

# Report Packet

Cover Page

Prepared for:

# Report Packet

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**Trial Balance**

Period = Jan 2016

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	55,765.22	451.03	0.00	56,216.25
1130-0000	Savings Cash 1	20,010.09	0.48	0.00	20,010.57
1210-0000	Prepaid Insurance	17,785.54	0.00	0.00	17,785.54
1300-0000	Accounts Receivable	-1,113.71	0.00	0.00	-1,113.71
1620-0000	Equipment	9,661.78	0.00	0.00	9,661.78
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
2480-0000	Accrued Expense	-14,011.22	0.00	0.00	-14,011.22
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-85,199.70	0.00	0.00	-85,199.70
4530-0000	Condo Common Charge	0.00	0.00	8,173.75	-8,173.75
5720-0000	Interest on Bank Accounts	0.00	0.00	0.55	-0.55
6215-0000	Building Supplies	0.00	240.58	0.00	240.58
6235-0000	Plumbing Repair	0.00	1,355.49	0.00	1,355.49
6240-0000	HVAC (Heat, Ventilation, Air)	0.00	691.35	0.00	691.35
6250-0000	Elevator Inspection & Repair	0.00	1,350.04	0.00	1,350.04
6265-0000	Exterminator	0.00	130.27	0.00	130.27
6300-0000	Management	0.00	1,100.00	0.00	1,100.00
6320-0010	Worker's Compensation	0.00	10.10	0.00	10.10
6410-0000	Electricity	0.00	664.27	0.00	664.27
6420-0000	Gas	0.00	907.52	0.00	907.52
6430-0000	Water & Sewer	0.00	527.06	0.00	527.06
6455-0000	Telephone & Internet	0.00	345.81	0.00	345.81
7615-0000	Payroll Processing Fees	0.00	359.50	0.00	359.50
7825-0000	Super Salaries	0.00	0.00	1,100.00	-1,100.00
7845-0000	Gross Salary	0.00	1,015.38	0.00	1,015.38
7851-0000	FICA Expense	0.00	77.68	0.00	77.68
7852-0000	FUTA Expense	0.00	6.10	0.00	6.10
7853-0000	SUTA Expense	0.00	41.64	0.00	41.64
<b>Total</b>		<b>0.00</b>	<b>9,274.30</b>	<b>9,274.30</b>	<b>0.00</b>

**Income Statement**

Period = Jan 2016

Book = Cash

		Period to Date	%	Year to Date	%
<b>4000-0000</b>	<b>INCOME</b>				
<b>4100-0000</b>	<b>RENT</b>				
4530-0000	Condo Common Charge	8,174	100	8,174	100
<b>4990-0000</b>	<b>NET RENT INCOME</b>	<b>8,174</b>	<b>100</b>	<b>8,174</b>	<b>100</b>
<b>5600-0000</b>	<b>OTHER INCOME</b>				
5720-0000	Interest on Bank Accounts	1	0	1	0
<b>5890-0000</b>	<b>TOTAL OTHER INCOME</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>5990-0000</b>	<b>TOTAL INCOME</b>	<b>8,174</b>	<b>100</b>	<b>8,174</b>	<b>100</b>
<b>6000-0000</b>	<b>EXPENSES</b>				
<b>6100-0000</b>	<b>DIRECT EXPENSES</b>				
6215-0000	Building Supplies	241	3	241	3
6235-0000	Plumbing Repair	1,355	17	1,355	17
6240-0000	HVAC (Heat, Ventilation, Air)	691	8	691	8
6250-0000	Elevator Inspection & Repair	1,350	17	1,350	17
6265-0000	Exterminator	130	2	130	2
6300-0000	Management	1,100	13	1,100	13
6320-0010	Worker's Compensation	10	0	10	0
6410-0000	Electricity	664	8	664	8
6420-0000	Gas	908	11	908	11
6430-0000	Water & Sewer	527	6	527	6
6455-0000	Telephone & Internet	346	4	346	4
<b>6990-0000</b>	<b>TOTAL DIRECT EXPENSES</b>	<b>7,322</b>	<b>90</b>	<b>7,322</b>	<b>90</b>
<b>7000-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7615-0000	Payroll Processing Fees	360	4	360	4
<b>7800-0000</b>	<b>PAYROLL EXPENSE</b>				

**Income Statement**

Period = Jan 2016

Book = Cash

		Period to Date	%	Year to Date	%
7825-0000	Super Salaries	-1,100	-13	-1,100	-13
7845-0000	Gross Salary	1,015	12	1,015	12
7851-0000	FICA Expense	78	1	78	1
7852-0000	FUTA Expense	6	0	6	0
7853-0000	SUTA Expense	42	1	42	1
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b>400</b>	<b>5</b>	<b>400</b>	<b>5</b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b>400</b>	<b>5</b>	<b>400</b>	<b>5</b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b>7,723</b>	<b>94</b>	<b>7,723</b>	<b>94</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>452</b>	<b>6</b>	<b>452</b>	<b>6</b>

**Statement (12 months)**

Period = Jan 2016

Book = Cash

			Jan 2016		Total
4000-0000	<b>INCOME</b>				
4100-0000	<b>RENT</b>				
4530-0000	Condo Common Charge		8,173.75		8,173.75
4990-0000	<b>NET RENT INCOME</b>		<b>8,173.75</b>		<b>8,173.75</b>
5600-0000	<b>OTHER INCOME</b>				
5720-0000	Interest on Bank Accounts		0.55		0.55
5890-0000	<b>TOTAL OTHER INCOME</b>		<b>0.55</b>		<b>0.55</b>
5990-0000	<b>TOTAL INCOME</b>		<b>8,174.30</b>		<b>8,174.30</b>
6000-0000	<b>EXPENSES</b>				
6100-0000	<b>DIRECT EXPENSES</b>				
6215-0000	Building Supplies		240.58		240.58
6235-0000	Plumbing Repair		1,355.49		1,355.49
6240-0000	HVAC (Heat, Ventilation, Air)		691.35		691.35
6250-0000	Elevator Inspection & Repair		1,350.04		1,350.04
6265-0000	Exterminator		130.27		130.27
6300-0000	Management		1,100.00		1,100.00
6320-0010	Worker's Compensation		10.10		10.10
6410-0000	Electricity		664.27		664.27
6420-0000	Gas		907.52		907.52
6430-0000	Water & Sewer		527.06		527.06
6455-0000	Telephone & Internet		345.81		345.81
6990-0000	<b>TOTAL DIRECT EXPENSES</b>		<b>7,322.49</b>		<b>7,322.49</b>
7000-0000	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7615-0000	Payroll Processing Fees		359.50		359.50
7800-0000	<b>PAYROLL EXPENSE</b>				

**Statement (12 months)**

Period = Jan 2016

Book = Cash

			Jan 2016		Total
7825-0000	Super Salaries		-1,100.00		-1,100.00
7845-0000	Gross Salary		1,015.38		1,015.38
7851-0000	FICA Expense		77.68		77.68
7852-0000	FUTA Expense		6.10		6.10
7853-0000	SUTA Expense		41.64		41.64
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>		<b>400.30</b>		<b>400.30</b>
 7990-0000	 <b>TOTAL G &amp; A EXPENSE</b>		 <b>400.30</b>		 <b>400.30</b>
 8990-0000	 <b>TOTAL EXPENSES</b>		 <b>7,722.79</b>		 <b>7,722.79</b>
 9090-0000	 <b>NET INCOME</b>		 <b>451.51</b>		 <b>451.51</b>

**Balance Sheet**

Period = Jan 2016

Book = Cash

		<b>Current Balance</b>
1110-0000	<i>Operating Cash 1</i>	56,216
1130-0000	<i>Savings Cash 1</i>	20,011
1190-0000	<b>TOTAL CASH</b>	<b>76,227</b>
1210-0000	Prepaid Insurance	17,786
1300-0000	Accounts Receivable	-1,114
1600-0000	<b>PROPERTY</b>	
1620-0000	Equipment	9,662
1621-0000	Accum. Dep - Equipment	-2,898
1890-0000	<b>TOTAL PROPERTY</b>	<b>24,549</b>
1990-0000	<b>TOTAL ASSETS</b>	<b>99,662</b>
2000-0000	<b>LIABILITIES &amp; CAPITAL</b>	
2100-0000	<b>LIABILITIES</b>	
2300-0000	<b>TAX LIABILITIES</b>	
2480-0000	Accrued Expense	14,011
2490-0000	<b>TOTAL TAX LIABILITIES</b>	<b>14,011</b>
2990-0000	<b>TOTAL LIABILITIES</b>	<b>14,011</b>
3000-0000	<b>CAPITAL</b>	
3800-0000	Retained Earnings	85,651
3890-0000	<b>TOTAL CAPITAL</b>	<b>85,651</b>
3990-0000	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>99,662</b>

**Cash Flow**

Period = Jan 2016

Book = Cash

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENT</b>				
Condo Common Charge	8,174	100	8,174	100
<b>NET RENT INCOME</b>	<b>8,174</b>	<b>100</b>	<b>8,174</b>	<b>100</b>
<b>OTHER INCOME</b>				
Interest on Bank Accounts	1	0	1	0
<b>TOTAL OTHER INCOME</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>8,174</b>	<b>100</b>	<b>8,174</b>	<b>100</b>
<b>EXPENSES</b>				
<b>DIRECT EXPENSES</b>				
Building Supplies	241	3	241	3
Plumbing Repair	1,355	17	1,355	17
HVAC (Heat, Ventilation, Air)	691	8	691	8
Elevator Inspection & Repair	1,350	17	1,350	17
Exterminator	130	2	130	2
Management	1,100	13	1,100	13
Worker's Compensation	10	0	10	0
Electricity	664	8	664	8
Gas	908	11	908	11
Water & Sewer	527	6	527	6
Telephone & Internet	346	4	346	4
<b>TOTAL DIRECT EXP...</b>	<b>7,322</b>	<b>90</b>	<b>7,322</b>	<b>90</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>				
Payroll Processing Fees	360	4	360	4
<b>PAYROLL EXPENSE</b>				
Super Salaries	-1,100	-13	-1,100	-13
Gross Salary	1,015	12	1,015	12
FICA Expense	78	1	78	1
FUTA Expense	6	0	6	0
SUTA Expense	42	1	42	1
<b>TOTAL PAYROLL</b>	<b>400</b>	<b>5</b>	<b>400</b>	<b>5</b>
<b>TOTAL G &amp; A EXPENSE</b>	<b>400</b>	<b>5</b>	<b>400</b>	<b>5</b>
<b>TOTAL EXPENSES</b>	<b>7,723</b>	<b>94</b>	<b>7,723</b>	<b>94</b>
<b>NET INCOME</b>	<b>452</b>	<b>6</b>	<b>452</b>	<b>6</b>

**Cash Flow**

Period = Jan 2016

Book = Cash

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Operating Cash	0	0	0	
Operating Cash 1	55,765	56,216	451	
Savings Cash 1	20,010	20,011	0	
Savings Cash 3	0	0	0	
<b>Total Cash</b>	<b>75,775</b>	<b>76,227</b>	<b>452</b>	
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Operating Cash	0	0	0	
Operating Cash 1	55,765	56,216	451	
Savings Cash 1	20,010	20,011	0	
Savings Cash 3	0	0	0	
<b>Total Cash</b>	<b>75,775</b>	<b>76,227</b>	<b>452</b>	

**General Ledger**

Period = Jan 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>1110-0000</b>										
				<b>Operating Cash 1</b>					<b>55,765.22 = Beginning Balance =</b>	
534condo	534 West 42nd...	01/01/2016	01/2016	1.2016 bank activity	J-7489		0.07	0.00	55,765.29	1.2016 bank activity
534condo	534 West 42nd...	01/29/2016	01/2016	To Grossup January	J-7116		0.00	212.49	55,552.80	To Grossup January
				Deposit Total				0.00	55,552.80	
				01/01/2016			1,200.00		56,752.80	
534condo	534 West 42nd...	01/04/2016	01/2016	Livingston Management Service...	K-31157	273		1,100.00	55,652.80	Management Fee
534condo	534 West 42nd...	01/04/2016	01/2016	Consolidated Edison Company ...	K-31220	274		38.63	55,614.17	11/17/15-12/18/15
534condo	534 West 42nd...	01/04/2016	01/2016	Consolidated Edison Company ...	K-31221	275		1,533.16	54,081.01	11/17/15-12/18/15 667therms
534condo	534 West 42nd...	01/04/2016	01/2016	VR Bags, INC. (vrbags)	K-31222	276		240.58	53,840.43	garbage bags,paper towel,cherry floor soap
534condo	534 West 42nd...	01/05/2016	01/2016	Livingston Management Service...	K-32426	273	1,100.00		54,940.43	Management Fee
				01/05/2016			1,144.38		56,084.81	
				01/06/2016			1,144.38		57,229.19	
534condo	534 West 42nd...	01/08/2016	01/2016	Solid State Elevator Corp (solids)	K-31317	277		1,012.53	56,216.66	Monthly serv for dec
				01/10/2016			1,144.38		57,361.04	
				01/13/2016			2,396.23		59,757.27	
534condo	534 West 42nd...	01/14/2016	01/2016	Assured Environments (assurede)	K-31440	278		130.27	59,627.00	Comprehensive pest prevention
534condo	534 West 42nd...	01/14/2016	01/2016	Solid State Elevator Corp (solids)	K-31441	279		337.51	59,289.49	Monthly maint
534condo	534 West 42nd...	01/14/2016	01/2016	Verizon (verizon)	K-31442	280		230.20	59,059.29	1/1/16-1/31/16
534condo	534 West 42nd...	01/15/2016	01/2016	Paychex (paychex)	K-31657	116		12.50	59,046.79	
534condo	534 West 42nd...	01/15/2016	01/2016	Artur Ujkaj (v0000081)	K-32237	50001		462.95	58,583.84	
534condo	534 West 42nd...	01/19/2016	01/2016	NYC Water Board (nycwater)	K-31582	281		527.06	58,056.78	9/1/15-12/16/15
				01/19/2016			1,144.38		59,201.16	
534condo	534 West 42nd...	01/25/2016	01/2016	Bargain Plumbing & Heating (b...	K-31823	282		1,693.00	57,508.16	radiators leaking Apt#8 Various rooms
534condo	534 West 42nd...	01/25/2016	01/2016	Mercury Mechanical Services C...	K-31824	283		353.84	57,154.32	found units in need of thermostat and control ...
534condo	534 West 42nd...	01/25/2016	01/2016	Verizon (verizon)	K-31825	284		115.61	57,038.71	1/7/16-2/6/16
534condo	534 West 42nd...	01/29/2016	01/2016	Artur Ujkaj (v0000081)	K-32238	50002		462.96	56,575.75	
534condo	534 West 42nd...	01/29/2016	01/2016	ADP Inc. (adp)	K-33047	116		58.61	56,517.14	check date 1/29/16
534condo	534 West 42nd...	01/31/2016	01/2016	ADP Inc. (adp)	K-33240	116		300.89	56,216.25	1.04.16
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-32006	285		39.86	56,176.39	12/18/15-1/20/16 3therms
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-32007	286		2,189.21	53,987.18	12/18/15-1/20/16 1199therms
534condo	534 West 42nd...	02/01/2016	01/2016	VR Bags, INC. (vrbags)	K-32008	287		38.05	53,949.13	
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-33230	285	39.86		53,988.99	12/18/15-1/20/16 3therms
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-33232	286	2,189.21		56,178.20	12/18/15-1/20/16 4560kwh
534condo	534 West 42nd...	02/01/2016	01/2016	VR Bags, INC. (vrbags)	K-33234	287	38.05		56,216.25	date
				<b>Net Change=451.03</b>			<b>11,540.94</b>	<b>11,089.91</b>	<b>56,216.25</b>	<b>= Ending Balance =</b>
<b>1130-0000</b>										
				<b>Savings Cash 1</b>					<b>20,010.09</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	01/01/2016	01/2016	1.2016 bank	J-7352		0.48	0.00	20,010.57	1.2016

**General Ledger**

Period = Jan 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.48			0.48	0.00	20,010.57	= Ending Balance =
1210-0000				Prepaid Insurance					17,785.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	17,785.54	= Ending Balance =
1300-0000				Accounts Receivable					-1,113.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,113.71	= Ending Balance =
1620-0000				Equipment					9,661.78	= Beginning Balance =
				Net Change=0.00			0.00	0.00	9,661.78	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
2480-0000				Accrued Expense					-14,011.22	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-14,011.22	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	01/15/2016	01/2016	Artur Ujkaj (v0000081)	K-32237	50001	462.95	0.00	462.95	
534condo	534 West 42nd...	01/29/2016	01/2016	Artur Ujkaj (v0000081)	K-32238	50002	462.96	0.00	925.91	
534condo	534 West 42nd...	01/29/2016	01/2016	To Grossup January	J-7116		0.00	925.91	0.00	To Grossup January
				Net Change=0.00			925.91	925.91	0.00	= Ending Balance =
3800-0000				Retained Earnings					-85,199.70	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-85,199.70	= Ending Balance =
4530-0000				Condo Common Charge					0.00	= Beginning Balance =
534condo	534 West 42nd...	10/31/2015	01/2016	(t0000181)	R-69280	none	0.00	686.63	-686.63	:Prog Gen Move-Out transfer
534condo	534 West 42nd...	10/31/2015	01/2016	(t0000181)	R-69280	none	0.00	686.63	-1,373.26	:Prog Gen Move-Out transfer
534condo	534 West 42nd...	10/31/2015	01/2016	(t0000181)	R-69280	none	0.00	686.63	-2,059.89	:Prog Gen Move-Out transfer
534condo	534 West 42nd...	10/31/2015	01/2016	(t0000181)	R-69280	none	686.63	0.00	-1,373.26	:Prog Gen Move-Out transfer
534condo	534 West 42nd...	10/31/2015	01/2016	(t0000181)	R-69280	none	686.63	0.00	-686.63	:Prog Gen Move-Out transfer
534condo	534 West 42nd...	10/31/2015	01/2016	(t0000181)	R-69280	none	686.63	0.00	0.00	:Prog Gen Move-Out transfer
534condo	534 West 42nd...	01/01/2016	01/2016	Riccardi (t0000176)	R-68087	:ACH...	0.00	921.90	-921.90	Pre-Authorized Payment
534condo	534 West 42nd...	01/01/2016	01/2016	Riccardi (t0000176)	R-68087	:ACH...	0.00	278.10	-1,200.00	Pre-Authorized Payment
534condo	534 West 42nd...	01/05/2016	01/2016	Kuik (t0000179)	R-68769	:AC...	0.00	1,144.38	-2,344.38	Online Payment - EFT Payment.
534condo	534 West 42nd...	01/05/2016	01/2016	Trubitt (t0000174)	R-68828	2179	0.00	1,144.38	-3,488.76	:CHECKscan Payment - Jan 2016 Common ...
534condo	534 West 42nd...	01/10/2016	01/2016	Drouin (t0000175)	R-69077	:ACH...	0.00	1,144.38	-4,633.14	Pre-Authorized Payment

**General Ledger**

Period = Jan 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	01/13/2016	01/2016	Simon (t0000180)	R-69284	00001081	0.00	2,396.23	-7,029.37	:CHECKscan Payment - Jan 2016 Common ...
534condo	534 West 42nd...	01/19/2016	01/2016	Younge (t0000178)	R-69463	1725	0.00	1,144.38	-8,173.75	:CHECKscan Payment - Jan 2016 Common ...
				<b>Net Change=-8,173.75</b>			<b>2,059.89</b>	<b>10,233.64</b>	<b>-8,173.75 = Ending Balance =</b>	
<b>5720-0000 Interest on Bank Accounts</b>										
534condo	534 West 42nd...	01/01/2016	01/2016	1.2016 bank	J-7352		0.00	0.48	-0.48	1.2016
534condo	534 West 42nd...	01/01/2016	01/2016	1.2016 bank activity	J-7489		0.00	0.07	-0.55	1.2016 bank activity
				<b>Net Change=-0.55</b>			<b>0.00</b>	<b>0.55</b>	<b>-0.55 = Ending Balance =</b>	
<b>6215-0000 Building Supplies</b>										
534condo	534 West 42nd...	01/04/2016	01/2016	VR Bags, INC. (vrbags)	K-31222	276	240.58	0.00	240.58	garbage bags,paper towel,cherry floor soap
534condo	534 West 42nd...	02/01/2016	01/2016	VR Bags, INC. (vrbags)	K-32008	287	38.05	0.00	278.63	
534condo	534 West 42nd...	02/01/2016	01/2016	VR Bags, INC. (vrbags)	K-33234	287	0.00	38.05	240.58	date
				<b>Net Change=240.58</b>			<b>278.63</b>	<b>38.05</b>	<b>240.58 = Ending Balance =</b>	
<b>6235-0000 Plumbing Repair</b>										
534condo	534 West 42nd...	01/25/2016	01/2016	Bargain Plumbing & Heating (b...	K-31823	282	1,355.49	0.00	1,355.49	radiators leaking Apt#8 Various rooms
				<b>Net Change=1,355.49</b>			<b>1,355.49</b>	<b>0.00</b>	<b>1,355.49 = Ending Balance =</b>	
<b>6240-0000 HVAC (Heat, Ventilation, Air)</b>										
534condo	534 West 42nd...	01/25/2016	01/2016	Bargain Plumbing & Heating (b...	K-31823	282	337.51	0.00	337.51	Radiators not working Apt#5
534condo	534 West 42nd...	01/25/2016	01/2016	Mercury Mechanical Services C...	K-31824	283	353.84	0.00	691.35	found units in need of thermostat and control ...
				<b>Net Change=691.35</b>			<b>691.35</b>	<b>0.00</b>	<b>691.35 = Ending Balance =</b>	
<b>6250-0000 Elevator Inspection &amp; Repair</b>										
534condo	534 West 42nd...	01/08/2016	01/2016	Solid State Elevator Corp (solids)	K-31317	277	337.51	0.00	337.51	Monthly serv for august
534condo	534 West 42nd...	01/08/2016	01/2016	Solid State Elevator Corp (solids)	K-31317	277	337.51	0.00	675.02	Monthly serv for july
534condo	534 West 42nd...	01/08/2016	01/2016	Solid State Elevator Corp (solids)	K-31317	277	337.51	0.00	1,012.53	Monthly serv for dec
534condo	534 West 42nd...	01/14/2016	01/2016	Solid State Elevator Corp (solids)	K-31441	279	337.51	0.00	1,350.04	Monthly maint
				<b>Net Change=1,350.04</b>			<b>1,350.04</b>	<b>0.00</b>	<b>1,350.04 = Ending Balance =</b>	
<b>6265-0000 Exterminator</b>										
534condo	534 West 42nd...	01/14/2016	01/2016	Assured Environments (assured)	K-31440	278	130.27	0.00	130.27	Comprehensive pest prevention
				<b>Net Change=130.27</b>			<b>130.27</b>	<b>0.00</b>	<b>130.27 = Ending Balance =</b>	
<b>6300-0000 Management</b>										
534condo	534 West 42nd...	01/04/2016	01/2016	Livingston Management Service...	K-31157	273	1,100.00	0.00	1,100.00	Management Fee
534condo	534 West 42nd...	01/05/2016	01/2016	Livingston Management Service...	K-32426	273	0.00	1,100.00	0.00	Management Fee

**General Ledger**

Period = Jan 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	01/30/2016	01/2016	Livingston Management Service...	K-32428	1012016	1,100.00	0.00	1,100.00	Management Fee
<b>Net Change=1,100.00</b>							<b>2,200.00</b>	<b>1,100.00</b>	<b>1,100.00</b>	<b>= Ending Balance =</b>
<b>6320-0010</b>	<b>Worker's Compensation</b>									
534condo	534 West 42nd...	01/15/2016	01/2016	Paychex (paychex)	K-31657	116	12.50	0.00	12.50	
534condo	534 West 42nd...	01/29/2016	01/2016	To Grossup January	J-7116		0.00	2.40	10.10	To Grossup January
<b>Net Change=10.10</b>							<b>12.50</b>	<b>2.40</b>	<b>10.10</b>	<b>= Ending Balance =</b>
<b>6410-0000</b>	<b>Electricity</b>									
534condo	534 West 42nd...	01/04/2016	01/2016	Consolidated Edison Company ...	K-31221	275	664.27	0.00	664.27	11/17/15-12/18/15 4240kwh
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-32007	286	798.59	0.00	1,462.86	12/18/15-1/20/16 4560kwh
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-33232	286	0.00	798.59	664.27	12/18/15-1/20/16 4560kwh
<b>Net Change=664.27</b>							<b>1,462.86</b>	<b>798.59</b>	<b>664.27</b>	<b>= Ending Balance =</b>
<b>6420-0000</b>	<b>Gas</b>									
534condo	534 West 42nd...	01/04/2016	01/2016	Consolidated Edison Company ...	K-31220	274	38.63	0.00	38.63	11/17/15-12/18/15
534condo	534 West 42nd...	01/04/2016	01/2016	Consolidated Edison Company ...	K-31221	275	868.89	0.00	907.52	11/17/15-12/18/15 667therms
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-32006	285	39.86	0.00	947.38	12/18/15-1/20/16 3therms
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-32007	286	1,390.62	0.00	2,338.00	12/18/15-1/20/16 1199therms
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-33230	285	0.00	39.86	2,298.14	12/18/15-1/20/16 3therms
534condo	534 West 42nd...	02/01/2016	01/2016	Consolidated Edison Company ...	K-33232	286	0.00	1,390.62	907.52	12/18/15-1/20/16 1199therms
<b>Net Change=907.52</b>							<b>2,338.00</b>	<b>1,430.48</b>	<b>907.52</b>	<b>= Ending Balance =</b>
<b>6430-0000</b>	<b>Water &amp; Sewer</b>									
534condo	534 West 42nd...	01/19/2016	01/2016	NYC Water Board (nycwater)	K-31582	281	527.06	0.00	527.06	9/1/15-12/16/15
<b>Net Change=527.06</b>							<b>527.06</b>	<b>0.00</b>	<b>527.06</b>	<b>= Ending Balance =</b>
<b>6455-0000</b>	<b>Telephone &amp; Internet</b>									
534condo	534 West 42nd...	01/14/2016	01/2016	Verizon (verizon)	K-31442	280	230.20	0.00	230.20	1/1/16-1/31/16
534condo	534 West 42nd...	01/25/2016	01/2016	Verizon (verizon)	K-31825	284	115.61	0.00	345.81	1/7/16-2/6/16
<b>Net Change=345.81</b>							<b>345.81</b>	<b>0.00</b>	<b>345.81</b>	<b>= Ending Balance =</b>
<b>7615-0000</b>	<b>Payroll Processing Fees</b>									
534condo	534 West 42nd...	01/29/2016	01/2016	ADP Inc. (adp)	K-33047	116	58.61	0.00	58.61	check date 1/29/16
534condo	534 West 42nd...	01/31/2016	01/2016	ADP Inc. (adp)	K-33240	116	68.61	0.00	127.22	1.22.2016
534condo	534 West 42nd...	01/31/2016	01/2016	ADP Inc. (adp)	K-33240	116	104.40	0.00	231.62	1.29.16
534condo	534 West 42nd...	01/31/2016	01/2016	ADP Inc. (adp)	K-33240	116	127.88	0.00	359.50	1.04.16
<b>Net Change=359.50</b>							<b>359.50</b>	<b>0.00</b>	<b>359.50</b>	<b>= Ending Balance =</b>

**General Ledger**

Period = Jan 2016

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>7825-0000</b>				<b>Super Salaries</b>					<b>0.00 = Beginning Balance =</b>	
534condo	534 West 42nd...	01/30/2016	01/2016	Livingston Management Service...	K-32428	1012016	0.00	1,100.00	-1,100.00	09/14-12/2014
				<b>Net Change=-1,100.00</b>			<b>0.00</b>	<b>1,100.00</b>	<b>-1,100.00</b>	<b>= Ending Balance =</b>
<b>7845-0000</b>				<b>Gross Salary</b>					<b>0.00 = Beginning Balance =</b>	
534condo	534 West 42nd...	01/29/2016	01/2016	To Grossup January	J-7116		1,015.38	0.00	1,015.38	To Grossup January
				<b>Net Change=1,015.38</b>			<b>1,015.38</b>	<b>0.00</b>	<b>1,015.38</b>	<b>= Ending Balance =</b>
<b>7851-0000</b>				<b>FICA Expense</b>					<b>0.00 = Beginning Balance =</b>	
534condo	534 West 42nd...	01/29/2016	01/2016	To Grossup January	J-7116		77.68	0.00	77.68	To Grossup January
				<b>Net Change=77.68</b>			<b>77.68</b>	<b>0.00</b>	<b>77.68</b>	<b>= Ending Balance =</b>
<b>7852-0000</b>				<b>FUTA Expense</b>					<b>0.00 = Beginning Balance =</b>	
534condo	534 West 42nd...	01/29/2016	01/2016	To Grossup January	J-7116		6.10	0.00	6.10	To Grossup January
				<b>Net Change=6.10</b>			<b>6.10</b>	<b>0.00</b>	<b>6.10</b>	<b>= Ending Balance =</b>
<b>7853-0000</b>				<b>SUTA Expense</b>					<b>0.00 = Beginning Balance =</b>	
534condo	534 West 42nd...	01/29/2016	01/2016	To Grossup January	J-7116		41.64	0.00	41.64	To Grossup January
				<b>Net Change=41.64</b>			<b>41.64</b>	<b>0.00</b>	<b>41.64</b>	<b>= Ending Balance =</b>
							<b>26,719.53</b>	<b>26,719.53</b>		

534 West 42nd Street Condo Association (534condo)

**Receipt Register**

For Period = Jan 2016

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-68087	7448	01/2016	1/1/2016	Riccardi(t0000176)	534condo	1110-0000		1,200.00	:ACH-6459		Pre-Authorized Payment
R-68769	7499	01/2016	1/5/2016	Kuik(t0000179)	534condo	1110-0000		1,144.38	:ACH-WEB		Online Payment - EFT Payment.
R-68828	7505	01/2016	1/5/2016	Trubitt(t0000174)	534condo	1110-0000		1,144.38	2179		:CHECKscan Payment - Jan 2016 Common Charge
R-69077	7547	01/2016	1/10/2016	Drouin(t0000175)	534condo	1110-0000		1,144.38	:ACH-6698		Pre-Authorized Payment
R-69280	7585	01/2016	10/31/2015	(t0000181)	534condo	1110-0000		0.00	none		:Prog Gen Move-Out transfer
R-69284	7586	01/2016	1/13/2016	Simon(t0000180)	534condo	1110-0000		2,396.23	00001081		:CHECKscan Payment - Jan 2016 Common Charge
R-69463	7634	01/2016	1/19/2016	Younge(t0000178)	534condo	1110-0000		1,144.38	1725		:CHECKscan Payment - Jan 2016 Common Charge
<b>Total</b>								<b>8,173.75</b>			

## 534 West 42nd Street Condo Association (534condo)

**Check Register**

For Period = Jan 2016

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-31157	18223	01/2016	1/4/2016	Livingston Management Services, LLC (livin 534condo		6300-0000 Management	1,100.00 273		Management Fee
K-31220	18226	01/2016	1/4/2016	Consolidated Edison Company of N.Y. Inc. (534condo		6420-0000 Gas	38.63 274		11/17/15-12/18/15
K-31221	18226	01/2016	1/4/2016	Consolidated Edison Company of N.Y. Inc. (534condo	534condo	6420-0000 Gas	868.89 275		11/17/15-12/18/15 667therms
					534condo	6410-0000 Electricity	664.27 275		11/17/15-12/18/15 4240kwh
K-31222	18226	01/2016	1/4/2016	VR Bags, INC. (vrbags)	534condo	6215-0000 Building Supplies	240.58 276		garbage bags,paper towel,cherry floor soap
K-31317	18249	01/2016	1/8/2016	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51 277		Monthly serv for august
					534condo	6250-0000 Elevator Inspection & Repair	337.51 277		Monthly serv for july
					534condo	6250-0000 Elevator Inspection & Repair	337.51 277		Monthly serv for dec
K-31440	18276	01/2016	1/14/2016	Assured Environments (assurede)	534condo	6265-0000 Exterminator	130.27 278		Comprehensive pest prevention
K-31441	18276	01/2016	1/14/2016	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51 279		Monthly maint
K-31442	18276	01/2016	1/14/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	230.20 280		1/1/16-1/31/16
K-31582	18289	01/2016	1/19/2016	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	527.06 281		9/1/15-12/16/15
K-31657		01/2016	1/15/2016	Paychex (paychex)	534condo	6320-0010 Worker's Compensation	12.50 116		
K-31823	18326	01/2016	1/25/2016	Bargain Plumbing & Heating (bargain)	534condo	6235-0000 Plumbing Repair	1,355.49 282		radiators leaking Apt#8 Various rooms
					534condo	6240-0000 HVAC (Heat, Ventilation, Air)	337.51 282		Radiators not working Apt#5
K-31824	18326	01/2016	1/25/2016	Mercury Mechanical Services Corp. (v00001 534condo		6240-0000 HVAC (Heat, Ventilation, Air)	353.84 283		found units in need of thermostat and control board.
K-31825	18326	01/2016	1/25/2016	Verizon (verizon)	534condo	6455-0000 Telephone & Internet	115.61 284		1/7/16-2/6/16
K-32006	18354	01/2016	2/1/2016	Consolidated Edison Company of N.Y. Inc. (534condo		6420-0000 Gas	39.86 285		12/18/15-1/20/16 3therms
K-32007	18354	01/2016	2/1/2016	Consolidated Edison Company of N.Y. Inc. (534condo	534condo	6420-0000 Gas	1,390.62 286		12/18/15-1/20/16 1199therms
					534condo	6410-0000 Electricity	798.59 286		12/18/15-1/20/16 4560kwh
K-32008	18354	01/2016	2/1/2016	VR Bags, INC. (vrbags)	534condo	6215-0000 Building Supplies	38.05 287		
K-32237		01/2016	1/15/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.95 50001		
K-32238		01/2016	1/29/2016	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	462.96 50002		
K-32426		01/2016	1/5/2016	Livingston Management Services, LLC (livin 534condo		6300-0000 Management	-1,100.00 273		Management Fee
K-32428	18413	01/2016	1/30/2016	Livingston Management Services, LLC (livin 534condo	534condo	6300-0000 Management	1,100.00 1012016		Management Fee
					534condo	7825-0000 Super Salaries	-1,100.00 1012016		09/14-12/2014

534 West 42nd Street Condo Association (534condo)

**Check Register**

For Period = Jan 2016

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-33047		01/2016	1/29/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	58.61 116		check date 1/29/16
K-33230		01/2016	2/1/2016	Consolidated Edison Company of N.Y. Inc.   534condo		6420-0000 Gas	-39.86 285		12/18/15-1/20/16 3therms
K-33232		01/2016	2/1/2016	Consolidated Edison Company of N.Y. Inc.   534condo	534condo	6420-0000 Gas	-1,390.62 286		12/18/15-1/20/16 1199therms
						6410-0000 Electricity	-798.59 286		12/18/15-1/20/16 4560kwh
K-33234		01/2016	2/1/2016	VR Bags, INC. (vrbags)	534condo	6215-0000 Building Supplies	-38.05 287		
K-33240		01/2016	1/31/2016	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	127.88 116		1.04.16
					534condo	7615-0000 Payroll Processing Fees	104.40 116		1.29.16
					534condo	7615-0000 Payroll Processing Fees	68.61 116		1.22.2016
							<b>Total</b> 7,510.30		

## Aged Receivables

Page 1

534 West 42nd Street Condo Association (534condo)

Month Year = 01/2016

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	866.28	866.28	0.00	0.00	0.00	0.00	866.28
534condo	5	t0000177	Yaneeka Samuels	4,577.52	1,144.38	0.00	1,144.38	2,288.76	0.00	4,577.52
534condo	7	t0000179	Tiiu Kuik	1,113.78	0.00	0.00	0.00	1,113.78	0.00	1,113.78
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati	1,373.26	686.63	0.00	686.63	0.00	0.00	1,373.26
<b>534condo</b>				<b>7,930.84</b>	<b>2,697.29</b>	<b>0.00</b>	<b>1,831.01</b>	<b>3,402.54</b>	<b>0.00</b>	<b>7,930.84</b>

# Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 04/10/2016

Month Year = 01/2016

Page 1

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
<b>Current/Notice/Vacant Residents</b>													
2	1br	0.00	t0000174	Jason Trubitt	0.00	common	1,144.38	0.00	0.00	12/01/2012			0.00
						<b>Total</b>	<b>1,144.38</b>						
3	1br	0.00	t0000175	Aimee Drouin	0.00	common	1,144.38	0.00	0.00	12/01/2012			0.00
						<b>Total</b>	<b>1,144.38</b>						
4	1br	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			866.28
						<b>Total</b>	<b>1,144.38</b>						
5	1br	0.00	t0000177	Yaneeka Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			4,577.52
						<b>Total</b>	<b>1,144.38</b>						
6	1br	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			0.00
						<b>Total</b>	<b>1,144.38</b>						
7	1br	0.00	t0000179	Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			1,113.78
						<b>Total</b>	<b>1,144.38</b>						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						<b>Total</b>	<b>2,396.23</b>						
RETAIL	retail	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/01/2015	10/31/2017		1,373.26
						<b>Total</b>	<b>686.63</b>						
			<b>Total</b>	<b>534 West 42nd Street Condo Association(534condo)</b>	<b>0.00</b>		<b>9,949.14</b>	<b>0.00</b>	<b>0.00</b>				<b>7,930.84</b>

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents			9,949.14	0.00	0.00				7,930.84
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	
<b>Totals:</b>	<b>0.00</b>	<b>0.00</b>	<b>9,949.14</b>	<b>0.00</b>	<b>0.00</b>	<b>8</b>	<b>100.00</b>	<b>0.00</b>	<b>7,930.84</b>

# Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 04/10/2016

Month Year = 01/2016

Page 2

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

534condo-ChaseChk-9300

3/24/2016

**Bank Reconciliation Report**

**1/31/2016**

**412059300**

**Posted by: torig on 3/23/2016**

<b>Balance Per Bank Statement as of 1/31/2016</b>	<b>45,380.08</b>
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**Outstanding Deposits**

<b>Deposit Date</b>	<b>Deposit Number</b>	<b>Amount</b>
12/31/2015	90	13,404.58
<b>Plus:</b>	<b>Outstanding Deposits</b>	<b>13,404.58</b>

**Outstanding Checks**

<b>Check Date</b>	<b>Check Number</b>	<b>Payee</b>	<b>Amount</b>
1/25/2016	282	bargain - Bargain Plumbing & Heating	1,693.00
1/25/2016	283	v0000109 - Mercury Mechanical Services Corp.	353.84
1/29/2016	116	adp - ADP Inc.	58.61
1/29/2016	50002	v0000081 - Artur Ujkaj	462.96
<b>Less:</b>			<b>2,568.41</b>
		<b>Reconciled Bank Balance</b>	<b>56,216.25</b>

<b>Balance per GL as of 1/31/2016</b>	<b>56,216.25</b>
<b>Reconciled Balance Per G/L</b>	<b>56,216.25</b>

<b>Difference</b>	<b>(Reconciled Bank Balance And Reconciled Balance Per G/L)</b>	<b>0.00</b>
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## Bank Reconciliation Report

1/31/2016

412059300

Posted by: torig on 3/23/2016

## Cleared Items:

## Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/30/2014	106	livingst - Livingston Management Services, LLC	2,250.00	1/31/2016
9/11/2014	120	v0000109 - Mercury Mechanical Services Corp.	2,000.00	1/31/2016
12/9/2014	146	emco - EMCO Plumbing Services LLC	688.19	1/31/2016
6/1/2015	199	livingst - Livingston Management Services, LLC	2,250.00	1/31/2016
10/23/2015	1015	v0000016 - Paychex	58.88	1/31/2016
12/10/2015	268	v0000109 - Mercury Mechanical Services Corp.	1,878.62	1/31/2016
1/4/2016	274	conediso - Consolidated Edison Company of N.Y. Inc.	38.63	1/31/2016
1/4/2016	275	conediso - Consolidated Edison Company of N.Y. Inc.	1,533.16	1/31/2016
1/4/2016	276	vrbags - VR Bags, INC.	240.58	1/31/2016
1/8/2016	277	solids - Solid State Elevator Corp	1,012.53	1/31/2016
1/14/2016	278	assurede - Assured Environments	130.27	1/31/2016
1/14/2016	279	solids - Solid State Elevator Corp	337.51	1/31/2016
1/14/2016	280	verizon - Verizon	230.20	1/31/2016
1/15/2016	116	v0000016 - Paychex	12.50	1/31/2016
1/15/2016	50001	v0000081 - Artur Ujkaj	462.95	1/31/2016
1/19/2016	281	nycwater - NYC Water Board	527.06	1/31/2016
1/25/2016	284	verizon - Verizon	115.61	1/31/2016
1/31/2016	116	adp - ADP Inc.	300.89	1/31/2016
<b>Total Cleared Checks</b>			<b>14,067.58</b>	

## Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/1/2016	35	:ACH Deposit	1,200.00	1/31/2016
1/5/2016	36	:ACH Deposit	1,144.38	1/31/2016
1/6/2016	81	:CHECKscan Deposit	1,144.38	1/31/2016
1/10/2016	37	:ACH Deposit	1,144.38	1/31/2016
1/13/2016	82	:CHECKscan Deposit	2,396.23	1/31/2016
1/19/2016	84	:CHECKscan Deposit	1,144.38	1/31/2016
<b>Total Cleared Deposits</b>			<b>8,173.75</b>	

## Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2015	JE 7452	TO VOID OLD OUTSTANDING CHECK#106 DATED 07/30/14	2,250.00	1/31/2016
12/31/2015	JE 7453	TO VOID OLD O/S CHECK#199 ISSUED 06/01/15	2,250.00	1/31/2016
12/31/2015	JE 7454	TO VOID OLD O/S CHECK#120 ISSUED 09/01/2014	2,000.00	1/31/2016
12/31/2015	JE 7455	TO VOID OLD O/S CHECK#146 ISSUED 12/09/14	688.19	1/31/2016
12/31/2015	JE 7456	TO VOID OLD O/S CHECK #1015 ISSUED 10/23/15	58.88	1/31/2016
12/31/2015	JE 7467	TO RECLASS PER F/S	1,113.71	1/31/2016
1/1/2016	JE 7489	1.2016 bank activity	0.07	1/31/2016
1/29/2016	JE 7116	To Grossup January	-212.49	1/31/2016
<b>Total Cleared Other Items</b>			<b>8,148.36</b>	



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

January 01, 2016 through January 29, 2016

Primary Account: 000000412059300

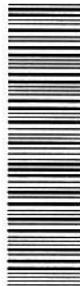
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## CUSTOMER SERVICE INFORMATION

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

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



### 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 re-link 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



January 01, 2016 through January 29, 2016

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	\$44,239.33	\$45,380.08
Chase Business Select High Yield Savings	000003046731484	20,010.09	20,010.57
<b>Total</b>		<b>\$64,249.42</b>	<b>\$65,390.65</b>
<b>TOTAL ASSETS</b>		<b>\$64,249.42</b>	<b>\$65,390.65</b>

**All Summary Balances** shown are as of January 29, 2016 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
<b>Beginning Balance</b>		<b>\$44,239.33</b>
Deposits and Additions	6	8,173.75
Checks Paid	11	- 6,507.12
Electronic Withdrawals	6	- 525.88
<b>Ending Balance</b>	<b>23</b>	<b>\$45,380.08</b>

## DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	CCD ID:	AMOUNT
01/05	Livingston Manag Settlement Q7Rk81	9000237377	\$1,200.00
01/07	Livingston Manag Settlement V5Ps81	9000237377	1,144.38
01/07	Livingston Manag Settlement C54T81	9000237377	1,144.38
01/12	Livingston Manag Settlement Wfhy81	9000237377	1,144.38
01/15	Livingston Manag Settlement H4P091	9000237377	2,396.23
01/20	Livingston Manag Settlement Q3Q291	9000237377	1,144.38
<b>Total Deposits and Additions</b>			<b>\$8,173.75</b>



January 01, 2016 through January 29, 2016

Primary Account: 000000412059300

## CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
268 ^		01/05	\$1,878.62
274 * ^		01/14	38.63
275 ^		01/14	1,533.16
276 ^		01/08	240.58
277 ^		01/19	1,012.53
278 ^		01/22	130.27
279 ^		01/22	337.51
280 ^		01/26	230.20
281 ^		01/26	527.06
284 * ^		01/29	115.61
50001 * ^		01/20	462.95
<b>Total Checks Paid</b>			<b>\$6,507.12</b>



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
01/04	Paychex Eib Invoice X64092800013172 CCD ID: 90000000020	\$127.88
01/14	ADP Tax/401K Tax/401K R6Ixs 011501A01 CCD ID: 1223006057	✓ 106.25
01/15	Paychex-Hrs Ins Prem 22227653 CCD ID: 1555124166	✓ 12.50
01/22	ADP Payroll Fees ADP - Fees 2Rixs 3012641 CCD ID: 9659605001	68.61
01/28	ADP Tax/401K Tax/401K R6Ixs 012902A01 CCD ID: 1223006057	✓ 106.24
01/29	ADP Eepay/Garnwc Eepay/Garn 626059647617Ixs CCD ID: 9555555505	104.40
<b>Total Electronic Withdrawals</b>		<b>\$525.88</b>

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

## DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
01/04	\$44,111.45	01/14	44,947.35	01/22	46,463.59
01/05	43,432.83	01/15	47,331.08	01/26	45,706.33
01/07	45,721.59	01/19	46,318.55	01/28	45,600.09
01/08	45,481.01	01/20	46,999.98	01/29	45,380.08
01/12	46,625.39				

## SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	17
Deposits / Credits	6
Deposited Items	0
<b>Transaction Total</b>	<b>23</b>
SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$12.00



January 01, 2016 through January 29, 2016

Primary Account: 000000412059300

## SERVICE CHARGE SUMMARY

(continued)

SERVICE FEE CALCULATION	AMOUNT
Service Fee Credit	-\$12.00
<b>Net Service Fee</b>	<b>\$0.00</b>
Excessive Transaction Fees (Above 200)	\$0.00
<b>Total Service Fees</b>	<b>\$0.00</b>

## CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

## SAVINGS SUMMARY

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$20,010.09</b>
Deposits and Additions	1	0.48
<b>Ending Balance</b>	<b>1</b>	<b>\$20,010.57</b>
Annual Percentage Yield Earned This Period		0.03%
Interest Earned This Period		\$0.48
Interest Paid Year-to-Date		\$0.48

Interest paid in 2015 for account 000003046731484 was \$12.89.

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
	<b>Beginning Balance</b>		<b>\$20,010.09</b>
01/29	Interest Payment	<b>0.48</b>	20,010.57
	<b>Ending Balance</b>		<b>\$20,010.57</b>

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.



January 01, 2016 through January 29, 2016

Primary Account: 000000412059300

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**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





January 01, 2016 through January 29, 2016

Primary Account: **000000412059300**

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534condo-ChaseRes-1484

3/9/2016

**Bank Reconciliation Report**

**1/31/2016**

3046731484

Posted by: DBO

<b>Balance Per Bank Statement as of 1/31/2016</b>	<b>20,010.57</b>
<b>Reconciled Bank Balance</b>	<b><u>20,010.57</u></b>

<b>Balance per GL as of 1/31/2016</b>	<b>20,010.57</b>
<b>Reconciled Balance Per G/L</b>	<b><u>20,010.57</u></b>

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

**Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
1/1/2016	JE 7352	1.2016 bank	0.48	1/31/2016
<b>Total Cleared Other Items</b>			<b><u>0.48</u></b>	

534condo-ChaseRes-1484

3/9/2016

**Bank Reconciliation Report**

**12/31/2015**

3046731484

Posted by: DBO

<b>Balance Per Bank Statement as of 12/31/2015</b>	<b>20,010.09</b>
<b>Reconciled Bank Balance</b>	<b><u>20,010.09</u></b>
<b>Balance per GL as of 12/31/2015</b>	<b>20,010.09</b>
<b>Reconciled Balance Per G/L</b>	<b><u>20,010.09</u></b>
<b>Difference</b>	<b>(Reconciled Bank Balance And Reconciled Balance Per G/L)</b>
	<b><u>0.00</u></b>

**Cleared Items:**

**Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
12/31/2015	JE 7107	to record Dec interest	0.51	12/31/2015
<b>Total Cleared Other Items</b>			<b><u>0.51</u></b>	



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
<b>Transaction Total</b>	<b>29</b>

## SERVICE FEE CALCULATION

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

## CASH PROCESSING

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

**CHASE BUSINESS SELECT HIGH YIELD SAVINGS**

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

**SAVINGS SUMMARY**

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$20,009.58</b>
Deposits and Additions	1	0.51
<b>Ending Balance</b>	1	<b>\$20,010.09</b>
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
	<b>Beginning Balance</b>		<b>\$20,009.58</b>
12/31	Interest Payment	0.51	20,010.09
	<b>Ending Balance</b>		<b>\$20,010.09</b>

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.

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JPMorgan Chase Bank, N.A. Member FDIC