning Balance =	
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		13.93	0.00	430.13	092615-100915
534condo	534 West 42nd ...	10/09/2015	10/2015	092615-100915	J-6479		0.26	0.00	430.39	092615-100915

General Ledger

Period = Oct 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=14.19			14.19	0.00	430.39	= Ending Balance =
							29,384.50	29,384.50		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Oct 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-61710	6378	10-2015	10/1/2015	Riccardi(t0000176)	534condo		1,200.00		Pre-Authorized Payment
R-62180	6453	10-2015	10/6/2015	Trubitt(t0000174)	534condo		1,144.38		:CHECKscan Payment - Oct 2015 Common Charge
R-62193	6454	10-2015	10/6/2015	Simon(t0000180)	534condo		2,396.23		:CHECKscan Payment - Oct 2015 Common Charge
R-62240	6457	10-2015	10/6/2015	(t0000181)	534condo		686.63		:CHECKscan Payment
R-62396	6489	10-2015	10/10/2015	Drouin(t0000175)	534condo		1,144.38		Pre-Authorized Payment
R-62918	6618	10-2015	10/23/2015	Samuels(t0000177)	534condo		3,433.14		Online Payment - EFT Payment Paid by roommate adamh
R-63673	6691	10-2015	10/29/2015	Kuik(t0000179)	534condo		4,577.52		Online Payment - EFT Payment.
R-63779	6710	10-2015	10/29/2015	Younge(t0000178)	534condo		1,144.38		:CHECKscan Payment
Total							15,726.66		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Oct 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-28710	17850	10-2015	10/1/2015	Livingston Management Services, LLC (livingston)	534condo	6300-0000 Management	1,100.00	240	Management Fee
					534condo	6300-0000 Management	1,100.00	240	paid in 2014
					534condo	7825-0000 Super Salaries	1,150.00	240	paid in 2014
K-28757		10-2015	10/5/2015	Livingston Management Services, LLC (livingston)	534condo	7825-0000 Super Salaries	-1,150.00	240	paid in 2014
					534condo	6300-0000 Management	-1,100.00	240	Management Fee
					534condo	6300-0000 Management	-1,100.00	240	paid in 2014
K-28843	17868	10-2015	10/7/2015	Hartford Steam Boiler (hartford)	534condo	6367-0000 Boiler Inspection Service	105.00	241	
K-28860	17872	10-2015	10/7/2015	Innovative deSigns (innovativeds)	534condo	7700-0000 Miscellaneous Expense	225.92	242	Install an exixting banner onto existing banner poles attached to
K-28898	17876	10-2015	10/8/2015	Assured Environments (assurede)	534condo	6265-0000 Exterminator	130.27	243	Monthly Pest Control
K-28899	17876	10-2015	10/8/2015	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	244	Monthly Maint for October
K-28927		10-2015	10/9/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.88	28	
K-28999	17891	10-2015	10/13/2015	APEX Electrical Contractors, Inc (apexele)	534condo	6237-0000 Electric Repair	87.10	245	Furnished and install one ballast in bsmt
K-29000	17891	10-2015	10/13/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	230.15	246	10/1/15-10/31/15
K-29098	17920	10-2015	10/16/2015	Crillon Court (v0000152)	534condo	6420-0000 Gas	189.77	247	
					534condo	6410-0000 Electricity	670.72	247	Reimbursement from 534w42 Paid ConEd from crillon inst
K-29160	17929	10-2015	10/20/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	112.09	248	10/7/15-11/6/15
K-29182	17935	10-2015	10/22/2015	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	540.74	249	6/16/15-9/17/15
K-29245	17953	10-2015	10/27/2015	Innovative deSigns (innovativeds)	534condo	7700-0000 Miscellaneous Expense	225.92	250	Install an exixting banner onto existing banner poles attached to
K-29257	17954	10-2015	10/27/2015	Consolidated Edison Company of N.Y. Inc. (534condo	534condo	6420-0000 Gas	197.45	251	9/17/15-10/19/15 181therms
					534condo	6410-0000 Electricity	672.54	251	9/17/15-10/19/15 3680kwh
K-29258	17954	10-2015	10/27/2015	Consolidated Edison Company of N.Y. Inc. (534condo	534condo	6420-0000 Gas	38.59	252	9/17/15-10/19/15 3 therms
K-29259	17954	10-2015	10/27/2015	Consolidated Edison Company of N.Y. Inc. (534condo	534condo	6420-0000 Gas	34.21	253	9/17/15-10/16/15 2therms
					534condo	6410-0000 Electricity	407.98	253	9/17/15-10/16/15 1440kwh
K-29261		10-2015	10/27/2015	Consolidated Edison Company of N.Y. Inc. (534condo	534condo	6410-0000 Electricity	-407.98	253	9/17/15-10/16/15 1440kwh
					534condo	6420-0000 Gas	-34.21	253	9/17/15-10/16/15 2therms
K-29642		10-2015	10/23/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	59.00	1015	
K-29643		10-2015	10/23/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	58.88	1015	

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Oct 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-29653		10-2015	10/9/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	87.00	1015	
K-29663		10-2015	10/16/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	12.50	1015	
K-29886		10-2015	10/23/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	29	
Total							4,906.90		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 10/2015

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	1,033.14	1,033.14	0.00	0.00	0.00	0.00	1,033.14
534condo	5	t0000177	Yaneeke Samuels	2,288.76	1,144.38	1,144.38	0.00	0.00	0.00	2,288.76
534condo	7	t0000179	Tiiu Kuik	0.00	0.00	0.00	0.00	0.00	-1,144.38	-1,144.38
534condo				3,321.90	2,177.52	1,144.38	0.00	0.00	-1,144.38	2,177.52

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/06/2016

Month Year = 10/2015

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			1,033.14
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			2,288.76
						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				2,177.52
Summary Groups					Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents							9,949.14	0.00	0.00				2,177.52
Future Residents/Applicants							0.00	0.00	0.00				0.00
Occupied Units					0.00	0.00				8	100.00	0.00	
Total Non Rev Units					0.00	0.00				0	0.00	0.00	
Total Vacant Units					0.00	0.00				0	0.00	0.00	
Totals:					0.00	0.00	9,949.14	0.00	0.00	8	100.00	0.00	2,177.52

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/06/2016

Month Year = 10/2015

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										