

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

June 2019

Trial Balance

Period = Jun 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	30,084.98	4,880.81	0.00	34,965.79
1130-0000	Savings Cash 1	20,030.60	0.46	0.00	20,031.06
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	-42,035.03	0.00	7,023.75	-49,058.78
4700-0000	Commercial/Retail rent	-3,433.15	0.00	686.63	-4,119.78
5720-0000	Interest on Bank Accounts	-2.49	0.00	0.46	-2.95
6202-0000	Accounting	950.00	0.00	0.00	950.00
6215-0000	Building Supplies	335.13	0.00	0.00	335.13
6235-0000	Plumbing Repair	445.30	0.00	0.00	445.30
6241-0000	Boiler Repair	21,203.23	0.00	0.00	21,203.23
6249-0000	Elevator Contract	337.51	0.00	0.00	337.51
6250-0000	Elevator Inspection & Repair	3,020.40	0.00	0.00	3,020.40
6253-0000	Permits & Licenses	4,384.57	0.00	0.00	4,384.57
6256-0000	Fire Alarm Inspection	276.65	0.00	0.00	276.65
6267-0000	Locksmith	1,007.10	0.00	0.00	1,007.10
6300-0000	Management	5,500.00	1,100.00	0.00	6,600.00
6312-0000	Security Cameras/Intercom	3,854.18	0.00	0.00	3,854.18
6320-0010	Worker's Compensation	409.25	63.50	0.00	472.75
6350-0000	Property Tax	0.00	8.00	0.00	8.00
6362-0000	Inspections	550.00	0.00	0.00	550.00
6364-0000	Filing Fees	60.60	0.00	0.00	60.60
6367-0000	Boiler Inspection Service	35.25	0.00	0.00	35.25
6410-0000	Electricity	3,627.55	0.00	0.00	3,627.55
6420-0000	Gas	9,551.66	0.00	0.00	9,551.66
6430-0000	Water & Sewer	1,121.21	0.00	0.00	1,121.21
6455-0000	Telephone	2,126.89	419.53	0.00	2,546.42
7421-0000	Postage	14.40	0.00	0.00	14.40
7610-0000	Legal - General	2,250.50	0.00	0.00	2,250.50

Trial Balance

Period = Jun 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7615-0000	Payroll Processing Fees	756.04	129.22	0.00	885.26
7620-0000	Taxes	170.00	0.00	0.00	170.00
7845-0000	Gross Salary	5,584.59	1,015.38	0.00	6,599.97
7851-0000	FICA Expense	427.24	77.68	0.00	504.92
7852-0000	FUTA Expense	33.55	6.10	0.00	39.65
7853-0000	SUTA Expense	55.86	10.16	0.00	66.02
	Total	0.00	7,710.84	7,710.84	0.00

Income Statement

Period = Jun 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,023.75	91.09	49,058.78	92.25
4700-0000	Commercial/Retail rent	686.63	8.90	4,119.78	7.75
4990-0000	NET RENT INCOME	7,710.38	99.99	53,178.56	99.99
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.46	0.01	2.95	0.01
5890-0000	TOTAL OTHER INCOME	0.46	0.01	2.95	0.01
5990-0000	TOTAL INCOME	7,710.84	100.00	53,181.51	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	950.00	1.79
6215-0000	Building Supplies	0.00	0.00	335.13	0.63
6235-0000	Plumbing Repair	0.00	0.00	445.30	0.84
6241-0000	Boiler Repair	0.00	0.00	21,203.23	39.87
6249-0000	Elevator Contract	0.00	0.00	337.51	0.63
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,020.40	5.68
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	8.24
6256-0000	Fire Alarm Inspection	0.00	0.00	276.65	0.52
6267-0000	Locksmith	0.00	0.00	1,007.10	1.89
6300-0000	Management	1,100.00	14.27	6,600.00	12.41
6312-0000	Security Cameras/Intercom	0.00	0.00	3,854.18	7.25
6320-0010	Worker's Compensation	63.50	0.82	472.75	0.89
6350-0000	Property Tax	8.00	0.10	8.00	0.02
6362-0000	Inspections	0.00	0.00	550.00	1.03
6364-0000	Filing Fees	0.00	0.00	60.60	0.11
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.07

Income Statement

Period = Jun 2019

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	0.00	0.00	3,627.55	6.82
6420-0000	Gas	0.00	0.00	9,551.66	17.96
6430-0000	Water & Sewer	0.00	0.00	1,121.21	2.11
6455-0000	Telephone	419.53	5.44	2,546.42	4.79
6990-0000	TOTAL DIRECT EXPENSES	1,591.03	20.63	60,387.51	113.55
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	14.40	0.03
7610-0000	Legal - General	0.00	0.00	2,250.50	4.23
7615-0000	Payroll Processing Fees	129.22	1.68	885.26	1.66
7620-0000	Taxes	0.00	0.00	170.00	0.32
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	13.17	6,599.97	12.41
7851-0000	FICA Expense	77.68	1.01	504.92	0.95
7852-0000	FUTA Expense	6.10	0.08	39.65	0.07
7853-0000	SUTA Expense	10.16	0.13	66.02	0.12
7890-0000	TOTAL PAYROLL	1,238.54	16.06	8,095.82	15.22
7990-0000	TOTAL G & A EXPENSE	1,238.54	16.06	10,530.72	19.80
8990-0000	TOTAL EXPENSES	2,829.57	36.70	70,918.23	133.35
9090-0000	NET INCOME	4,881.27	63.30	-17,736.72	-33.35

Statement (12 months)

Period = Jan 2019-Jun 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Total
4000-0000	INCOME							
4100-0000	RENT							
4530-0000	Condo Common Charge	8,118.13	9,312.51	7,073.75	8,218.13	9,312.51	7,023.75	49,058.78
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	4,119.78
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	686.63	-686.63	0.00	0.00	0.00	0.00
4990-0000	NET RENT INCOME	8,804.76	10,685.77	7,073.75	8,904.76	9,999.14	7,710.38	53,178.56
5600-0000	OTHER INCOME							
5720-0000	Interest on Bank Accounts	0.51	0.46	0.48	0.53	0.51	0.46	2.95
5890-0000	TOTAL OTHER INCOME	0.51	0.46	0.48	0.53	0.51	0.46	2.95
5990-0000	TOTAL INCOME	8,805.27	10,686.23	7,074.23	8,905.29	9,999.65	7,710.84	53,181.51
6000-0000	EXPENSES							
6100-0000	DIRECT EXPENSES							
6202-0000	Accounting	150.00	0.00	800.00	0.00	0.00	0.00	950.00
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	335.13	0.00	335.13
6235-0000	Plumbing Repair	0.00	0.00	445.30	0.00	0.00	0.00	445.30
6241-0000	Boiler Repair	0.00	20,658.85	544.38	0.00	0.00	0.00	21,203.23
6249-0000	Elevator Contract	0.00	0.00	0.00	0.00	337.51	0.00	337.51
6250-0000	Elevator Inspection & Repair	881.89	437.51	337.51	1,281.89	81.60	0.00	3,020.40
6253-0000	Permits & Licenses	0.00	0.00	0.00	4,279.57	105.00	0.00	4,384.57
6256-0000	Fire Alarm Inspection	0.00	0.00	0.00	0.00	276.65	0.00	276.65
6267-0000	Locksmith	549.82	457.28	0.00	0.00	0.00	0.00	1,007.10
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	6,600.00
6312-0000	Security Cameras/Intercom	0.00	0.00	3,854.18	0.00	0.00	0.00	3,854.18
6320-0010	Worker's Compensation	63.50	123.50	63.50	63.50	95.25	63.50	472.75
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	8.00	8.00
6362-0000	Inspections	550.00	0.00	0.00	0.00	0.00	0.00	550.00

Statement (12 months)

Period = Jan 2019-Jun 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Total
6364-0000	Filing Fees	0.00	0.00	30.60	30.00	0.00	0.00	60.60
6367-0000	Boiler Inspection Service	0.00	35.25	0.00	0.00	0.00	0.00	35.25
6410-0000	Electricity	671.13	832.52	778.33	712.71	632.86	0.00	3,627.55
6420-0000	Gas	2,583.31	2,970.70	2,023.58	1,296.48	677.59	0.00	9,551.66
6430-0000	Water & Sewer	585.86	0.00	0.00	535.35	0.00	0.00	1,121.21
6455-0000	Telephone	420.68	420.74	420.04	422.35	443.08	419.53	2,546.42
6990-0000	TOTAL DIRECT EXPENSES	7,556.19	27,036.35	10,397.42	9,721.85	4,084.67	1,591.03	60,387.51
7000-0000	GENERAL & ADMINISTRATIVE							
7421-0000	Postage	0.00	0.00	14.40	0.00	0.00	0.00	14.40
7610-0000	Legal - General	826.50	1,213.50	0.00	210.50	0.00	0.00	2,250.50
7615-0000	Payroll Processing Fees	189.60	123.20	184.80	129.22	129.22	129.22	885.26
7620-0000	Taxes	0.00	0.00	0.00	170.00	0.00	0.00	170.00
7800-0000	PAYROLL EXPENSE							
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	6,599.97
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	116.52	77.68	504.92
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	39.65
7853-0000	SUTA Expense	20.30	20.30	15.23	-15.21	15.24	10.16	66.02
7890-0000	TOTAL PAYROLL	1,309.06	1,242.66	1,299.19	1,213.17	1,793.20	1,238.54	8,095.82
7990-0000	TOTAL G & A EXPENSE	2,135.56	2,456.16	1,313.59	1,593.67	1,793.20	1,238.54	10,530.72
8990-0000	TOTAL EXPENSES	9,691.75	29,492.51	11,711.01	11,315.52	5,877.87	2,829.57	70,918.23
9090-0000	NET INCOME	-886.48	-18,806.28	-4,636.78	-2,410.23	4,121.78	4,881.27	-17,736.72

Balance Sheet

Period = Jun 2019

Book = Cash

		Current Balance
<i>1110-0000</i>	<i>Operating Cash 1</i>	<i>34,965.79</i>
<i>1130-0000</i>	<i>Savings Cash 1</i>	<i>20,031.06</i>
1190-0000	TOTAL CASH	54,996.85
1400-0000	Total Current Assets	54,996.85
1600-0000	PROPERTY	
1620-0000	Equipment	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00
1720-0000	Building Improvement	11,268.56
1890-0000	TOTAL PROPERTY	36,410.44
1990-0000	TOTAL ASSETS	91,407.29
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2245-0000	Insurance Proceed-Prop. Damage	8,485.99
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	8,485.99
2990-0000	TOTAL LIABILITIES	8,485.99
3000-0000	CAPITAL	
3800-0000	Retained Earnings	82,921.30
3890-0000	TOTAL CAPITAL	82,921.30
3990-0000	TOTAL LIABILITIES & CAPITAL	91,407.29

Cash Flow Statement

Period = Jun 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,023.75	91.09	49,058.78	92.25
4700-0000	Commercial/Retail rent	686.63	8.90	4,119.78	7.75
4990-0000	NET RENT INCOME	7,710.38	99.99	53,178.56	99.99
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.46	0.01	2.95	0.01
5890-0000	TOTAL OTHER INCOME	0.46	0.01	2.95	0.01
5990-0000	TOTAL INCOME	7,710.84	100.00	53,181.51	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	950.00	1.79
6215-0000	Building Supplies	0.00	0.00	335.13	0.63
6235-0000	Plumbing Repair	0.00	0.00	445.30	0.84
6241-0000	Boiler Repair	0.00	0.00	21,203.23	39.87
6249-0000	Elevator Contract	0.00	0.00	337.51	0.63
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,020.40	5.68
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	8.24
6256-0000	Fire Alarm Inspection	0.00	0.00	276.65	0.52
6267-0000	Locksmith	0.00	0.00	1,007.10	1.89
6300-0000	Management	1,100.00	14.27	6,600.00	12.41
6312-0000	Security Cameras/Intercom	0.00	0.00	3,854.18	7.25
6320-0010	Worker's Compensation	63.50	0.82	472.75	0.89
6350-0000	Property Tax	8.00	0.10	8.00	0.02
6362-0000	Inspections	0.00	0.00	550.00	1.03
6364-0000	Filing Fees	0.00	0.00	60.60	0.11
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.07

Cash Flow Statement

Period = Jun 2019

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	0.00	0.00	3,627.55	6.82
6420-0000	Gas	0.00	0.00	9,551.66	17.96
6430-0000	Water & Sewer	0.00	0.00	1,121.21	2.11
6455-0000	Telephone	419.53	5.44	2,546.42	4.79
6990-0000	TOTAL DIRECT EXPENSES	1,591.03	20.63	60,387.51	113.55
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	14.40	0.03
7610-0000	Legal - General	0.00	0.00	2,250.50	4.23
7615-0000	Payroll Processing Fees	129.22	1.68	885.26	1.66
7620-0000	Taxes	0.00	0.00	170.00	0.32
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	13.17	6,599.97	12.41
7851-0000	FICA Expense	77.68	1.01	504.92	0.95
7852-0000	FUTA Expense	6.10	0.08	39.65	0.07
7853-0000	SUTA Expense	10.16	0.13	66.02	0.12
7890-0000	TOTAL PAYROLL	1,238.54	16.06	8,095.82	15.22
7990-0000	TOTAL G & A EXPENSE	1,238.54	16.06	10,530.72	19.80
8990-0000	TOTAL EXPENSES	2,829.57	36.70	70,918.23	133.35
9090-0000	NET INCOME	4,881.27	63.30	-17,736.72	-33.35
	Adjustments				
	Total Adjustments	0.00	0.00	0.00	0.00
	Cash Flow	0.00	0.00	0.00	0.00
	Period to Date	Beginning Balance	Ending Balance	Difference	

Cash Flow Statement

Period = Jun 2019

Book = Cash

		Period to Date	%	Year to Date	%
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	30,084.98	34,965.79	4,880.81	
1130-0000	Savings Cash 1	20,030.60	20,031.06	0.46	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	50,115.58	54,996.85	4,881.27	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	52,705.46	34,965.79	-17,739.67	
1130-0000	Savings Cash 1	20,028.11	20,031.06	2.95	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	72,733.57	54,996.85	-17,736.72	

General Ledger

Period = Jun 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					30,084.98	= Beginning Balance =
534condo	534 West 42nd...	06/07/2019	06/2019	ADP Inc. (adp)	K-73222	6071...	0.00	64.61	30,020.37	payroll processing 5.31.19
534condo	534 West 42nd...	06/14/2019	06/2019	Artur Ujkaj (v0000081)	K-73589	61419	0.00	447.34	29,573.03	
534condo	534 West 42nd...	06/25/2019	06/2019	Verizon (verizon)	K-73134	62519534	0.00	182.09	29,390.94	6.4.19 phone ac# 155-734-529-0001-16
534condo	534 West 42nd...	06/28/2019	06/2019	Artur Ujkaj (v0000081)	K-73590	62819	0.00	447.34	28,943.60	
				Receipt Batch 23699			3,433.14		32,376.74	
				Check Batch 24479				1,100.00	31,276.74	
				Check Batch 24495				237.44	31,039.30	
				Receipt Batch 23814			1,194.38		32,233.68	
				Journal Batch 9123				64.61	32,169.07	
				Receipt Batch 23951			3,082.86		35,251.93	
				Check Batch 24728				8.00	35,243.93	
				Journal Batch 9122				278.14	34,965.79	
				Net Change=4,880.81			7,710.38	2,829.57	34,965.79	= Ending Balance =
1130-0000				Savings Cash 1					20,030.60	= Beginning Balance =
				Journal Batch 9124			0.46		20,031.06	
				Net Change=0.46			0.46	0.00	20,031.06	= 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 =
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...	06/14/2019	06/2019	Artur Ujkaj (v0000081)	K-73589	61419	447.34	0.00	447.34	
534condo	534 West 42nd...	06/28/2019	06/2019	Artur Ujkaj (v0000081)	K-73590	62819	447.34	0.00	894.68	
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		0.00	894.68	0.00	To Gross up 6.2019
				Net Change=0.00			894.68	894.68	0.00	= Ending Balance =
3800-0000				Retained Earnings					-100,658.02	= Beginning Balance =

General Ledger

Period = Jun 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=0.00							0.00	0.00	-100,658.02	= Ending Balance =
4530-0000	Condo Common Charge								-42,035.03	= Beginning Balance =
534condo	534 West 42nd...	06/01/2019	06/2019	Trubitt (t0000174)	R-137125	:ACH...	0.00	1,144.38	-43,179.41	Pre-Authorized Payment
534condo	534 West 42nd...	06/01/2019	06/2019	Riccardi (t0000176)	R-137126	:ACH...	0.00	1,144.38	-44,323.79	Pre-Authorized Payment
534condo	534 West 42nd...	06/01/2019	06/2019	Khaneja (t0001082)	R-137127	:ACH...	0.00	1,144.38	-45,468.17	Pre-Authorized Payment
534condo	534 West 42nd...	06/05/2019	06/2019	Samuels (t0000177)	R-137690	:AC...	0.00	694.38	-46,162.55	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	06/05/2019	06/2019	Samuels (t0000177)	R-137690	:AC...	0.00	500.00	-46,662.55	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	06/12/2019	06/2019	Simon (t0000180)	R-138219	00001197	0.00	2,396.23	-49,058.78	:CHECKscan Payment
Net Change=-7,023.75							0.00	7,023.75	-49,058.78	= Ending Balance =
4700-0000	Commercial/Retail rent								-3,433.15	= Beginning Balance =
534condo	534 West 42nd...	06/12/2019	06/2019	Praveen Gulati (t0000760)	R-138249	006391	0.00	686.63	-4,119.78	:CHECKscan Payment
Net Change=-686.63							0.00	686.63	-4,119.78	= Ending Balance =
5720-0000	Interest on Bank Accounts								-2.49	= Beginning Balance =
534condo	534 West 42nd...	06/30/2019	06/2019	interest income	J-15797		0.00	0.46	-2.95	interest income
Net Change=-0.46							0.00	0.46	-2.95	= Ending Balance =
6202-0000	Accounting								950.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	950.00	= Ending Balance =
6215-0000	Building Supplies								335.13	= Beginning Balance =
Net Change=0.00							0.00	0.00	335.13	= Ending Balance =
6235-0000	Plumbing Repair								445.30	= Beginning Balance =
Net Change=0.00							0.00	0.00	445.30	= Ending Balance =
6241-0000	Boiler Repair								21,203.23	= Beginning Balance =
Net Change=0.00							0.00	0.00	21,203.23	= Ending Balance =
6249-0000	Elevator Contract								337.51	= Beginning Balance =
Net Change=0.00							0.00	0.00	337.51	= Ending Balance =
6250-0000	Elevator Inspection & Repair								3,020.40	= Beginning Balance =
Net Change=0.00							0.00	0.00	3,020.40	= Ending Balance =
6253-0000	Permits & Licenses								4,384.57	= Beginning Balance =

General Ledger

Period = Jun 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	4,384.57	= Ending Balance =
6256-0000				Fire Alarm Inspection					276.65	= Beginning Balance =
				Net Change=0.00			0.00	0.00	276.65	= Ending Balance =
6267-0000				Locksmith					1,007.10	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,007.10	= Ending Balance =
6300-0000				Management					5,500.00	= Beginning Balance =
534condo	534 West 42nd...	06/03/2019	06/2019	Livingston Management Service...	K-71968	671	1,100.00	0.00	6,600.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	6,600.00	= Ending Balance =
6312-0000				Security Cameras/Intercom					3,854.18	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,854.18	= Ending Balance =
6320-0010				Worker's Compensation					409.25	= Beginning Balance =
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		0.00	1.56	407.69	paid family leave
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		67.46	0.00	475.15	pay-by-pay insurance
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		0.00	2.40	472.75	voluntary disability
				Net Change=63.50			67.46	3.96	472.75	= Ending Balance =
6350-0000				Property Tax					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/26/2019	06/2019	NYC Department of Finance (n...	K-72826	673	8.00	0.00	8.00	6.1.19 bbl: 1 1070 7502
				Net Change=8.00			8.00	0.00	8.00	= Ending Balance =
6362-0000				Inspections					550.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	550.00	= Ending Balance =
6364-0000				Filing Fees					60.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	60.60	= Ending Balance =
6367-0000				Boiler Inspection Service					35.25	= Beginning Balance =
				Net Change=0.00			0.00	0.00	35.25	= Ending Balance =
6410-0000				Electricity					3,627.55	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,627.55	= Ending Balance =
6420-0000				Gas					9,551.66	= Beginning Balance =

General Ledger

Period = Jun 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	9,551.66	= Ending Balance =
6430-0000				Water & Sewer					1,121.21	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,121.21	= Ending Balance =
6455-0000				Telephone					2,126.89	= Beginning Balance =
534condo	534 West 42nd...	06/05/2019	06/2019	Verizon (verizon)	K-72169	672	237.44	0.00	2,364.33	5.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	06/25/2019	06/2019	Verizon (verizon)	K-73134	62519534	182.09	0.00	2,546.42	6.4.19 phone ac# 155-734-529-0001-16
				Net Change=419.53			419.53	0.00	2,546.42	= Ending Balance =
7421-0000				Postage					14.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	14.40	= Ending Balance =
7610-0000				Legal - General					2,250.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,250.50	= Ending Balance =
7615-0000				Payroll Processing Fees					756.04	= Beginning Balance =
534condo	534 West 42nd...	06/07/2019	06/2019	ADP Inc. (adp)	K-73222	6071...	64.61	0.00	820.65	payroll processing 5.31.19
534condo	534 West 42nd...	06/07/2019	06/2019	payroll processing Fees	J-15796		64.61	0.00	885.26	Payroll Processing
				Net Change=129.22			129.22	0.00	885.26	= Ending Balance =
7620-0000				Taxes					170.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	170.00	= Ending Balance =
7845-0000				Gross Salary					5,584.59	= Beginning Balance =
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		1,015.38	0.00	6,599.97	To Gross up 6.2019
				Net Change=1,015.38			1,015.38	0.00	6,599.97	= Ending Balance =
7851-0000				FICA Expense					427.24	= Beginning Balance =
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		77.68	0.00	504.92	To Gross up 6.2019
				Net Change=77.68			77.68	0.00	504.92	= Ending Balance =
7852-0000				FUTA Expense					33.55	= Beginning Balance =
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		6.10	0.00	39.65	To Gross up 6.2019
				Net Change=6.10			6.10	0.00	39.65	= Ending Balance =
7853-0000				SUTA Expense					55.86	= Beginning Balance =
534condo	534 West 42nd...	06/30/2019	06/2019	To Gross up 6.2019	J-15795		10.16	0.00	66.02	To Gross up 6.2019

General Ledger

Period = Jun 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=10.16			10.16	0.00	66.02	= Ending Balance =
							11,439.05	11,439.05		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jun 2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-13712	23699	06/2019	6/1/2019	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-32310	
R-13712	23699	06/2019	6/1/2019	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-32311	
R-13712	23699	06/2019	6/1/2019	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-32312	
R-13769	23814	06/2019	6/5/2019	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	694.38		:ACH-WEB	
					534condo	1110-0000	4530-0000 Condo Common Charge	500.00		:ACH-WEB	
R-13821	23951	06/2019	6/12/2019	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		00001197	
R-13824	23951	06/2019	6/12/2019	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		006391	
Total								7,710.38			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jun 2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-71968	24479	06/2019	6/3/2019	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	671	Management Fee
K-72169	24495	06/2019	6/5/2019	Verizon (verizon)	534condo	6455-0000 Telephone	237.44	672	5.27.19 phone ac# 853-077-585-0001-81
K-72826	24728	06/2019	6/26/2019	NYC Department of Finance (nycdof)	534condo	6350-0000 Property Tax	8.00	673	6.1.19 bbl: 1 1070 7502
K-73134		06/2019	6/25/2019	Verizon (verizon)	534condo	6455-0000 Telephone	182.09	62519534	6.4.19 phone ac# 155-734-529-0001-16
K-73222		06/2019	6/7/2019	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	64.61	607196461	payroll processing 5.31.19
K-73589		06/2019	6/14/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	61419	
K-73590		06/2019	6/28/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	62819	
Total							2,486.82		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 06/30/2019

Month Year = 06/2019

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		549.82
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			644.38
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			13,732.56
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				14,926.76

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	14,926.76
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	14,926.76

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 06/30/2019

Month Year = 06/2019

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Charge Rent Code	Amount	Resident Deposit	Other Move In Deposit	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								

Bank Reconciliation Report

6/30/2019

412059300

Posted by: anishd on 7/11/2019

A2
3/11

Balance Per Bank Statement as of 6/30/2019

35,509.14

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/3/2019	653	nycwater - NYC Water Board	535.35
6/26/2019	673	nycdef - NYC Department of Finance	8.00
Less:	Outstanding Checks		543.35
	Reconciled Bank Balance		34,965.79

Balance per GL as of 6/30/2019

34,965.79

Reconciled Balance Per G/L

34,965.79

Difference

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

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
5/28/2019	667	conediso - Consolidated Edison Company of N.Y. Inc.	1,275.32	6/30/2019
5/28/2019	668	conediso - Consolidated Edison Company of N.Y. Inc.	35.13	6/30/2019
5/30/2019	669	hartford - Hartford Steam Boiler	105.00	6/30/2019
5/30/2019	670	tsignoa - Tsigonia Paint Sales	335.13	6/30/2019
6/3/2019	671	livingst - Livingston Management Services, LLC	1,100.00	6/30/2019
6/5/2019	672	verizon - Verizon	237.44	6/30/2019
6/7/2019	607196461	adp - ADP Inc.	64.61	6/30/2019
6/14/2019	61419	v0000081 - Artur Ujkaj	447.34	6/30/2019
6/25/2019	62519534	verizon - Verizon	182.09	6/30/2019
6/28/2019	62819	v0000081 - Artur Ujkaj	447.34	6/30/2019
Total Cleared Checks			4,229.40	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/1/2019	196	:ACH Deposit	3,433.14	6/30/2019
6/5/2019	197	:ACH Deposit	1,194.38	6/30/2019
6/13/2019	173	:CHECKscan Deposit	3,082.86	6/30/2019
Total Cleared Deposits			7,710.38	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/7/2019	JE 15796	payroll processing Fees	-64.61	6/30/2019
6/30/2019	JE 15795	To Gross up 6.2019	-278.14	6/30/2019
Total Cleared Other Items			-342.75	



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

June 01, 2019 through June 28, 2019

Primary Account: 000000412059300

00076633 1 AV 00.383



00076633 DRE 802 141 18019 NNNNNNNNNN T 1 000000000 62 00067 P1073

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



179600108470032798000100000000

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$32,370.91	\$35,509.14
Chase Business Select High Yield Savings	000003046731484	20,030.60	20,031.06
Total		\$52,401.51	\$55,540.20
TOTAL ASSETS		\$52,401.51	\$55,540.20

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$32,370.91
Deposits and Additions	3	7,710.38
Checks Paid	6	-3,088.02
Electronic Withdrawals	9	-1,484.13
Ending Balance	18	\$35,509.14

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
06/03	Livingston Manag Settlement 000006057405577 CCD ID: 9000237377	\$3,433.14
06/06	Livingston Manag Settlement 000006102175669 CCD ID: 9000237377	1,194.38
06/14	Livingston Manag Settlement 000006146013121 CCD ID: 9000237377	3,082.86
Total Deposits and Additions		\$7,710.38



June 01, 2019 through June 28, 2019
Primary Account: 000000412059300

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
667 ^		06/03	\$1,275.32
668 ^		06/03	35.13
669 ^		06/10	105.00
670 ^		06/10	335.13
671 ^		06/05	1,100.00
672 ^		06/12	237.44
Total Checks Paid			\$3,088.02 ✓

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.

^ An image of this check may be available for you to view on Chase.com.

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
06/07	ADP Payroll Fees ADP - Fees 2Rixs 6835280 CCD ID: 9659605001	\$64.61
06/13	ADP Wage Pay Wage Pay 9436102533471xs CCD ID: 9333006057	447.34 ✓
06/13	ADP Tax ADP Tax R61xs 061412A01 CCD ID: 1223006057	105.34 ✓
06/13	ADP Pay-By-Pay Pay-By-Pay 9436102290591xs CCD ID: 9555555505	33.73 ✓
06/21	ADP Payroll Fees ADP - Fees 2Rixs 8513711 CCD ID: 9659605001	64.61 ✓
06/25	Verizon Paymentrec 1557345290001 Web ID: 9783397101	182.09 ✓
06/27	ADP Wage Pay Wage Pay 9410105148571xs CCD ID: 9333006057	447.34 ✓
06/27	ADP Tax ADP Tax R61xs 062813A01 CCD ID: 1223006057	105.34 ✓
06/27	ADP Pay-By-Pay Pay-By-Pay 6970772127391xs CCD ID: 9555555505	33.73 ✓
Total Electronic Withdrawals		\$1,484.13

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
06/03	\$34,493.60	06/10	34,083.24	06/21	36,277.64
06/05	33,393.60	06/12	33,845.80	06/25	36,095.55
06/06	34,587.98	06/13	33,259.39	06/27	35,509.14
06/07	34,523.37	06/14	36,342.25		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	15
Deposits / Credits	0
Deposited Items	0
Transaction Total	15

SERVICE FEE CALCULATION

	AMOUNT
Service Fee	\$15.00
Service Fee Credit	-\$15.00

534condo-ChaseRes-1484

7/11/2019

Bank Reconciliation Report

6/30/2019

3046731484

Posted by: anishd on 7/11/2019

Balance Per Bank Statement as of 6/30/2019	20,031.06
Reconciled Bank Balance	<u>20,031.06</u>

Balance per GL as of 6/30/2019	20,031.06
Reconciled Balance Per G/L	<u>20,031.06</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
6/30/2019	JE 15797	interest income	0.46	6/30/2019
Total Cleared Other Items			<u>0.46</u>	



June 01, 2019 through June 28, 2019
Primary Account: 000000412059300

SERVICE CHARGE SUMMARY

(continued)

SERVICE FEE CALCULATION

	AMOUNT
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		\$20,030.60
Deposits and Additions	1	0.46
Ending Balance	1	\$20,031.06
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.46
Interest Paid Year-to-Date		\$2.95

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		\$20,030.60
06/28	Interest Payment	0.46	20,031.06
	Ending Balance		\$20,031.06

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.



179600108470032798000200000000



June 01, 2019 through June 28, 2019
Primary Account: 000000412059300

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
