

Report Packet

Cover Page

534 West 42nd Street Condo Association

Prepared for

January 2019

Trial Balance

Period = Jan 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	52,705.46	0.00	886.99	51,818.47
1130-0000	Savings Cash 1	20,028.11	0.51	0.00	20,028.62
1620-0000	Equipment	28,039.88	0.00	0.00	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
1720-0000	Building Improvement	11,268.56	0.00	0.00	11,268.56
2245-0000	Insurance Proceed-Prop. Damage	-8,485.99	0.00	0.00	-8,485.99
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-100,658.02	0.00	0.00	-100,658.02
4530-0000	Condo Common Charge	0.00	0.00	8,118.13	-8,118.13
4700-0000	Commercial/Retail rent	0.00	0.00	686.63	-686.63
5720-0000	Interest on Bank Accounts	0.00	0.00	0.51	-0.51
6202-0000	Accounting	0.00	150.00	0.00	150.00
6250-0000	Elevator Inspection & Repair	0.00	881.89	0.00	881.89
6267-0000	Locksmith	0.00	549.82	0.00	549.82
6300-0000	Management	0.00	1,100.00	0.00	1,100.00
6320-0010	Worker's Compensation	0.00	63.50	0.00	63.50
6362-0000	Inspections	0.00	550.00	0.00	550.00
6410-0000	Electricity	0.00	671.13	0.00	671.13
6420-0000	Gas	0.00	2,583.31	0.00	2,583.31
6430-0000	Water & Sewer	0.00	585.86	0.00	585.86
6455-0000	Telephone	0.00	420.68	0.00	420.68
7610-0000	Legal - General	0.00	826.50	0.00	826.50
7615-0000	Payroll Processing Fees	0.00	189.60	0.00	189.60
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	20.30	0.00	20.30
	Total	0.00	9,692.26	9,692.26	0.00

Income Statement

Period = Jan 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118	92	8,118	92
4700-0000	Commercial/Retail rent	687	8	687	8
4990-0000	NET RENT INCOME	<u>8,805</u>	<u>100</u>	<u>8,805</u>	<u>100</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	1	0	1	0
5890-0000	TOTAL OTHER INCOME	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>8,805</u>	<u>100</u>	<u>8,805</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	150	2	150	2
6250-0000	Elevator Inspection & Repair	882	10	882	10
6267-0000	Locksmith	550	6	550	6
6300-0000	Management	1,100	12	1,100	12
6320-0010	Worker's Compensation	64	1	64	1
6362-0000	Inspections	550	6	550	6
6410-0000	Electricity	671	8	671	8
6420-0000	Gas	2,583	29	2,583	29
6430-0000	Water & Sewer	586	7	586	7
6455-0000	Telephone	421	5	421	5
6990-0000	TOTAL DIRECT EXPENSES	<u>7,556</u>	<u>86</u>	<u>7,556</u>	<u>86</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	826	9	826	9
7615-0000	Payroll Processing Fees	190	2	190	2

Income Statement

Period = Jan 2019

Book = Cash

		Period to Date		Year to Date	
			%		%
7800-0000	PAYROLL EXPENSE				
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	20	0	20	0
7890-0000	TOTAL PAYROLL	<u>1,309</u>	<u>15</u>	<u>1,309</u>	<u>15</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,136</u>	<u>24</u>	<u>2,136</u>	<u>24</u>
8990-0000	TOTAL EXPENSES	<u>9,692</u>	<u>110</u>	<u>9,692</u>	<u>110</u>
9090-0000	NET INCOME	<u>-886</u>	<u>-10</u>	<u>-886</u>	<u>-10</u>

Statement (12 months)

Period = Jan 2019

Book = Cash

		Jan 2019	Total
4000-0000	INCOME		
4100-0000	RENT		
4530-0000	Condo Common Charge	8,118.13	8,118.13
4700-0000	Commercial/Retail rent	686.63	686.63
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>8,804.76</u>
5600-0000	OTHER INCOME		
5720-0000	Interest on Bank Accounts	0.51	0.51
5890-0000	TOTAL OTHER INCOME	<u>0.51</u>	<u>0.51</u>
5990-0000	TOTAL INCOME	<u>8,805.27</u>	<u>8,805.27</u>
6000-0000	EXPENSES		
6100-0000	DIRECT EXPENSES		
6202-0000	Accounting	150.00	150.00
6250-0000	Elevator Inspection & Repair	881.89	881.89
6267-0000	Locksmith	549.82	549.82
6300-0000	Management	1,100.00	1,100.00
6320-0010	Worker's Compensation	63.50	63.50
6362-0000	Inspections	550.00	550.00
6410-0000	Electricity	671.13	671.13
6420-0000	Gas	2,583.31	2,583.31
6430-0000	Water & Sewer	585.86	585.86
6455-0000	Telephone	420.68	420.68
6990-0000	TOTAL DIRECT EXPENSES	<u>7,556.19</u>	<u>7,556.19</u>
7000-0000	GENERAL & ADMINISTRATIVE		
7610-0000	Legal - General	826.50	826.50
7615-0000	Payroll Processing Fees	189.60	189.60

Statement (12 months)

Period = Jan 2019

Book = Cash

		Jan 2019	Total
7800-0000	PAYROLL EXPENSE		
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	20.30	20.30
7890-0000	TOTAL PAYROLL	<u>1,309.06</u>	<u>1,309.06</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,135.56</u>	<u>2,135.56</u>
8990-0000	TOTAL EXPENSES	<u>9,691.75</u>	<u>9,691.75</u>
9090-0000	NET INCOME	<u>-886.48</u>	<u>-886.48</u>

Balance Sheet

Period = Jan 2019

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	<i>51,818</i>
1130-0000	<i>Savings Cash 1</i>	<i>20,029</i>
1190-0000	TOTAL CASH	71,847
1600-0000	PROPERTY	
1620-0000	Equipment	28,040
1621-0000	Accum. Dep - Equipment	-2,898
1720-0000	Building Improvement	11,269
1890-0000	TOTAL PROPERTY	36,410
1990-0000	TOTAL ASSETS	108,258
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2245-0000	Insurance Proceed-Prop. Damage	8,486
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	8,486
2990-0000	TOTAL LIABILITIES	8,486
3000-0000	CAPITAL	
3800-0000	Retained Earnings	99,772
3890-0000	TOTAL CAPITAL	99,772
3990-0000	TOTAL LIABILITIES & CAPITAL	108,258

Cash Flow

Period = Jan 2019

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	8,118	92	8,118	92
Commercial/Retail rent	687	8	687	8
NET RENT INCOME	8,805	100	8,805	100
OTHER INCOME				
Interest on Bank Accounts	1	0	1	0
TOTAL OTHER INCOME	1	0	1	0
TOTAL INCOME	8,805	100	8,805	100
EXPENSES				
DIRECT EXPENSES				
Accounting	150	2	150	2
Elevator Inspection & Repair	882	10	882	10
Locksmith	550	6	550	6
Management	1,100	12	1,100	12
Worker's Compensation	64	1	64	1
Inspections	550	6	550	6
Electricity	671	8	671	8
Gas	2,583	29	2,583	29
Water & Sewer	586	7	586	7
Telephone	421	5	421	5
TOTAL DIRECT EXPENSES	7,556	86	7,556	86
GENERAL & ADMINISTRATIVE				
Legal - General	826	9	826	9
Payroll Processing Fees	190	2	190	2
PAYROLL EXPENSE				
Gross Salary	1,015	12	1,015	12
FICA Expense	78	1	78	1
FUTA Expense	6	0	6	0
SUTA Expense	20	0	20	0
TOTAL PAYROLL	1,309	15	1,309	15
TOTAL G & A EXPENSE	2,136	24	2,136	24
TOTAL EXPENSES	9,692	110	9,692	110

Cash Flow

Period = Jan 2019

Book = Cash

	Period to Date	%	Year to Date	%
NET INCOME	-886	-10	-886	-10
Adjustments				
Total Adjustments	0	0	0	0
Cash Flow	0	0	0	0

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	52,705	51,818	-887
Savings Cash 1	20,028	20,029	1
Savings Cash 3	0	0	0
Total Cash	72,734	71,847	-886

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	52,705	51,818	-887
Savings Cash 1	20,028	20,029	1
Savings Cash 3	0	0	0
Total Cash	72,734	71,847	-886

General Ledger

Period = Jan 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					52,705.46	= Beginning Balance =
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		0.00	67.46	52,638.00	pay-by-pay insurance
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		0.00	220.81	52,417.19	taxes
534condo	534 West 42nd...	01/01/2019	01/2019	Livingston Management Service...	K-64905	619		1,100.00	51,317.19	Management Fee
		01/01/2019		Deposit Total 180			3,433.14		54,750.33	
534condo	534 West 42nd...	01/04/2019	01/2019	ADP Inc. (adp)	K-66629	1041962		61.60	54,688.73	payment processing 12.28.18
		01/04/2019		Deposit Total 164			2,396.23		57,084.96	
534condo	534 West 42nd...	01/07/2019	01/2019	NYC Water Board (nycwater)	K-65491	623		585.86	56,499.10	9.19.18-12.19.18
		01/09/2019		Deposit Total 181			1,144.38		57,643.48	
534condo	534 West 42nd...	01/09/2019	01/2019	Verizon (verizon)	K-65665	624		238.55	57,404.93	12.1-12.31.18 phone 2125644061176740
534condo	534 West 42nd...	01/10/2019	01/2019	Solid State Elevator Corp (solids)	K-65718	625		881.89	56,523.04	monthly elev maintenance 1.2019
534condo	534 West 42nd...	01/11/2019	01/2019	Artur Ujkaj (v0000081)	K-66812	11119447		447.34	56,075.70	payroll 1.11.19
		01/17/2019		Deposit Total 182			1,144.38		57,220.08	
534condo	534 West 42nd...	01/18/2019	01/2019	ADP Inc. (adp)	K-66640	1181962		61.60	57,158.48	payroll processing 1.11.19
534condo	534 West 42nd...	01/23/2019	01/2019	SOS Locksmith Corp. (sos)	K-66180	626		549.82	56,608.66	service call and troubleshoot at unit 3
534condo	534 West 42nd...	01/23/2019	01/2019	Aqua Audit (aqua)	K-66187	627		550.00	56,058.66	annual backflow prevention device test of thre...
534condo	534 West 42nd...	01/23/2019	01/2019	Vernon & Ginsburg,LLP (vernon)	K-66188	628		826.50	55,232.16	professional services 12.31.18 re: DMV email...
534condo	534 West 42nd...	01/25/2019	01/2019	Consolidated Edison Company ...	K-66295	629		37.79	55,194.37	cook 12.18.18-1.17.19 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	01/25/2019	01/2019	Consolidated Edison Company ...	K-66296	630		3,216.65	51,977.72	plp 12.18.18-1.17.19 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	01/25/2019	01/2019	Artur Ujkaj (v0000081)	K-66811	12519447		447.35	51,530.37	payroll 1.25.19
534condo	534 West 42nd...	01/28/2019	01/2019	Sej Tech Inc. (v0000215)	K-66371	631		150.00	51,380.37	prepare year end 1099 and file to IRS
534condo	534 West 42nd...	01/28/2019	01/2019	Verizon (verizon)	K-68527	1282019		182.13	51,198.24	01.01.2019
534condo	534 West 42nd...	01/30/2019	01/2019	ADP Inc. (adp)	K-66645	1301966		66.40	51,131.84	payroll processing 1.1.19
		01/31/2019		Deposit Total 165			686.63		51,818.47	
				Net Change=-886.99			8,804.76	9,691.75	51,818.47	= Ending Balance =
1130-0000				Savings Cash 1					20,028.11	= Beginning Balance =
534condo	534 West 42nd...	01/30/2019	01/2019	bank	J-14598		0.51	0.00	20,028.62	bank
				Net Change=0.51			0.51	0.00	20,028.62	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= 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 =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =

General Ledger

Period = Jan 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2245-0000				Insurance Proceed-Prop. Damage					-8,485.99 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-8,485.99 = Ending Balance =	
2650-0000				Net Payroll					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/11/2019	01/2019	Artur Ujkaj (v0000081)	K-66812	11119447	447.34	0.00	447.34	payroll 1.11.19
534condo	534 West 42nd...	01/25/2019	01/2019	Artur Ujkaj (v0000081)	K-66811	12519447	447.35	0.00	894.69	payroll 1.25.19
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		0.00	894.69	0.00	To Gross up Jan 2019
				Net Change=0.00			894.69	894.69	0.00 = Ending Balance =	
3800-0000				Retained Earnings					-100,658.02 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-100,658.02 = Ending Balance =	
4530-0000				Condo Common Charge					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/01/2019	01/2019	Trubitt (t0000174)	R-126367	:ACH...	0.00	1,144.38	-1,144.38	Pre-Authorized Payment
534condo	534 West 42nd...	01/01/2019	01/2019	Riccardi (t0000176)	R-126368	:ACH...	0.00	1,144.38	-2,288.76	Pre-Authorized Payment
534condo	534 West 42nd...	01/01/2019	01/2019	Khaneja (t0001082)	R-126369	:ACH...	0.00	1,144.38	-3,433.14	Pre-Authorized Payment
534condo	534 West 42nd...	01/04/2019	01/2019	Simon (t0000180)	R-126839	00001182	0.00	2,396.23	-5,829.37	:CHECKscan Payment
534condo	534 West 42nd...	01/08/2019	01/2019	Younge (t0000178)	R-126977	:AC...	0.00	1,144.38	-6,973.75	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	01/17/2019	01/2019	Samuels (t0000177)	R-127397	:AC...	0.00	994.38	-7,968.13	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	01/17/2019	01/2019	Samuels (t0000177)	R-127397	:AC...	0.00	150.00	-8,118.13	Online Payment - EFT Payment Paid by Ro...
				Net Change=-8,118.13			0.00	8,118.13	-8,118.13 = Ending Balance =	
4700-0000				Commercial/Retail rent					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/31/2019	01/2019	Praveen Gulati (t0000760)	R-128096	006312	0.00	686.63	-686.63	:CHECKscan Payment
				Net Change=-686.63			0.00	686.63	-686.63 = Ending Balance =	
5720-0000				Interest on Bank Accounts					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/30/2019	01/2019	bank	J-14598		0.00	0.51	-0.51	bank
				Net Change=-0.51			0.00	0.51	-0.51 = Ending Balance =	
6202-0000				Accounting					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/28/2019	01/2019	Sej Tech Inc. (v0000215)	K-66371	631	150.00	0.00	150.00	prepare year end 1099 and file to IRS
				Net Change=150.00			150.00	0.00	150.00 = Ending Balance =	
6250-0000				Elevator Inspection & Repair					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/10/2019	01/2019	Solid State Elevator Corp (solids)	K-65718	625	544.38	0.00	544.38	pest prevention 1.1.19
534condo	534 West 42nd...	01/10/2019	01/2019	Solid State Elevator Corp (solids)	K-65718	625	337.51	0.00	881.89	monthly elev maintenance 1.2019

General Ledger

Period = Jan 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=881.89							881.89	0.00	881.89	= Ending Balance =
6267-0000	Locksmith									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/23/2019	01/2019	SOS Locksmith Corp. (sos)	K-66180	626	549.82	0.00	549.82	service call and troubleshoot at unit 3
Net Change=549.82							549.82	0.00	549.82	= Ending Balance =
6300-0000	Management									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/01/2019	01/2019	Livingston Management Service...	K-64905	619	1,100.00	0.00	1,100.00	Management Fee
Net Change=1,100.00							1,100.00	0.00	1,100.00	= Ending Balance =
6320-0010	Worker's Compensation									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		0.00	1.56	-1.56	paid family leave
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		67.46	0.00	65.90	To Gross up Jan 2019
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		0.00	2.40	63.50	voluntary disability
Net Change=63.50							67.46	3.96	63.50	= Ending Balance =
6362-0000	Inspections									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/23/2019	01/2019	Aqua Audit (aqua)	K-66187	627	550.00	0.00	550.00	annual backflow prevention device test of thre...
Net Change=550.00							550.00	0.00	550.00	= Ending Balance =
6410-0000	Electricity									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/25/2019	01/2019	Consolidated Edison Company ...	K-66296	630	671.13	0.00	671.13	plp 12.18.18-1.17.19 elec 44-7223-0650-0200-7
Net Change=671.13							671.13	0.00	671.13	= Ending Balance =
6420-0000	Gas									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/25/2019	01/2019	Consolidated Edison Company ...	K-66295	629	37.79	0.00	37.79	cook 12.18.18-1.17.19 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	01/25/2019	01/2019	Consolidated Edison Company ...	K-66296	630	2,545.52	0.00	2,583.31	plp 12.18.18-1.17.19 gas 44-7223-0650-0200-7
Net Change=2,583.31							2,583.31	0.00	2,583.31	= Ending Balance =
6430-0000	Water & Sewer									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/07/2019	01/2019	NYC Water Board (nycwater)	K-65491	623	585.86	0.00	585.86	9.19.18-12.19.18
Net Change=585.86							585.86	0.00	585.86	= Ending Balance =
6455-0000	Telephone									0.00 = Beginning Balance =
534condo	534 West 42nd...	01/09/2019	01/2019	Verizon (verizon)	K-65665	624	238.55	0.00	238.55	12.1-12.31.18 phone 2125644061176740
534condo	534 West 42nd...	01/28/2019	01/2019	Verizon (verizon)	K-68527	1282019	182.13	0.00	420.68	01.01.2019
Net Change=420.68							420.68	0.00	420.68	= Ending Balance =

General Ledger

Period = Jan 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7610-0000				Legal - General					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/23/2019	01/2019	Vernon & Ginsburg,LLP (vernon)	K-66188	628	826.50	0.00	826.50	professional services 12.31.18 re: DMV email...
				Net Change=826.50			826.50	0.00	826.50 = Ending Balance =	
7615-0000				Payroll Processing Fees					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/04/2019	01/2019	ADP Inc. (adp)	K-66629	1041962	61.60	0.00	61.60	payment processing 12.28.18
534condo	534 West 42nd...	01/18/2019	01/2019	ADP Inc. (adp)	K-66640	1181962	61.60	0.00	123.20	payroll processing 1.11.19
534condo	534 West 42nd...	01/30/2019	01/2019	ADP Inc. (adp)	K-66645	1301966	66.40	0.00	189.60	payroll processing 1.1.19
				Net Change=189.60			189.60	0.00	189.60 = Ending Balance =	
7845-0000				Gross Salary					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		1,015.38	0.00	1,015.38	To Gross up Jan 2019
				Net Change=1,015.38			1,015.38	0.00	1,015.38 = Ending Balance =	
7851-0000				FICA Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		77.68	0.00	77.68	To Gross up Jan 2019
				Net Change=77.68			77.68	0.00	77.68 = Ending Balance =	
7852-0000				FUTA Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		6.10	0.00	6.10	To Gross up Jan 2019
				Net Change=6.10			6.10	0.00	6.10 = Ending Balance =	
7853-0000				SUTA Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd...	01/31/2019	01/2019	To Gross up Jan 2019	J-14024		20.30	0.00	20.30	To Gross up Jan 2019
				Net Change=20.30			20.30	0.00	20.30 = Ending Balance =	
							19,395.67	19,395.67		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jan 2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-126367	21232	01/2019	1/1/2019	Trubitt(t0000174)	534condo	1110-0000		1,144.38		:ACH-28195	Pre-Authorized Payment
R-126368	21232	01/2019	1/1/2019	Riccardi(t0000176)	534condo	1110-0000		1,144.38		:ACH-28196	Pre-Authorized Payment
R-126365	21232	01/2019	1/1/2019	Khaneja(t0001082)	534condo	1110-0000		1,144.38		:ACH-28197	Pre-Authorized Payment
R-126835	21321	01/2019	1/4/2019	Simon(t0000180)	534condo	1110-0000		2,396.23		00001182	:CHECKscan Payment
R-126977	21349	01/2019	1/8/2019	Younge(t0000178)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment. Web - Resident Services
R-127397	21437	01/2019	1/17/2019	Samuels(t0000177)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment Paid by Roommate Adam Hausman (r0000142) Web - Resident Services
R-128096	21655	01/2019	1/31/2019	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		006312	:CHECKscan Payment
Total								8,804.76			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jan 2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-64905	23507	01/2019	1/1/2019	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	619	Management Fee
K-65491	23572	01/2019	1/7/2019	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	585.86	623	9.19.18-12.19.18
K-65665	23596	01/2019	1/9/2019	Verizon (verizon)	534condo	6455-0000 Telephone	238.55	624	12.1-12.31.18 phone 2125644061176740
K-65718	23606	01/2019	1/10/2019	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	544.38	625	pest prevention 1.1.19
					534condo	6250-0000 Elevator Inspection & Repair	337.51	625	monthly elev maintenance 1.2019
K-66180	23686	01/2019	1/23/2019	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	549.82	626	service call and troubleshoot at unit 3
K-66187	23687	01/2019	1/23/2019	Aqua Audit (aqua)	534condo	6362-0000 Inspections	550.00	627	annual backflow prevention device test of three devices performed on 12.27.2018
K-66188	23687	01/2019	1/23/2019	Vernon & Ginsburg,LLP (vernon)	534condo	7610-0000 Legal - General	826.50	628	professional services 12.31.18 re: DMV emails and conference with DMV
K-66295	23701	01/2019	1/25/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	37.79	629	cook 12.18.18-1.17.19 gas 44-7223-0652-0201-1
K-66296	23701	01/2019	1/25/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	2,545.52	630	plp 12.18.18-1.17.19 gas 44-7223-0650-0200-7
					534condo	6410-0000 Electricity	671.13	630	plp 12.18.18-1.17.19 elec 44-7223-0650-0200-7
K-66371	23709	01/2019	1/28/2019	Sej Tech Inc. (v0000215)	534condo	6202-0000 Accounting	150.00	631	prepare year end 1099 and file to IRS
K-66629		01/2019	1/4/2019	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	61.60	1041962	payment processing 12.28.18
K-66640		01/2019	1/18/2019	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	61.60	1181962	payroll processing 1.11.19
K-66645		01/2019	1/30/2019	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	66.40	1301966	payroll processing 1.1.19
K-66811		01/2019	1/25/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.35	12519447	payroll 1.25.19
K-66812		01/2019	1/11/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	11119447	payroll 1.11.19
K-68527		01/2019	1/28/2019	Verizon (verizon)	534condo	6455-0000 Telephone	182.13	1282019	
Total							9,403.48		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/29/2019

Month Year = 01/2019

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	t0001082	Dr. Amit Khaneja	0.00	common	1,144.38	0.00	0.00	01/01/2017	12/31/2099		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			0.00
						Total	1,144.38						
5	1br	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			994.38
						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			8,010.66
						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	comm	686.63	0.00	0.00	11/01/2015	10/31/2099		0.00
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				9,005.04
Summary Groups					Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents					0.00	0.00	9,949.14	0.00	0.00	8.00	100.00	0.00	9,005.04
Future Residents/Applicants					0.00	0.00	0.00	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	9,005.04

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/29/2019

Month Year = 01/2019

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										
comm			686.63										
Total			9,949.14										

534condo-ChaseChk-9300

3/11/2019

Bank Reconciliation Report

1/31/2019

412059300

Posted by: torig on 3/11/2019

AD
3/28

Balance Per Bank Statement as of 1/31/2019

54,386.28

Outstanding Deposits

Deposit Date	Deposit Number	Amount
1/31/2019	165	686.63
Plus:	Outstanding Deposits	686.63

Outstanding Checks

Check Date	Check Number	Payee	Amount
1/25/2019	629	conediso - Consolidated Edison Company of N.Y. Inc.	37.79
1/25/2019	630	conediso - Consolidated Edison Company of N.Y. Inc.	3,216.65
Less:	Outstanding Checks		3,254.44
	Reconciled Bank Balance		51,818.47

Balance per GL as of 1/31/2019

51,818.47

Reconciled Balance Per G/L

51,818.47

T/B

Difference

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

0.00

534condo-ChaseChk-9300

3/11/2019

Bank Reconciliation Report

1/31/2019

412059300

Posted by: torig on 3/11/2019

Cleared Items:

Cleared Checks

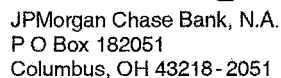
Date	Tran #	Notes	Amount	Date Cleared
12/11/2018	617	zapken - Zapken and Loeb L.L.P	2,000.00	1/31/2019
12/19/2018	618	vernon - Vernon & Ginsburg,LLP	3,708.00	1/31/2019
12/28/2018	620	conediso - Consolidated Edison Company of N.Y. Inc.	42.19	1/31/2019
12/28/2018	621	conediso - Consolidated Edison Company of N.Y. Inc.	3,023.56	1/31/2019
12/29/2018	622	sierra - Sierra Consulting Group, Inc	600.00	1/31/2019
1/1/2019	619	livingst - Livingston Management Services, LLC	1,100.00	1/31/2019
1/4/2019	1041962	adp - ADP Inc.	61.60	1/31/2019
1/7/2019	623	nycwater - NYC Water Board	585.86	1/31/2019
1/9/2019	624	verizon - Verizon	238.55	1/31/2019
1/10/2019	625	solids - Solid State Elevator Corp	881.89	1/31/2019
1/11/2019	11119447	v0000081 - Artur Ujkaj	447.34	1/31/2019
1/18/2019	1181962	adp - ADP Inc.	61.60	1/31/2019
1/23/2019	626	sos - SOS Locksmith Corp.	549.82	1/31/2019
1/23/2019	627	aqua - Aqua Audit	550.00	1/31/2019
1/23/2019	628	vernon - Vernon & Ginsburg,LLP	826.50	1/31/2019
1/25/2019	12519447	v0000081 - Artur Ujkaj	447.35	1/31/2019
1/28/2019	631	v0000215 - Sej Tech Inc.	150.00	1/31/2019
1/28/2019	1282019	verizon - Verizon	182.13	1/31/2019
1/30/2019	1301966	adp - ADP Inc.	66.40	1/31/2019
Total Cleared Checks			15,522.79	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/1/2019	180	:ACH Deposit	3,433.14	1/31/2019
1/4/2019	164	:CHECKscan Deposit	2,396.23	1/31/2019
1/9/2019	181	:ACH Deposit	1,144.38	1/31/2019
1/17/2019	182	:ACH Deposit	1,144.38	1/31/2019
Total Cleared Deposits			8,118.13	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/31/2019	JE 14024	To Gross up Jan 2019	-288.27	1/31/2019
Total Cleared Other Items			-288.27	



Primary Account: 000000412059300

00086951 1 AV 00.383



00086951 DRE 802 143 03219 NNNNNNNNNNNN T 1 000000000 62 00000000 P3889

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

Web site:	www.Chase.com
Service Center:	1-877-425-8100
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679



032600107800007646000100000000

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$62,079.21	\$54,386.28
Chase Business Select High Yield Savings	000003046731484	20,028.11	20,028.62
Total		\$82,107.32	\$74,414.90
TOTAL ASSETS		\$82,107.32	\$74,414.90

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

	INSTANCES	AMOUNT
Beginning Balance		\$62,079.21
Deposits and Additions	4	8,118.13
Checks Paid	13	14,256.37
Electronic Withdrawals	10	1,554.69
Ending Balance	27	\$54,386.28

DATE	DESCRIPTION	AMOUNT
01/02	Livingston Manag Settlement 000005216907077 CCD ID: 9000237377	\$3,433.14
01/08	Livingston Manag Settlement 000005255070441 CCD ID: 9000237377	2,396.23
01/10	Livingston Manag Settlement 000005275860637 CCD ID: 9000237377	1,144.38
01/18	Livingston Manag Settlement 000005310042157 CCD ID: 9000237377	1,144.38
Total Deposits and Additions		\$8,118.13



January 01, 2019 through January 31, 2019

Primary Account: 000000412059300

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
617 ^		01/18	\$2,000.00
618 ^		01/04	3,708.00
619 ^		01/03	1,100.00
620 ^		01/07	42.19
621 ^		01/07	3,023.56
622 ^		01/07	600.00
623 ^		01/18	585.86
624 ^		01/15	238.55
625 ^		01/23	881.89
626 ^		01/28	549.82
627 ^		01/28	550.00
628 ^		01/29	826.50
631 * ^		01/30	150.00

Total Checks Paid**\$14,256.37**

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	ADP Payroll Fees ADP - Fees 2Rixs 3149279 CCD ID: 9659605001	✓ \$61.60
01/10	ADP Wage Pay Wage Pay 9287093423421xs CCD ID: 9333006057	✓ 447.34
01/10	ADP Tax ADP Tax R61xs 011101A01 CCD ID: 1223006057	✓ 110.41
01/10	ADP Pay-By-Pay Pay-By-Pay 9437083901971xs CCD ID: 9555555505	✓ 33.73
01/18	ADP Payroll Fees ADP - Fees 2Rixs 5165704 CCD ID: 9659605001	✓ 61.60
01/24	ADP Wage Pay Wage Pay 7790734708881xs CCD ID: 9333006057	✓ 447.35
01/24	ADP Tax ADP Tax R61xs 012502A01 CCD ID: 1223006057	✓ 110.40
01/24	ADP Pay-By-Pay Pay-By-Pay 7310370902881xs CCD ID: 9555555505	✓ 33.73
01/28	Verizon Paymentrec 2129041458660 Web ID: 9783397101	✓ 182.13
01/30	ADP Payroll Fees ADP - Fees 2Rixs 6743995 CCD ID: 9659605001	✓ 66.40

Total Electronic Withdrawals**\$1,554.69**

The monthly service fee of \$15.00 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
01/02	\$65,512.35	01/10	59,926.13	01/24	56,711.13
01/03	64,412.35	01/15	59,687.58	01/28	55,429.18
01/04	60,642.75	01/18	58,184.50	01/29	54,602.68
01/07	56,977.00	01/23	57,302.61	01/30	54,386.28
01/08	59,373.23				



January 01, 2019 through January 31, 2019

Primary Account: 000000412059300

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	23
Deposits / Credits	0
Deposited Items	0
Transaction Total	23

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	-\$15.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$0.00



032600107800007646000200000000

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,028.11
Deposits and Additions	1	0.51
Ending Balance	1	\$20,028.62

Annual Percentage Yield Earned This Period	0.03%
Interest Paid This Period	\$0.51
Interest Paid Year-to-Date	\$0.51

Interest paid in 2018 for account 000003046731484 was \$6.03.

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

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,028.11
01/31	Interest Payment	0.51	20,028.62
	Ending Balance		\$20,028.62

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.

534condo-ChaseRes-1484

3/11/2019

Bank Reconciliation Report

1/31/2019

3046731484

Posted by: torig on 3/11/2019

Balance Per Bank Statement as of 1/31/2019	20,028.62
Reconciled Bank Balance	<u>20,028.62</u>

Balance per GL as of 1/31/2019	20,028.62
Reconciled Balance Per G/L	<u>20,028.62</u>

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

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/30/2019	JE 14598	bank	0.51	1/31/2019
Total Cleared Other Items			<u>0.51</u>	