

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

July 2019

Trial Balance

Period = Jul 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	34,965.79	0.00	10,513.87	24,451.92
1130-0000	Savings Cash 1	20,031.06	0.54	0.00	20,031.60
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	-49,058.78	0.00	8,756.07	-57,814.85
4700-0000	Commercial/Retail rent	-4,119.78	0.00	686.63	-4,806.41
5210-0000	Passthru Repair	0.00	0.00	549.82	-549.82
5720-0000	Interest on Bank Accounts	-2.95	0.00	0.54	-3.49
6202-0000	Accounting	950.00	2,500.00	0.00	3,450.00
6215-0000	Building Supplies	335.13	0.00	0.00	335.13
6235-0000	Plumbing Repair	445.30	2,177.50	0.00	2,622.80
6241-0000	Boiler Repair	21,203.23	435.50	0.00	21,638.73
6249-0000	Elevator Contract	337.51	675.02	0.00	1,012.53
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
6257-0000	Sprinkler Sys. & Inspections	0.00	4,899.38	0.00	4,899.38
6267-0000	Locksmith	1,007.10	0.00	0.00	1,007.10
6300-0000	Management	6,600.00	1,100.00	0.00	7,700.00
6312-0000	Security Cameras/Intercom	3,854.18	3,854.18	0.00	7,708.36
6320-0010	Worker's Compensation	472.75	63.50	0.00	536.25
6350-0000	Property Tax	8.00	0.00	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	1,524.01	0.00	5,151.56
6420-0000	Gas	9,551.66	517.38	0.00	10,069.04
6430-0000	Water & Sewer	1,121.21	1,090.17	0.00	2,211.38
6455-0000	Telephone	2,546.42	434.96	0.00	2,981.38

Trial Balance

Period = Jul 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
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
7615-0000	Payroll Processing Fees	885.26	129.22	0.00	1,014.48
7620-0000	Taxes	170.00	0.00	0.00	170.00
7845-0000	Gross Salary	6,599.97	1,015.38	0.00	7,615.35
7851-0000	FICA Expense	504.92	77.68	0.00	582.60
7852-0000	FUTA Expense	39.65	2.35	0.00	42.00
7853-0000	SUTA Expense	66.02	10.16	0.00	76.18
	Total	0.00	20,506.93	20,506.93	0.00

Income Statement

Period = Jul 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,756.07	87.62	57,814.85	91.52
4700-0000	Commercial/Retail rent	686.63	6.87	4,806.41	7.61
4990-0000	NET RENT INCOME	<u>9,442.70</u>	<u>94.49</u>	<u>62,621.26</u>	<u>99.12</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	549.82	5.50	549.82	0.87
5490-0000	TOTAL REIMBURSEMENT	<u>549.82</u>	<u>5.50</u>	<u>549.82</u>	<u>0.87</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.54	0.01	3.49	0.01
5890-0000	TOTAL OTHER INCOME	<u>0.54</u>	<u>0.01</u>	<u>3.49</u>	<u>0.01</u>
5990-0000	TOTAL INCOME	<u>9,993.06</u>	<u>100.00</u>	<u>63,174.57</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	2,500.00	25.02	3,450.00	5.46
6215-0000	Building Supplies	0.00	0.00	335.13	0.53
6235-0000	Plumbing Repair	2,177.50	21.79	2,622.80	4.15
6241-0000	Boiler Repair	435.50	4.36	21,638.73	34.25
6249-0000	Elevator Contract	675.02	6.75	1,012.53	1.60
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,020.40	4.78
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	6.94
6256-0000	Fire Alarm Inspection	0.00	0.00	276.65	0.44
6257-0000	Sprinkler Sys. & Inspections	4,899.38	49.03	4,899.38	7.76
6267-0000	Locksmith	0.00	0.00	1,007.10	1.59
6300-0000	Management	1,100.00	11.01	7,700.00	12.19

Income Statement

Period = Jul 2019

Book = Cash

		Period to Date	%	Year to Date	%
6312-0000	Security Cameras/Intercom	3,854.18	38.57	7,708.36	12.20
6320-0010	Worker's Compensation	63.50	0.64	536.25	0.85
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.87
6364-0000	Filing Fees	0.00	0.00	60.60	0.10
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.06
6410-0000	Electricity	1,524.01	15.25	5,151.56	8.15
6420-0000	Gas	517.38	5.18	10,069.04	15.94
6430-0000	Water & Sewer	1,090.17	10.91	2,211.38	3.50
6455-0000	Telephone	434.96	4.35	2,981.38	4.72
6990-0000	TOTAL DIRECT EXPENSES	19,271.60	192.85	79,659.11	126.09
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	14.40	0.02
7610-0000	Legal - General	0.00	0.00	2,250.50	3.56
7615-0000	Payroll Processing Fees	129.22	1.29	1,014.48	1.61
7620-0000	Taxes	0.00	0.00	170.00	0.27
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.16	7,615.35	12.05
7851-0000	FICA Expense	77.68	0.78	582.60	0.92
7852-0000	FUTA Expense	2.35	0.02	42.00	0.07
7853-0000	SUTA Expense	10.16	0.10	76.18	0.12
7890-0000	TOTAL PAYROLL	1,234.79	12.36	9,330.61	14.77
7990-0000	TOTAL G & A EXPENSE	1,234.79	12.36	11,765.51	18.62
8990-0000	TOTAL EXPENSES	20,506.39	205.21	91,424.62	144.72
9090-0000	NET INCOME	-10,513.33	-105.21	-28,250.05	-44.72

Statement (12 months)

Period = Jan 2019-Jul 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 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	8,756.07	57,814.85
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	686.63	4,806.41
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	686.63	-686.63	0.00	0.00	0.00	0.00	0.00
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>10,685.77</u>	<u>7,073.75</u>	<u>8,904.76</u>	<u>9,999.14</u>	<u>7,710.38</u>	<u>9,442.70</u>	<u>62,621.26</u>
5100-0000	EXPENSE REIMBURSEMENT								
5210-0000	Passthru Repair	0.00	0.00	0.00	0.00	0.00	0.00	549.82	549.82
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>549.82</u>	<u>549.82</u>
5600-0000	OTHER INCOME								
5720-0000	Interest on Bank Accounts	0.51	0.46	0.48	0.53	0.51	0.46	0.54	3.49
5890-0000	TOTAL OTHER INCOME	<u>0.51</u>	<u>0.46</u>	<u>0.48</u>	<u>0.53</u>	<u>0.51</u>	<u>0.46</u>	<u>0.54</u>	<u>3.49</u>
5990-0000	TOTAL INCOME	<u>8,805.27</u>	<u>10,686.23</u>	<u>7,074.23</u>	<u>8,905.29</u>	<u>9,999.65</u>	<u>7,710.84</u>	<u>9,993.06</u>	<u>63,174.57</u>
6000-0000	EXPENSES								
6100-0000	DIRECT EXPENSES								
6202-0000	Accounting	150.00	0.00	800.00	0.00	0.00	0.00	2,500.00	3,450.00
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	335.13	0.00	0.00	335.13
6235-0000	Plumbing Repair	0.00	0.00	445.30	0.00	0.00	0.00	2,177.50	2,622.80
6241-0000	Boiler Repair	0.00	20,658.85	544.38	0.00	0.00	0.00	435.50	21,638.73
6249-0000	Elevator Contract	0.00	0.00	0.00	0.00	337.51	0.00	675.02	1,012.53
6250-0000	Elevator Inspection & Repair	881.89	437.51	337.51	1,281.89	81.60	0.00	0.00	3,020.40
6253-0000	Permits & Licenses	0.00	0.00	0.00	4,279.57	105.00	0.00	0.00	4,384.57
6256-0000	Fire Alarm Inspection	0.00	0.00	0.00	0.00	276.65	0.00	0.00	276.65
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	0.00	0.00	0.00	0.00	4,899.38	4,899.38

Statement (12 months)

Period = Jan 2019-Jul 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
6267-0000	Locksmith	549.82	457.28	0.00	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	1,100.00	7,700.00
6312-0000	Security Cameras/Intercom	0.00	0.00	3,854.18	0.00	0.00	0.00	3,854.18	7,708.36
6320-0010	Worker's Compensation	63.50	123.50	63.50	63.50	95.25	63.50	63.50	536.25
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	8.00	0.00	8.00
6362-0000	Inspections	550.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
6364-0000	Filing Fees	0.00	0.00	30.60	30.00	0.00	0.00	0.00	60.60
6367-0000	Boiler Inspection Service	0.00	35.25	0.00	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	1,524.01	5,151.56
6420-0000	Gas	2,583.31	2,970.70	2,023.58	1,296.48	677.59	0.00	517.38	10,069.04
6430-0000	Water & Sewer	585.86	0.00	0.00	535.35	0.00	0.00	1,090.17	2,211.38
6455-0000	Telephone	420.68	420.74	420.04	422.35	443.08	419.53	434.96	2,981.38
6990-0000	TOTAL DIRECT EXPENSES	<u>7,556.19</u>	<u>27,036.35</u>	<u>10,397.42</u>	<u>9,721.85</u>	<u>4,084.67</u>	<u>1,591.03</u>	<u>19,271.60</u>	<u>79,659.11</u>
7000-0000	GENERAL & ADMINISTRATIVE								
7421-0000	Postage	0.00	0.00	14.40	0.00	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	0.00	2,250.50
7615-0000	Payroll Processing Fees	189.60	123.20	184.80	129.22	129.22	129.22	129.22	1,014.48
7620-0000	Taxes	0.00	0.00	0.00	170.00	0.00	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	1,015.38	7,615.35
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	116.52	77.68	77.68	582.60
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	42.00
7853-0000	SUTA Expense	20.30	20.30	15.23	-15.21	15.24	10.16	10.16	76.18
7890-0000	TOTAL PAYROLL	<u>1,309.06</u>	<u>1,242.66</u>	<u>1,299.19</u>	<u>1,213.17</u>	<u>1,793.20</u>	<u>1,238.54</u>	<u>1,234.79</u>	<u>9,330.61</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,135.56</u>	<u>2,456.16</u>	<u>1,313.59</u>	<u>1,593.67</u>	<u>1,793.20</u>	<u>1,238.54</u>	<u>1,234.79</u>	<u>11,765.51</u>
8990-0000	TOTAL EXPENSES	<u>9,691.75</u>	<u>29,492.51</u>	<u>11,711.01</u>	<u>11,315.52</u>	<u>5,877.87</u>	<u>2,829.57</u>	<u>20,506.39</u>	<u>91,424.62</u>
9090-0000	NET INCOME	<u>-886.48</u>	<u>-18,806.28</u>	<u>-4,636.78</u>	<u>-2,410.23</u>	<u>4,121.78</u>	<u>4,881.27</u>	<u>-10,513.33</u>	<u>-28,250.05</u>

Balance Sheet

Period = Jul 2019

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	24,451.92
1130-0000	<i>Savings Cash 1</i>	20,031.60
1190-0000	TOTAL CASH	44,483.52
1400-0000	Total Current Assets	44,483.52
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	80,893.96
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	72,407.97
3890-0000	TOTAL CAPITAL	72,407.97
3990-0000	TOTAL LIABILITIES & CAPITAL	80,893.96

Cash Flow Statement

Period = Jul 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,756.07	87.62	57,814.85	91.52
4700-0000	Commercial/Retail rent	686.63	6.87	4,806.41	7.61
4990-0000	NET RENT INCOME	<u>9,442.70</u>	<u>94.49</u>	<u>62,621.26</u>	<u>99.12</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	549.82	5.50	549.82	0.87
5490-0000	TOTAL REIMBURSEMENT	<u>549.82</u>	<u>5.50</u>	<u>549.82</u>	<u>0.87</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.54	0.01	3.49	0.01
5890-0000	TOTAL OTHER INCOME	<u>0.54</u>	<u>0.01</u>	<u>3.49</u>	<u>0.01</u>
5990-0000	TOTAL INCOME	<u>9,993.06</u>	<u>100.00</u>	<u>63,174.57</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	2,500.00	25.02	3,450.00	5.46
6215-0000	Building Supplies	0.00	0.00	335.13	0.53
6235-0000	Plumbing Repair	2,177.50	21.79	2,622.80	4.15
6241-0000	Boiler Repair	435.50	4.36	21,638.73	34.25
6249-0000	Elevator Contract	675.02	6.75	1,012.53	1.60
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,020.40	4.78
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	6.94
6256-0000	Fire Alarm Inspection	0.00	0.00	276.65	0.44
6257-0000	Sprinkler Sys. & Inspections	4,899.38	49.03	4,899.38	7.76
6267-0000	Locksmith	0.00	0.00	1,007.10	1.59
6300-0000	Management	1,100.00	11.01	7,700.00	12.19

Cash Flow Statement

Period = Jul 2019

Book = Cash

		Period to Date	%	Year to Date	%
6312-0000	Security Cameras/Intercom	3,854.18	38.57	7,708.36	12.20
6320-0010	Worker's Compensation	63.50	0.64	536.25	0.85
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.87
6364-0000	Filing Fees	0.00	0.00	60.60	0.10
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.06
6410-0000	Electricity	1,524.01	15.25	5,151.56	8.15
6420-0000	Gas	517.38	5.18	10,069.04	15.94
6430-0000	Water & Sewer	1,090.17	10.91	2,211.38	3.50
6455-0000	Telephone	434.96	4.35	2,981.38	4.72
6990-0000	TOTAL DIRECT EXPENSES	19,271.60	192.85	79,659.11	126.09
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	14.40	0.02
7610-0000	Legal - General	0.00	0.00	2,250.50	3.56
7615-0000	Payroll Processing Fees	129.22	1.29	1,014.48	1.61
7620-0000	Taxes	0.00	0.00	170.00	0.27
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.16	7,615.35	12.05
7851-0000	FICA Expense	77.68	0.78	582.60	0.92
7852-0000	FUTA Expense	2.35	0.02	42.00	0.07
7853-0000	SUTA Expense	10.16	0.10	76.18	0.12
7890-0000	TOTAL PAYROLL	1,234.79	12.36	9,330.61	14.77
7990-0000	TOTAL G & A EXPENSE	1,234.79	12.36	11,765.51	18.62
8990-0000	TOTAL EXPENSES	20,506.39	205.21	91,424.62	144.72
9090-0000	NET INCOME	-10,513.33	-105.21	-28,250.05	-44.72

Adjustments

Cash Flow Statement

Period = Jul 2019

Book = Cash

		Period to Date	%	Year to Date	%
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	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	34,965.79	24,451.92	-10,513.87	
1130-0000	Savings Cash 1	20,031.06	20,031.60	0.54	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		54,996.85	44,483.52	-10,513.33	
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	24,451.92	-28,253.54	
1130-0000	Savings Cash 1	20,028.11	20,031.60	3.49	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		72,733.57	44,483.52	-28,250.05	

General Ledger

Period = Jul 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000	Operating Cash 1								34,965.79 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2019	07/2019	Livingston Management Service...	K-72983	674	0.00	1,100.00	33,865.79	Management Fee
534condo	534 West 42nd...	07/01/2019	07/2019	Consolidated Edison Company ...	K-73066	675	0.00	38.96	33,826.83	cook 5.17-6.18.19 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/01/2019	07/2019	Consolidated Edison Company ...	K-73067	676	0.00	762.72	33,064.11	plp 5.17-6.18.19 elec 44-7223-0650-0200-7
534condo	534 West 42nd...	07/01/2019	07/2019	Consolidated Edison Company ...	K-73067	676	0.00	275.12	32,788.99	plp 5.17-6.18.19 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	07/01/2019	07/2019	GM Pump Repair, Inc. (gmpump)	K-73117	677	0.00	435.50	32,353.49	reset tornatech fire pump controller
534condo	534 West 42nd...	07/01/2019	07/2019	GM Pump Repair, Inc. (gmpump)	K-73118	678	0.00	4,899.38	27,454.11	repaired AC sprinkler booster pump
534condo	534 West 42nd...	07/01/2019	07/2019	Solid State Elevator Corp (solids)	K-73119	679	0.00	337.51	27,116.60	monthly elev maintenance 6.2019
534condo	534 West 42nd...	07/01/2019	07/2019	Virtual Service (virtual)	K-73120	680	0.00	3,854.18	23,262.42	quarterly billing for service at 534 W 42 St for ...
534condo	534 West 42nd...	07/01/2019	07/2019	Trubitt (t0000174)	R-139566	:ACH...	1,144.38	0.00	24,406.80	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2019	07/2019	Riccardi (t0000176)	R-139567	:ACH...	1,144.38	0.00	25,551.18	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2019	07/2019	Khaneja (t0001082)	R-139568	:ACH...	549.82	0.00	26,101.00	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2019	07/2019	Khaneja (t0001082)	R-139568	:ACH...	594.56	0.00	26,695.56	Pre-Authorized Payment
534condo	534 West 42nd...	07/02/2019	07/2019	Younge (t0000178)	R-139853	:AC...	1,144.38	0.00	27,839.94	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	07/04/2019	07/2019	Verizon (verizon)	K-73880	70419534	0.00	196.86	27,643.08	7.4.19 phone ac# 155-734-529-0001-16
534condo	534 West 42nd...	07/05/2019	07/2019	payroll processing Fees	J-16287		0.00	64.61	27,578.47	Payroll Processing
534condo	534 West 42nd...	07/09/2019	07/2019	Verizon (verizon)	K-73444	681	0.00	238.10	27,340.37	6.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	07/12/2019	07/2019	Artur Ujkaj (v0000081)	K-74706	71219	0.00	447.35	26,893.02	7.12.19 payroll
534condo	534 West 42nd...	07/12/2019	07/2019	Praveen Gulati (t0000760)	R-140426	006412	686.63	0.00	27,579.65	:CHECKscan Payment
534condo	534 West 42nd...	07/14/2019	07/2019	Samuels (t0000177)	R-140644	:AC...	644.38	0.00	28,224.03	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	07/14/2019	07/2019	Samuels (t0000177)	R-140644	:AC...	543.38	0.00	28,767.41	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	07/15/2019	07/2019	NYC Water Board (nycwater)	K-73779	682	0.00	1,090.17	27,677.24	12.19.18-6.18.19 ac# 50010-25022-001
534condo	534 West 42nd...	07/19/2019	07/2019	ADP Inc. (adp)	K-73872	71919	0.00	64.61	27,612.63	payroll processing fee 7.12.19
534condo	534 West 42nd...	07/22/2019	07/2019	Solid State Elevator Corp (solids)	K-74154	683	0.00	337.51	27,275.12	monthly elev maintenance 7.2019
534condo	534 West 42nd...	07/22/2019	07/2019	Simon (t0000180)	R-140962	00001200	2,396.23	0.00	29,671.35	:CHECKscan Payment
534condo	534 West 42nd...	07/23/2019	07/2019	GM Pump Repair, Inc. (gmpump)	K-74210	684	0.00	2,177.50	27,493.85	repaired 1 B&G hot water pump
534condo	534 West 42nd...	07/26/2019	07/2019	Consolidated Edison Company ...	K-74431	685	0.00	761.29	26,732.56	plp 6.18-7.18.19 elec 44-7223-0650-0200-7
534condo	534 West 42nd...	07/26/2019	07/2019	Consolidated Edison Company ...	K-74431	685	0.00	167.12	26,565.44	plp 6.18-7.18.19 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	07/26/2019	07/2019	Consolidated Edison Company ...	K-74432	686	0.00	36.18	26,529.26	cook 6.18-7.18.19 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/26/2019	07/2019	Artur Ujkaj (v0000081)	K-74705	72619	0.00	447.34	26,081.92	7.26.19 payroll
534condo	534 West 42nd...	07/28/2019	07/2019	Younge (t0000178)	R-141194	:AC...	1,144.38	0.00	27,226.30	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	07/30/2019	07/2019	Zapken and Loeb L.L.P (zapken)	K-74571	687	0.00	2,500.00	24,726.30	Completion of 12.31.2018 reviewed financial s...
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		0.00	67.46	24,658.84	pay-by-pay insurance
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		0.00	206.92	24,451.92	taxes
Net Change=-10,513.87							9,992.52	20,506.39	24,451.92 = Ending Balance =	
1130-0000	Savings Cash 1								20,031.06 = Beginning Balance =	
534condo	534 West 42nd...	07/31/2019	07/2019	interest income	J-16288		0.54	0.00	20,031.60	interest income

General Ledger

Period = Jul 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.54			0.54	0.00	20,031.60	= 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...	07/12/2019	07/2019	Artur Ujkaj (v0000081)	K-74706	71219	447.35	0.00	447.35	7.12.19 payroll
534condo	534 West 42nd...	07/26/2019	07/2019	Artur Ujkaj (v0000081)	K-74705	72619	447.34	0.00	894.69	7.26.19 payroll
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		0.00	894.69	0.00	paid family leave
				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					-49,058.78	= Beginning Balance =
534condo	534 West 42nd...	07/01/2019	07/2019	Trubitt (t0000174)	R-139566	:ACH...	0.00	1,144.38	-50,203.16	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2019	07/2019	Riccardi (t0000176)	R-139567	:ACH...	0.00	1,144.38	-51,347.54	Pre-Authorized Payment
534condo	534 West 42nd...	07/01/2019	07/2019	Khaneja (t0001082)	R-139568	:ACH...	0.00	594.56	-51,942.10	Pre-Authorized Payment
534condo	534 West 42nd...	07/02/2019	07/2019	Younge (t0000178)	R-139853	:AC...	0.00	1,144.38	-53,086.48	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	07/14/2019	07/2019	Samuels (t0000177)	R-140644	:AC...	0.00	644.38	-53,730.86	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	07/14/2019	07/2019	Samuels (t0000177)	R-140644	:AC...	0.00	543.38	-54,274.24	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	07/22/2019	07/2019	Simon (t0000180)	R-140962	00001200	0.00	2,396.23	-56,670.47	:CHECKscan Payment
534condo	534 West 42nd...	07/28/2019	07/2019	Younge (t0000178)	R-141194	:AC...	0.00	1,144.38	-57,814.85	Online Payment - EFT Payment. Web - Resid...
				Net Change=-8,756.07			0.00	8,756.07	-57,814.85	= Ending Balance =
4700-0000				Commercial/Retail rent					-4,119.78	= Beginning Balance =
534condo	534 West 42nd...	07/12/2019	07/2019	Praveen Gulati (t0000760)	R-140426	006412	0.00	686.63	-4,806.41	:CHECKscan Payment
				Net Change=-686.63			0.00	686.63	-4,806.41	= Ending Balance =

General Ledger

Period = Jul 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5210-0000				Passthru Repair					0.00 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2019	07/2019	Khaneja (t0001082)	R-139568	:ACH...	0.00	549.82	-549.82	Pre-Authorized Payment
				Net Change=-549.82			0.00	549.82	-549.82 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-2.95 = Beginning Balance =	
534condo	534 West 42nd...	07/31/2019	07/2019	interest income	J-16288		0.00	0.54	-3.49	interest income
				Net Change=-0.54			0.00	0.54	-3.49 = Ending Balance =	
6202-0000				Accounting					950.00 = Beginning Balance =	
534condo	534 West 42nd...	07/30/2019	07/2019	Zapken and Loeb L.L.P (zapken)	K-74571	687	2,500.00	0.00	3,450.00	Completion of 12.31.2018 reviewed financial s...
				Net Change=2,500.00			2,500.00	0.00	3,450.00 = 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 =	
534condo	534 West 42nd...	07/23/2019	07/2019	GM Pump Repair, Inc. (gmpump)	K-74210	684	2,177.50	0.00	2,622.80	repaired 1 B&G hot water pump
				Net Change=2,177.50			2,177.50	0.00	2,622.80 = Ending Balance =	
6241-0000				Boiler Repair					21,203.23 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2019	07/2019	GM Pump Repair, Inc. (gmpump)	K-73117	677	435.50	0.00	21,638.73	reset tornatech fire pump controller
				Net Change=435.50			435.50	0.00	21,638.73 = Ending Balance =	
6249-0000				Elevator Contract					337.51 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2019	07/2019	Solid State Elevator Corp (solids)	K-73119	679	337.51	0.00	675.02	monthly elev maintenance 6.2019
534condo	534 West 42nd...	07/22/2019	07/2019	Solid State Elevator Corp (solids)	K-74154	683	337.51	0.00	1,012.53	monthly elev maintenance 7.2019
				Net Change=675.02			675.02	0.00	1,012.53 = 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 =	
				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 =	
6257-0000				Sprinkler Sys. & Inspections					0.00 = Beginning Balance =	

General Ledger

Period = Jul 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/01/2019	07/2019	GM Pump Repair, Inc. (gmpump)	K-73118	678	4,899.38	0.00	4,899.38	repaired AC sprinkler booster pump
				Net Change=4,899.38			4,899.38	0.00	4,899.38	= 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					6,600.00	= Beginning Balance =
534condo	534 West 42nd...	07/01/2019	07/2019	Livingston Management Service...	K-72983	674	1,100.00	0.00	7,700.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	7,700.00	= Ending Balance =
6312-0000				Security Cameras/Intercom					3,854.18	= Beginning Balance =
534condo	534 West 42nd...	07/01/2019	07/2019	Virtual Service (virtual)	K-73120	680	3,854.18	0.00	7,708.36	quarterly billing for service at 534 W 42 St for ...
				Net Change=3,854.18			3,854.18	0.00	7,708.36	= Ending Balance =
6320-0010				Worker's Compensation					472.75	= Beginning Balance =
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		0.00	1.56	471.19	paid family leave
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		67.46	0.00	538.65	pay-by-pay insurance
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		0.00	2.40	536.25	voluntary disability
				Net Change=63.50			67.46	3.96	536.25	= Ending Balance =
6350-0000				Property Tax					8.00	= Beginning Balance =
				Net Change=0.00			0.00	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 =
534condo	534 West 42nd...	07/01/2019	07/2019	Consolidated Edison Company ...	K-73067	676	762.72	0.00	4,390.27	plp 5.17-6.18.19 elec 44-7223-0650-0200-7
534condo	534 West 42nd...	07/26/2019	07/2019	Consolidated Edison Company ...	K-74431	685	761.29	0.00	5,151.56	plp 6.18-7.18.19 elec 44-7223-0650-0200-7
				Net Change=1,524.01			1,524.01	0.00	5,151.56	= Ending Balance =
6420-0000				Gas					9,551.66	= Beginning Balance =

General Ledger

Period = Jul 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks	
534condo	534 West 42nd...	07/01/2019	07/2019	Consolidated Edison Company ...	K-73066	675	38.96	0.00	9,590.62	cook 5.17-6.18.19 gas 44-7223-0652-0201-1	
534condo	534 West 42nd...	07/01/2019	07/2019	Consolidated Edison Company ...	K-73067	676	275.12	0.00	9,865.74	plp 5.17-6.18.19 gas 44-7223-0650-0200-7	
534condo	534 West 42nd...	07/26/2019	07/2019	Consolidated Edison Company ...	K-74431	685	167.12	0.00	10,032.86	plp 6.18-7.18.19 gas 44-7223-0650-0200-7	
534condo	534 West 42nd...	07/26/2019	07/2019	Consolidated Edison Company ...	K-74432	686	36.18	0.00	10,069.04	cook 6.18-7.18.19 gas 44-7223-0652-0201-1	
Net Change=517.38							517.38	0.00	10,069.04	= Ending Balance =	
6430-0000				Water & Sewer						1,121.21	= Beginning Balance =
534condo	534 West 42nd...	07/15/2019	07/2019	NYC Water Board (nycwater)	K-73779	682	1,090.17	0.00	2,211.38	12.19.18-6.18.19 ac# 50010-25022-001	
Net Change=1,090.17							1,090.17	0.00	2,211.38	= Ending Balance =	
6455-0000				Telephone						2,546.42	= Beginning Balance =
534condo	534 West 42nd...	07/04/2019	07/2019	Verizon (verizon)	K-73880	70419534	196.86	0.00	2,743.28	7.4.19 phone ac# 155-734-529-0001-16	
534condo	534 West 42nd...	07/09/2019	07/2019	Verizon (verizon)	K-73444	681	238.10	0.00	2,981.38	6.27.19 phone ac# 853-077-585-0001-81	
Net Change=434.96							434.96	0.00	2,981.38	= 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						885.26	= Beginning Balance =
534condo	534 West 42nd...	07/05/2019	07/2019	payroll processing Fees	J-16287		64.61	0.00	949.87	Payroll Processing	
534condo	534 West 42nd...	07/19/2019	07/2019	ADP Inc. (adp)	K-73872	71919	64.61	0.00	1,014.48	payroll processing fee 7.12.19	
Net Change=129.22							129.22	0.00	1,014.48	= 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						6,599.97	= Beginning Balance =
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		1,015.38	0.00	7,615.35	To Gross up 7.2019	
Net Change=1,015.38							1,015.38	0.00	7,615.35	= Ending Balance =	
7851-0000				FICA Expense						504.92	= Beginning Balance =
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		77.68	0.00	582.60	To Gross up 7.2019	
Net Change=77.68							77.68	0.00	582.60	= Ending Balance =	
7852-0000				FUTA Expense						39.65	= Beginning Balance =

General Ledger

Period = Jul 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		2.35	0.00	42.00	To Gross up 7.2019
				Net Change=2.35			2.35	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					66.02	= Beginning Balance =
534condo	534 West 42nd...	07/31/2019	07/2019	To Gross up 7.2019	J-16079		10.16	0.00	76.18	To Gross up 7.2019
				Net Change=10.16			10.16	0.00	76.18	= Ending Balance =
							31,398.10	31,398.10		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jul 2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-13956	24274	07/2019	7/1/2019	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-33109	
R-13956	24274	07/2019	7/1/2019	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-33110	
R-13956	24274	07/2019	7/1/2019	Khaneja(t0001082)	534condo	1110-0000	5210-0000 Passthru Repair	549.82		:ACH-33111	
					534condo	1110-0000	4530-0000 Condo Common Charge	594.56		:ACH-33111	
R-13985	24323	07/2019	7/2/2019	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-WEB	
R-14042	24496	07/2019	7/12/2019	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		006412	
R-14064	24511	07/2019	7/14/2019	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	644.38		:ACH-WEB	
					534condo	1110-0000	4530-0000 Condo Common Charge	543.38		:ACH-WEB	
R-14096	24677	07/2019	7/22/2019	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		00001200	
R-14119	24809	07/2019	7/28/2019	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-WEB	
Total								9,992.52			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jul 2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-72983	24752	07/2019	7/1/2019	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	674	Management Fee
K-73066	24763	07/2019	7/1/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	38.96	675	cook 5.17-6.18.19 gas 44-7223-0652-0201-1
K-73067	24763	07/2019	7/1/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	762.72	676	plp 5.17-6.18.19 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	275.12	676	plp 5.17-6.18.19 gas 44-7223-0650-0200-7
K-73117	24768	07/2019	7/1/2019	GM Pump Repair, Inc. (gmpump)	534condo	6241-0000 Boiler Repair	435.50	677	reset tornatech fire pump controller
K-73118	24768	07/2019	7/1/2019	GM Pump Repair, Inc. (gmpump)	534condo	6257-0000 Sprinkler Sys. & Inspections	4,899.38	678	repaired AC sprinkler booster pump
K-73119	24768	07/2019	7/1/2019	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	679	monthly elev maintenance 6.2019
K-73120	24768	07/2019	7/1/2019	Virtual Service (virtual)	534condo	6312-0000 Security Cameras/Intercom	3,854.18	680	quarterly billing for service at 534 W 42 St for 6.20-12.20.19
K-73444	24791	07/2019	7/9/2019	Verizon (verizon)	534condo	6455-0000 Telephone	238.10	681	6.27.19 phone ac# 853-077-585-0001-81
K-73779	24839	07/2019	7/15/2019	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	1,090.17	682	12.19.18-6.18.19 ac# 50010-25022-001
K-73872		07/2019	7/19/2019	ADP Inc. (adp)	534condo	7615-0000 Payroll Processing Fees	64.61	71919	payroll processing fee 7.12.19
K-73880		07/2019	7/4/2019	Verizon (verizon)	534condo	6455-0000 Telephone	196.86	70419534	7.4.19 phone ac# 155-734-529-0001-16
K-74154	24890	07/2019	7/22/2019	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	683	monthly elev maintenance 7.2019
K-74210	24892	07/2019	7/23/2019	GM Pump Repair, Inc. (gmpump)	534condo	6235-0000 Plumbing Repair	2,177.50	684	repaired 1 B&G hot water pump
K-74431	24918	07/2019	7/26/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	761.29	685	plp 6.18-7.18.19 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	167.12	685	plp 6.18-7.18.19 gas 44-7223-0650-0200-7
K-74432	24918	07/2019	7/26/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	36.18	686	cook 6.18-7.18.19 gas 44-7223-0652-0201-1
K-74571	24937	07/2019	7/30/2019	Zapken and Loeb L.L.P (zapken)	534condo	6202-0000 Accounting	2,500.00	687	Completion of 12.31.2018 reviewed financial statements and tax return.
K-74705		07/2019	7/26/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	72619	7.26.19 payroll
K-74706		07/2019	7/12/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.35	71219	7.12.19 payroll
Total							20,167.40		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2019

Month Year = 07/2019

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			601.00
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			14,876.94
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				16,027.76

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	16,027.76
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	16,027.76

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2019

Month Year = 07/2019

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								

534condo-ChaseChk-9300
Bank Reconciliation Report
7/31/2019
412059300
Posted by: jbowen on 8/15/2019

8/15/2019

AD
8/26

Balance Per Bank Statement as of 7/31/2019 31,341.45
Outstanding Checks

Check Date	Check Number	Payee	Amount
4/3/2019	653	nycwater - NYC Water Board	535.35
7/1/2019	680	virtual - Virtual Service	3,854.18
7/30/2019	687	zapken - Zapken and Loeb L.L.P	2,500.00
Less:	Outstanding Checks		6,889.53
	Reconciled Bank Balance		24,451.92

Balance per GL as of 7/31/2019 24,451.92
Reconciled Balance Per G/L 24,451.92

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

Bank Reconciliation Report
7/31/2019
412059300
Posted by: jbowen on 8/15/2019

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
6/26/2019	673	nycdof - NYC Department of Finance	8.00	7/31/2019
7/1/2019	674	livingst - Livingston Management Services, LLC	1,100.00	7/31/2019
7/1/2019	675	conediso - Consolidated Edison Company of N.Y. Inc.	38.96	7/31/2019
7/1/2019	676	conediso - Consolidated Edison Company of N.Y. Inc.	1,037.84	7/31/2019
7/1/2019	677	gmpump - GM Pump Repair, Inc.	435.50	7/31/2019
7/1/2019	678	gmpump - GM Pump Repair, Inc.	4,899.38	7/31/2019
7/1/2019	679	solids - Solid State Elevator Corp	337.51	7/31/2019
7/4/2019	70419534	verizon - Verizon	196.86	7/31/2019
7/9/2019	681	verizon - Verizon	238.10	7/31/2019
7/12/2019	71219	v0000081 - Artur Ujkaj	447.35	7/31/2019
7/15/2019	682	nycwater - NYC Water Board	1,090.17	7/31/2019
7/19/2019	71919	adp - ADP Inc.	64.61	7/31/2019
7/22/2019	683	solids - Solid State Elevator Corp	337.51	7/31/2019
7/23/2019	684	gmpump - GM Pump Repair, Inc.	2,177.50	7/31/2019
7/26/2019	685	conediso - Consolidated Edison Company of N.Y. Inc.	928.41	7/31/2019
7/26/2019	686	conediso - Consolidated Edison Company of N.Y. Inc.	36.18	7/31/2019
7/26/2019	72619	v0000081 - Artur Ujkaj	447.34	7/31/2019
Total Cleared Checks			13,821.22	
Cleared Deposits				

Date	Tran #	Notes	Amount	Date Cleared
7/1/2019	198	:ACH Deposit	3,433.14	7/31/2019
7/2/2019	199	:ACH Deposit	1,144.38	7/31/2019
7/12/2019	174	:CHECKscan Deposit	686.63	7/31/2019
7/15/2019	200	:ACH Deposit	1,187.76	7/31/2019
7/25/2019	175	:CHECKscan Deposit	2,396.23	7/31/2019
7/29/2019	201	:ACH Deposit	1,144.38	7/31/2019
Total Cleared Deposits			9,992.52	
Cleared Other Items				

Date	Tran #	Notes	Amount	Date Cleared
7/5/2019	JE 16287	payroll processing Fees	-64.61	7/31/2019
7/31/2019	JE 16079	To Gross up 7.2019	-274.38	7/31/2019
Total Cleared Other Items			-338.99	

534condo-ChaseRes-1484

8/15/2019

Bank Reconciliation Report

7/31/2019

3046731484

Posted by: jbowen on 8/15/2019

Balance Per Bank Statement as of 7/31/2019	20,031.60
Reconciled Bank Balance	<u>20,031.60</u>

Balance per GL as of 7/31/2019	20,031.60
Reconciled Balance Per G/L	<u>20,031.60</u> 1/3

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
------------	--	-------------

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2019	JE 16288	interest income	0.54	7/31/2019
Total Cleared Other Items			<u>0.54</u>	

00089868 1 AV 00.383
00089868 DRE 802 143 21319 NNNNNNNNNN T 1 000000000 62 066022 P2563
534 WEST 42ND STREET CONDO ASSOCIATION
LIVINGSTON MANAGEMENT SERVICES, LLC.
225 W 35TH ST FL 15
NEW YORK NY 10001-1904

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**



212600119700073200001000000000

CONSOLIDATED BALANCE SUMMARY

ASSETS			
Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$35,509.14	\$31,341.45
Chase Business Select High Yield Savings	000003046731484	20,031.06	20,031.60
Total		\$55,540.20	\$51,373.05
TOTAL ASSETS		\$55,540.20	\$51,373.05

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$35,509.14
Deposits and Additions	6	9,992.52
Checks Paid	13	-12,665.06
Electronic Withdrawals	9	-1,495.15
Ending Balance	28	\$31,341.45

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
07/02	Livingston Manag Settlement 000006239909241 CCD ID: 9000237377	\$3,433.14
07/03	Livingston Manag Settlement 000006254777613 CCD ID: 9000237377	1,144.38
07/16	Livingston Manag Settlement 000006332267145 CCD ID: 9000237377	1,187.76
07/16	Livingston Manag Settlement 000006326699113 CCD ID: 9000237377	686.63
07/29	Livingston Manag Settlement 000006385120969 CCD ID: 9000237377	2,396.23
07/30	Livingston Manag Settlement 000006394292021 CCD ID: 9000237377	1,144.38
Total Deposits and Additions		\$9,992.52

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
673 ^		07/02	\$8.00
674 ^		07/01	1,100.00
675 ^		07/15	38.96
676 ^		07/15	1,037.84
677 ^		07/11	435.50
678 ^		07/11	4,899.38
679 ^		07/18	337.51
681 * ^		07/17	238.10
682 ^		07/23	1,090.17
683 ^		07/31	337.51
684 ^		07/29	2,177.50
685 ^		07/31	928.41
686 ^		07/31	36.18
Total Checks Paid			\$12,665.06

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
07/05	ADP Payroll Fees ADP - Fees 2Rixs 1193733 CCD ID: 9659605001	\$64.61
07/11	ADP Wage Pay Wage Pay 534074367018ixs CCD ID: 9333006057	447.35 ✓
07/11	ADP Tax ADP Tax R6ixs 071214A01 CCD ID: 1223006057	104.63 ✓
07/11	ADP Pay-By-Pay Pay-By-Pay 556070318687ixs CCD ID: 9555555505	33.73 ✓
07/19	ADP Payroll Fees ADP - Fees 2Rixs 3940356 CCD ID: 9659605001	64.61 ✓
07/25	ADP Wage Pay Wage Pay 670045015679ixs CCD ID: 9333006057	447.34 ✓
07/25	Verizon Paymentrec 1557345290001 Web ID: 9783397101	196.86 ✓
07/25	ADP Tax ADP Tax R6ixs 072615A01 CCD ID: 1223006057	102.29 ✓
07/25	ADP Pay-By-Pay Pay-By-Pay 447550500785ixs CCD ID: 9555555505	33.73 ✓
Total Electronic Withdrawals		\$1,495.15

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
07/01	\$34,409.14	07/15	31,916.66	07/23	32,060.66
07/02	37,834.28	07/16	33,791.05	07/25	31,280.44
07/03	38,978.66	07/17	33,552.95	07/29	31,499.17
07/05	38,914.05	07/18	33,215.44	07/30	32,643.55
07/11	32,993.46	07/19	33,150.83	07/31	31,341.45

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		22
Deposits / Credits		0
Deposited Items		0
Transaction Total		22
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		\$20,031.06
Deposits and Additions	1	0.54
Ending Balance	1	\$20,031.60
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.54
Interest Paid Year-to-Date		\$3.49

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		\$20,031.06
07/31	Interest Payment	0.54	20,031.60
	Ending Balance		\$20,031.60

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