

Report Packet

Cover Page

Prepared for:

Report Packet

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Trial Balance

Period = Nov 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	44,702.44	0.00	11,941.48	32,760.96
1130-0000	Savings Cash 1	20,009.07	0.51	0.00	20,009.58
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	-101,859.66	0.00	7,029.37	-108,889.03
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	-11.87	0.00	0.51	-12.38
6202-0000	Accounting	2,250.00	12.50	0.00	2,262.50
6204-0000	Professional Consultant Fees	120.00	0.00	0.00	120.00
6213-0000	General Building Repairs-Expense	24,941.77	4,970.00	0.00	29,911.77
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	671.55	0.00	0.00	671.55
6241-0000	Boiler Repair	3,456.78	5,760.94	0.00	9,217.72
6242-0000	Unit Repairs	3,624.84	1,500.00	0.00	5,124.84
6250-0000	Elevator Inspection & Repair	2,732.74	337.51	0.00	3,070.25
6252-0000	Fire Extinguishers	4,376.04	0.00	0.00	4,376.04
6265-0000	Exterminator	513.40	0.00	0.00	513.40
6267-0000	Locksmith	552.00	0.00	0.00	552.00
6300-0000	Management	7,450.00	1,100.00	0.00	8,550.00
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	756.32	68.83	0.00	825.15
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 = Nov 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6367-0000	Boiler Inspection Service	105.00	0.00	0.00	105.00
6410-0000	Electricity	7,069.33	637.97	0.00	7,707.30
6420-0000	Gas	7,138.76	553.27	0.00	7,692.03
6430-0000	Water & Sewer	2,546.16	0.00	0.00	2,546.16
6455-0000	Telephone & Internet	3,938.88	342.19	0.00	4,281.07
7610-0000	Legal	0.00	2,500.00	0.00	2,500.00
7615-0000	Payroll Processing Fees	1,885.07	64.58	0.00	1,949.65
7620-0000	Taxes & Licenses	434.00	0.00	0.00	434.00
7630-0000	Bank Charges Expense	0.00	30.00	0.00	30.00
7700-0000	Miscellaneous Expense	531.84	0.00	0.00	531.84
7825-0000	Super Salaries	10,700.00	0.00	0.00	10,700.00
7845-0000	Gross Salary	11,169.18	1,015.38	0.00	12,184.56
7851-0000	FICA Expense	854.48	77.68	0.00	932.16
7852-0000	FUTA Expense	117.16	0.00	0.00	117.16
7853-0000	SUTA Expense	430.39	0.00	0.00	430.39
	Total	0.00	18,971.36	18,971.36	0.00

Income Statement

Period = Nov 2015

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,029	100	108,889	98
4810-0000	Plus: Prepaid Rent	0	0	-3,432	-3
4990-0000	NET RENT INCOME	<u>7,029</u>	<u>100</u>	<u>105,457</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>7,030</u>	<u>100</u>	<u>111,133</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	12	0	2,262	2
6204-0000	Professional Consultant Fees	0	0	120	0
6213-0000	General Building Repairs-Expense	4,970	71	29,912	27
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	0	0	672	1
6241-0000	Boiler Repair	5,761	82	9,218	8
6242-0000	Unit Repairs	1,500	21	5,125	5
6250-0000	Elevator Inspection & Repair	338	5	3,070	3
6252-0000	Fire Extinguishers	0	0	4,376	4

Income Statement

Period = Nov 2015

Book = Cash

		Period to Date	%	Year to Date	%
6265-0000	Exterminator	0	0	513	0
6267-0000	Locksmith	0	0	552	0
6300-0000	Management	1,100	16	8,550	8
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	6
6320-0010	Worker's Compensation	69	1	825	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	0	0	105	0
6410-0000	Electricity	638	9	7,707	7
6420-0000	Gas	553	8	7,692	7
6430-0000	Water & Sewer	0	0	2,546	2
6455-0000	Telephone & Internet	342	5	4,281	4
6990-0000	TOTAL DIRECT EXPENSES	15,283	217	105,685	95
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal	2,500	36	2,500	2
7615-0000	Payroll Processing Fees	65	1	1,950	2
7620-0000	Taxes & Licenses	0	0	434	0
7630-0000	Bank Charges Expense	30	0	30	0
7700-0000	Miscellaneous Expense	0	0	532	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	0	0	10,700	10
7845-0000	Gross Salary	1,015	14	12,185	11
7851-0000	FICA Expense	78	1	932	1
7852-0000	FUTA Expense	0	0	117	0
7853-0000	SUTA Expense	0	0	430	0
7890-0000	TOTAL PAYROLL	1,158	16	26,314	24
7990-0000	TOTAL G & A EXPENSE	3,688	52	29,810	27

Income Statement

Period = Nov 2015

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	18,971	270	135,495	122
9090-0000	NET INCOME	-11,941	-170	-24,361	-22

Income Statement (12 months)

Period = Jan 2015-Nov 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	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	108,889.03
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	-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	105,456.65
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	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	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	0.51	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	12.38
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	111,133.31
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	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	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	29,911.77
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	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	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	0.00	4,288.15

Income Statement (12 months)

Period = Jan 2015-Nov 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	Total
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	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	5,760.94	9,217.72
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	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	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	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	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	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	1,100.00	8,550.00
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	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	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	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	825.15
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	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	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	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	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	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	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	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	4,281.07
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	105,684.91
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	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	1,949.65
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	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	30.00
7700-0000	Miscellaneous Expense	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	451.84	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	10,700.00

Income Statement (12 months)

Period = Jan 2015-Nov 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	Total
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	12,184.56
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
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	932.16
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	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	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	26,313.92
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	29,809.76
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	135,494.67
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	-24,361.36

Balance Sheet

Period = Nov 2015

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	32,761
1130-0000	Savings Cash 1	20,010
1190-0000	TOTAL CASH	52,771
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	80,460
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	64,115
3890-0000	TOTAL CAPITAL	64,115
3990-0000	TOTAL LIABILITIES & CAPITAL	80,460

Cash Flow

Period = Nov 2015

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	7,029	100	108,889	98
Plus: Prepaid Rent	0	0	-3,432	-3
NET RENT INCOME	7,029	100	105,457	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	7,030	100	111,133	100
EXPENSES				
DIRECT EXPENSES				
Accounting	12	0	2,262	2
Professional Consultant Fees	0	0	120	0
General Building Repairs-...	4,970	71	29,912	27
Building Supplies	0	0	443	0
Painting Supplies	0	0	15	0
Plumbing Repair	0	0	4,288	4
Electric Repair	0	0	672	1
Boiler Repair	5,761	82	9,218	8
Unit Repairs	1,500	21	5,125	5
Elevator Inspection & Repair	338	5	3,070	3
Fire Extinguishers	0	0	4,376	4
Exterminator	0	0	513	0
Locksmith	0	0	552	0
Management	1,100	16	8,550	8
Security Service	0	0	441	0
Security Cameras/IT	0	0	5,139	5
Insurance	0	0	7,049	6
Worker's Compensation	69	1	825	1
Property Tax	0	0	13	0
Inspections	0	0	762	1
Filing Fees	0	0	8	0
Boiler Inspection Service	0	0	105	0
Electricity	638	9	7,707	7
Gas	553	8	7,692	7

Cash Flow

Period = Nov 2015

Book = Cash

	Period to Date	%	Year to Date	%
Water & Sewer	0	0	2,546	2
Telephone & Internet	342	5	4,281	4
TOTAL DIRECT EXP...	15,283	217	105,685	95
GENERAL & ADMINISTRATIVE				
Legal	2,500	36	2,500	2
Payroll Processing Fees	65	1	1,950	2
Taxes & Licenses	0	0	434	0
Bank Charges Expense	30	0	30	0
Miscellaneous Expense	0	0	532	0
PAYROLL EXPENSE				
Super Salaries	0	0	10,700	10
Gross Salary	1,015	14	12,185	11
FICA Expense	78	1	932	1
FUTA Expense	0	0	117	0
SUTA Expense	0	0	430	0
TOTAL PAYROLL	1,158	16	26,314	24
TOTAL G & A EXPENSE	3,688	52	29,810	27
TOTAL EXPENSES	18,971	270	135,495	122
NET INCOME	-11,941	-170	-24,361	-22

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	44,702	32,761	-11,941
Savings Cash 1	20,009	20,010	1
Savings Cash 3	0	0	0
Total Cash	64,712	52,771	-11,941

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,454	32,761	-13,693
Savings Cash 1	19,997	20,010	12
Savings Cash 3	0	0	0
Total Cash	66,451	52,771	-13,680

General Ledger

Period = Nov 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					44,702.44	= Beginning Balance =
534condo	534 West 42nd ...	11/03/2015	11/2015	chk#250 cleared for in correct...	J-6869		0.00	30.00	44,672.44	chk#250 cleared 4 incorrect \$\$
534condo	534 West 42nd ...	11/06/2015	11/2015	102415-110615	J-6736		0.00	82.46	44,589.98	102415-110615
534condo	534 West 42nd ...	11/06/2015	11/2015	102415-110615	J-6736		0.00	27.28	44,562.70	102415-110615
534condo	534 West 42nd ...	11/20/2015	11/2015	110715-112015	J-6737		0.00	82.46	44,480.24	110715-112015
534condo	534 West 42nd ...	11/20/2015	11/2015	110715-112015	J-6737		0.00	31.45	44,448.79	110715-112015
		11/01/2015		Deposit Total 29			1,200.00		45,648.79	
534condo	534 West 42nd ...	11/02/2015	11/2015	Livingston Management Servic...	K-29423	254		1,100.00	44,548.79	Management Fee
		11/05/2015		Deposit Total 75			1,144.38		45,693.17	
534condo	534 West 42nd ...	11/04/2015	11/2015	Livingston Management Servic...	K-29543	255		4,412.50	41,280.67	Mercury
534condo	534 West 42nd ...	11/06/2015	11/2015	Paychex (v0000016)	K-30235	1115		72.00	41,208.67	Check date 11/6/15
534condo	534 West 42nd ...	11/06/2015	11/2015	Artur Ujkaj (v0000081)	K-30561	30		462.87	40,745.80	
		11/09/2015		Deposit Total 76			1,144.38		41,890.18	
534condo	534 West 42nd ...	11/09/2015	11/2015	Solid State Elevator Corp (solids)	K-29737	256		337.51	41,552.67	Monthly Maint for Nov
534condo	534 West 42nd ...	11/10/2015	11/2015	Verizon (verizon)	K-29808	257		230.06	41,322.61	11/1/15-11/30/15
		11/10/2015		Deposit Total 30			1,144.38		42,466.99	
534condo	534 West 42nd ...	11/13/2015	11/2015	Paychex (v0000016)	K-30225	1115		12.50	42,454.49	
		11/13/2015		Deposit Total 77			2,396.23		44,850.72	
534condo	534 West 42nd ...	11/16/2015	11/2015	Mercury Mechanical Services ...	K-29917	258		1,360.94	43,489.78	Furnish/install new blower in boiler number 3 ...
534condo	534 West 42nd ...	11/19/2015	11/2015	Riccardi (t0000176)	K-30020	259		1,500.00	41,989.78	Repair and painting of apartment
534condo	534 West 42nd ...	11/19/2015	11/2015	Maxons Restorations (v0000227)	K-30021	260		4,970.00	37,019.78	Mold Remediation
534condo	534 West 42nd ...	11/19/2015	11/2015	Verizon (verizon)	K-30022	261		112.13	36,907.65	11/7/15-12/6/15
534condo	534 West 42nd ...	11/20/2015	11/2015	Paychex (v0000016)	K-30421	1115		59.00	36,848.65	check date 11/20/15
534condo	534 West 42nd ...	11/20/2015	11/2015	Artur Ujkaj (v0000081)	K-30562	31		462.87	36,385.78	
534condo	534 West 42nd ...	11/24/2015	11/2015	Consolidated Edison Company...	K-30091	262		35.29	36,350.49	10/19/15-11/17/15 3therms
534condo	534 West 42nd ...	11/24/2015	11/2015	Consolidated Edison Company...	K-30092	263		1,155.95	35,194.54	10/19/15-11/17/15 424therms
534condo	534 West 42nd ...	11/24/2015	11/2015	Vernon & Ginsburg,LLP (vernon)	K-30093	264		2,500.00	32,694.54	Retainer Agreement
534condo	534 West 42nd ...	11/30/2015	11/2015	Paychex (v0000016)	K-31098	315	10.00		32,704.54	Payroll process fees
534condo	534 West 42nd ...	11/30/2015	11/2015	Paychex (v0000016)	K-31099	215	56.42		32,760.96	Payroll week ending 2/27/15
				Net Change=-11,941.48			7,095.79	19,037.27	32,760.96	= Ending Balance =
1130-0000				Savings Cash 1					20,009.07	= Beginning Balance =
534condo	534 West 42nd ...	11/30/2015	11/2015	11.2015 bank	J-6870		0.51	0.00	20,009.58	11.2015 bank
				Net Change=0.51			0.51	0.00	20,009.58	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd ...	11/06/2015	11/2015	Artur Ujkaj (v0000081)	K-30561	30	462.87	0.00	462.87	
534condo	534 West 42nd ...	11/06/2015	11/2015	102415-110615	J-6736		0.00	462.87	0.00	102415-110615

General Ledger

Period = Nov 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	11/20/2015	11/2015	Artur Ujkaj (v0000081)	K-30562	31	462.87	0.00	462.87	
534condo	534 West 42nd ...	11/20/2015	11/2015	110715-112015	J-6737		0.00	462.87	0.00	110715-112015
Net Change=0.00							925.74	925.74	0.00	= Ending Balance =
4530-0000	Condo Common Charge								-101,859.66	= Beginning Balance =
534condo	534 West 42nd ...	11/01/2015	11/2015	Riccardi (t0000176)	R-63927	:ACH...	0.00	1,033.14	-102,892.80	Pre-Authorized Payment
534condo	534 West 42nd ...	11/01/2015	11/2015	Riccardi (t0000176)	R-63927	:ACH...	0.00	166.86	-103,059.66	Pre-Authorized Payment
534condo	534 West 42nd ...	11/03/2015	11/2015	Trubitt (t0000174)	R-64278	2153	0.00	1,144.38	-104,204.04	:CHECKscan Payment - Nov 2015 Common...
534condo	534 West 42nd ...	11/06/2015	11/2015	Younge (t0000178)	R-64535	1721	0.00	1,144.38	-105,348.42	:CHECKscan Payment - Nov 2015 Common...
534condo	534 West 42nd ...	11/10/2015	11/2015	Drouin (t0000175)	R-64564	:ACH...	0.00	1,144.38	-106,492.80	Pre-Authorized Payment
534condo	534 West 42nd ...	11/13/2015	11/2015	Simon (t0000180)	R-64762	00001073	0.00	2,396.23	-108,889.03	:CHECKscan Payment - Nov 2015 Common...
Net Change=-7,029.37							0.00	7,029.37	-108,889.03	= Ending Balance =
5720-0000	Interest on Bank Accounts								-11.87	= Beginning Balance =
534condo	534 West 42nd ...	11/30/2015	11/2015	11.2015 bank	J-6870		0.00	0.51	-12.38	11.2015 bank
Net Change=-0.51							0.00	0.51	-12.38	= Ending Balance =
6202-0000	Accounting								2,250.00	= Beginning Balance =
534condo	534 West 42nd ...	11/04/2015	11/2015	Livingston Management Servic...	K-29543	255	12.50	0.00	2,262.50	9.2015
Net Change=12.50							12.50	0.00	2,262.50	= Ending Balance =
6213-0000	General Building Repairs-Expense								24,941.77	= Beginning Balance =
534condo	534 West 42nd ...	11/19/2015	11/2015	Maxons Restorations (v0000227)	K-30021	260	4,970.00	0.00	29,911.77	Mold Remediation
Net Change=4,970.00							4,970.00	0.00	29,911.77	= Ending Balance =
6241-0000	Boiler Repair								3,456.78	= Beginning Balance =
534condo	534 West 42nd ...	11/04/2015	11/2015	Livingston Management Servic...	K-29543	255	4,400.00	0.00	7,856.78	Mercury
534condo	534 West 42nd ...	11/16/2015	11/2015	Mercury Mechanical Services ...	K-29917	258	1,360.94	0.00	9,217.72	Furnish/install new blower in boiler number 3 ...
Net Change=5,760.94							5,760.94	0.00	9,217.72	= Ending Balance =
6242-0000	Unit Repairs								3,624.84	= Beginning Balance =
534condo	534 West 42nd ...	11/19/2015	11/2015	Riccardi (t0000176)	K-30020	259	1,500.00	0.00	5,124.84	Repair and painting of apartment
Net Change=1,500.00							1,500.00	0.00	5,124.84	= Ending Balance =
6250-0000	Elevator Inspection & Repair								2,732.74	= Beginning Balance =
534condo	534 West 42nd ...	11/09/2015	11/2015	Solid State Elevator Corp (solids)	K-29737	256	337.51	0.00	3,070.25	Monthly Maint for Nov
Net Change=337.51							337.51	0.00	3,070.25	= Ending Balance =

General Ledger

Period = Nov 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6300-0000				Management					7,450.00 = Beginning Balance =	
534condo	534 West 42nd ...	11/02/2015	11/2015	Livingston Management Servic...	K-29423	254	1,100.00	0.00	8,550.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	8,550.00 = Ending Balance =	
6320-0010				Worker's Compensation					756.32 = Beginning Balance =	
534condo	534 West 42nd ...	11/06/2015	11/2015	102415-110615	J-6736		0.00	1.20	755.12	102415-110615
534condo	534 West 42nd ...	11/06/2015	11/2015	102415-110615	J-6736		27.28	0.00	782.40	102415-110615
534condo	534 West 42nd ...	11/13/2015	11/2015	Paychex (v0000016)	K-30225	1115	12.50	0.00	794.90	
534condo	534 West 42nd ...	11/20/2015	11/2015	110715-112015	J-6737		0.00	1.20	793.70	110715-112015
534condo	534 West 42nd ...	11/20/2015	11/2015	110715-112015	J-6737		31.45	0.00	825.15	110715-112015
				Net Change=68.83			71.23	2.40	825.15 = Ending Balance =	
6410-0000				Electricity					7,069.33 = Beginning Balance =	
534condo	534 West 42nd ...	11/24/2015	11/2015	Consolidated Edison Company...	K-30092	263	637.97	0.00	7,707.30	10/19/15-11/17/15 3680kwh
				Net Change=637.97			637.97	0.00	7,707.30 = Ending Balance =	
6420-0000				Gas					7,138.76 = Beginning Balance =	
534condo	534 West 42nd ...	11/24/2015	11/2015	Consolidated Edison Company...	K-30091	262	35.29	0.00	7,174.05	10/19/15-11/17/15 3therms
534condo	534 West 42nd ...	11/24/2015	11/2015	Consolidated Edison Company...	K-30092	263	517.98	0.00	7,692.03	10/19/15-11/17/15 424therms
				Net Change=553.27			553.27	0.00	7,692.03 = Ending Balance =	
6455-0000				Telephone & Internet					3,938.88 = Beginning Balance =	
534condo	534 West 42nd ...	11/10/2015	11/2015	Verizon (verizon)	K-29808	257	230.06	0.00	4,168.94	11/1/15-11/30/15
534condo	534 West 42nd ...	11/19/2015	11/2015	Verizon (verizon)	K-30022	261	112.13	0.00	4,281.07	11/7/15-12/6/15
				Net Change=342.19			342.19	0.00	4,281.07 = Ending Balance =	
7610-0000				Legal					0.00 = Beginning Balance =	
534condo	534 West 42nd ...	11/24/2015	11/2015	Vernon & Ginsburg,LLP (vernon)	K-30093	264	2,500.00	0.00	2,500.00	Retainer Agreement
				Net Change=2,500.00			2,500.00	0.00	2,500.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					1,885.07 = Beginning Balance =	
534condo	534 West 42nd ...	11/06/2015	11/2015	Paychex (v0000016)	K-30235	1115	72.00	0.00	1,957.07	Check date 11/6/15
534condo	534 West 42nd ...	11/20/2015	11/2015	Paychex (v0000016)	K-30421	1115	59.00	0.00	2,016.07	check date 11/20/15
534condo	534 West 42nd ...	11/30/2015	11/2015	Paychex (v0000016)	K-31098	315	0.00	10.00	2,006.07	Payroll process fees
534condo	534 West 42nd ...	11/30/2015	11/2015	Paychex (v0000016)	K-31099	215	0.00	56.42	1,949.65	Payroll week ending 2/27/15
				Net Change=64.58			131.00	66.42	1,949.65 = Ending Balance =	
7630-0000				Bank Charges Expense					0.00 = Beginning Balance =	

General Ledger

Period = Nov 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	11/03/2015	11/2015	chk#250 cleared for in correct...	J-6869		30.00	0.00	30.00	chk#250 cleared 4 incorrect \$\$
				Net Change=30.00			30.00	0.00	30.00 = Ending Balance =	
7845-0000				Gross Salary					11,169.18 = Beginning Balance =	
534condo	534 West 42nd ...	11/06/2015	11/2015	102415-110615	J-6736		507.69	0.00	11,676.87	102415-110615
534condo	534 West 42nd ...	11/20/2015	11/2015	110715-112015	J-6737		507.69	0.00	12,184.56	110715-112015
				Net Change=1,015.38			1,015.38	0.00	12,184.56 = Ending Balance =	
7851-0000				FICA Expense					854.48 = Beginning Balance =	
534condo	534 West 42nd ...	11/06/2015	11/2015	102415-110615	J-6736		38.84	0.00	893.32	102415-110615
534condo	534 West 42nd ...	11/20/2015	11/2015	110715-112015	J-6737		38.84	0.00	932.16	110715-112015
				Net Change=77.68			77.68	0.00	932.16 = Ending Balance =	
							27,061.71	27,061.71		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Nov 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-63927	6744	11-2015	11/1/2015	Riccardi(t0000176)	534condo		1,200.00		Pre-Authorized Payment
R-64278	6816	11-2015	11/3/2015	Trubitt(t0000174)	534condo		1,144.38		:CHECKscan Payment - Nov 2015 Common C
R-64535	6852	11-2015	11/6/2015	Younge(t0000178)	534condo		1,144.38		:CHECKscan Payment - Nov 2015 Common C
R-64564	6855	11-2015	11/10/2015	Drouin(t0000175)	534condo		1,144.38		Pre-Authorized Payment
R-64762	6911	11-2015	11/13/2015	Simon(t0000180)	534condo		2,396.23		:CHECKscan Payment - Nov 2015 Common C
Total							7,029.37		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Nov 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-29423	17971	11-2015	11/2/2015	Livingston Management Services, LLC (livin	534condo	6300-0000 Management	1,100.00	254	Management Fee
K-29543	17997	11-2015	11/4/2015	Livingston Management Services, LLC (livin	534condo	6202-0000 Accounting	12.50	255	9.2015
					534condo	6241-0000 Boiler Repair	4,400.00	255	Mercury
K-29737	18013	11-2015	11/9/2015	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	256	Monthly Maint for Nov
K-29808	18024	11-2015	11/10/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	230.06	257	11/1/15-11/30/15
K-29917	18042	11-2015	11/16/2015	Mercury Mechanical Services Corp. (v00001	534condo	6241-0000 Boiler Repair	1,360.94	258	Furnish/install new blower in boiler number 3 with all necessary gasket
K-30020	18052	11-2015	11/19/2015	Riccardi (t0000176)	534condo	6242-0000 Unit Repairs	1,500.00	259	Repair and painting of apartment
K-30021	18052	11-2015	11/19/2015	Maxons Restorations (v0000227)	534condo	6213-0000 General Building Repairs-Expense	4,970.00	260	Mold Remediation
K-30022	18052	11-2015	11/19/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	112.13	261	11/7/15-12/6/15
K-30091	18071	11-2015	11/24/2015	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	35.29	262	10/19/15-11/17/15 3therms
K-30092	18071	11-2015	11/24/2015	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	517.98	263	10/19/15-11/17/15 424therms
					534condo	6410-0000 Electricity	637.97	263	10/19/15-11/17/15 3680kwh
K-30093	18071	11-2015	11/24/2015	Vernon & Ginsburg,LLP (vernon)	534condo	7610-0000 Legal	2,500.00	264	Retainer Agreement
K-30225		11-2015	11/13/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	12.50	1115	
K-30235		11-2015	11/6/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	72.00	1115	Check date 11/6/15
K-30421		11-2015	11/20/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	59.00	1115	check date 11/20/15
K-30561		11-2015	11/6/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	30	
K-30562		11-2015	11/20/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	31	
K-31098		11-2015	11/30/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	-10.00	315	Payroll process fees
K-31099		11-2015	11/30/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	-56.42	215	Payroll week ending 2/27/15
Total							18,717.20		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 11/2015

Property	Unit	Resident	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
				Unpaid	days	days	days	days		
				Charges						
534condo	4	t0000176	John Riccardi	977.52	977.52	0.00	0.00	0.00	0.00	977.52
534condo	5	t0000177	Yaneeke Samuels	3,433.14	1,144.38	1,144.38	1,144.38	0.00	0.00	3,433.14
534condo	RETAIL	t0000181	Silverstone Property Group	686.63	686.63	0.00	0.00	0.00	0.00	686.63
534condo				5,097.29	2,808.53	1,144.38	1,144.38	0.00	0.00	5,097.29

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/07/2016

Month Year = 11/2015

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			977.52
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			3,433.14
						Total	1,144.38						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			0.00
						Total	1,144.38						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			0.00
						Total	1,144.38						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23						
RETAIL	retail	0.00	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				4,410.66
Summary Groups					Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents							9,949.14	0.00	0.00				4,410.66
Future Residents/Applicants							0.00	0.00	0.00				0.00
Occupied Units					0.00	0.00				8	100.00	0.00	
Total Non Rev Units					0.00	0.00				0	0.00	0.00	
Total Vacant Units					0.00	0.00				0	0.00	0.00	
Totals:					0.00	0.00	9,949.14	0.00	0.00	8	100.00	0.00	4,410.66

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/07/2016

Month Year = 11/2015

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										

AD
2/3/16

534condo-ChaseChk-9300

1/3/2016

Bank Reconciliation Report

11/30/2015

412059300

Posted by: torig on 1/3/2016

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/13/2015	245	apexele - APEX Electrical Contractors, Inc	87.10	11/30/2015
10/22/2015	249	nycwater - NYC Water Board	540.74	11/30/2015
10/27/2015	250	innovativeds - Innovative deSigns	225.92	11/30/2015
10/27/2015	251	conediso - Consolidated Edison Company of N.Y. Inc.	869.99	11/30/2015
10/27/2015	252	conediso - Consolidated Edison Company of N.Y. Inc.	38.59	11/30/2015
11/2/2015	254	livingst - Livingston Management Services, LLC	1,100.00	11/30/2015
11/4/2015	255	livingst - Livingston Management Services, LLC	4,412.50	11/30/2015
11/6/2015	30	v0000081 - Artur Ujkaj	462.87	11/30/2015
11/6/2015	1115	v0000016 - Paychex	72.00	11/30/2015
11/9/2015	256	solids - Solid State Elevator Corp	337.51	11/30/2015
11/10/2015	257	verizon - Verizon	230.06	11/30/2015
11/13/2015	1115	v0000016 - Paychex	12.50	11/30/2015
11/16/2015	258	v0000109 - Mercury Mechanical Services Corp.	1,360.94	11/30/2015
11/19/2015	259	t0000176 - Riccardi	1,500.00	11/30/2015
11/19/2015	260	v0000227 - Maxons Restorations	4,970.00	11/30/2015
11/19/2015	261	verizon - Verizon	112.13	11/30/2015
11/20/2015	31	v0000081 - Artur Ujkaj	462.87	11/30/2015
11/20/2015	1115	v0000016 - Paychex	59.00	11/30/2015

Total Cleared Checks

16,854.72

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/29/2015	28	:ACH Deposit	4,577.52	11/30/2015
10/30/2015	74	:CHECKscan Deposit	1,144.38	11/30/2015
11/1/2015	29	:ACH Deposit	1,200.00	11/30/2015
11/5/2015	75	:CHECKscan Deposit	1,144.38	11/30/2015
11/9/2015	76	:CHECKscan Deposit	1,144.38	11/30/2015
11/10/2015	30	:ACH Deposit	1,144.38	11/30/2015
11/13/2015	77	:CHECKscan Deposit	2,396.23	11/30/2015

Total Cleared Deposits

12,751.27

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/3/2015	JE 6869	chk#250 cleared for in correct amount	-30.00	11/30/2015
11/6/2015	JE 6736	102415-110615	-109.74	11/30/2015
11/20/2015	JE 6737	110715-112015	-113.91	11/30/2015

Total Cleared Other Items

-253.65

534condo-ChaseChk-9300

1/3/2016

Bank Reconciliation Report

11/30/2015

412059300

Posted by: torig on 1/3/2016

Balance Per Bank Statement as of 11/30/2015

43,699.27

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
6/1/2015	199	livingst - Livingston Management Services, LLC	2,250.00
10/23/2015	1015	v0000016 - Paychex	58.88
11/24/2015	262	conediso - Consolidated Edison Company of N.Y. Inc.	35.29
11/24/2015	263	conediso - Consolidated Edison Company of N.Y. Inc.	1,155.95
11/24/2015	264	vernon - Vernon & Ginsburg,LLP	2,500.00
Less:	Outstanding Checks		10,938.31
	Reconciled Bank Balance		32,760.96

Balance per GL as of 11/30/2015

32,760.96

Reconciled Balance Per G/L

32,760.96

Difference

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

0.00



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

October 31, 2015 through November 30, 2015

Primary Account: 000000412059300

00087210 1 AV 0.391



00087210 DRE 802 14133515 NNNNNNNNNY T 1 000000000 62 0000 T2810572 P96830

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



CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$48,056.37	\$43,699.27
Chase Business Select High Yield Savings	000003046731484	20,009.07	20,009.58
Total		\$68,065.44	\$63,708.85

TOTAL ASSETS

\$68,065.44 **\$63,708.85**

All Summary Balances shown are as of November 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		\$48,056.37
Deposits and Additions	7	12,751.27
Checks Paid	13	- 15,815.48
Electronic Withdrawals	9	- 1,292.89
Ending Balance	29	\$43,699.27

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
11/02	Livingston Manag Settlement Kk8G51 CCD ID: 9000237377	\$4,577.52
11/03	Livingston Manag Settlement 16Xs51 CCD ID: 9000237377	1,200.00
11/03	Livingston Manag Settlement 46Ds51 CCD ID: 9000237377	1,144.38
11/09	Livingston Manag Settlement 5R7761 CCD ID: 9000237377	1,144.38
11/12	Livingston Manag Settlement Cc2B61 CCD ID: 9000237377	1,144.38
11/12	Livingston Manag Settlement Csbb61 CCD ID: 9000237377	1,144.38
11/16	Livingston Manag Settlement V14D61 CCD ID: 9000237377	2,396.23
Total Deposits and Additions		\$12,751.27

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
245 ^		11/05	\$87.10
249 * ^		11/02	540.74
250 ^		11/03	255.92
251 ^		11/02	869.99
252 ^		11/02	38.59
254 * ^		11/02	1,100.00
255 ^		11/05	4,412.50
256 ^		11/16	337.51
257 ^		11/18	230.06
258 ^		11/24	1,360.94
259 ^		11/30	1,500.00
260 ^		11/24	4,970.00
261 ^		11/24	112.13
Total Checks Paid			\$15,815.48

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
11/05	Paychex-Rcx Payroll 63209900002368X CCD ID: 1161124166	\$462.87
11/06	Paychex Tps Taxes 63207700021378X CCD ID: 1161124166	82.46
11/06	Paychex Eib Invoice X63211500014564 CCD ID: 9000000020	72.00
11/06	Payx-Pia-Wc Wc-Premium 0000024219549 CCD ID: 1161528391	27.28
11/13	Paychex-Hrs Ins Prem 21606675 CCD ID: 1555124166	12.50
11/19	Paychex-Rcx Payroll 63401800000727X CCD ID: 1161124166	462.87
11/20	Paychex Tps Taxes 63404300009265X CCD ID: 1161124166	82.46
11/20	Paychex Eib Invoice X63406900013369 CCD ID: 9000000020	59.00
11/20	Payx-Pia-Wc Wc-Premium 0000024301606 CCD ID: 1161528391	31.45
Total Electronic Withdrawals		\$1,292.89

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



October 31, 2015 through November 30, 2015

Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,009.07
11/30	Interest Payment	0.51	20,009.58
	Ending Balance		\$20,009.58

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

1/3/2016

Bank Reconciliation Report

11/30/2015

3046731484

Posted by: DBO

Balance Per Bank Statement as of 11/30/2015	20,009.58
Reconciled Bank Balance	<u>20,009.58</u>

Balance per GL as of 11/30/2015	20,009.58
Reconciled Balance Per G/L	<u>20,009.58</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
11/30/2015	JE 6870	11.2015 bank	0.51	11/30/2015
Total Cleared Other Items			<u>0.51</u>	