

Report Packet

Cover Page

534 West 42nd Street Condo Association

Prepared for

February 2019

Trial Balance

Period = Feb 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	51,818.47	0.00	18,806.74	33,011.73
1130-0000	Savings Cash 1	20,028.62	0.46	0.00	20,029.08
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	-8,118.13	0.00	9,312.51	-17,430.64
4700-0000	Commercial/Retail rent	-686.63	0.00	686.63	-1,373.26
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	686.63	-686.63
5720-0000	Interest on Bank Accounts	-0.51	0.00	0.46	-0.97
6202-0000	Accounting	150.00	0.00	0.00	150.00
6241-0000	Boiler Repair	0.00	20,658.85	0.00	20,658.85
6250-0000	Elevator Inspection & Repair	881.89	437.51	0.00	1,319.40
6267-0000	Locksmith	549.82	457.28	0.00	1,007.10
6300-0000	Management	1,100.00	1,100.00	0.00	2,200.00
6320-0010	Worker's Compensation	63.50	123.50	0.00	187.00
6362-0000	Inspections	550.00	0.00	0.00	550.00
6367-0000	Boiler Inspection Service	0.00	35.25	0.00	35.25
6410-0000	Electricity	671.13	832.52	0.00	1,503.65
6420-0000	Gas	2,583.31	2,970.70	0.00	5,554.01
6430-0000	Water & Sewer	585.86	0.00	0.00	585.86
6455-0000	Telephone	420.68	420.74	0.00	841.42
7610-0000	Legal - General	826.50	1,213.50	0.00	2,040.00
7615-0000	Payroll Processing Fees	189.60	123.20	0.00	312.80
7845-0000	Gross Salary	1,015.38	1,015.38	0.00	2,030.76
7851-0000	FICA Expense	77.68	77.68	0.00	155.36
7852-0000	FUTA Expense	6.10	6.10	0.00	12.20
7853-0000	SUTA Expense	20.30	20.30	0.00	40.60
	Total	0.00	29,492.97	29,492.97	0.00

Income Statement

Period = Feb 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,313	87	17,431	89
4700-0000	Commercial/Retail rent	687	6	1,373	7
4810-0000	Plus:Prepaid Rent/Maintenance/Common	687	6	687	4
4990-0000	NET RENT INCOME	<u>10,686</u>	<u>100</u>	<u>19,491</u>	<u>100</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0	0	1	0
5890-0000	TOTAL OTHER INCOME	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>
5990-0000	TOTAL INCOME	<u>10,686</u>	<u>100</u>	<u>19,492</u>	<u>100</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0	0	150	1
6241-0000	Boiler Repair	20,659	193	20,659	106
6250-0000	Elevator Inspection & Repair	438	4	1,319	7
6267-0000	Locksmith	457	4	1,007	5
6300-0000	Management	1,100	10	2,200	11
6320-0010	Worker's Compensation	124	1	187	1
6362-0000	Inspections	0	0	550	3
6367-0000	Boiler Inspection Service	35	0	35	0
6410-0000	Electricity	833	8	1,504	8
6420-0000	Gas	2,971	28	5,554	28
6430-0000	Water & Sewer	0	0	586	3
6455-0000	Telephone	421	4	841	4
6990-0000	TOTAL DIRECT EXPENSES	<u>27,036</u>	<u>253</u>	<u>34,593</u>	<u>177</u>

Income Statement

Period = Feb 2019

Book = Cash

		Period to Date	%	Year to Date	%
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	1,214	11	2,040	10
7615-0000	Payroll Processing Fees	123	1	313	2
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015	10	2,031	10
7851-0000	FICA Expense	78	1	155	1
7852-0000	FUTA Expense	6	0	12	0
7853-0000	SUTA Expense	20	0	41	0
7890-0000	TOTAL PAYROLL	<u>1,243</u>	<u>12</u>	<u>2,552</u>	<u>13</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,456</u>	<u>23</u>	<u>4,592</u>	<u>24</u>
8990-0000	TOTAL EXPENSES	<u>29,493</u>	<u>276</u>	<u>39,184</u>	<u>201</u>
9090-0000	NET INCOME	<u>-18,806</u>	<u>-176</u>	<u>-19,693</u>	<u>-101</u>

Statement (12 months)

Period = Jan 2019-Feb 2019

Book = Cash

		Jan 2019	Feb 2019	Total
4000-0000	INCOME			
4100-0000	RENT			
4530-0000	Condo Common Charge	8,118.13	9,312.51	17,430.64
4700-0000	Commercial/Retail rent	686.63	686.63	1,373.26
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	686.63	686.63
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>10,685.77</u>	<u>19,490.53</u>
5600-0000	OTHER INCOME			
5720-0000	Interest on Bank Accounts	0.51	0.46	0.97
5890-0000	TOTAL OTHER INCOME	<u>0.51</u>	<u>0.46</u>	<u>0.97</u>
5990-0000	TOTAL INCOME	<u>8,805.27</u>	<u>10,686.23</u>	<u>19,491.50</u>
6000-0000	EXPENSES			
6100-0000	DIRECT EXPENSES			
6202-0000	Accounting	150.00	0.00	150.00
6241-0000	Boiler Repair	0.00	20,658.85	20,658.85
6250-0000	Elevator Inspection & Repair	881.89	437.51	1,319.40
6267-0000	Locksmith	549.82	457.28	1,007.10
6300-0000	Management	1,100.00	1,100.00	2,200.00
6320-0010	Worker's Compensation	63.50	123.50	187.00
6362-0000	Inspections	550.00	0.00	550.00
6367-0000	Boiler Inspection Service	0.00	35.25	35.25
6410-0000	Electricity	671.13	832.52	1,503.65
6420-0000	Gas	2,583.31	2,970.70	5,554.01
6430-0000	Water & Sewer	585.86	0.00	585.86
6455-0000	Telephone	420.68	420.74	841.42
6990-0000	TOTAL DIRECT EXPENSES	<u>7,556.19</u>	<u>27,036.35</u>	<u>34,592.54</u>

Statement (12 months)

Period = Jan 2019-Feb 2019

Book = Cash

		Jan 2019	Feb 2019	Total
7000-0000	GENERAL & ADMINISTRATIVE			
7610-0000	Legal - General	826.50	1,213.50	2,040.00
7615-0000	Payroll Processing Fees	189.60	123.20	312.80
7800-0000	PAYROLL EXPENSE			
7845-0000	Gross Salary	1,015.38	1,015.38	2,030.76
7851-0000	FICA Expense	77.68	77.68	155.36
7852-0000	FUTA Expense	6.10	6.10	12.20
7853-0000	SUTA Expense	20.30	20.30	40.60
7890-0000	TOTAL PAYROLL	<u>1,309.06</u>	<u>1,242.66</u>	<u>2,551.72</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,135.56</u>	<u>2,456.16</u>	<u>4,591.72</u>
8990-0000	TOTAL EXPENSES	<u>9,691.75</u>	<u>29,492.51</u>	<u>39,184.26</u>
9090-0000	NET INCOME	<u>-886.48</u>	<u>-18,806.28</u>	<u>-19,692.76</u>

Balance Sheet

Period = Feb 2019

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	33,012
1130-0000	<i>Savings Cash 1</i>	20,029
1190-0000	TOTAL CASH	53,041
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	89,451
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	80,965
3890-0000	TOTAL CAPITAL	80,965
3990-0000	TOTAL LIABILITIES & CAPITAL	89,451

Cash Flow

Period = Feb 2019

Book = Cash

	Period to Date	%	Year to Date	%
INCOME				
RENT				
Condo Common Charge	9,313	87	17,431	89
Commercial/Retail rent	687	6	1,373	7
Plus:Prepaid Rent/Maintenanc...	687	6	687	4
NET RENT INCOME	10,686	100	19,491	100
OTHER INCOME				
Interest on Bank Accounts	0	0	1	0
TOTAL OTHER INCOME	0	0	1	0
TOTAL INCOME	10,686	100	19,492	100
EXPENSES				
DIRECT EXPENSES				
Accounting	0	0	150	1
Boiler Repair	20,659	193	20,659	106
Elevator Inspection & Repair	438	4	1,319	7
Locksmith	457	4	1,007	5
Management	1,100	10	2,200	11
Worker's Compensation	124	1	187	1
Inspections	0	0	550	3
Boiler Inspection Service	35	0	35	0
Electricity	833	8	1,504	8
Gas	2,971	28	5,554	28
Water & Sewer	0	0	586	3
Telephone	421	4	841	4
TOTAL DIRECT EXPENSES	27,036	253	34,593	177
GENERAL & ADMINISTRATIVE				
Legal - General	1,214	11	2,040	10
Payroll Processing Fees	123	1	313	2
PAYROLL EXPENSE				
Gross Salary	1,015	10	2,031	10
FICA Expense	78	1	155	1
FUTA Expense	6	0	12	0
SUTA Expense	20	0	41	0
TOTAL PAYROLL	1,243	12	2,552	13

Cash Flow

Period = Feb 2019

Book = Cash

	Period to Date	%	Year to Date	%
TOTAL G & A EXPENSE	2,456	23	4,592	24
TOTAL EXPENSES	29,493	276	39,184	201
NET INCOME	-18,806	-176	-19,693	-101
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	51,818	33,012	-18,807
Savings Cash 1	20,029	20,029	0
Savings Cash 3	0	0	0
Total Cash	71,847	53,041	-18,806

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Cash	0	0	0
Operating Cash 1	52,705	33,012	-19,694
Savings Cash 1	20,028	20,029	1
Savings Cash 3	0	0	0
Total Cash	72,734	53,041	-19,693

General Ledger

Period = Feb 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					51,818.47	= Beginning Balance =
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		0.00	127.46	51,691.01	pay-by-pay insurance
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		0.00	220.83	51,470.18	taxes
534condo	534 West 42nd...	02/28/2019	02/2019	to correct duplicate check per ADP	J-14718		447.33	0.00	51,917.51	to correct duplicate check per ADP
534condo	534 West 42nd...	02/01/2019	02/2019	Livingston Management Service...	K-66467	632		1,100.00	50,817.51	Management Fee
534condo	534 West 42nd...	02/01/2019	02/2019	ADP Inc. (adp)	K-67711	2011962		61.60	50,755.91	payroll processing 1.25.19
		02/01/2019		Deposit Total 183			3,433.14		54,189.05	
		02/02/2019		Deposit Total 166			1,373.26		55,562.31	
534condo	534 West 42nd...	02/05/2019	02/2019	APSE Property Services LLC (...)	K-66994	633		35.25	55,527.06	2018 annual boiler inspection compliance
534condo	534 West 42nd...	02/05/2019	02/2019	APSE Property Services LLC (...)	K-66995	634		100.00	55,427.06	CAT 1 elev inspection compliance 2018
534condo	534 West 42nd...	02/08/2019	02/2019	Artur Ujkaj (v0000081)	K-68097	20819		447.34	54,979.72	payroll 2.8.19
		02/08/2019		Deposit Total 184			1,144.38		56,124.10	
534condo	534 West 42nd...	02/11/2019	02/2019	SOS Locksmith Corp. (sos)	K-68529	563		457.28	55,666.82	5/16/18 install 2 button models
534condo	534 West 42nd...	02/13/2019	02/2019	Bargain Plumbing & Heating (b...	K-67276	635		16,276.63	39,390.19	534 W 42 3 boilers repair 50% down pmt
534condo	534 West 42nd...	02/13/2019	02/2019	Bargain Plumbing & Heating (b...	K-67280	636		4,382.22	35,007.97	replace 2 boilers
534condo	534 West 42nd...	02/15/2019	02/2019	Solid State Elevator Corp (solids)	K-67415	637		337.51	34,670.46	monthly elev maintenance 2.2019
534condo	534 West 42nd...	02/15/2019	02/2019	Verizon (verizon)	K-67416	638		238.52	34,431.94	2.1-2.28.19 phone 2125644061176740
534condo	534 West 42nd...	02/15/2019	02/2019	ADP Inc. (adp)	K-67712	2151962		61.60	34,370.34	payroll processing 2.8.19
		02/21/2019		Deposit Total 185			1,194.38		35,564.72	
534condo	534 West 42nd...	02/22/2019	02/2019	Artur Ujkaj (v0000081)	K-68096	22219		894.66	34,670.06	payroll 2.22.19
		02/22/2019		Deposit Total 167			2,396.23		37,066.29	
534condo	534 West 42nd...	02/26/2019	02/2019	Vernon & Ginsburg,LLP (vernon)	K-67878	639		1,213.50	35,852.79	1.2019 re: general condo issues
		02/27/2019		Deposit Total 186			1,144.38		36,997.17	
534condo	534 West 42nd...	02/27/2019	02/2019	Consolidated Edison Company ...	K-68012	641		3,762.30	33,234.87	plp 1.17-2.19.19 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	02/27/2019	02/2019	Consolidated Edison Company ...	K-68013	642		40.92	33,193.95	cook 1.17-2.19.19 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	02/27/2019	02/2019	Verizon (verizon)	K-68528	22719		182.22	33,011.73	
				Net Change=-18,806.74			11,133.10	29,939.84	33,011.73	= Ending Balance =
1130-0000				Savings Cash 1					20,028.62	= Beginning Balance =
534condo	534 West 42nd...	02/20/2019	02/2019	bank	J-14599		0.46	0.00	20,029.08	bank
				Net Change=0.46			0.46	0.00	20,029.08	= 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 =

General Ledger

Period = Feb 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1720-0000				Building Improvement					11,268.56 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	11,268.56 = Ending Balance =	
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...	02/08/2019	02/2019	Artur Ujkaj (v0000081)	K-68097	20819	447.34	0.00	447.34	payroll 2.8.19
534condo	534 West 42nd...	02/22/2019	02/2019	Artur Ujkaj (v0000081)	K-68096	22219	894.66	0.00	1,342.00	payroll 2.22.19
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		0.00	1,342.00	0.00	To Gross up 2.2019
				Net Change=0.00			1,342.00	1,342.00	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					-8,118.13 = Beginning Balance =	
534condo	534 West 42nd...	02/01/2019	02/2019	Trubitt (t0000174)	R-128430	:ACH...	0.00	1,144.38	-9,262.51	Pre-Authorized Payment
534condo	534 West 42nd...	02/01/2019	02/2019	Riccardi (t0000176)	R-128431	:ACH...	0.00	1,144.38	-10,406.89	Pre-Authorized Payment
534condo	534 West 42nd...	02/01/2019	02/2019	Khaneja (t0001082)	R-128432	:ACH...	0.00	1,144.38	-11,551.27	Pre-Authorized Payment
534condo	534 West 42nd...	02/08/2019	02/2019	Younge (t0000178)	R-129090	:AC...	0.00	1,144.38	-12,695.65	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	02/20/2019	02/2019	Samuels (t0000177)	R-129572	:AC...	0.00	994.38	-13,690.03	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	02/20/2019	02/2019	Samuels (t0000177)	R-129572	:AC...	0.00	200.00	-13,890.03	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	02/22/2019	02/2019	Simon (t0000180)	R-129609	00001188	0.00	2,396.23	-16,286.26	:CHECKscan Payment
534condo	534 West 42nd...	02/26/2019	02/2019	Younge (t0000178)	R-129889	:AC...	0.00	1,144.38	-17,430.64	Online Payment - EFT Payment. Web - Resid...
				Net Change=-9,312.51			0.00	9,312.51	-17,430.64 = Ending Balance =	
4700-0000				Commercial/Retail rent					-686.63 = Beginning Balance =	
534condo	534 West 42nd...	02/02/2019	02/2019	Praveen Gulati (t0000760)	R-128699	006324	0.00	686.63	-1,373.26	:CHECKscan Payment
				Net Change=-686.63			0.00	686.63	-1,373.26 = Ending Balance =	
4810-0000				Plus:Prepaid Rent/Maintenanc...					0.00 = Beginning Balance =	
534condo	534 West 42nd...	02/02/2019	02/2019	Praveen Gulati (t0000760)	R-128699	006324	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					-0.51 = Beginning Balance =	
534condo	534 West 42nd...	02/20/2019	02/2019	bank	J-14599		0.00	0.46	-0.97	bank
				Net Change=-0.46			0.00	0.46	-0.97 = Ending Balance =	

General Ledger

Period = Feb 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6202-0000				Accounting					150.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	150.00	= Ending Balance =
6241-0000				Boiler Repair					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/13/2019	02/2019	Bargain Plumbing & Heating (b...	K-67276	635	16,276.63	0.00	16,276.63	534 W 42 3 boilers repair 50% down pmt
534condo	534 West 42nd...	02/13/2019	02/2019	Bargain Plumbing & Heating (b...	K-67280	636	4,382.22	0.00	20,658.85	replace 2 boilers
				Net Change=20,658.85			20,658.85	0.00	20,658.85	= Ending Balance =
6250-0000				Elevator Inspection & Repair					881.89	= Beginning Balance =
534condo	534 West 42nd...	02/05/2019	02/2019	APSE Property Services LLC (...)	K-66995	634	100.00	0.00	981.89	CAT 1 elev inspection compliance 2018
534condo	534 West 42nd...	02/15/2019	02/2019	Solid State Elevator Corp (solids)	K-67415	637	337.51	0.00	1,319.40	monthly elev maintenance 2.2019
				Net Change=437.51			437.51	0.00	1,319.40	= Ending Balance =
6267-0000				Locksmith					549.82	= Beginning Balance =
534condo	534 West 42nd...	02/11/2019	02/2019	SOS Locksmith Corp. (sos)	K-68529	563	457.28	0.00	1,007.10	5/16/18 install 2 button models
				Net Change=457.28			457.28	0.00	1,007.10	= Ending Balance =
6300-0000				Management					1,100.00	= Beginning Balance =
534condo	534 West 42nd...	02/01/2019	02/2019	Livingston Management Service...	K-66467	632	1,100.00	0.00	2,200.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	2,200.00	= Ending Balance =
6320-0010				Worker's Compensation					63.50	= Beginning Balance =
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		0.00	1.56	61.94	paid family leave
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		127.46	0.00	189.40	pay-by-pay insurance
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		0.00	2.40	187.00	voluntary disability
				Net Change=123.50			127.46	3.96	187.00	= Ending Balance =
6362-0000				Inspections					550.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	550.00	= Ending Balance =
6367-0000				Boiler Inspection Service					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/05/2019	02/2019	APSE Property Services LLC (...)	K-66994	633	35.25	0.00	35.25	2018 annual boiler inspection compliance
				Net Change=35.25			35.25	0.00	35.25	= Ending Balance =
6410-0000				Electricity					671.13	= Beginning Balance =
534condo	534 West 42nd...	02/27/2019	02/2019	Consolidated Edison Company ...	K-68012	641	832.52	0.00	1,503.65	plp 1.17-2.19.19 elec 44-7223-0650-0200-7
				Net Change=832.52			832.52	0.00	1,503.65	= Ending Balance =

General Ledger

Period = Feb 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
6420-0000				Gas					2,583.31 = Beginning Balance =	
534condo	534 West 42nd...	02/27/2019	02/2019	Consolidated Edison Company ...	K-68012	641	2,929.78	0.00	5,513.09	plp 1.17-2.19.19 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	02/27/2019	02/2019	Consolidated Edison Company ...	K-68013	642	40.92	0.00	5,554.01	cook 1.17-2.19.19 gas 44-7223-0652-0201-1
				Net Change=2,970.70			2,970.70	0.00	5,554.01 = Ending Balance =	
6430-0000				Water & Sewer					585.86 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	585.86 = Ending Balance =	
6455-0000				Telephone					420.68 = Beginning Balance =	
534condo	534 West 42nd...	02/15/2019	02/2019	Verizon (verizon)	K-67416	638	238.52	0.00	659.20	2.1-2.28.19 phone 2125644061176740
534condo	534 West 42nd...	02/27/2019	02/2019	Verizon (verizon)	K-68528	22719	182.22	0.00	841.42	
				Net Change=420.74			420.74	0.00	841.42 = Ending Balance =	
7610-0000				Legal - General					826.50 = Beginning Balance =	
534condo	534 West 42nd...	02/26/2019	02/2019	Vernon & Ginsburg,LLP (vernon)	K-67878	639	1,213.50	0.00	2,040.00	1.2019 re: general condo issues
				Net Change=1,213.50			1,213.50	0.00	2,040.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					189.60 = Beginning Balance =	
534condo	534 West 42nd...	02/01/2019	02/2019	ADP Inc. (adp)	K-67711	2011962	61.60	0.00	251.20	payroll processing 1.25.19
534condo	534 West 42nd...	02/15/2019	02/2019	ADP Inc. (adp)	K-67712	2151962	61.60	0.00	312.80	payroll processing 2.8.19
				Net Change=123.20			123.20	0.00	312.80 = Ending Balance =	
7845-0000				Gross Salary					1,015.38 = Beginning Balance =	
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		1,462.71	0.00	2,478.09	To Gross up 2.2019
534condo	534 West 42nd...	02/28/2019	02/2019	to correct duplicate check per ADP	J-14718		0.00	447.33	2,030.76	to correct duplicate check per ADP
				Net Change=1,015.38			1,462.71	447.33	2,030.76 = Ending Balance =	
7851-0000				FICA Expense					77.68 = Beginning Balance =	
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		77.68	0.00	155.36	To Gross up 2.2019
				Net Change=77.68			77.68	0.00	155.36 = Ending Balance =	
7852-0000				FUTA Expense					6.10 = Beginning Balance =	
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		6.10	0.00	12.20	To Gross up 2.2019
				Net Change=6.10			6.10	0.00	12.20 = Ending Balance =	
7853-0000				SUTA Expense					20.30 = Beginning Balance =	
534condo	534 West 42nd...	02/28/2019	02/2019	To Gross up 2.2019	J-14423		20.30	0.00	40.60	To Gross up 2.2019
				Net Change=20.30			20.30	0.00	40.60 = Ending Balance =	

General Ledger

Period = Feb 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
							42,419.36	42,419.36		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Feb 2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-12843C	21683	02/2019	2/1/2019	Trubitt(t0000174)	534condo	1110-0000		1,144.38		:ACH-28989	Pre-Authorized Payment
R-128431	21683	02/2019	2/1/2019	Riccardi(t0000176)	534condo	1110-0000		1,144.38		:ACH-28990	Pre-Authorized Payment
R-128432	21683	02/2019	2/1/2019	Khaneja(t0001082)	534condo	1110-0000		1,144.38		:ACH-28991	Pre-Authorized Payment
R-128695	21746	02/2019	2/2/2019	Praveen Gulati(t0000760)	534condo	1110-0000		1,373.26		006324	:CHECKscan Payment
R-12909C	21816	02/2019	2/8/2019	Younge(t0000178)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment. Web - Resident Services
R-129572	21944	02/2019	2/20/2019	Samuels(t0000177)	534condo	1110-0000		1,194.38		:ACH-WEB	Online Payment - EFT Payment Paid by Roommate Adam Hausman(r0000142).Web - Resident Services
R-129605	21952	02/2019	2/22/2019	Simon(t0000180)	534condo	1110-0000		2,396.23		00001188	:CHECKscan Payment
R-129885	22083	02/2019	2/26/2019	Younge(t0000178)	534condo	1110-0000		1,144.38		:ACH-WEB	Online Payment - EFT Payment. Web - Resident Services
Total								10,685.77			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Feb 2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-66467	23715	02/2019	2/1/2019	Livingston Management Services, LLC (livin	534condo	6300-0000 Management	1,100.00	632	Management Fee
K-66994	23752	02/2019	2/5/2019	APSE Property Services LLC (apseprop)	534condo	6367-0000 Boiler Inspection Service	35.25	633	2018 annual boiler inspection compliance
K-66995	23752	02/2019	2/5/2019	APSE Property Services LLC (apseprop)	534condo	6250-0000 Elevator Inspection & Repair	100.00	634	CAT 1 elev inspection compliance 2018
K-67276	23792	02/2019	2/13/2019	Bargain Plumbing & Heating (bargain)	534condo	6241-0000 Boiler Repair	16,276.63	635	534 W 42 3 boilers repair 50% down pmt
K-67280	23793	02/2019	2/13/2019	Bargain Plumbing & Heating (bargain)	534condo	6241-0000 Boiler Repair	4,382.22	636	replace 2 boilers
K-67415	23810	02/2019	2/15/2019	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	337.51	637	monthly elev maintenance 2.2019
K-67416	23810	02/2019	2/15/2019	Verizon (verizon)	534condo	6455-0000 Telephone	238.52	638	2.1-2.28.19 phone 2125644061176740
K-67711		02/2019	2/1/2019	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	61.60	2011962	payroll processing 1.25.19
K-67712		02/2019	2/15/2019	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	61.60	2151962	payroll processing 2.8.19
K-67878	23888	02/2019	2/26/2019	Vernon & Ginsburg,LLP (vernon)	534condo	7610-0000 Legal - General	1,213.50	639	1.2019 re: general condo issues
K-68012	23899	02/2019	2/27/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	832.52	641	plp 1.17-2.19.19 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	2,929.78	641	plp 1.17-2.19.19 gas 44-7223-0650-0200-7
K-68013	23899	02/2019	2/27/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	40.92	642	cook 1.17-2.19.19 gas 44-7223-0652-0201-1
K-68096		02/2019	2/22/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	894.66	22219	payroll 2.22.19
K-68097		02/2019	2/8/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	20819	payroll 2.8.19
K-68528		02/2019	2/27/2019	Verizon (verizon)	534condo	6455-0000 Telephone	182.22	22719	
K-68529		02/2019	2/11/2019	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	457.28	563	5/16/18 install 2 button models
Total							29,591.55		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/30/2019

Month Year = 02/2019

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			944.38
						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			9,155.04
						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		-686.63
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				9,412.79
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	9,412.79
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	9,412.79

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/30/2019

Month Year = 02/2019

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
Bank Reconciliation Report
2/28/2019
412059300

3/18/2019

AD
3/28

Posted by: torig on 3/18/2019

Balance Per Bank Statement as of 2/28/2019 38,028.45
Outstanding Checks

Check Date	Check Number	Payee	Amount
2/26/2019	639	vernon - Vernon & Ginsburg,LLP	1,213.50
2/27/2019	641	conediso - Consolidated Edison Company of N.Y. Inc.	3,762.30
2/27/2019	642	conediso - Consolidated Edison Company of N.Y. Inc.	40.92
Less:	Outstanding Checks		5,016.72
	Reconciled Bank Balance		<u>33,011.73</u>

Balance per GL as of 2/28/2019 33,011.73
Reconciled Balance Per G/L 33,011.73 1/3

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) 0.00

534condo-ChaseChk-9300

3/18/2019

Bank Reconciliation Report

2/28/2019

412059300

Posted by: torig on 3/18/2019

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/25/2019	629	conediso - Consolidated Edison Company of N.Y. Inc.	37.79	2/28/2019
1/25/2019	630	conediso - Consolidated Edison Company of N.Y. Inc.	3,216.65	2/28/2019
2/1/2019	632	livingst - Livingston Management Services, LLC	1,100.00	2/28/2019
2/1/2019	2011962	adp - ADP Inc.	61.60	2/28/2019
2/5/2019	633	apseprop - APSE Property Services LLC	35.25	2/28/2019
2/5/2019	634	apseprop - APSE Property Services LLC	100.00	2/28/2019
2/8/2019	20819	v0000081 - Artur Ujkaj	447.34	2/28/2019
2/11/2019	563	sos - SOS Locksmith Corp.	457.28	2/28/2019
2/13/2019	635	bargain - Bargain Plumbing & Heating	16,276.63	2/28/2019
2/13/2019	636	bargain - Bargain Plumbing & Heating	4,382.22	2/28/2019
2/15/2019	637	solids - Solid State Elevator Corp	337.51	2/28/2019
2/15/2019	638	verizon - Verizon	238.52	2/28/2019
2/15/2019	2151962	adp - ADP Inc.	61.60	2/28/2019
2/22/2019	22219	v0000081 - Artur Ujkaj	894.66	2/28/2019
2/27/2019	22719	verizon - Verizon	182.22	2/28/2019
Total Cleared Checks			27,829.27	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/31/2019	165	:CHECKscan Deposit	686.63	2/28/2019
2/1/2019	183	:ACH Deposit	3,433.14	2/28/2019
2/2/2019	166	:CHECKscan Deposit	1,373.26	2/28/2019
2/8/2019	184	:ACH Deposit	1,144.38	2/28/2019
2/21/2019	185	:ACH Deposit	1,194.38	2/28/2019
2/22/2019	167	:CHECKscan Deposit	2,396.23	2/28/2019
2/27/2019	186	:ACH Deposit	1,144.38	2/28/2019
Total Cleared Deposits			11,372.40	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2019	JE 14423	To Gross up 2.2019	-348.29	2/28/2019
2/28/2019	JE 14718	to correct duplicate check per ADP	447.33	2/28/2019
Total Cleared Other Items			99.04	



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218-2051

February 01, 2019 through February 28, 2019

Primary Account: 000000412059300

00018736 DRE 802 143 06019 NNNNNNNNNNN 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: 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



0018736020100000022

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$54,386.28	\$38,028.45
Chase Business Select High Yield Savings	000003046731484	20,028.62	20,029.08
Total		\$74,414.90	\$58,057.53

TOTAL ASSETS

\$74,414.90 **\$58,057.53**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$54,386.28
Deposits and Additions	7	11,372.40
Checks Paid	10	-26,181.85
Electronic Withdrawals	9	-1,548.38
Ending Balance	26	\$38,028.45

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
02/04	Livingston Manag Settlement 000005383942665 CCD ID: 9000237377	\$3,433.14
02/04	Livingston Manag Settlement 000005383473429 CCD ID: 9000237377	686.63
02/05	Livingston Manag Settlement 000005393608173 CCD ID: 9000237377	1,373.26
02/11	Livingston Manag Settlement 000005436402913 CCD ID: 9000237377	1,144.38



February 01, 2019 through February 28, 2019

Primary Account: 000000412059300

DEPOSITS AND ADDITIONS (continued)

DATE	DESCRIPTION	AMOUNT
02/22	Livingston Manag Settlement 000005486533505 CCD ID: 9000237377	1,194.38
02/25	Livingston Manag Settlement 000005491864261 CCD ID: 9000237377	2,396.23
02/28	Livingston Manag Settlement 000005511127861 CCD ID: 9000237377	1,144.38
Total Deposits and Additions		\$11,372.40

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
563 ^		02/11	\$457.28
629 * ^		02/04	37.79
630 ^		02/04	3,216.65
632 * ^		02/01	1,100.00
633 ^		02/08	35.25
634 ^		02/08	100.00
635 ^		02/19	16,276.63
636 ^		02/19	4,382.22
637 ^		02/21	337.51
638 ^		02/20	238.52
Total Checks Paid			\$26,181.85

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
02/01	ADP Payroll Fees ADP - Fees 2Rixs 8717275 CCD ID: 9659605001	\$61.60 ✓
02/07	ADP Wage Pay Wage Pay 9416086490271xs CCD ID: 9333006057	447.34 ✓
02/07	ADP Tax ADP Tax R61xs 020803A01 CCD ID: 1223006057	110.41 ✓
02/07	ADP Pay-By-Pay Pay-By-Pay 3300478033331xs CCD ID: 9555555505	33.73 ✓
02/15	ADP Payroll Fees ADP - Fees 2Rixs 0427724 CCD ID: 9659605001	61.60 ✓
02/21	ADP Wage Pay Wage Pay 1500543388601xs CCD ID: 9333006057	447.33 ✓
02/21	ADP Tax ADP Tax R61xs 022204A01 CCD ID: 1223006057	110.42 ✓
02/21	ADP Pay-By-Pay Pay-By-Pay 9315097901141xs CCD ID: 9555555505	93.73 ✓
02/27	Verizon Paymentrec 2129041458660 Web ID: 9783397101	182.22 ✓
Total Electronic Withdrawals		\$1,548.38

The monthly service fee of \$15.00 was waived this period because you maintained a minimum daily balance of \$1,500.00 or more.



February 01, 2019 through February 28, 2019

Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
02/01	\$53,224.68	02/11	55,423.64	02/22	34,670.06
02/04	54,090.01	02/15	55,362.04	02/25	37,066.29
02/05	55,463.27	02/19	34,703.19	02/27	36,884.07
02/07	54,871.79	02/20	34,464.67	02/28	38,028.45
02/08	54,736.54	02/21	33,475.68		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	19
Deposits / Credits	0
Deposited Items	0
Transaction Total	19

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

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,028.62
Deposits and Additions	1	0.46
Ending Balance	1	\$20,029.08
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.46
Interest Paid Year-to-Date		\$0.97

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.



February 01, 2019 through February 28, 2019

Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,028.62
02/28	Interest Payment	0.46	20,029.08
	Ending Balance		\$20,029.08

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 us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: 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. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC



JPMorgan Chase Bank, N.A. Member FDIC

534condo-ChaseRes-1484

3/11/2019

Bank Reconciliation Report

2/28/2019

3046731484

Posted by: torig on 3/11/2019

Balance Per Bank Statement as of 2/28/2019

20,029.08

Reconciled Bank Balance

20,029.08

Balance per GL as of 2/28/2019

20,029.08

Reconciled Balance Per G/L

20,029.08 T/B

Difference

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

0.00

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/20/2019	JE 14599	bank	0.46	2/28/2019
Total Cleared Other Items			<u>0.46</u>	