

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

September 2019

Trial Balance

Period = Sep 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	31,547.18	0.00	7,068.42	24,478.76
1130-0000	Savings Cash 1	20,032.09	0.51	0.00	20,032.60
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	-64,845.60	0.00	5,765.90	-70,611.50
4700-0000	Commercial/Retail rent	-5,493.04	0.00	686.63	-6,179.67
5210-0000	Passthru Repair	-549.82	0.00	0.00	-549.82
5720-0000	Interest on Bank Accounts	-3.98	0.00	0.51	-4.49
6202-0000	Accounting	3,450.00	0.00	0.00	3,450.00
6215-0000	Building Supplies	335.13	0.00	0.00	335.13
6235-0000	Plumbing Repair	2,622.80	0.00	0.00	2,622.80
6241-0000	Boiler Repair	21,638.73	0.00	0.00	21,638.73
6249-0000	Elevator Contract	1,350.04	337.51	0.00	1,687.55
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	374.15	0.00	650.80
6257-0000	Sprinkler Sys. & Inspections	4,899.38	0.00	0.00	4,899.38
6267-0000	Locksmith	1,007.10	0.00	0.00	1,007.10
6300-0000	Management	8,800.00	1,100.00	0.00	9,900.00
6312-0000	Security Cameras/Intercom	3,854.18	0.00	0.00	3,854.18
6320-0000	Insurance	318.72	8,893.35	0.00	9,212.07
6320-0010	Worker's Compensation	667.21	0.00	3.96	663.25
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	5,880.61	852.15	0.00	6,732.76
6420-0000	Gas	10,261.14	227.55	0.00	10,488.69
6430-0000	Water & Sewer	2,211.38	0.00	0.00	2,211.38

Trial Balance

Period = Sep 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6455-0000	Telephone	3,419.75	440.30	0.00	3,860.05
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	1,208.31	129.22	0.00	1,337.53
7620-0000	Taxes	170.00	0.00	0.00	170.00
7845-0000	Gross Salary	8,630.73	1,015.38	0.00	9,646.11
7850-0000	Payroll Taxes	-67.46	67.46	0.00	0.00
7851-0000	FICA Expense	660.28	77.68	0.00	737.96
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	86.34	10.16	0.00	96.50
	Total	0.00	13,525.42	13,525.42	0.00

Income Statement

Period = Sep 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	5,765.90	89.35	70,611.50	91.29
4700-0000	Commercial/Retail rent	686.63	10.64	6,179.67	7.99
4990-0000	NET RENT INCOME	6,452.53	99.99	76,791.17	99.28
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.71
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	549.82	0.71
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.51	0.01	4.49	0.01
5890-0000	TOTAL OTHER INCOME	0.51	0.01	4.49	0.01
5990-0000	TOTAL INCOME	6,453.04	100.00	77,345.48	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,450.00	4.46
6215-0000	Building Supplies	0.00	0.00	335.13	0.43
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	3.39
6241-0000	Boiler Repair	0.00	0.00	21,638.73	27.98
6249-0000	Elevator Contract	337.51	5.23	1,687.55	2.18
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,020.40	3.91
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	5.67
6256-0000	Fire Alarm Inspection	374.15	5.80	650.80	0.84
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	6.33
6267-0000	Locksmith	0.00	0.00	1,007.10	1.30
6300-0000	Management	1,100.00	17.05	9,900.00	12.80

Income Statement

Period = Sep 2019

Book = Cash

		Period to Date	%	Year to Date	%
6312-0000	Security Cameras/Intercom	0.00	0.00	3,854.18	4.98
6320-0000	Insurance	8,893.35	137.82	9,212.07	11.91
6320-0010	Worker's Compensation	-3.96	-0.06	663.25	0.86
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.71
6364-0000	Filing Fees	0.00	0.00	60.60	0.08
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.05
6410-0000	Electricity	852.15	13.21	6,732.76	8.70
6420-0000	Gas	227.55	3.53	10,488.69	13.56
6430-0000	Water & Sewer	0.00	0.00	2,211.38	2.86
6455-0000	Telephone	440.30	6.82	3,860.05	4.99
6990-0000	TOTAL DIRECT EXPENSES	12,221.05	189.38	91,272.69	118.01
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	2.91
7615-0000	Payroll Processing Fees	129.22	2.00	1,337.53	1.73
7620-0000	Taxes	0.00	0.00	170.00	0.22
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	15.73	9,646.11	12.47
7850-0000	Payroll Taxes	67.46	1.05	0.00	0.00
7851-0000	FICA Expense	77.68	1.20	737.96	0.95
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	10.16	0.16	96.50	0.12
7890-0000	TOTAL PAYROLL	1,299.90	20.14	11,860.10	15.33
7990-0000	TOTAL G & A EXPENSE	1,299.90	20.14	14,295.00	18.48
8990-0000	TOTAL EXPENSES	13,520.95	209.53	105,567.69	136.49
9090-0000	NET INCOME	-7,067.91	-109.53	-28,222.21	-36.49

Statement (12 months)

Period = Jan 2019-Sep 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 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	7,030.75	5,765.90	70,611.50
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	686.63	686.63	686.63	6,179.67
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	686.63	-686.63	0.00	0.00	0.00	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	9,442.70	7,717.38	6,452.53	76,791.17
5100-0000	EXPENSE REIMBURSEMENT										
5210-0000	Passthru Repair	0.00	0.00	0.00	0.00	0.00	0.00	549.82	0.00	0.00	549.82
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00	549.82	0.00	0.00	549.82
5600-0000	OTHER INCOME										
5720-0000	Interest on Bank Accounts	0.51	0.46	0.48	0.53	0.51	0.46	0.54	0.49	0.51	4.49
5890-0000	TOTAL OTHER INCOME	0.51	0.46	0.48	0.53	0.51	0.46	0.54	0.49	0.51	4.49
5990-0000	TOTAL INCOME	8,805.27	10,686.23	7,074.23	8,905.29	9,999.65	7,710.84	9,993.06	7,717.87	6,453.04	77,345.48
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	0.00	0.00	3,450.00
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	335.13	0.00	0.00	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	0.00	0.00	2,622.80
6241-0000	Boiler Repair	0.00	20,658.85	544.38	0.00	0.00	0.00	435.50	0.00	0.00	21,638.73
6249-0000	Elevator Contract	0.00	0.00	0.00	0.00	337.51	0.00	675.02	337.51	337.51	1,687.55
6250-0000	Elevator Inspection & Repair	881.89	437.51	337.51	1,281.89	81.60	0.00	0.00	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	0.00	0.00	4,384.57

Statement (12 months)

Period = Jan 2019-Sep 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
6256-0000	Fire Alarm Inspection	0.00	0.00	0.00	0.00	276.65	0.00	0.00	0.00	374.15	650.80
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	0.00	0.00	0.00	0.00	4,899.38	0.00	0.00	4,899.38
6267-0000	Locksmith	549.82	457.28	0.00	0.00	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	1,100.00	1,100.00	9,900.00
6312-0000	Security Cameras/Intercom	0.00	0.00	3,854.18	0.00	0.00	0.00	3,854.18	-3,854.18	0.00	3,854.18
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	318.72	8,893.35	9,212.07
6320-0010	Worker's Compensation	63.50	123.50	63.50	63.50	95.25	63.50	63.50	130.96	-3.96	663.25
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	8.00	0.00	0.00	0.00	8.00
6362-0000	Inspections	550.00	0.00	0.00	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	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	0.00	0.00	35.25
6410-0000	Electricity	671.13	832.52	778.33	712.71	632.86	0.00	1,524.01	729.05	852.15	6,732.76
6420-0000	Gas	2,583.31	2,970.70	2,023.58	1,296.48	677.59	0.00	517.38	192.10	227.55	10,488.69
6430-0000	Water & Sewer	585.86	0.00	0.00	535.35	0.00	0.00	1,090.17	0.00	0.00	2,211.38
6455-0000	Telephone	420.68	420.74	420.04	422.35	443.08	419.53	434.96	438.37	440.30	3,860.05
6990-0000	TOTAL DIRECT EXPENSES	7,556.19	27,036.35	10,397.42	9,721.85	4,084.67	1,591.03	19,271.60	-607.47	12,221.05	91,272.69
7000-0000	GENERAL & ADMINISTRATIVE										
7421-0000	Postage	0.00	0.00	14.40	0.00	0.00	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	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	193.83	129.22	1,337.53
7620-0000	Taxes	0.00	0.00	0.00	170.00	0.00	0.00	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	1,015.38	1,015.38	9,646.11
7850-0000	Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-67.46	67.46	0.00
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	737.96
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	0.00	0.00	42.00
7853-0000	SUTA Expense	20.30	20.30	15.23	-15.21	15.24	10.16	10.16	10.16	10.16	96.50

Statement (12 months)

Period = Jan 2019-Sep 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
7890-0000	TOTAL PAYROLL	1,309.06	1,242.66	1,299.19	1,213.17	1,793.20	1,238.54	1,234.79	1,229.59	1,299.90	11,860.10
7990-0000	TOTAL G & A EXPENSE	2,135.56	2,456.16	1,313.59	1,593.67	1,793.20	1,238.54	1,234.79	1,229.59	1,299.90	14,295.00
8990-0000	TOTAL EXPENSES	9,691.75	29,492.51	11,711.01	11,315.52	5,877.87	2,829.57	20,506.39	622.12	13,520.95	105,567.69
9090-0000	NET INCOME	-886.48	-18,806.28	-4,636.78	-2,410.23	4,121.78	4,881.27	-10,513.33	7,095.75	-7,067.91	-28,222.21

Balance Sheet

Period = Sep 2019

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	24,478.76
1130-0000	<i>Savings Cash 1</i>	20,032.60
1190-0000	TOTAL CASH	44,511.36
1400-0000	Total Current Assets	44,511.36
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	80,921.80
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	72,435.81
3890-0000	TOTAL CAPITAL	72,435.81
3990-0000	TOTAL LIABILITIES & CAPITAL	80,921.80

Cash Flow Statement

Period = Sep 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	5,765.90	89.35	70,611.50	91.29
4700-0000	Commercial/Retail rent	686.63	10.64	6,179.67	7.99
4990-0000	NET RENT INCOME	6,452.53	99.99	76,791.17	99.28
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.71
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	549.82	0.71
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.51	0.01	4.49	0.01
5890-0000	TOTAL OTHER INCOME	0.51	0.01	4.49	0.01
5990-0000	TOTAL INCOME	6,453.04	100.00	77,345.48	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,450.00	4.46
6215-0000	Building Supplies	0.00	0.00	335.13	0.43
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	3.39
6241-0000	Boiler Repair	0.00	0.00	21,638.73	27.98
6249-0000	Elevator Contract	337.51	5.23	1,687.55	2.18
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,020.40	3.91
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	5.67
6256-0000	Fire Alarm Inspection	374.15	5.80	650.80	0.84
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	6.33
6267-0000	Locksmith	0.00	0.00	1,007.10	1.30
6300-0000	Management	1,100.00	17.05	9,900.00	12.80

Cash Flow Statement

Period = Sep 2019

Book = Cash

		Period to Date	%	Year to Date	%
6312-0000	Security Cameras/Intercom	0.00	0.00	3,854.18	4.98
6320-0000	Insurance	8,893.35	137.82	9,212.07	11.91
6320-0010	Worker's Compensation	-3.96	-0.06	663.25	0.86
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.71
6364-0000	Filing Fees	0.00	0.00	60.60	0.08
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.05
6410-0000	Electricity	852.15	13.21	6,732.76	8.70
6420-0000	Gas	227.55	3.53	10,488.69	13.56
6430-0000	Water & Sewer	0.00	0.00	2,211.38	2.86
6455-0000	Telephone	440.30	6.82	3,860.05	4.99
6990-0000	TOTAL DIRECT EXPENSES	12,221.05	189.38	91,272.69	118.01
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	2.91
7615-0000	Payroll Processing Fees	129.22	2.00	1,337.53	1.73
7620-0000	Taxes	0.00	0.00	170.00	0.22
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	15.73	9,646.11	12.47
7850-0000	Payroll Taxes	67.46	1.05	0.00	0.00
7851-0000	FICA Expense	77.68	1.20	737.96	0.95
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	10.16	0.16	96.50	0.12
7890-0000	TOTAL PAYROLL	1,299.90	20.14	11,860.10	15.33
7990-0000	TOTAL G & A EXPENSE	1,299.90	20.14	14,295.00	18.48
8990-0000	TOTAL EXPENSES	13,520.95	209.53	105,567.69	136.49
9090-0000	NET INCOME	-7,067.91	-109.53	-28,222.21	-36.49

Cash Flow Statement

Period = Sep 2019

Book = Cash

		Period to Date	%	Year to Date	%
	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	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	31,547.18	24,478.76	-7,068.42	
1130-0000	Savings Cash 1	20,032.09	20,032.60	0.51	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	51,579.27	44,511.36	-7,067.91	
	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	24,478.76	-28,226.70	
1130-0000	Savings Cash 1	20,028.11	20,032.60	4.49	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	72,733.57	44,511.36	-28,222.21	

General Ledger

Period = Sep 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					31,547.18 = Beginning Balance =	
534condo	534 West 42nd...	08/31/2019	09/2019	Younge (t0000178)	R-144516	:AC...	1,144.38	0.00	32,691.56	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	09/01/2019	09/2019	Livingston Management Service...	K-75738	693	0.00	1,100.00	31,591.56	Management Fee
534condo	534 West 42nd...	09/01/2019	09/2019	Trubitt (t0000174)	R-144946	:ACH...	1,144.38	0.00	32,735.94	Pre-Authorized Payment
534condo	534 West 42nd...	09/01/2019	09/2019	Khaneja (t0001082)	R-144947	:ACH...	594.56	0.00	33,330.50	Pre-Authorized Payment
534condo	534 West 42nd...	09/01/2019	09/2019	Khaneja (t0001082)	R-144947	:ACH...	549.82	0.00	33,880.32	Pre-Authorized Payment
534condo	534 West 42nd...	09/04/2019	09/2019	Verizon (verizon)	K-75974	696	0.00	242.99	33,637.33	8.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	09/04/2019	09/2019	Verizon (verizon)	K-77611	90419	0.00	197.31	33,440.02	9.4.19 phone ac# 155-734-529-0001-16
534condo	534 West 42nd...	09/04/2019	09/2019	Riccardi (t0000176)	R-145774	00000737	1,144.38	0.00	34,584.40	:CHECKscan Payment
534condo	534 West 42nd...	09/04/2019	09/2019	Simon (t0000180)	R-145775	00001203	2,396.23	0.00	36,980.63	:CHECKscan Payment NSFed by ctrl# 146667 nsf
534condo	534 West 42nd...	09/11/2019	09/2019	Simon (t0000180)	R-146667	00001203	0.00	2,396.23	34,584.40	NSF receipt Ctrl# 145775
534condo	534 West 42nd...	09/16/2019	09/2019	Able Fire Prevention Corp (ablef)	K-76481	697	0.00	374.15	34,210.25	Service for fire ext, inspect, check and tag 9.03.19
534condo	534 West 42nd...	09/16/2019	09/2019	Solid State Elevator Corp (solids)	K-76482	698	0.00	337.51	33,872.74	monthly elev maintenance 09.2019
534condo	534 West 42nd...	09/16/2019	09/2019	Praveen Gulati (t0000760)	R-146518	006441	686.63	0.00	34,559.37	:CHECKscan Payment
534condo	534 West 42nd...	09/17/2019	09/2019	Samuels (t0000177)	R-146532	:AC...	1,144.38	0.00	35,703.75	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	09/17/2019	09/2019	Samuels (t0000177)	R-146532	:AC...	44.00	0.00	35,747.75	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	09/20/2019	09/2019	Artur Ujkaj (v0000081)	K-77348	920	0.00	447.34	35,300.41	Reversed by ctrl# 82512
534condo	534 West 42nd...	09/20/2019	09/2019	Artur Ujkaj (v0000081)	K-79653	920	447.34	0.00	35,747.75	Reversed by ctrl# 82512
534condo	534 West 42nd...	09/23/2019	09/2019	NFP Property & Casualty Servic...	K-76749	699	0.00	8,893.35	26,854.40	GL 8/1/19-8/1/20
534condo	534 West 42nd...	09/27/2019	09/2019	Consolidated Edison Company ...	K-76866	700	0.00	852.15	26,002.25	plp 8.16-9.17.19 elec 44-7223-0650-0200-7
534condo	534 West 42nd...	09/27/2019	09/2019	Consolidated Edison Company ...	K-76866	700	0.00	189.17	25,813.08	plp 8.16-9.17.19 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	09/27/2019	09/2019	Consolidated Edison Company ...	K-76867	701	0.00	38.38	25,774.70	cook 8.16-9.17.19 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	09/30/2019	09/2019	Arthur Ujka	J-17361		0.00	894.69	24,880.01	Arthur Ujka
534condo	534 West 42nd...	09/30/2019	09/2019	Payroll taxes	J-17364		0.00	67.46	24,812.55	Payroll taxes
534condo	534 West 42nd...	09/30/2019	09/2019	Payroll taxes	J-17364		0.00	204.57	24,607.98	Payroll taxes
534condo	534 West 42nd...	09/30/2019	09/2019	Payroll processing fees :Copy o...	J-17372		0.00	129.22	24,478.76	Payroll processing fees
				Net Change=-7,068.42			9,296.10	16,364.52	24,478.76 = Ending Balance =	
1130-0000				Savings Cash 1					20,032.09 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2019	09/2019	Interest income	J-17371		0.51	0.00	20,032.60	interest income
				Net Change=0.51			0.51	0.00	20,032.60 = 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 =	

General Ledger

Period = Sep 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	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...	09/20/2019	09/2019	Artur Ujkaj (v0000081)	K-77348	920	447.34	0.00	447.34	Reversed by ctrl# 82512
534condo	534 West 42nd...	09/20/2019	09/2019	Artur Ujkaj (v0000081)	K-79653	920	0.00	447.34	0.00	Reversed by ctrl# 82512
534condo	534 West 42nd...	09/30/2019	09/2019	Arthur Ujka	J-17361		894.69	0.00	894.69	Arthur Ujka
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		0.00	894.67	0.02	To Gross up 9.2019
534condo	534 West 42nd...	09/30/2019	09/2019	to reclass	J-17375		0.00	0.02	0.00	to reclass
				Net Change=0.00			1,342.03	1,342.03	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					-64,845.60 = Beginning Balance =	
534condo	534 West 42nd...	08/31/2019	09/2019	Younge (t0000178)	R-144516	:AC...	0.00	1,144.38	-65,989.98	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	09/01/2019	09/2019	Trubitt (t0000174)	R-144946	:ACH...	0.00	1,144.38	-67,134.36	Pre-Authorized Payment
534condo	534 West 42nd...	09/01/2019	09/2019	Khaneja (t0001082)	R-144947	:ACH...	0.00	594.56	-67,728.92	Pre-Authorized Payment
534condo	534 West 42nd...	09/01/2019	09/2019	Khaneja (t0001082)	R-144947	:ACH...	0.00	549.82	-68,278.74	Pre-Authorized Payment
534condo	534 West 42nd...	09/04/2019	09/2019	Riccardi (t0000176)	R-145774	00000737	0.00	1,144.38	-69,423.12	:CHECKscan Payment
534condo	534 West 42nd...	09/04/2019	09/2019	Simon (t0000180)	R-145775	00001203	0.00	2,396.23	-71,819.35	:CHECKscan Payment NSFed by ctrl# 146667 nsf
534condo	534 West 42nd...	09/11/2019	09/2019	Simon (t0000180)	R-146667	00001203	2,396.23	0.00	-69,423.12	NSF receipt Ctrl# 145775
534condo	534 West 42nd...	09/17/2019	09/2019	Samuels (t0000177)	R-146532	:AC...	0.00	1,144.38	-70,567.50	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	09/17/2019	09/2019	Samuels (t0000177)	R-146532	:AC...	0.00	44.00	-70,611.50	Online Payment - EFT Payment Paid by Ro...
				Net Change=-5,765.90			2,396.23	8,162.13	-70,611.50 = Ending Balance =	
4700-0000				Commercial/Retail rent					-5,493.04 = Beginning Balance =	
534condo	534 West 42nd...	09/16/2019	09/2019	Praveen Gulati (t0000760)	R-146518	006441	0.00	686.63	-6,179.67	:CHECKscan Payment
				Net Change=-686.63			0.00	686.63	-6,179.67 = Ending Balance =	
5210-0000				Passthru Repair					-549.82 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-549.82 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-3.98 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2019	09/2019	Interest income	J-17371		0.00	0.51	-4.49	interest income

General Ledger

Period = Sep 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=-0.51			0.00	0.51	-4.49	= Ending Balance =
6202-0000				Accounting					3,450.00	= Beginning Balance =
				Net Change=0.00			0.00	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					2,622.80	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,622.80	= Ending Balance =
6241-0000				Boiler Repair					21,638.73	= Beginning Balance =
				Net Change=0.00			0.00	0.00	21,638.73	= Ending Balance =
6249-0000				Elevator Contract					1,350.04	= Beginning Balance =
534condo	534 West 42nd...	09/16/2019	09/2019	Solid State Elevator Corp (solids)	K-76482	698	337.51	0.00	1,687.55	monthly elev maintenance 09.2019
				Net Change=337.51			337.51	0.00	1,687.55	= 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 =
534condo	534 West 42nd...	09/16/2019	09/2019	Able Fire Prevention Corp (ablef)	K-76481	697	374.15	0.00	650.80	Service for fire ext, inspect, check and tag 9.03.19
				Net Change=374.15			374.15	0.00	650.80	= Ending Balance =
6257-0000				Sprinkler Sys. & Inspections					4,899.38	= Beginning Balance =
				Net Change=0.00			0.00	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					8,800.00	= Beginning Balance =
534condo	534 West 42nd...	09/01/2019	09/2019	Livingston Management Service...	K-75738	693	1,100.00	0.00	9,900.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	9,900.00	= Ending Balance =

General Ledger

Period = Sep 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6312-0000				Security Cameras/Intercom					3,854.18	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,854.18	= Ending Balance =
6320-0000				Insurance					318.72	= Beginning Balance =
534condo	534 West 42nd...	09/23/2019	09/2019	NFP Property & Casualty Servic...	K-76749	699	8,893.35	0.00	9,212.07	GL 8/1/19-8/1/20
				Net Change=8,893.35			8,893.35	0.00	9,212.07	= Ending Balance =
6320-0010				Worker's Compensation					667.21	= Beginning Balance =
534condo	534 West 42nd...	09/30/2019	09/2019	Payroll taxes	J-17364		67.46	0.00	734.67	Payroll taxes
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		0.00	1.56	733.11	paid family leave
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		67.46	0.00	800.57	pay-by-pay insurance
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		0.00	2.40	798.17	voluntary disability
534condo	534 West 42nd...	09/30/2019	09/2019	to reclass	J-17375		0.00	134.92	663.25	to reclass
				Net Change=-3.96			134.92	138.88	663.25	= 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					5,880.61	= Beginning Balance =
534condo	534 West 42nd...	09/27/2019	09/2019	Consolidated Edison Company ...	K-76866	700	852.15	0.00	6,732.76	plp 8.16-9.17.19 elec 44-7223-0650-0200-7
				Net Change=852.15			852.15	0.00	6,732.76	= Ending Balance =
6420-0000				Gas					10,261.14	= Beginning Balance =
534condo	534 West 42nd...	09/27/2019	09/2019	Consolidated Edison Company ...	K-76866	700	189.17	0.00	10,450.31	plp 8.16-9.17.19 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	09/27/2019	09/2019	Consolidated Edison Company ...	K-76867	701	38.38	0.00	10,488.69	cook 8.16-9.17.19 gas 44-7223-0652-0201-1
				Net Change=227.55			227.55	0.00	10,488.69	= Ending Balance =
6430-0000				Water & Sewer					2,211.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,211.38	= Ending Balance =

General Ledger

Period = Sep 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6455-0000				Telephone					3,419.75 = Beginning Balance =	
534condo	534 West 42nd...	09/04/2019	09/2019	Verizon (verizon)	K-75974	696	242.99	0.00	3,662.74	8.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	09/04/2019	09/2019	Verizon (verizon)	K-77611	90419	197.31	0.00	3,860.05	9.4.19 phone ac# 155-734-529-0001-16
				Net Change=440.30			440.30	0.00	3,860.05 = 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					1,208.31 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2019	09/2019	Payroll processing fees :Copy o...	J-17372		129.22	0.00	1,337.53	Payroll processing fees
				Net Change=129.22			129.22	0.00	1,337.53 = 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					8,630.73 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		1,015.38	0.00	9,646.11	To Gross up 6.2019
				Net Change=1,015.38			1,015.38	0.00	9,646.11 = Ending Balance =	
7850-0000				Payroll Taxes					-67.46 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2019	09/2019	Payroll taxes	J-17364		204.57	0.00	137.11	Payroll taxes
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		0.00	67.46	69.65	pay-by-pay insurance
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		0.00	204.59	-134.94	taxes
534condo	534 West 42nd...	09/30/2019	09/2019	to reclass	J-17375		134.94	0.00	0.00	to reclass
				Net Change=67.46			339.51	272.05	0.00 = Ending Balance =	
7851-0000				FICA Expense					660.28 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		77.68	0.00	737.96	To Gross up 9.2019
				Net Change=77.68			77.68	0.00	737.96 = Ending Balance =	
7852-0000				FUTA Expense					42.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	42.00 = Ending Balance =	
7853-0000				SUTA Expense					86.34 = Beginning Balance =	

General Ledger

Period = Sep 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	09/30/2019	09/2019	To Gross up 9.2019	J-17374		10.16	0.00	96.50	To Gross up 9.2019
				Net Change=10.16			10.16	0.00	96.50	= Ending Balance =
							26,966.75	26,966.75		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Sep 2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-14451f	25607	09/2019	8/31/2019	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-WEB	
R-14494f	25633	09/2019	9/1/2019	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-34834	
R-14494f	25633	09/2019	9/1/2019	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	594.56		:ACH-34835	
					534condo	1110-0000	4530-0000 Condo Common Charge	549.82		:ACH-34835	
R-14577f	25801	09/2019	9/4/2019	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		00000737	
R-14577f	25801	09/2019	9/4/2019	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		00001203	
R-14651f	25934	09/2019	9/16/2019	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		006441	
R-14653f	25937	09/2019	9/17/2019	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-WEB	
					534condo	1110-0000	4530-0000 Condo Common Charge	44.00		:ACH-WEB	
R-146667		09/2019	9/11/2019	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	-2,396.23		00001203	
Total								6,452.53			

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Sep 2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-75738	25161	09/2019	9/1/2019	Livingston Management Services, LLC (livin	534condo	6300-0000 Management	1,100.00	693	Management Fee
K-75974	25188	09/2019	9/4/2019	Verizon (verizon)	534condo	6455-0000 Telephone	242.99	696	8.27.19 phone ac# 853-077-585-0001-81
K-76481	25306	09/2019	9/16/2019	Able Fire Prevention Corp (ablef)	534condo	6256-0000 Fire Alarm Inspection	374.15	697	Service for fire ext, inspect, check and tag 9.03.19
K-76482	25306	09/2019	9/16/2019	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	698	monthly elev maintenance 09.2019
K-76749	25374	09/2019	9/23/2019	NFP Property & Casualty Service, Inc (nfp)	534condo	6320-0000 Insurance	8,893.35	699	GL 8/1/19-8/1/20
K-76866	25415	09/2019	9/27/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	852.15	700	plp 8.16-9.17.19 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	189.17	700	plp 8.16-9.17.19 gas 44-7223-0650-0200-7
K-76867	25415	09/2019	9/27/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	38.38	701	cook 8.16-9.17.19 gas 44-7223-0652-0201-1
K-77348		09/2019	9/20/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	920	
K-77611		09/2019	9/4/2019	Verizon (verizon)	534condo	6455-0000 Telephone	197.31	90419	9.4.19 phone ac# 155-734-529-0001-16
K-79653		09/2019	9/20/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	-447.34	920	
Total							12,225.01		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/30/2019

Month Year = 09/2019

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			500.00
						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			17,165.70
						Total	1,144.38						
8	1br	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			2,446.23
						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				20,661.75
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	20,661.75
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	20,661.75

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/30/2019

Month Year = 09/2019

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

11/8/2019

Bank Reconciliation Report

9/30/2019

412059300

Posted by: anishd on 11/8/2019

Balance Per Bank Statement as of 9/30/2019 **26,093.81**

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/3/2019	653	nycwater - NYC Water Board	535.35
9/27/2019	700	conediso - Consolidated Edison Company of N.Y. Inc.	1,041.32
9/27/2019	701	conediso - Consolidated Edison Company of N.Y. Inc.	38.38
Less:	Outstanding Checks		1,615.05
	Reconciled Bank Balance		<u>24,478.76</u>

Balance per GL as of 9/30/2019 **24,031.42**

Reconciled Balance Per G/L **24,031.42**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **447.34**

Bank Reconciliation Report

9/30/2019

412059300

Posted by: anishd on 11/8/2019

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/26/2019	691	nfp - NFP Property & Casualty Service, Inc	318.72	9/30/2019
8/28/2019	692	solids - Solid State Elevator Corp	337.51	9/30/2019
8/29/2019	694	conediso - Consolidated Edison Company of N.Y. Inc.	887.03	9/30/2019
8/29/2019	695	conediso - Consolidated Edison Company of N.Y. Inc.	34.12	9/30/2019
9/1/2019	693	livingst - Livingston Management Services, LLC	1,100.00	9/30/2019
9/4/2019	696	verizon - Verizon	242.99	9/30/2019
9/4/2019	90419	verizon - Verizon	197.31	9/30/2019
9/16/2019	697	ablef - Able Fire Prevention Corp	374.15	9/30/2019
9/16/2019	698	solids - Solid State Elevator Corp	337.51	9/30/2019
9/23/2019	699	nfp - NFP Property & Casualty Service, Inc	8,893.35	9/30/2019
Total Cleared Checks			12,722.69	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/1/2019	204	:ACH Deposit	2,288.76	9/30/2019
9/2/2019	205	:ACH Deposit	1,144.38	9/30/2019
9/7/2019	178	:CHECKscan Deposit	3,540.61	9/30/2019
9/16/2019	179	:CHECKscan Deposit	686.63	9/30/2019
9/17/2019	206	:ACH Deposit	1,188.38	9/30/2019
Total Cleared Deposits			8,848.76	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/11/2019	RC 145775	Returned item t0000180	-2,396.23	9/30/2019
9/30/2019	JE 17361	Arthur Ujka	-894.69	9/30/2019
9/30/2019	JE 17364	Payroll taxes	-272.03	9/30/2019
9/30/2019	JE 17372	Payroll processing fees :Copy of JE Ctrl 17369	-129.22	9/30/2019
Total Cleared Other Items			-3,692.17	

534condo-ChaseRes-1484

11/8/2019

Bank Reconciliation Report

9/30/2019

3046731484

Posted by: anishd on 11/8/2019

Balance Per Bank Statement as of 9/30/2019	20,032.60
Reconciled Bank Balance	<u>20,032.60</u>

Balance per GL as of 9/30/2019	20,032.60
Reconciled Balance Per G/L	<u>20,032.60</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
9/30/2019	JE 17371	Interest income	0.51	9/30/2019
Total Cleared Other Items			<u>0.51</u>	



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

August 31, 2019 through September 30, 2019

Primary Account: **000000412059300**

00093051 1 AV 00.383



00093051 DRE 802 141 27419 NNNNNNNNNN T 1 000000000 62 00055 P215

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**



Good news! We're making it easier to get a replacement account number if your account is compromised.

Starting November 17, 2019, if your account is compromised, we can simply issue you a replacement account number without the hassle of closing your existing account and opening a new one. This will allow you to continue using your existing debit card.

We've updated our Deposit Account Agreement to explain this change:

We can assign and transfer your account information and documentation to a replacement account number at our discretion. We may make this assignment when your account is reported compromised by you or any signer. If we issue you a replacement account number, this Deposit Account Agreement governing you and your account will continue to apply, without interruption, as if you retained the discontinued account number.

Please call us at the number at the top of this statement if you have any questions.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$33,659.91	\$26,093.81
Chase Business Select High Yield Savings	000003046731484	20,032.09	20,032.60
Total		\$53,692.00	\$46,126.41

TOTAL ASSETS

\$53,692.00 **\$46,126.41**

2736001059700105770000100000000



August 31, 2019 through September 30, 2019

Primary Account: 000000412059300

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$33,659.91
Deposits and Additions	5	8,848.76
Checks Paid	9	-12,525.38
Electronic Withdrawals	10	-3,889.48
Ending Balance	24	\$26,093.81

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
09/03	Livingston Manag Settlement 000006611591449 CCD ID: 9000237377	\$2,288.76
09/03	Livingston Manag Settlement 000006617891233 CCD ID: 9000237377	1,144.38
09/10	Livingston Manag Settlement 000006675545653 CCD ID: 9000237377	3,540.61
09/18	Livingston Manag Settlement 000006722361649 CCD ID: 9000237377	1,188.38
09/18	Livingston Manag Settlement 000006722468989 CCD ID: 9000237377	686.63
Total Deposits and Additions		\$8,848.76

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
691 ^		09/10	\$318.72
692 ^		09/12	337.51
693 ^		09/03	1,100.00
694 ^		09/09	887.03
695 ^		09/09	34.12
696 ^		09/19	242.99
697 ^		09/20	374.15
698 ^		09/26	337.51
699 ^		09/24	8,893.35
Total Checks Paid			\$12,525.38

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
09/05	ADP Wage Pay Wage Pay 9369117859621xs CCD ID: 9333006057	\$447.35 ✓
09/05	ADP Tax ADP Tax R61xs 090618A01 CCD ID: 1223006057	102.28 ✓
09/05	ADP Pay-By-Pay Pay-By-Pay 4800386802901xs CCD ID: 9555555505	33.73 ✓
09/12	Livingston Manag Return 000006693577441 CCD ID: 9000237377	2,396.23 ✓



August 31, 2019 through September 30, 2019

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
09/13	ADP Payroll Fees ADP - Fees 2Rixs 2782351 CCD ID: 9659605001	64.61
09/19	ADP Wage Pay Wage Pay 9406113733231xs CCD ID: 9333006057	447.34 ✓
09/19	ADP Tax ADP Tax R61xs 092019A01 CCD ID: 1223006057	102.29 ✓
09/19	ADP Pay-By-Pay Pay-By-Pay 9389118382311xs CCD ID: 9555555505	33.73 ✓
09/25	Verizon Paymentrec 1557345290001 Web ID: 9783397101	197.31 ✓
09/27	ADP Payroll Fees ADP - Fees 2Rixs 6287883 CCD ID: 9659605001	64.61
Total Electronic Withdrawals		\$3,889.48

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
09/03	\$35,993.05	09/13	34,912.08	09/24	26,693.24
09/05	35,409.69	09/18	36,787.09	09/25	26,495.93
09/09	34,488.54	09/19	35,960.74	09/26	26,158.42
09/10	37,710.43	09/20	35,586.59	09/27	26,093.81
09/12	34,976.69				

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



273600106970010577000200000000



August 31, 2019 through September 30, 2019

Primary Account: 000000412059300

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,032.09
Deposits and Additions	1	0.51
Ending Balance	1	\$20,032.60
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.51
Interest Paid Year-to-Date		\$4.49

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		\$20,032.09
09/30	Interest Payment	0.51	20,032.60
	Ending Balance		\$20,032.60

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