

Report Packet

Cover Page

Prepared for:

Trial Balance

Period = Dec 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	32,760.96	2,224.80	0.00	34,985.76
1130-0000	Savings Cash 1	20,009.58	0.00	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	-108,889.03	0.00	9,318.13	-118,207.16
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
5700-0000	Miscellaneous Income	0.00	0.00	20.00	-20.00
5720-0000	Interest on Bank Accounts	-12.38	0.00	0.00	-12.38
6202-0000	Accounting	2,262.50	0.00	0.00	2,262.50
6204-0000	Professional Consultant Fees	120.00	0.00	0.00	120.00
6213-0000	General Building Repairs-Expense	29,911.77	290.00	0.00	30,201.77
6215-0000	Building Supplies	442.74	0.00	0.00	442.74
6217-0000	Painting Supplies	15.37	0.00	0.00	15.37
6219-0000	Cleaning Expense	0.00	95.00	0.00	95.00
6235-0000	Plumbing Repair	4,288.15	0.00	0.00	4,288.15
6237-0000	Electric Repair	671.55	1,252.06	0.00	1,923.61
6241-0000	Boiler Repair	9,217.72	1,878.62	0.00	11,096.34
6242-0000	Unit Repairs	5,124.84	0.00	0.00	5,124.84
6250-0000	Elevator Inspection & Repair	3,070.25	0.00	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	157.87	0.00	709.87
6300-0000	Management	8,550.00	1,100.00	0.00	9,650.00
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	825.15	99.08	0.00	924.23
6350-0000	Property Tax	13.00	0.00	0.00	13.00

Trial Balance

Period = Dec 2015

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6362-0000	Inspections	762.13	0.00	0.00	762.13
6364-0000	Filing Fees	8.20	0.00	0.00	8.20
6367-0000	Boiler Inspection Service	105.00	0.00	0.00	105.00
6410-0000	Electricity	7,707.30	0.00	0.00	7,707.30
6420-0000	Gas	7,692.03	0.00	0.00	7,692.03
6430-0000	Water & Sewer	2,546.16	0.00	0.00	2,546.16
6455-0000	Telephone & Internet	4,281.07	342.23	0.00	4,623.30
7610-0000	Legal	2,500.00	0.00	0.00	2,500.00
7615-0000	Payroll Processing Fees	1,949.65	258.88	0.00	2,208.53
7620-0000	Taxes & Licenses	434.00	0.00	0.00	434.00
7630-0000	Bank Charges Expense	30.00	0.00	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	12,184.56	1,523.07	0.00	13,707.63
7851-0000	FICA Expense	932.16	116.52	0.00	1,048.68
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	9,338.13	9,338.13	0.00

Income Statement

Period = Dec 2015

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,318	100	118,207	98
4810-0000	Plus: Prepaid Rent	0	0	-3,432	-3
4990-0000	NET RENT INCOME	<u>9,318</u>	<u>100</u>	<u>114,775</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				
5700-0000	Miscellaneous Income	20	0	20	0
5720-0000	Interest on Bank Accounts	0	0	12	0
5890-0000	TOTAL OTHER INCOME	<u>20</u>	<u>0</u>	<u>32</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>9,338</u>	<u>100</u>	<u>120,471</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	2,262	2
6204-0000	Professional Consultant Fees	0	0	120	0
6213-0000	General Building Repairs-Expense	290	3	30,202	25
6215-0000	Building Supplies	0	0	443	0
6217-0000	Painting Supplies	0	0	15	0
6219-0000	Cleaning Expense	95	1	95	0
6235-0000	Plumbing Repair	0	0	4,288	4
6237-0000	Electric Repair	1,252	13	1,924	2
6241-0000	Boiler Repair	1,879	20	11,096	9
6242-0000	Unit Repairs	0	0	5,125	4

Income Statement

Period = Dec 2015

Book = Cash

		Period to Date	%	Year to Date	%
6250-0000	Elevator Inspection & Repair	0	0	3,070	3
6252-0000	Fire Extinguishers	0	0	4,376	4
6265-0000	Exterminator	0	0	513	0
6267-0000	Locksmith	158	2	710	1
6300-0000	Management	1,100	12	9,650	8
6310-0000	Security Service	0	0	441	0
6312-0000	Security Cameras/IT	0	0	5,139	4
6320-0000	Insurance	0	0	7,049	6
6320-0010	Worker's Compensation	99	1	924	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	0	0	7,707	6
6420-0000	Gas	0	0	7,692	6
6430-0000	Water & Sewer	0	0	2,546	2
6455-0000	Telephone & Internet	342	4	4,623	4
6990-0000	TOTAL DIRECT EXPENSES	5,215	56	110,900	92
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal	0	0	2,500	2
7615-0000	Payroll Processing Fees	259	3	2,209	2
7620-0000	Taxes & Licenses	0	0	434	0
7630-0000	Bank Charges Expense	0	0	30	0
7700-0000	Miscellaneous Expense	0	0	532	0
7800-0000	PAYROLL EXPENSE				
7825-0000	Super Salaries	0	0	10,700	9
7845-0000	Gross Salary	1,523	16	13,708	11
7851-0000	FICA Expense	117	1	1,049	1
7852-0000	FUTA Expense	0	0	117	0
7853-0000	SUTA Expense	0	0	430	0
7890-0000	TOTAL PAYROLL	1,898	20	28,212	23

Income Statement

Period = Dec 2015

Book = Cash

		Period to Date	%	Year to Date	%
7990-0000	TOTAL G & A EXPENSE	1,898	20	31,708	26
8990-0000	TOTAL EXPENSES	7,113	76	142,608	118
9090-0000	NET INCOME	2,225	24	-22,137	-18

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	0.51	12.89
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	20.51	32.89
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	9,338.64	120,471.95
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	4,827.34	11,876.25
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	10,042.20	115,727.11
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	11,812.79	147,307.46
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	-2,474.15	-26,835.51

Balance Sheet

Period = Dec 2015

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	34,986
1130-0000	Savings Cash 1	20,010
1190-0000	TOTAL CASH	54,995
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	82,684
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	66,339
3890-0000	TOTAL CAPITAL	66,339
3990-0000	TOTAL LIABILITIES & CAPITAL	82,684

Cash Flow

Period = Dec 2015

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	9,318	100	118,207	98
Plus: Prepaid Rent	0	0	-3,432	-3
NET RENT INCOME	9,318	100	114,775	95
EXPENSE REIMBURSEMENT				
Estimated CAM Charges	0	0	5,664	5
TOTAL REIMBURSEMENT	0	0	5,664	5
OTHER INCOME				
Miscellaneous Income	20	0	20	0
Interest on Bank Accounts	0	0	12	0
TOTAL OTHER INCOME	20	0	32	0
TOTAL INCOME	9,338	100	120,471	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	2,262	2
Professional Consultant Fees	0	0	120	0
General Building Repairs-...	290	3	30,202	25
Building Supplies	0	0	443	0
Painting Supplies	0	0	15	0
Cleaning Expense	95	1	95	0
Plumbing Repair	0	0	4,288	4
Electric Repair	1,252	13	1,924	2
Boiler Repair	1,879	20	11,096	9
Unit Repairs	0	0	5,125	4
Elevator Inspection & Repair	0	0	3,070	3
Fire Extinguishers	0	0	4,376	4
Exterminator	0	0	513	0
Locksmith	158	2	710	1
Management	1,100	12	9,650	8
Security Service	0	0	441	0
Security Cameras/IT	0	0	5,139	4
Insurance	0	0	7,049	6
Worker's Compensation	99	1	924	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

Cash Flow

Period = Dec 2015

Book = Cash

	Period to Date	%	Year to Date	%
Electricity	0	0	7,707	6
Gas	0	0	7,692	6
Water & Sewer	0	0	2,546	2
Telephone & Internet	342	4	4,623	4
TOTAL DIRECT EXP...	5,215	56	110,900	92
GENERAL & ADMINISTRATIVE				
Legal	0	0	2,500	2
Payroll Processing Fees	259	3	2,209	2
Taxes & Licenses	0	0	434	0
Bank Charges Expense	0	0	30	0
Miscellaneous Expense	0	0	532	0
PAYROLL EXPENSE				
Super Salaries	0	0	10,700	9
Gross Salary	1,523	16	13,708	11
FICA Expense	117	1	1,049	1
FUTA Expense	0	0	117	0
SUTA Expense	0	0	430	0
TOTAL PAYROLL	1,898	20	28,212	23
TOTAL G & A EXPENSE	1,898	20	31,708	26
TOTAL EXPENSES	7,113	76	142,608	118
NET INCOME	2,225	24	-22,137	-18

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	32,761	34,986	2,225
Savings Cash 1	20,010	20,010	0
Savings Cash 3	0	0	0
Total Cash	52,771	54,995	2,225

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	46,454	34,986	-11,468
Savings Cash 1	19,997	20,010	12
Savings Cash 3	0	0	0
Total Cash	66,451	54,995	-11,456

General Ledger

Period = Dec 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					32,760.96	= Beginning Balance =
534condo	534 West 42nd ...	12/04/2015	12/2015	112115-120415	J-6738		0.00	82.46	32,678.50	112115-120415
534condo	534 West 42nd ...	12/04/2015	12/2015	112115-120415	J-6738		0.00	31.45	32,647.05	112115-120415
534condo	534 West 42nd ...	12/18/2015	12/2015	120515-121815	J-6912		0.00	82.46	32,564.59	120515-121815
534condo	534 West 42nd ...	12/18/2015	12/2015	120515-121815	J-6912		0.00	31.45	32,533.14	120515-121815
534condo	534 West 42nd ...	12/31/2015	12/2015	121915-010116	J-6913		0.00	27.28	32,505.86	121915-010116
534condo	534 West 42nd ...	12/31/2015	12/2015	121915-010116	J-6913		0.00	82.45	32,423.41	121915-010116
		12/01/2015		Deposit Total 32			2,344.38		34,767.79	
534condo	534 West 42nd ...	12/01/2015	12/2015	Livingston Management Servic...	K-30185	265		1,100.00	33,667.79	Management Fee
534condo	534 West 42nd ...	12/01/2015	12/2015	Marvel Contracting Inc. (marvel)	K-30257	266		290.00	33,377.79	Install frosted film on service door
534condo	534 West 42nd ...	12/03/2015	12/2015	APEX Electrical Contractors, In...	K-30398	267		1,252.06	32,125.73	disconnect and remove the existing conduit ...
534condo	534 West 42nd ...	12/04/2015	12/2015	Paychex (v0000016)	K-30413	1215		72.00	32,053.73	check date 12/4/15
534condo	534 West 42nd ...	12/04/2015	12/2015	Artur Ujkaj (v0000081)	K-30563	32		462.87	31,590.86	
		12/07/2015		Deposit Total 78			1,144.38		32,735.24	
		12/08/2015		Deposit Total 79			2,396.23		35,131.47	
534condo	534 West 42nd ...	12/10/2015	12/2015	Mercury Mechanical Services ...	K-30666	268		1,878.62	33,252.85	Replace the pressure gauge
534condo	534 West 42nd ...	12/10/2015	12/2015	Verizon (verizon)	K-30667	269		230.10	33,022.75	12/1/15-12/31/15
		12/10/2015		Deposit Total 33			1,144.38		34,167.13	
534condo	534 West 42nd ...	12/11/2015	12/2015	Paychex (v0000016)	K-30653	1215		12.50	34,154.63	
534condo	534 West 42nd ...	12/11/2015	12/2015	Paychex (v0000016)	K-31422	122015		12.50	34,142.13	12.15.15
534condo	534 West 42nd ...	12/11/2015	12/2015	Paychex (v0000016)	K-31423	122015	12.50		34,154.63	12.15.15
534condo	534 West 42nd ...	12/15/2015	12/2015	SOS Locksmith Corp. (sos)	K-30740	270		157.87	33,996.76	Uninstall 3 rim cylinders for panic bars schlag...
534condo	534 West 42nd ...	12/15/2015	12/2015	Verizon (verizon)	K-30741	271		112.13	33,884.63	12/7/15-1/6/15
		12/15/2015		Deposit Total 34			1,144.38		35,029.01	
		12/17/2015		Deposit Total 80			1,144.38		36,173.39	
534condo	534 West 42nd ...	12/18/2015	12/2015	Paychex (v0000016)	K-31070	1215		59.00	36,114.39	Check date 12/18/15
534condo	534 West 42nd ...	12/18/2015	12/2015	Artur Ujkaj (v0000081)	K-31295	33		462.87	35,651.52	
534condo	534 West 42nd ...	12/21/2015	12/2015	Hajdar (besimh)	K-30938	272		95.00	35,556.52	unit cleaning
534condo	534 West 42nd ...	12/31/2015	12/2015	Artur Ujkaj (v0000081)	K-31296	34		462.88	35,093.64	
534condo	534 West 42nd ...	12/31/2015	12/2015	Paychex (v0000016)	K-31609	1215		127.88	34,965.76	Check date 12/31/15
		12/31/2015		Deposit Total 83			20.00		34,985.76	
				Net Change=2,224.80			9,350.63	7,125.83	34,985.76	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd ...	12/04/2015	12/2015	Artur Ujkaj (v0000081)	K-30563	32	462.87	0.00	462.87	
534condo	534 West 42nd ...	12/04/2015	12/2015	112115-120415	J-6738		0.00	462.87	0.00	112115-120415
534condo	534 West 42nd ...	12/18/2015	12/2015	Artur Ujkaj (v0000081)	K-31295	33	462.87	0.00	462.87	
534condo	534 West 42nd ...	12/18/2015	12/2015	120515-121815	J-6912		0.00	462.87	0.00	120515-121815

General Ledger

Period = Dec 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	12/31/2015	12/2015	Artur Ujkaj (v0000081)	K-31296	34	462.88	0.00	462.88	
534condo	534 West 42nd ...	12/31/2015	12/2015	121915-010116	J-6913		0.00	462.88	0.00	121915-010116
Net Change=0.00							1,388.62	1,388.62	0.00	= Ending Balance =
4530-0000	Condo Common Charge								-108,889.03	= Beginning Balance =
534condo	534 West 42nd ...	11/30/2015	12/2015	Kuik (t0000179)	R-65390	:AC...	0.00	1,144.38	-110,033.41	Online Payment - EFT Payment.
534condo	534 West 42nd ...	12/01/2015	12/2015	Riccardi (t0000176)	R-65609	:ACH...	0.00	222.48	-110,255.89	Pre-Authorized Payment
534condo	534 West 42nd ...	12/01/2015	12/2015	Riccardi (t0000176)	R-65609	:ACH...	0.00	977.52	-111,233.41	Pre-Authorized Payment
534condo	534 West 42nd ...	12/04/2015	12/2015	Trubitt (t0000174)	R-66481	2164	0.00	1,144.38	-112,377.79	:CHECKscan Payment - Dec 2015 Common...
534condo	534 West 42nd ...	12/08/2015	12/2015	Simon (t0000180)	R-66671	00001076	0.00	2,396.23	-114,774.02	:CHECKscan Payment - Dec 2015 Common...
534condo	534 West 42nd ...	12/10/2015	12/2015	Drouin (t0000175)	R-66741	:ACH...	0.00	1,144.38	-115,918.40	Pre-Authorized Payment
534condo	534 West 42nd ...	12/15/2015	12/2015	Samuels (t0000177)	R-66947	:AC...	0.00	1,144.38	-117,062.78	Online Payment - EFT Payment Paid by roo...
534condo	534 West 42nd ...	12/16/2015	12/2015	Younge (t0000178)	R-67082	1722	0.00	1,144.38	-118,207.16	:CHECKscan Payment - Dec 2015 Common...
Net Change=-9,318.13							0.00	9,318.13	-118,207.16	= Ending Balance =
5700-0000	Miscellaneous Income								0.00	= Beginning Balance =
534condo	534 West 42nd ...	12/31/2015	12/2015	#4- John/Jeff	R-69309	cash	0.00	20.00	-20.00	storage unit license
Net Change=-20.00							0.00	20.00	-20.00	= Ending Balance =
6213-0000	General Building Repairs-Expense								29,911.77	= Beginning Balance =
534condo	534 West 42nd ...	12/01/2015	12/2015	Marvel Contracting Inc. (marvel)	K-30257	266	290.00	0.00	30,201.77	Install frosted film on service door
Net Change=290.00							290.00	0.00	30,201.77	= Ending Balance =
6219-0000	Cleaning Expense								0.00	= Beginning Balance =
534condo	534 West 42nd ...	12/21/2015	12/2015	Hajdar (besimh)	K-30938	272	95.00	0.00	95.00	unit cleaning
Net Change=95.00							95.00	0.00	95.00	= Ending Balance =
6237-0000	Electric Repair								671.55	= Beginning Balance =
534condo	534 West 42nd ...	12/03/2015	12/2015	APEX Electrical Contractors, In...	K-30398	267	1,252.06	0.00	1,923.61	disconnect and remove the existing conduit ...
Net Change=1,252.06							1,252.06	0.00	1,923.61	= Ending Balance =
6241-0000	Boiler Repair								9,217.72	= Beginning Balance =
534condo	534 West 42nd ...	12/10/2015	12/2015	Mercury Mechanical Services ...	K-30666	268	966.81	0.00	10,184.53	no hot water call,furnished/installed a new ho...
534condo	534 West 42nd ...	12/10/2015	12/2015	Mercury Mechanical Services ...	K-30666	268	557.97	0.00	10,742.50	furnished and installed 3 new temp gauges wi...
534condo	534 West 42nd ...	12/10/2015	12/2015	Mercury Mechanical Services ...	K-30666	268	353.84	0.00	11,096.34	Replace the pressure gauge
Net Change=1,878.62							1,878.62	0.00	11,096.34	= Ending Balance =
6267-0000	Locksmith								552.00	= Beginning Balance =

General Ledger

Period = Dec 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	12/15/2015	12/2015	SOS Locksmith Corp. (sos)	K-30740	270	157.87	0.00	709.87	Uninstall 3 rim cylinders for panic bars schlag...
				Net Change=157.87			157.87	0.00	709.87	= Ending Balance =
6300-0000				Management					8,550.00	= Beginning Balance =
534condo	534 West 42nd ...	12/01/2015	12/2015	Livingston Management Servic...	K-30185	265	1,100.00	0.00	9,650.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	9,650.00	= Ending Balance =
6320-0010				Worker's Compensation					825.15	= Beginning Balance =
534condo	534 West 42nd ...	12/04/2015	12/2015	112115-120415	J-6738		0.00	1.20	823.95	112115-120415
534condo	534 West 42nd ...	12/04/2015	12/2015	112115-120415	J-6738		31.45	0.00	855.40	112115-120415
534condo	534 West 42nd ...	12/11/2015	12/2015	Paychex (v0000016)	K-30653	1215	12.50	0.00	867.90	
534condo	534 West 42nd ...	12/11/2015	12/2015	Paychex (v0000016)	K-31422	122015	12.50	0.00	880.40	12.15.15
534condo	534 West 42nd ...	12/11/2015	12/2015	Paychex (v0000016)	K-31423	122015	0.00	12.50	867.90	12.15.15
534condo	534 West 42nd ...	12/18/2015	12/2015	120515-121815	J-6912		0.00	1.20	866.70	120515-121815
534condo	534 West 42nd ...	12/18/2015	12/2015	120515-121815	J-6912		31.45	0.00	898.15	120515-121815
534condo	534 West 42nd ...	12/31/2015	12/2015	121915-010116	J-6913		27.28	0.00	925.43	121915-010116
534condo	534 West 42nd ...	12/31/2015	12/2015	121915-010116	J-6913		0.00	1.20	924.23	121915-010116
				Net Change=99.08			115.18	16.10	924.23	= Ending Balance =
6455-0000				Telephone & Internet					4,281.07	= Beginning Balance =
534condo	534 West 42nd ...	12/10/2015	12/2015	Verizon (verizon)	K-30667	269	230.10	0.00	4,511.17	12/1/15-12/31/15
534condo	534 West 42nd ...	12/15/2015	12/2015	Verizon (verizon)	K-30741	271	112.13	0.00	4,623.30	12/7/15-1/6/15
				Net Change=342.23			342.23	0.00	4,623.30	= Ending Balance =
7615-0000				Payroll Processing Fees					1,949.65	= Beginning Balance =
534condo	534 West 42nd ...	12/04/2015	12/2015	Paychex (v0000016)	K-30413	1215	72.00	0.00	2,021.65	check date 12/4/15
534condo	534 West 42nd ...	12/18/2015	12/2015	Paychex (v0000016)	K-31070	1215	59.00	0.00	2,080.65	Check date 12/18/15
534condo	534 West 42nd ...	12/31/2015	12/2015	Paychex (v0000016)	K-31609	1215	127.88	0.00	2,208.53	Check date 12/31/15
				Net Change=258.88			258.88	0.00	2,208.53	= Ending Balance =
7845-0000				Gross Salary					12,184.56	= Beginning Balance =
534condo	534 West 42nd ...	12/04/2015	12/2015	112115-120415	J-6738		507.69	0.00	12,692.25	112115-120415
534condo	534 West 42nd ...	12/18/2015	12/2015	120515-121815	J-6912		507.69	0.00	13,199.94	120515-121815
534condo	534 West 42nd ...	12/31/2015	12/2015	121915-010116	J-6913		507.69	0.00	13,707.63	121915-010116
				Net Change=1,523.07			1,523.07	0.00	13,707.63	= Ending Balance =
7851-0000				FICA Expense					932.16	= Beginning Balance =
534condo	534 West 42nd ...	12/04/2015	12/2015	112115-120415	J-6738		38.84	0.00	971.00	112115-120415

General Ledger

Period = Dec 2015

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd ...	12/18/2015	12/2015	120515-121815	J-6912		38.84	0.00	1,009.84	120515-121815
534condo	534 West 42nd ...	12/31/2015	12/2015	121915-010116	J-6913		38.84	0.00	1,048.68	121915-010116
				Net Change=116.52			116.52	0.00	1,048.68	= Ending Balance =
							17,868.68	17,868.68		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Dec 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
R-65390	7043	12-2015	11/30/2015	Kuik(t0000179)	534condo		1,144.38		Online Payment - EFT Payment.
R-65609	7079	12-2015	12/1/2015	Riccardi(t0000176)	534condo		1,200.00		Pre-Authorized Payment
R-66481	7168	12-2015	12/4/2015	Trubitt(t0000174)	534condo		1,144.38		:CHECKscan Payment - Dec 2015 Common Charge
R-66671	7190	12-2015	12/8/2015	Simon(t0000180)	534condo		2,396.23		:CHECKscan Payment - Dec 2015 Common Charge
R-66741	7208	12-2015	12/10/2015	Drouin(t0000175)	534condo		1,144.38		Pre-Authorized Payment
R-66947	7261	12-2015	12/15/2015	Samuels(t0000177)	534condo		1,144.38		Online Payment - EFT Payment Paid by roommate AdamH
R-67082	7282	12-2015	12/16/2015	Younge(t0000178)	534condo		1,144.38		:CHECKscan Payment - Dec 2015 Common Charge
R-69309	7587	12-2015	12/31/2015	#4- John/Jeff	534condo		20.00		storage unit license
Total							9,338.13		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Dec 2015

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-30185	18083	12-2015	12/1/2015	Livingston Management Services, LLC (livin	534condo	6300-0000 Management	1,100.00	265	Management Fee
K-30257	18084	12-2015	12/1/2015	Marvel Contracting Inc. (marvel)	534condo	6213-0000 General Building Repairs-Expense	290.00	266	Install frosted film on service door
K-30398	18108	12-2015	12/3/2015	APEX Electrical Contractors, Inc (apexele)	534condo	6237-0000 Electric Repair	1,252.06	267	disconnect and remove the existing conduit and wires between the elevator wheelho
K-30413		12-2015	12/4/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	72.00	1215	check date 12/4/15
K-30563		12-2015	12/4/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	32	
K-30653		12-2015	12/11/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	12.50	1215	
K-30666	18142	12-2015	12/10/2015	Mercury Mechanical Services Corp. (v00001	534condo	6241-0000 Boiler Repair	966.81	268	no hot water call,furnished/installed a new hot water tekmar control
					534condo	6241-0000 Boiler Repair	557.97	268	furnished and installed 3 new temp gauges with all the necessary hardware and gask
					534condo	6241-0000 Boiler Repair	353.84	268	Replace the pressure gauge
K-30667	18142	12-2015	12/10/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	230.10	269	12/1/15-12/31/15
K-30740	18160	12-2015	12/15/2015	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	157.87	270	Uninstall 3 rim cylinders for panic bars schlage keyway repin 3 rim cylinders to same
K-30741	18160	12-2015	12/15/2015	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	112.13	271	12/7/15-1/6/15
K-30938	18190	12-2015	12/21/2015	Hajdar (besimh)	534condo	6219-0000 Cleaning Expense	95.00	272	unit cleaning
K-31070		12-2015	12/18/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	59.00	1215	Check date 12/18/15
K-31295		12-2015	12/18/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.87	33	
K-31296		12-2015	12/31/2015	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.88	34	
K-31422		12-2015	12/11/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	12.50	122015	12.15.15
K-31423		12-2015	12/11/2015	Paychex (v0000016)	534condo	6320-0010 Worker's Compensation	-12.50	122015	12.15.15
K-31609		12-2015	12/31/2015	Paychex (v0000016)	534condo	7615-0000 Payroll Processing Fees	127.88	1215	Check date 12/31/15
Total							6,775.78		

Aged Receivables

534 West 42nd Street Condo Association (534condo)

Month Year = 12/2015

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	921.90	921.90	0.00	0.00	0.00	0.00	921.90
534condo	5	t0000177	Yaneeke Samuels	3,433.14	1,144.38	1,144.38	0.00	1,144.38	0.00	3,433.14
534condo	RETAIL	t0000181	Silverstone Property Group	1,373.26	686.63	686.63	0.00	0.00	0.00	1,373.26
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati	686.63	686.63	0.00	0.00	0.00	0.00	686.63
534condo				6,414.93	3,439.54	1,831.01	0.00	1,144.38	0.00	6,414.93

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/31/2016

Month Year = 12/2015

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			921.90
						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		686.63
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				5,041.67
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				5,041.67
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	5,041.67

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 01/31/2016

Month Year = 12/2015

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

1/13/2016

Bank Reconciliation Report

12/31/2015

412059300

Posted by: DBO

Balance Per Bank Statement as of 12/31/2015

44,239.33

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
12/10/2015	268	v0000109 - Mercury Mechanical Services Corp.	1,878.62

Less:

Outstanding Checks

9,125.69

Reconciled Bank Balance

35,113.64

Balance per GL as of 12/31/2015

35,113.64

Reconciled Balance Per G/L

35,113.64

Difference

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

0.00

534condo-ChaseChk-9300

1/13/2016

Bank Reconciliation Report

12/31/2015

412059300

Posted by: DBO

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/24/2015	262	conediso - Consolidated Edison Company of N.Y. Inc.	35.29	12/31/2015
11/24/2015	263	conediso - Consolidated Edison Company of N.Y. Inc.	1,155.95	12/31/2015
11/24/2015	264	vernon - Vernon & Ginsburg,LLP	2,500.00	12/31/2015
12/1/2015	265	livingst - Livingston Management Services, LLC	1,100.00	12/31/2015
12/1/2015	266	marvel - Marvel Contracting Inc.	290.00	12/31/2015
12/3/2015	267	apexele - APEX Electrical Contractors, Inc	1,252.06	12/31/2015
12/4/2015	32	v0000081 - Artur Ujkaj	462.87	12/31/2015
12/4/2015	1215	v0000016 - Paychex	72.00	12/31/2015
12/10/2015	269	verizon - Verizon	230.10	12/31/2015
12/11/2015	1215	v0000016 - Paychex	12.50	12/31/2015
12/15/2015	270	sos - SOS Locksmith Corp.	157.87	12/31/2015
12/15/2015	271	verizon - Verizon	112.13	12/31/2015
12/18/2015	33	v0000081 - Artur Ujkaj	462.87	12/31/2015
12/18/2015	1215	v0000016 - Paychex	59.00	12/31/2015
12/21/2015	272	besimh - Hajdar	95.00	12/31/2015
12/31/2015	34	v0000081 - Artur Ujkaj	462.88	12/31/2015
Total Cleared Checks			8,460.52	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/1/2015	32	:ACH Deposit	2,344.38	12/31/2015
12/7/2015	78	:CHECKscan Deposit	1,144.38	12/31/2015
12/8/2015	79	:CHECKscan Deposit	2,396.23	12/31/2015
12/10/2015	33	:ACH Deposit	1,144.38	12/31/2015
12/15/2015	34	:ACH Deposit	1,144.38	12/31/2015
12/17/2015	80	:CHECKscan Deposit	1,144.38	12/31/2015
12/31/2015	83		20.00	12/31/2015
Total Cleared Deposits			9,338.13	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/4/2015	JE 6738	112115-120415	-113.91	12/31/2015
12/18/2015	JE 6912	120515-121815	-113.91	12/31/2015
12/31/2015	JE 6913	121915-010116	-109.73	12/31/2015
Total Cleared Other Items			-337.55	



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

December 01, 2015 through December 31, 2015

Primary Account: **000000412059300**



00025394 DRE 802 14100116 NYNNNNNNNN T 1 000000000 62 0000

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

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 ARE UPDATING OUR DEPOSIT ACCOUNT AGREEMENT

On March 14, 2016, we will publish an updated version of our Deposit Account Agreement so that it is easier to understand. The updated agreement will be available on chase.com, at a branch or by request when you call us.

Please read the entire document, paying special attention to these sections:

- Deposit Records and Receipts (page 3): If you deposit an amount that is higher or lower than what is on the deposit receipt, we are not required to adjust your account for discrepancies of \$10 or less. See below for the full paragraph that has changed.
- Linked Accounts (page 13): If the checking account linked to your other accounts closes, it is your responsibility to request any remaining eligible accounts to be linked.
- Closing Your Account (page 13): We are not required to close your account if you have pending transactions, or if the account is overdrawn or subject to legal process.
- Research, Legal Process and Requests for Information (page 15): If a legal hold is in effect, we will continue to charge any applicable fees even though the account cannot be closed. We may also remove your Overdraft Protection if a hold is placed, but you may ask us to relink your accounts after the hold is removed.
- Preauthorized (Recurring) Transfers and Stop Payment (page 22): We explain how to stop payment on a recurring transfer or payment.

This is the updated paragraph that you will find in the Deposits Records and Receipts section: If you make a deposit, we may provide a receipt, but the amount on your deposit receipt is based entirely on the deposit slip you complete. We may confirm the funds you deposit and, after review, may adjust your account for any errors including any errors on your deposit slip. We are not required to adjust your account for discrepancies of \$10 or less. We may not adjust your account unless you notify us of the discrepancy within one year of the date of your account statement that shows the deposit. If you do not notify us of the error during this notice period, the deposit amount will be considered final. This means that if the actual amount deposited was less than the amount declared on the deposit receipt, the difference will become your property and if the actual amount deposited was more than the amount declared on the deposit receipt, the difference will become our property.

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

WE ARE CHANGING THE FEE ON OUTGOING WIRE TRANSFERS NOT REQUESTED ONLINE

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

Starting March 22, 2016:

For outgoing wire transfers NOT requested online (for example, in a branch) the fee will increase to:

- Domestic Wire Fee: \$35 per transfer
- International Wire Fee: \$50 per transfer

The fee for outgoing wires made via Chase Online(SM) and Chase Mobile(R) (only available for domestic wires) remains the same. Transfer limits apply. Savings



December 01, 2015 through December 31, 2015

Primary Account: 000000412059300

accounts cannot be used to fund wire transfers initiated on Chase Online(SM) and Chase Mobile(R). Incoming wire transfer fees remain the same.

These fees are waived for the following products:

- Chase Client Funds Checking(SM)
- Trust accounts for lawyers and realtors (names vary by market)

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

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$43,699.27	\$44,239.33
Chase Business Select High Yield Savings	000003046731484	20,009.58	20,010.09
Total		\$63,708.85	\$64,249.42

TOTAL ASSETS

\$63,708.85 **\$64,249.42**

All Summary Balances shown are as of December 31, 2015 unless otherwise stated. For details of your retirement accounts, credit accounts or securities accounts, you will receive separate statements. Balance summary information for annuities is provided by the issuing insurance companies and believed to be reliable without guarantee of its completeness or accuracy.

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$43,699.27
Deposits and Additions	7	9,338.13
Checks Paid	10	- 6,928.40
Electronic Withdrawals	12	- 1,869.67
Ending Balance	29	\$44,239.33 ✓

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
12/02	Livingston Manag Settlement Xqvx61 CCD ID: 9000237377	\$2,344.38
12/09	Livingston Manag Settlement 922K71 CCD ID: 9000237377	1,144.38
12/10	Livingston Manag Settlement P94L71 CCD ID: 9000237377	2,396.23
12/11	Livingston Manag Settlement 73Bm71 CCD ID: 9000237377	1,144.38



December 01, 2015 through December 31, 2015

Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

(continued)

DATE	DESCRIPTION	AMOUNT
12/17	Livingston Manag Settlement Ldsq71 CCD ID: 9000237377	1,144.38
12/18	Livingston Manag Settlement Hp6R71 CCD ID: 9000237377	1,144.38
12/31	Deposit 777351014	20.00
Total Deposits and Additions		\$9,338.13

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
262 ^		12/04	\$35.29
263 ^		12/04	1,155.95
264 ^		12/01	2,500.00
265 ^		12/01	1,100.00
266 ^		12/07	290.00
267 ^		12/22	1,252.06
269 * ^		12/23	230.10
270 ^		12/18	157.87
271 ^		12/24	112.13
272 ^		12/31	95.00
Total Checks Paid			\$6,928.40

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
12/03	Paychex-Rcx Payroll 63610800000884X CCD ID: 1161124166	\$462.87
12/04	Paychex Tps Taxes 63613000010581X CCD ID: 1161124166	82.46
12/04	Paychex Eib Invoice X63616700014671 CCD ID: 9000000020	72.00
12/04	Payx-Pia-Wc Wc-Premium 0000024407834 CCD ID: 1161528391	31.45
12/11	Paychex-Hrs Ins Prem 21869934 CCD ID: 1555124166	12.50
12/17	Paychex-Rcx Payroll 63812900000444X CCD ID: 1161124166	462.87
12/18	Paychex Tps Taxes 63813200017620X CCD ID: 1161124166	82.46
12/18	Paychex Eib Invoice X63826800002549 CCD ID: 9000000020	59.00
12/18	Payx-Pia-Wc Wc-Premium 0000024498296 CCD ID: 1161528391	31.45
12/31	Paychex-Rcx Payroll 64070500003501X CCD ID: 1161124166	462.88
12/31	Paychex Tps Taxes 64070700011739X CCD ID: 1161124166	82.45
12/31	Payx-Pia-Wc Wc-Premium 0000024606640 CCD ID: 1161528391	27.28
Total Electronic Withdrawals		\$1,869.67

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



December 01, 2015 through December 31, 2015

Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
12/01	\$40,099.27	12/09	41,458.01	12/22	45,229.17
12/02	42,443.65	12/10	43,854.24	12/23	44,999.07
12/03	41,980.78	12/11	44,986.12	12/24	44,886.94
12/04	40,603.63	12/17	45,667.63	12/31	44,239.33
12/07	40,313.63	12/18	46,481.23		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	22
Deposits / Credits	7
Deposited Items	0
Transaction Total	29

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

CASH PROCESSING

	AMOUNT
Cash Deposits Immediate Verification	\$20.00
Cash Deposits Post Verification/Night Drop	\$0.00
Cash Deposits Total	\$20.00
Cash Deposits Allowed	\$7,500.00
Excess Cash Deposits	\$0.00

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,009.58
Deposits and Additions	1	0.51
Ending Balance	1	\$20,010.09
Annual Percentage Yield Earned This Period		0.03%
Interest Earned This Period		\$0.51
Interest Paid Year-to-Date		\$12.89

Your monthly service fee was waived because you maintained an average savings balance of \$10,000 or more during the statement period.



December 01, 2015 through December 31, 2015

Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,009.58
12/31	Interest Payment	0.51	20,010.09
	Ending Balance		\$20,010.09

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