

# Report Packet

## Cover Page

534 West 42nd Street Condo  
Association

Prepared for

October 2019

**Trial Balance**

Period = Oct 2019

Book = Cash

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
1110-0000	Operating Cash 1	24,478.76	0.00	2,812.14	21,666.62
1130-0000	Savings Cash 1	20,032.60	0.51	0.00	20,033.11
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	1,342.03	0.00	1,342.03
3800-0000	Retained Earnings	-100,658.02	0.00	0.00	-100,658.02
4530-0000	Condo Common Charge	-70,611.50	0.00	9,262.51	-79,874.01
4700-0000	Commercial/Retail rent	-6,179.67	0.00	686.63	-6,866.30
5210-0000	Passthru Repair	-549.82	0.00	0.00	-549.82
5720-0000	Interest on Bank Accounts	-4.49	0.00	0.51	-5.00
5805-0000	Bounced Check Fee	0.00	0.00	50.00	-50.00
6202-0000	Accounting	3,450.00	0.00	0.00	3,450.00
6213-0000	General Building Repairs-Expense	0.00	1,305.00	0.00	1,305.00
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	1,687.55	337.51	0.00	2,025.06
6250-0000	Elevator Inspection & Repair	3,020.40	1,088.75	0.00	4,109.15
6253-0000	Permits & Licenses	4,384.57	0.00	0.00	4,384.57
6256-0000	Fire Alarm Inspection	650.80	0.00	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	9,900.00	1,100.00	0.00	11,000.00
6312-0000	Security Cameras/Intercom	3,854.18	3,950.53	0.00	7,804.71
6320-0000	Insurance	9,212.07	0.00	0.00	9,212.07
6320-0010	Worker's Compensation	663.25	164.69	0.00	827.94
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	6,732.76	736.37	0.00	7,469.13

**Trial Balance**

Period = Oct 2019

Book = Cash

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
6420-0000	Gas	10,488.69	474.14	0.00	10,962.83
6430-0000	Water & Sewer	2,211.38	608.08	0.00	2,819.46
6455-0000	Telephone	3,860.05	436.91	0.00	4,296.96
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	1,337.53	129.22	0.00	1,466.75
7620-0000	Taxes	170.00	0.00	0.00	170.00
7845-0000	Gross Salary	9,646.11	1,015.38	0.00	10,661.49
7850-0000	Payroll Taxes	0.00	34.83	0.00	34.83
7851-0000	FICA Expense	737.96	77.68	0.00	815.64
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	96.50	10.16	0.00	106.66
	<b>Total</b>	<b>0.00</b>	<b>12,811.79</b>	<b>12,811.79</b>	<b>0.00</b>

**Income Statement**

Period = Oct 2019

Book = Cash

		Period to Date	%	Year to Date	%
<b>4000-0000</b>	<b>INCOME</b>				
<b>4100-0000</b>	<b>RENT</b>				
4530-0000	Condo Common Charge	9,262.51	92.63	79,874.01	91.45
4700-0000	Commercial/Retail rent	686.63	6.87	6,866.30	7.86
<b>4990-0000</b>	<b>NET RENT INCOME</b>	<b>9,949.14</b>	<b>99.49</b>	<b>86,740.31</b>	<b>99.31</b>
<b>5100-0000</b>	<b>EXPENSE REIMBURSEMENT</b>				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.63
<b>5490-0000</b>	<b>TOTAL REIMBURSEMENT</b>	<b>0.00</b>	<b>0.00</b>	<b>549.82</b>	<b>0.63</b>
<b>5600-0000</b>	<b>OTHER INCOME</b>				
5720-0000	Interest on Bank Accounts	0.51	0.01	5.00	0.01
5805-0000	Bounced Check Fee	50.00	0.50	50.00	0.06
<b>5890-0000</b>	<b>TOTAL OTHER INCOME</b>	<b>50.51</b>	<b>0.51</b>	<b>55.00</b>	<b>0.06</b>
<b>5990-0000</b>	<b>TOTAL INCOME</b>	<b>9,999.65</b>	<b>100.00</b>	<b>87,345.13</b>	<b>100.00</b>
<b>6000-0000</b>	<b>EXPENSES</b>				
<b>6100-0000</b>	<b>DIRECT EXPENSES</b>				
6202-0000	Accounting	0.00	0.00	3,450.00	3.95
6213-0000	General Building Repairs-Expense	1,305.00	13.05	1,305.00	1.49
6215-0000	Building Supplies	0.00	0.00	335.13	0.38
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	3.00
6241-0000	Boiler Repair	0.00	0.00	21,638.73	24.77
6249-0000	Elevator Contract	337.51	3.38	2,025.06	2.32
6250-0000	Elevator Inspection & Repair	1,088.75	10.89	4,109.15	4.70
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	5.02
6256-0000	Fire Alarm Inspection	0.00	0.00	650.80	0.75
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	5.61

**Income Statement**

Period = Oct 2019

Book = Cash

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
6267-0000	Locksmith	0.00	0.00	1,007.10	1.15
6300-0000	Management	1,100.00	11.00	11,000.00	12.59
6312-0000	Security Cameras/Intercom	3,950.53	39.51	7,804.71	8.94
6320-0000	Insurance	0.00	0.00	9,212.07	10.55
6320-0010	Worker's Compensation	164.69	1.65	827.94	0.95
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.63
6364-0000	Filing Fees	0.00	0.00	60.60	0.07
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.04
6410-0000	Electricity	736.37	7.36	7,469.13	8.55
6420-0000	Gas	474.14	4.74	10,962.83	12.55
6430-0000	Water & Sewer	608.08	6.08	2,819.46	3.23
6455-0000	Telephone	436.91	4.37	4,296.96	4.92
<b>6990-0000</b>	<b>TOTAL DIRECT EXPENSES</b>	<b><u>10,201.98</u></b>	<b><u>102.02</u></b>	<b><u>101,474.67</u></b>	<b><u>116.18</u></b>
<b>7000-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7421-0000	Postage	0.00	0.00	14.40	0.02
7610-0000	Legal - General	0.00	0.00	2,250.50	2.58
7615-0000	Payroll Processing Fees	129.22	1.29	1,466.75	1.68
7620-0000	Taxes	0.00	0.00	170.00	0.19
<b>7800-0000</b>	<b>PAYROLL EXPENSE</b>				
7845-0000	Gross Salary	1,015.38	10.15	10,661.49	12.21
7850-0000	Payroll Taxes	34.83	0.35	34.83	0.04
7851-0000	FICA Expense	77.68	0.78	815.64	0.93
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	10.16	0.10	106.66	0.12
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b><u>1,267.27</u></b>	<b><u>12.67</u></b>	<b><u>13,127.37</u></b>	<b><u>15.03</u></b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b><u>1,267.27</u></b>	<b><u>12.67</u></b>	<b><u>15,562.27</u></b>	<b><u>17.82</u></b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b><u>11,469.25</u></b>	<b><u>114.70</u></b>	<b><u>117,036.94</u></b>	<b><u>133.99</u></b>

**Income Statement**

Period = Oct 2019

Book = Cash

		Period to Date	%	Year to Date	%
9090-0000	NET INCOME	<u>-1,469.60</u>	<u>-14.70</u>	<u>-29,691.81</u>	<u>-33.99</u>

**Statement (12 months)**

Period = Jan 2019-Oct 2019

Book = Cash

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>4000-0000 INCOME</b>											
<b>4100-0000 RENT</b>											
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	9,262.51	79,874.01
4700-0000 Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	686.63	686.63	686.63	686.63	6,866.30
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	0.00
<b>4990-0000 NET RENT INCOME</b>	<b><u>8,804.76</u></b>	<b><u>10,685.77</u></b>	<b><u>7,073.75</u></b>	<b><u>8,904.76</u></b>	<b><u>9,999.14</u></b>	<b><u>7,710.38</u></b>	<b><u>9,442.70</u></b>	<b><u>7,717.38</u></b>	<b><u>6,452.53</u></b>	<b><u>9,949.14</u></b>	<b><u>86,740.31</u></b>
<b>5100-0000 EXPENSE REIMBURSEMENT</b>											
5210-0000 Passthru Repair	0.00	0.00	0.00	0.00	0.00	0.00	549.82	0.00	0.00	0.00	549.82
<b>5490-0000 TOTAL REIMBURSEMENT</b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>549.82</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>549.82</u></b>
<b>5600-0000 OTHER INCOME</b>											
5720-0000 Interest on Bank Accounts	0.51	0.46	0.48	0.53	0.51	0.46	0.54	0.49	0.51	0.51	5.00
5805-0000 Bounced Check Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
<b>5890-0000 TOTAL OTHER INCOME</b>	<b><u>0.51</u></b>	<b><u>0.46</u></b>	<b><u>0.48</u></b>	<b><u>0.53</u></b>	<b><u>0.51</u></b>	<b><u>0.46</u></b>	<b><u>0.54</u></b>	<b><u>0.49</u></b>	<b><u>0.51</u></b>	<b><u>50.51</u></b>	<b><u>55.00</u></b>
<b>5990-0000 TOTAL INCOME</b>	<b><u>8,805.27</u></b>	<b><u>10,686.23</u></b>	<b><u>7,074.23</u></b>	<b><u>8,905.29</u></b>	<b><u>9,999.65</u></b>	<b><u>7,710.84</u></b>	<b><u>9,993.06</u></b>	<b><u>7,717.87</u></b>	<b><u>6,453.04</u></b>	<b><u>9,999.65</u></b>	<b><u>87,345.13</u></b>
<b>6000-0000 EXPENSES</b>											
<b>6100-0000 DIRECT EXPENSES</b>											
6202-0000 Accounting	150.00	0.00	800.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	3,450.00
6213-0000 General Building Repairs- Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,305.00	1,305.00
6215-0000 Building Supplies	0.00	0.00	0.00	0.00	335.13	0.00	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	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	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	337.51	2,025.06

**Statement (12 months)**

Period = Jan 2019-Oct 2019

Book = Cash

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
6250-0000 Elevator Inspection & Repair	881.89	437.51	337.51	1,281.89	81.60	0.00	0.00	0.00	0.00	1,088.75	4,109.15
6253-0000 Permits & Licenses	0.00	0.00	0.00	4,279.57	105.00	0.00	0.00	0.00	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	0.00	374.15	0.00	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	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	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	1,100.00	11,000.00
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	3,950.53	7,804.71
6320-0000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	318.72	8,893.35	0.00	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	164.69	827.94
6350-0000 Property Tax	0.00	0.00	0.00	0.00	0.00	8.00	0.00	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	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	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	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	736.37	7,469.13
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	474.14	10,962.83
6430-0000 Water & Sewer	585.86	0.00	0.00	535.35	0.00	0.00	1,090.17	0.00	0.00	608.08	2,819.46
6455-0000 Telephone	420.68	420.74	420.04	422.35	443.08	419.53	434.96	438.37	440.30	436.91	4,296.96
<b>6990-0000 TOTAL DIRECT EXPENSES</b>	<b>7,556.19</b>	<b>27,036.35</b>	<b>10,397.42</b>	<b>9,721.85</b>	<b>4,084.67</b>	<b>1,591.03</b>	<b>19,271.60</b>	<b>-607.47</b>	<b>12,221.05</b>	<b>10,201.98</b>	<b>101,474.67</b>
<b>7000-0000 GENERAL &amp; ADMINISTRATIVE</b>											
7421-0000 Postage	0.00	0.00	14.40	0.00	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	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	129.22	1,466.75
7620-0000 Taxes	0.00	0.00	0.00	170.00	0.00	0.00	0.00	0.00	0.00	0.00	170.00
<b>7800-0000 PAYROLL EXPENSE</b>											
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	1,015.38	10,661.49
7850-0000 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-67.46	67.46	34.83	34.83
7851-0000 FICA Expense	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	77.68	815.64



**Statement (12 months)**

Period = Jan 2019-Oct 2019

Book = Cash

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	0.00	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	10.16	106.66
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b><u>1,309.06</u></b>	<b><u>1,242.66</u></b>	<b><u>1,299.19</u></b>	<b><u>1,213.17</u></b>	<b><u>1,793.20</u></b>	<b><u>1,238.54</u></b>	<b><u>1,234.79</u></b>	<b><u>1,229.59</u></b>	<b><u>1,299.90</u></b>	<b><u>1,267.27</u></b>	<b><u>13,127.37</u></b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b><u>2,135.56</u></b>	<b><u>2,456.16</u></b>	<b><u>1,313.59</u></b>	<b><u>1,593.67</u></b>	<b><u>1,793.20</u></b>	<b><u>1,238.54</u></b>	<b><u>1,234.79</u></b>	<b><u>1,229.59</u></b>	<b><u>1,299.90</u></b>	<b><u>1,267.27</u></b>	<b><u>15,562.27</u></b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b><u>9,691.75</u></b>	<b><u>29,492.51</u></b>	<b><u>11,711.01</u></b>	<b><u>11,315.52</u></b>	<b><u>5,877.87</u></b>	<b><u>2,829.57</u></b>	<b><u>20,506.39</u></b>	<b><u>622.12</u></b>	<b><u>13,520.95</u></b>	<b><u>11,469.25</u></b>	<b><u>117,036.94</u></b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b><u>-886.48</u></b>	<b><u>-18,806.28</u></b>	<b><u>-4,636.78</u></b>	<b><u>-2,410.23</u></b>	<b><u>4,121.78</u></b>	<b><u>4,881.27</u></b>	<b><u>-10,513.33</u></b>	<b><u>7,095.75</u></b>	<b><u>-7,067.91</u></b>	<b><u>-1,469.60</u></b>	<b><u>-29,691.81</u></b>

**Balance Sheet**

Period = Oct 2019

Book = Cash

		<b>Current Balance</b>
1110-0000	Operating Cash 1	21,666.62
1130-0000	Savings Cash 1	20,033.11
1190-0000	TOTAL CASH	<u>41,699.73</u>
1400-0000	Total Current Assets	41,699.73
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	<u>36,410.44</u>
<b>1990-0000</b>	<b>TOTAL ASSETS</b>	<b>78,110.17</b>
<b>2000-0000</b>	<b>LIABILITIES &amp; CAPITAL</b>	
2100-0000	LIABILITIES	
2245-0000	Insurance Proceed-Prop. Damage	8,485.99
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	<u>8,485.99</u>
2650-0000	Net Payroll	-1,342.03
2990-0000	TOTAL LIABILITIES	<u>7,143.96</u>
3000-0000	CAPITAL	
3800-0000	Retained Earnings	70,966.21
3890-0000	TOTAL CAPITAL	<u>70,966.21</u>
<b>3990-0000</b>	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>78,110.17</b>

**Cash Flow Statement**

Period = Oct 2019

Book = Cash

		Period to Date	%	Year to Date	%
<b>4000-0000</b>	<b>INCOME</b>				
<b>4100-0000</b>	<b>RENT</b>				
4530-0000	Condo Common Charge	9,262.51	92.63	79,874.01	91.45
4700-0000	Commercial/Retail rent	686.63	6.87	6,866.30	7.86
<b>4990-0000</b>	<b>NET RENT INCOME</b>	<u><b>9,949.14</b></u>	<u><b>99.49</b></u>	<u><b>86,740.31</b></u>	<u><b>99.31</b></u>
<b>5100-0000</b>	<b>EXPENSE REIMBURSEMENT</b>				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.63
<b>5490-0000</b>	<b>TOTAL REIMBURSEMENT</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>549.82</b></u>	<u><b>0.63</b></u>
<b>5600-0000</b>	<b>OTHER INCOME</b>				
5720-0000	Interest on Bank Accounts	0.51	0.01	5.00	0.01
5805-0000	Bounced Check Fee	50.00	0.50	50.00	0.06
<b>5890-0000</b>	<b>TOTAL OTHER INCOME</b>	<u><b>50.51</b></u>	<u><b>0.51</b></u>	<u><b>55.00</b></u>	<u><b>0.06</b></u>
<b>5990-0000</b>	<b>TOTAL INCOME</b>	<u><b>9,999.65</b></u>	<u><b>100.00</b></u>	<u><b>87,345.13</b></u>	<u><b>100.00</b></u>
<b>6000-0000</b>	<b>EXPENSES</b>				
<b>6100-0000</b>	<b>DIRECT EXPENSES</b>				
6202-0000	Accounting	0.00	0.00	3,450.00	3.95
6213-0000	General Building Repairs-Expense	1,305.00	13.05	1,305.00	1.49
6215-0000	Building Supplies	0.00	0.00	335.13	0.38
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	3.00
6241-0000	Boiler Repair	0.00	0.00	21,638.73	24.77
6249-0000	Elevator Contract	337.51	3.38	2,025.06	2.32
6250-0000	Elevator Inspection & Repair	1,088.75	10.89	4,109.15	4.70
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	5.02
6256-0000	Fire Alarm Inspection	0.00	0.00	650.80	0.75
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	5.61

**Cash Flow Statement**

Period = Oct 2019

Book = Cash

		Period to Date	%	Year to Date	%
6267-0000	Locksmith	0.00	0.00	1,007.10	1.15
6300-0000	Management	1,100.00	11.00	11,000.00	12.59
6312-0000	Security Cameras/Intercom	3,950.53	39.51	7,804.71	8.94
6320-0000	Insurance	0.00	0.00	9,212.07	10.55
6320-0010	Worker's Compensation	164.69	1.65	827.94	0.95
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.63
6364-0000	Filing Fees	0.00	0.00	60.60	0.07
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.04
6410-0000	Electricity	736.37	7.36	7,469.13	8.55
6420-0000	Gas	474.14	4.74	10,962.83	12.55
6430-0000	Water & Sewer	608.08	6.08	2,819.46	3.23
6455-0000	Telephone	436.91	4.37	4,296.96	4.92
<b>6990-0000</b>	<b>TOTAL DIRECT EXPENSES</b>	<b>10,201.98</b>	<b>102.02</b>	<b>101,474.67</b>	<b>116.18</b>
<b>7000-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7421-0000	Postage	0.00	0.00	14.40	0.02
7610-0000	Legal - General	0.00	0.00	2,250.50	2.58
7615-0000	Payroll Processing Fees	129.22	1.29	1,466.75	1.68
7620-0000	Taxes	0.00	0.00	170.00	0.19
<b>7800-0000</b>	<b>PAYROLL EXPENSE</b>				
7845-0000	Gross Salary	1,015.38	10.15	10,661.49	12.21
7850-0000	Payroll Taxes	34.83	0.35	34.83	0.04
7851-0000	FICA Expense	77.68	0.78	815.64	0.93
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	10.16	0.10	106.66	0.12
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b>1,267.27</b>	<b>12.67</b>	<b>13,127.37</b>	<b>15.03</b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b>1,267.27</b>	<b>12.67</b>	<b>15,562.27</b>	<b>17.82</b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b>11,469.25</b>	<b>114.70</b>	<b>117,036.94</b>	<b>133.99</b>

**Cash Flow Statement**

Period = Oct 2019

Book = Cash

		Period to Date	%	Year to Date	%
9090-0000	<b>NET INCOME</b>	<b>-1,469.60</b>	<b>-14.70</b>	<b>-29,691.81</b>	<b>-33.99</b>
	<b>Adjustments</b>				
	<b>Total Adjustments</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>Cash Flow</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	24,478.76	21,666.62	-2,812.14	
1130-0000	Savings Cash 1	20,032.60	20,033.11	0.51	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	<b>Total Cash</b>	<b>44,511.36</b>	<b>41,699.73</b>	<b>-2,811.63</b>	
	<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	52,705.46	21,666.62	-31,038.84	
1130-0000	Savings Cash 1	20,028.11	20,033.11	5.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	<b>Total Cash</b>	<b>72,733.57</b>	<b>41,699.73</b>	<b>-31,033.84</b>	

# General Ledger

Period = Oct 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>1110-0000</b>				<b>Operating Cash 1</b>					<b>24,478.76 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/01/2019	10/2019	Livingston Management Service...	K-76995	702	0.00	1,100.00	23,378.76	Management Fee
534condo	534 West 42nd...	10/01/2019	10/2019	Trubitt (t0000174)	R-147805	:ACH...	1,144.38	0.00	24,523.14	Pre-Authorized Payment
534condo	534 West 42nd...	10/01/2019	10/2019	Khaneja (t0001082)	R-147806	:ACH...	594.56	0.00	25,117.70	Pre-Authorized Payment
534condo	534 West 42nd...	10/01/2019	10/2019	Khaneja (t0001082)	R-147806	:ACH...	549.82	0.00	25,667.52	Pre-Authorized Payment
534condo	534 West 42nd...	10/02/2019	10/2019	Younge (t0000178)	R-148374	:AC...	1,144.38	0.00	26,811.90	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	10/03/2019	10/2019	NYC Water Board (nycwater)	K-77340	703	0.00	608.08	26,203.82	6.18.19-9.18.19 acc#50010-25022-001
534condo	534 West 42nd...	10/04/2019	10/2019	Artur Ujkaj (v0000081)	K-80619	100419	0.00	447.34	25,756.48	10.4.19 payroll
534condo	534 West 42nd...	10/04/2019	10/2019	Simon (t0000180)	R-148699	00001206	50.00	0.00	25,806.48	:CHECKscan Payment
534condo	534 West 42nd...	10/04/2019	10/2019	Simon (t0000180)	R-148699	00001206	2,396.23	0.00	28,202.71	:CHECKscan Payment
534condo	534 West 42nd...	10/04/2019	10/2019	Riccardi (t0000176)	R-148783	00000748	1,144.38	0.00	29,347.09	:CHECKscan Payment
534condo	534 West 42nd...	10/08/2019	10/2019	Virtual Service (virtual)	K-77716	704	0.00	3,950.53	25,396.56	2 quarterly billing for service at 534 W 42 St fo...
534condo	534 West 42nd...	10/09/2019	10/2019	Verizon (verizon)	K-77822	705	0.00	239.38	25,157.18	9.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	10/10/2019	10/2019	Praveen Gulati (t0000760)	R-149264	006465	686.63	0.00	25,843.81	:CHECKscan Payment
534condo	534 West 42nd...	10/11/2019	10/2019	ADP Payroll Processing Fee	J-17748		0.00	64.61	25,779.20	ADP Payroll Processing Fee
534condo	534 West 42nd...	10/15/2019	10/2019	Solid State Elevator Corp (solids)	K-78277	706	0.00	1,088.75	24,690.45	534w 42st door lock monitoring chip upgrade i...
534condo	534 West 42nd...	10/15/2019	10/2019	Virtual Service (virtual)	K-78278	707	0.00	337.51	24,352.94	534w42stmonthly elev maintenance 09.2019 i...
534condo	534 West 42nd...	10/15/2019	10/2019	Virtual Service (virtual)	K-78295	707	337.51	0.00	24,690.45	534w42stmonthly elev maintenance 09.2019 i...
534condo	534 West 42nd...	10/15/2019	10/2019	Solid State Elevator Corp (solids)	K-78300	708	0.00	337.51	24,352.94	Monthly Maintenance Invoice from the month ...
534condo	534 West 42nd...	10/18/2019	10/2019	Artur Dibra (artur)	K-80620	101819	0.00	447.35	23,905.59	10.18.19 payroll
534condo	534 West 42nd...	10/18/2019	10/2019	Artur Dibra (artur)	K-80621	101819	447.35	0.00	24,352.94	10.18.19 payroll
534condo	534 West 42nd...	10/18/2019	10/2019	Artur Ujkaj (v0000081)	K-80623	101819	0.00	447.35	23,905.59	10.18.19 payroll
534condo	534 West 42nd...	10/25/2019	10/2019	Consolidated Edison Company ...	K-78932	709	0.00	736.37	23,169.22	534 W. 42st plp 9.17.19-10.17.19 elec 44-72...
534condo	534 West 42nd...	10/25/2019	10/2019	Consolidated Edison Company ...	K-78932	709	0.00	437.61	22,731.61	534 W. 42st plp 9.17.19-10.17.19 gas 44-722...
534condo	534 West 42nd...	10/25/2019	10/2019	Consolidated Edison Company ...	K-78933	710	0.00	36.53	22,695.08	534 W. 42st cook 9.17.19-10.17.19 gas 44-7...
534condo	534 West 42nd...	10/25/2019	10/2019	Verizon (verizon)	K-79444	102519	0.00	197.53	22,497.55	534 W42nd ac#155-734-529-0001-16 10.4.19
534condo	534 West 42nd...	10/25/2019	10/2019	ADP Payroll Processing Fee	J-17749		0.00	64.61	22,432.94	ADP Payroll Processing Fee
534condo	534 West 42nd...	10/29/2019	10/2019	Younge (t0000178)	R-150371	:AC...	1,144.38	0.00	23,577.32	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	10/30/2019	10/2019	Riccardi (t0000176)	R-150447	00000758	1,144.38	0.00	24,721.70	:CHECKscan Payment
534condo	534 West 42nd...	10/31/2019	10/2019	Loyal GC Corp. (loyalgc)	K-79142	711	0.00	1,305.00	23,416.70	534 W42st 11.15.18 fix ceiling after plumber w...
534condo	534 West 42nd...	10/31/2019	10/2019	Arthur Ujka	J-17362		0.00	894.69	22,522.01	Arthur Ujka
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes	J-17365		0.00	67.46	22,454.55	Payroll taxes
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes	J-17365		0.00	204.57	22,249.98	Payroll taxes
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes for 11/01/19 :Rev...	J-17366		0.00	33.73	22,216.25	Payroll taxes for 11/01/19
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes for 11/01/19 :Rev...	J-17366		0.00	102.29	22,113.96	Payroll taxes for 11/01/19
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes for 11/01/19 :Rev...	J-17366		0.00	447.34	21,666.62	Payroll taxes for 11/01/19
				<b>Net Change=-2,812.14</b>			<b>10,784.00</b>	<b>13,596.14</b>	<b>21,666.62 = Ending Balance =</b>	

# General Ledger

Period = Oct 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>1130-0000</b>				<b>Savings Cash 1</b>					<b>20,032.60 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/31/2019	10/2019	bank interest	J-17750		0.51	0.00	20,033.11	bank interest
				<b>Net Change=0.51</b>			<b>0.51</b>	<b>0.00</b>	<b>20,033.11 = Ending Balance =</b>	
<b>1620-0000</b>				<b>Equipment</b>					<b>28,039.88 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>28,039.88 = Ending Balance =</b>	
<b>1621-0000</b>				<b>Accum. Dep - Equipment</b>					<b>-2,898.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-2,898.00 = Ending Balance =</b>	
<b>1720-0000</b>				<b>Building Improvement</b>					<b>11,268.56 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>11,268.56 = Ending Balance =</b>	
<b>2245-0000</b>				<b>Insurance Proceed-Prop. Damage</b>					<b>-8,485.99 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-8,485.99 = Ending Balance =</b>	
<b>2650-0000</b>				<b>Net Payroll</b>					<b>0.00 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/04/2019	10/2019	Artur Ujkaj (v0000081)	K-80619	100419	447.34	0.00	447.34	10.4.19 payroll
534condo	534 West 42nd...	10/18/2019	10/2019	Artur Dibra (artur)	K-80620	101819	447.35	0.00	894.69	10.18.19 payroll
534condo	534 West 42nd...	10/18/2019	10/2019	Artur Dibra (artur)	K-80621	101819	0.00	447.35	447.34	10.18.19 payroll
534condo	534 West 42nd...	10/18/2019	10/2019	Artur Ujkaj (v0000081)	K-80623	101819	447.35	0.00	894.69	10.18.19 payroll
534condo	534 West 42nd...	10/31/2019	10/2019	Arthur Ujka	J-17362		894.69	0.00	1,789.38	Arthur Ujka
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes for 11/01/19 :Rev...	J-17366		447.34	0.00	2,236.72	Payroll taxes for 11/01/19
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		0.00	894.69	1,342.03	To Gross up 10.19
				<b>Net Change=1,342.03</b>			<b>2,684.07</b>	<b>1,342.04</b>	<b>1,342.03 = Ending Balance =</b>	
<b>3800-0000</b>				<b>Retained Earnings</b>					<b>-100,658.02 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-100,658.02 = Ending Balance =</b>	
<b>4530-0000</b>				<b>Condo Common Charge</b>					<b>-70,611.50 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/01/2019	10/2019	Trubitt (t0000174)	R-147805	:ACH...	0.00	1,144.38	-71,755.88	Pre-Authorized Payment
534condo	534 West 42nd...	10/01/2019	10/2019	Khaneja (t0001082)	R-147806	:ACH...	0.00	594.56	-72,350.44	Pre-Authorized Payment
534condo	534 West 42nd...	10/01/2019	10/2019	Khaneja (t0001082)	R-147806	:ACH...	0.00	549.82	-72,900.26	Pre-Authorized Payment
534condo	534 West 42nd...	10/02/2019	10/2019	Younge (t0000178)	R-148374	:AC...	0.00	1,144.38	-74,044.64	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	10/04/2019	10/2019	Simon (t0000180)	R-148699	00001206	0.00	2,396.23	-76,440.87	:CHECKscan Payment
534condo	534 West 42nd...	10/04/2019	10/2019	Riccardi (t0000176)	R-148783	00000748	0.00	1,144.38	-77,585.25	:CHECKscan Payment
534condo	534 West 42nd...	10/29/2019	10/2019	Younge (t0000178)	R-150371	:AC...	0.00	1,144.38	-78,729.63	Online Payment - EFT Payment. Web - Resid...
534condo	534 West 42nd...	10/30/2019	10/2019	Riccardi (t0000176)	R-150447	00000758	0.00	1,144.38	-79,874.01	:CHECKscan Payment

# General Ledger

Period = Oct 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				<b>Net Change=-9,262.51</b>			<b>0.00</b>	<b>9,262.51</b>	<b>-79,874.01</b>	<b>= Ending Balance =</b>
<b>4700-0000</b>				<b>Commercial/Retail rent</b>					<b>-6,179.67</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/10/2019	10/2019	Praveen Gulati (t0000760)	R-149264	006465	0.00	686.63	-6,866.30	:CHECKscan Payment
				<b>Net Change=-686.63</b>			<b>0.00</b>	<b>686.63</b>	<b>-6,866.30</b>	<b>= Ending Balance =</b>
<b>5210-0000</b>				<b>Passthru Repair</b>					<b>-549.82</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-549.82</b>	<b>= Ending Balance =</b>
<b>5720-0000</b>				<b>Interest on Bank Accounts</b>					<b>-4.49</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/31/2019	10/2019	bank interest	J-17750		0.00	0.51	-5.00	bank interest
				<b>Net Change=-0.51</b>			<b>0.00</b>	<b>0.51</b>	<b>-5.00</b>	<b>= Ending Balance =</b>
<b>5805-0000</b>				<b>Bounced Check Fee</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/04/2019	10/2019	Simon (t0000180)	R-148699	00001206	0.00	50.00	-50.00	:CHECKscan Payment
				<b>Net Change=-50.00</b>			<b>0.00</b>	<b>50.00</b>	<b>-50.00</b>	<b>= Ending Balance =</b>
<b>6202-0000</b>				<b>Accounting</b>					<b>3,450.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>3,450.00</b>	<b>= Ending Balance =</b>
<b>6213-0000</b>				<b>General Building Repairs-Expense</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/31/2019	10/2019	Loyal GC Corp. (loyalgc)	K-79142	711	1,305.00	0.00	1,305.00	534 W42st 11.15.18 fix ceiling after plumber w...
				<b>Net Change=1,305.00</b>			<b>1,305.00</b>	<b>0.00</b>	<b>1,305.00</b>	<b>= Ending Balance =</b>
<b>6215-0000</b>				<b>Building Supplies</b>					<b>335.13</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>335.13</b>	<b>= Ending Balance =</b>
<b>6235-0000</b>				<b>Plumbing Repair</b>					<b>2,622.80</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>2,622.80</b>	<b>= Ending Balance =</b>
<b>6241-0000</b>				<b>Boiler Repair</b>					<b>21,638.73</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>21,638.73</b>	<b>= Ending Balance =</b>
<b>6249-0000</b>				<b>Elevator Contract</b>					<b>1,687.55</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/15/2019	10/2019	Virtual Service (virtual)	K-78278	707	337.51	0.00	2,025.06	534w42stmonthly elev maintenance 09.2019 i...
534condo	534 West 42nd...	10/15/2019	10/2019	Virtual Service (virtual)	K-78295	707	0.00	337.51	1,687.55	534w42stmonthly elev maintenance 09.2019 i...
534condo	534 West 42nd...	10/15/2019	10/2019	Solid State Elevator Corp (solids)	K-78300	708	337.51	0.00	2,025.06	Monthly Maintenance Invoice from the month ...
				<b>Net Change=337.51</b>			<b>675.02</b>	<b>337.51</b>	<b>2,025.06</b>	<b>= Ending Balance =</b>



# General Ledger

Period = Oct 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>6250-0000</b>				<b>Elevator Inspection &amp; Repair</b>					<b>3,020.40 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/15/2019	10/2019	Solid State Elevator Corp (solids)	K-78277	706	1,088.75	0.00	4,109.15	534w 42st door lock monitoring chip upgrade i...
				<b>Net Change=1,088.75</b>			<b>1,088.75</b>	<b>0.00</b>	<b>4,109.15 = Ending Balance =</b>	
<b>6253-0000</b>				<b>Permits &amp; Licenses</b>					<b>4,384.57 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>4,384.57 = Ending Balance =</b>	
<b>6256-0000</b>				<b>Fire Alarm Inspection</b>					<b>650.80 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>650.80 = Ending Balance =</b>	
<b>6257-0000</b>				<b>Sprinkler Sys. &amp; Inspections</b>					<b>4,899.38 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>4,899.38 = Ending Balance =</b>	
<b>6267-0000</b>				<b>Locksmith</b>					<b>1,007.10 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>1,007.10 = Ending Balance =</b>	
<b>6300-0000</b>				<b>Management</b>					<b>9,900.00 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/01/2019	10/2019	Livingston Management Service...	K-76995	702	1,100.00	0.00	11,000.00	Management Fee
				<b>Net Change=1,100.00</b>			<b>1,100.00</b>	<b>0.00</b>	<b>11,000.00 = Ending Balance =</b>	
<b>6312-0000</b>				<b>Security Cameras/Intercom</b>					<b>3,854.18 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/08/2019	10/2019	Virtual Service (virtual)	K-77716	704	3,950.53	0.00	7,804.71	2 quarterly billing for service at 534 W 42 St fo...
				<b>Net Change=3,950.53</b>			<b>3,950.53</b>	<b>0.00</b>	<b>7,804.71 = Ending Balance =</b>	
<b>6320-0000</b>				<b>Insurance</b>					<b>9,212.07 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>9,212.07 = Ending Balance =</b>	
<b>6320-0010</b>				<b>Worker's Compensation</b>					<b>663.25 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes	J-17365		67.46	0.00	730.71	Payroll taxes
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes for 11/01/19 :Rev...	J-17366		33.73	0.00	764.44	Payroll taxes for 11/01/19
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		0.00	1.56	762.88	paid family leave
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		67.46	0.00	830.34	pay-by-pay insurance
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		0.00	2.40	827.94	voluntary disability
				<b>Net Change=164.69</b>			<b>168.65</b>	<b>3.96</b>	<b>827.94 = Ending Balance =</b>	
<b>6350-0000</b>				<b>Property Tax</b>					<b>8.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>8.00 = Ending Balance =</b>	

**General Ledger**

Period = Oct 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>6362-0000</b>				<b>Inspections</b>					<b>550.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>550.00 = Ending Balance =</b>	
<b>6364-0000</b>				<b>Filing Fees</b>					<b>60.60 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>60.60 = Ending Balance =</b>	
<b>6367-0000</b>				<b>Boiler Inspection Service</b>					<b>35.25 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>35.25 = Ending Balance =</b>	
<b>6410-0000</b>				<b>Electricity</b>					<b>6,732.76 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/25/2019	10/2019	Consolidated Edison Company ...	K-78932	709	736.37	0.00	7,469.13	534 W. 42st plp 9.17.19-10.17.19 elec 44-72...
				<b>Net Change=736.37</b>			<b>736.37</b>	<b>0.00</b>	<b>7,469.13 = Ending Balance =</b>	
<b>6420-0000</b>				<b>Gas</b>					<b>10,488.69 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/25/2019	10/2019	Consolidated Edison Company ...	K-78932	709	437.61	0.00	10,926.30	534 W. 42st plp 9.17.19-10.17.19 gas 44-722...
534condo	534 West 42nd...	10/25/2019	10/2019	Consolidated Edison Company ...	K-78933	710	36.53	0.00	10,962.83	534 W. 42st cook 9.17.19-10.17.19 gas 44-7...
				<b>Net Change=474.14</b>			<b>474.14</b>	<b>0.00</b>	<b>10,962.83 = Ending Balance =</b>	
<b>6430-0000</b>				<b>Water &amp; Sewer</b>					<b>2,211.38 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/03/2019	10/2019	NYC Water Board (nycwater)	K-77340	703	608.08	0.00	2,819.46	6.18.19-9.18.19 acc#50010-25022-001
				<b>Net Change=608.08</b>			<b>608.08</b>	<b>0.00</b>	<b>2,819.46 = Ending Balance =</b>	
<b>6455-0000</b>				<b>Telephone</b>					<b>3,860.05 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/09/2019	10/2019	Verizon (verizon)	K-77822	705	239.38	0.00	4,099.43	9.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	10/25/2019	10/2019	Verizon (verizon)	K-79444	102519	197.53	0.00	4,296.96	534 W42nd ac#155-734-529-0001-16 10.4.19
				<b>Net Change=436.91</b>			<b>436.91</b>	<b>0.00</b>	<b>4,296.96 = Ending Balance =</b>	
<b>7421-0000</b>				<b>Postage</b>					<b>14.40 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>14.40 = Ending Balance =</b>	
<b>7610-0000</b>				<b>Legal - General</b>					<b>2,250.50 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>2,250.50 = Ending Balance =</b>	
<b>7615-0000</b>				<b>Payroll Processing Fees</b>					<b>1,337.53 = Beginning Balance =</b>	
534condo	534 West 42nd...	10/11/2019	10/2019	ADP Payroll Processing Fee	J-17748		64.61	0.00	1,402.14	ADP Payroll Processing Fee
534condo	534 West 42nd...	10/25/2019	10/2019	ADP Payroll Processing Fee	J-17749		64.61	0.00	1,466.75	ADP Payroll Processing Fee
				<b>Net Change=129.22</b>			<b>129.22</b>	<b>0.00</b>	<b>1,466.75 = Ending Balance =</b>	

### General Ledger

Period = Oct 2019

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>7620-0000</b>				<b>Taxes</b>					<b>170.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>170.00</b>	<b>= Ending Balance =</b>
<b>7845-0000</b>				<b>Gross Salary</b>					<b>9,646.11</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		1,015.38	0.00	10,661.49	To Gross up salary
				<b>Net Change=1,015.38</b>			<b>1,015.38</b>	<b>0.00</b>	<b>10,661.49</b>	<b>= Ending Balance =</b>
<b>7850-0000</b>				<b>Payroll Taxes</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes	J-17365		204.57	0.00	204.57	Payroll taxes
534condo	534 West 42nd...	10/31/2019	10/2019	Payroll taxes for 11/01/19 :Rev...	J-17366		102.29	0.00	306.86	Payroll taxes for 11/01/19
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		0.00	67.46	239.40	pay-by-pay insurance
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		0.00	204.57	34.83	taxes
				<b>Net Change=34.83</b>			<b>306.86</b>	<b>272.03</b>	<b>34.83</b>	<b>= Ending Balance =</b>
<b>7851-0000</b>				<b>FICA Expense</b>					<b>737.96</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		77.68	0.00	815.64	To Gross up 10.19
				<b>Net Change=77.68</b>			<b>77.68</b>	<b>0.00</b>	<b>815.64</b>	<b>= Ending Balance =</b>
<b>7852-0000</b>				<b>FUTA Expense</b>					<b>42.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>42.00</b>	<b>= Ending Balance =</b>
<b>7853-0000</b>				<b>SUTA Expense</b>					<b>96.50</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	10/31/2019	10/2019	To Gross up 10.19	J-17761		10.16	0.00	106.66	To Gross up 10.19
				<b>Net Change=10.16</b>			<b>10.16</b>	<b>0.00</b>	<b>106.66</b>	<b>= Ending Balance =</b>
							<b>25,551.33</b>	<b>25,551.33</b>		

534 West 42nd Street Condo Association (534condo)

**Receipt Register**

For Period = Oct 2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-14780	26299	10/2019	10/1/2019	Trubitt(10000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-35750	
R-14780	26299	10/2019	10/1/2019	Khaneja(10001082)	534condo	1110-0000	4530-0000 Condo Common Charge	549.82		:ACH-35751	
					534condo	1110-0000	4530-0000 Condo Common Charge	594.56		:ACH-35751	
R-14837	26366	10/2019	10/2/2019	Younge(10000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-WEB	
R-14869	26441	10/2019	10/4/2019	Simon(10000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		00001206	
					534condo	1110-0000	5805-0000 Bounced Check Fee	50.00		00001206	
R-14878	26444	10/2019	10/4/2019	Riccardi(10000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		00000748	
R-14926	26531	10/2019	10/10/2019	Praveen Gulati(10000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		006465	
R-15037	26944	10/2019	10/29/2019	Younge(10000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-WEB	
R-15044	26975	10/2019	10/30/2019	Riccardi(10000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		00000758	
								<b>Total</b>	<u>9,999.14</u>		

534 West 42nd Street Condo Association (534condo)

## Check Register

For Period = Oct 2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-76995	25423	10/2019	10/1/2019	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	702	Management Fee
K-77340	25458	10/2019	10/3/2019	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	608.08	703	6.18.19-9.18.19 acc#50010-25022-001
K-77716	25501	10/2019	10/8/2019	Virtual Service (virtual)	534condo	6312-0000 Security Cameras/Intercom	3,950.53	704	2 quarterly billing for service at 534 W 42 St for 6.20-12.20.19
K-77822	25511	10/2019	10/9/2019	Verizon (verizon)	534condo	6455-0000 Telephone	239.38	705	9.27.19 phone ac# 853-077-585-0001-81
K-78277	25549	10/2019	10/15/2019	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	1,088.75	706	534w 42st door lock monitoring chip upgrade invoice # 121560
K-78278	25549	10/2019	10/15/2019	Virtual Service (virtual)	534condo	6249-0000 Elevator Contract	337.51	707	534w42stmonthly elev maintenance 09.2019 invoice # 121294
K-78295		10/2019	10/15/2019	Virtual Service (virtual)	534condo	6249-0000 Elevator Contract	-337.51	707	534w42stmonthly elev maintenance 09.2019 invoice # 121294
K-78300	25551	10/2019	10/15/2019	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	708	Monthly Maintenance Invoice from the month of 10.2019. Inv#121294
K-78932	25640	10/2019	10/25/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	736.37	709	534 W. 42st plp 9.17.19-10.17.19 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	437.61	709	534 W. 42st plp 9.17.19-10.17.19 gas 44-7223-0650-0200-7
K-78933	25640	10/2019	10/25/2019	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	36.53	710	534 W. 42st cook 9.17.19-10.17.19 gas 44-7223-0652-0201-1
K-79142	25682	10/2019	10/31/2019	Loyal GC Corp. (loyalgc)	534condo	6213-0000 General Building Repairs-Expense	1,305.00	711	534 W42st 11.15.18 fix ceiling after plumber work invoice # 1011
K-79444		10/2019	10/25/2019	Verizon (verizon)	534condo	6455-0000 Telephone	197.53	102519	534 W42nd ac#155-734-529-0001-16 10.4.19
K-80619		10/2019	10/4/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	100419	10.4.19 payroll
K-80620		10/2019	10/18/2019	Artur Dibra (artur)	534condo	2650-0000 Net Payroll	447.35	101819	10.18.19 payroll
K-80621		10/2019	10/18/2019	Artur Dibra (artur)	534condo	2650-0000 Net Payroll	-447.35	101819	10.18.19 payroll
K-80623		10/2019	10/18/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.35	101819	10.18.19 payroll
							<b>Total</b>		10,931.98

# Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/31/2019

Month Year = 10/2019

Unit	Unit Type	Unit Sq Ft	Resident Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
<b>Current/Notice/Vacant Residents</b>												
2	1br	0.00	t0000174 Jason Trubitt	0.00	common	1,144.38	0.00	0.00	12/01/2012			0.00
						<b>Total</b>	<b>1,144.38</b>					
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
						<b>Total</b>	<b>1,144.38</b>					
4	1br	0.00	t0000176 John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			0.00
						<b>Total</b>	<b>1,144.38</b>					
5	1br	0.00	t0000177 Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			1,644.38
						<b>Total</b>	<b>1,144.38</b>					
6	1br	0.00	t0000178 Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			0.00
						<b>Total</b>	<b>1,144.38</b>					
7	1br	0.00	t0000179 Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			21,621.32
						<b>Total</b>	<b>1,144.38</b>					
8	1br	0.00	t0000180 Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			2,396.23
						<b>Total</b>	<b>2,396.23</b>					
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
						<b>Total</b>	<b>686.63</b>					
<b>Total</b>			<b>534 West 42nd Street Condo Association(534condo)</b>	<b>0.00</b>		<b>9,949.14</b>	<b>0.00</b>	<b>0.00</b>				<b>26,211.75</b>

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	26,211.75
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	
<b>Totals:</b>	<b>0.00</b>	<b>0.00</b>	<b>9,949.14</b>	<b>0.00</b>	<b>0.00</b>	<b>8</b>	<b>100.00</b>	<b>0.00</b>	<b>26,211.75</b>

# Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/31/2019

Month Year = 10/2019

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Charge Rent Code	Amount	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
<b>Summary of Charges by Charge Code (Current/Notice Residents Only)</b>										
<b>Charge Code</b>		<b>Amount</b>								
common		9,262.51								
comm		686.63								
<b>Total</b>		<b>9,949.14</b>								

534condo-ChaseChk-9300

11/27/2019

Bank Reconciliation Report

10/31/2019

412059300

Posted by: jbowen on 11/27/2019

AD  
11/27

Balance Per Bank Statement as of 10/31/2019 24,467.79

Outstanding Deposits

Deposit Date	Deposit Number	Amount
10/30/2019	183	1,144.38
<b>Plus:</b>	<b>Outstanding Deposits</b>	<b>1,144.38</b>

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/3/2019	653	nycwater - NYC Water Board	535.35
10/25/2019	709	conediso - Consolidated Edison Company of N.Y. Inc.	1,173.98
10/25/2019	710	conediso - Consolidated Edison Company of N.Y. Inc.	36.53
10/31/2019	711	loyalgc - Loyal GC Corp.	1,305.00
<b>Less:</b>	<b>Outstanding Checks</b>		<b>3,050.86</b>

Other Items

Date	Notes	Amount
10/31/2019	Arthur Ujka	-894.69
<b>Plus/Minus:</b>	<b>Other Items</b>	<b>-894.69</b>
	<b>Reconciled Bank Balance</b>	<b>21,666.62</b>

Balance per GL as of 10/31/2019 21,666.62

Reconciled Balance Per G/L 21,666.62 TB

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



534condo-ChaseChk-9300

11/27/2019

Bank Reconciliation Report

10/31/2019

412059300

Posted by: jbowen on 11/27/2019

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
9/27/2019	700	conediso - Consolidated Edison Company of N.Y. Inc.	1,041.32	10/31/2019
9/27/2019	701	conediso - Consolidated Edison Company of N.Y. Inc.	38.38	10/31/2019
10/1/2019	702	livingst - Livingston Management Services, LLC	1,100.00	10/31/2019
10/3/2019	703	nycwater - NYC Water Board	608.08	10/31/2019
10/4/2019	100419	v0000081 - Artur Ujkaj	447.34	10/31/2019
10/8/2019	704	virtual - Virtual Service	3,950.53	10/31/2019
10/9/2019	705	verizon - Verizon	239.38	10/31/2019
10/15/2019	706	solids - Solid State Elevator Corp	1,088.75	10/31/2019
10/15/2019	708	solids - Solid State Elevator Corp	337.51	10/31/2019
10/18/2019	101819	v0000081 - Artur Ujkaj	447.35	10/31/2019
10/25/2019	102519	verizon - Verizon	197.53	10/31/2019
<b>Total Cleared Checks</b>			<b>9,496.17</b>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/1/2019	207	:ACH Deposit	2,288.76	10/31/2019
10/3/2019	208	:ACH Deposit	1,144.38	10/31/2019
10/6/2019	181	:ACH/X9 Deposit	3,590.61	10/31/2019
10/10/2019	182	:CHECKscan Deposit	686.63	10/31/2019
10/30/2019	209	:ACH Deposit	1,144.38	10/31/2019
<b>Total Cleared Deposits</b>			<b>8,854.76</b>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/11/2019	JE 17748	ADP Payroll Processing Fee	-64.61	10/31/2019
10/25/2019	JE 17749	ADP Payroll Processing Fee	-64.61	10/31/2019
10/31/2019	JE 17365	Payroll taxes	-272.03	10/31/2019
10/31/2019	JE 17366	Payroll taxes for 11/01/19 :Reversed by J-17367	-583.36	10/31/2019
<b>Total Cleared Other Items</b>			<b>-984.61</b>	

534condo-ChaseRes-1484

11/27/2019

**Bank Reconciliation Report**

10/31/2019

3046731484

Posted by: jbowen on 11/27/2019

Balance Per Bank Statement as of 10/31/2019	20,033.11
Reconciled Bank Balance	<u>20,033.11</u>
Balance per GL as of 10/31/2019	20,033.11
Reconciled Balance Per G/L	<u>20,033.11</u>
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
10/31/2019	JE 17750	bank interest	0.51	10/31/2019
<b>Total Cleared Other Items</b>			<u>0.51</u>	



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

October 01, 2019 through October 31, 2019

Primary Account: **000000412059300**

00092218 1 3V 00.383



00092218 DRE 892 143 30519 NNNNNNNNNN T 1 000000000 62 007823 P1388

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](http://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**



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**CONSOLIDATED BALANCE SUMMARY**

**ASSETS**

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$26,093.81	\$24,467.79
Chase Business Select High Yield Savings	000003046731484	20,032.60	20,033.11
<b>Total</b>		<b>\$46,126.41</b>	<b>\$44,500.90</b>
<b>TOTAL ASSETS</b>		<b>\$46,126.41</b>	<b>\$44,500.90</b>

**CHASE TOTAL BUSINESS CHECKING**

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

**CHECKING SUMMARY**

	INSTANCES	AMOUNT
Beginning Balance		\$26,093.81
Deposits and Additions	5	8,854.76
Checks Paid	7	-7,795.87
Electronic Withdrawals	13	-2,684.91
<b>Ending Balance</b>	<b>25</b>	<b>\$24,467.79</b>

**DEPOSITS AND ADDITIONS**

DATE	DESCRIPTION	AMOUNT
10/02	Livingston Manag Settlement 000006806940197 CCD ID: 9000237377	\$2,288.76
10/04	Livingston Manag Settlement 000006833139241 CCD ID: 9000237377	1,144.38
10/08	Livingston Manag Settlement 000006854505089 CCD ID: 9000237377	3,590.61
10/11	Livingston Manag Settlement 000006883860377 CCD ID: 9000237377	686.63
10/31	Livingston Manag Settlement 000006978233829 CCD ID: 9000237377	1,144.38
<b>Total Deposits and Additions</b>		<b>\$8,854.76</b>

**CHECKS PAID**

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
700 ^		10/03	\$1,041.32
701 ^		10/03	38.38
702 ^		10/02	1,100.00
704 * ^		10/10	3,950.53
705 ^		10/23	239.38
706 ^		10/31	1,088.75
708 * ^		10/31	337.51
<b>Total Checks Paid</b>			<b>\$7,795.87</b>

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
10/03	ADP Wage Pay Wage Pay 5600367151311xs CCD ID: 9333006057	\$447.34
10/03	ADP Tax ADP Tax R61xs 100420A01 CCD ID: 1223006057	102.29
10/04	ADP Pay-By-Pay Pay-By-Pay 5600367151321xs CCD ID: 9555555505	33.73
10/10	Nyc Water Bd/Dep Water&Swr 06232275100919 Web ID: 1133315277	608.08
10/11	ADP Payroll Fees ADP - Fees 2Rixs 7890736 CCD ID: 9659605001	64.61
10/17	ADP Wage Pay Wage Pay 6350721400701xs CCD ID: 9333006057	447.35
10/17	ADP Tax ADP Tax R61xs 101821A01 CCD ID: 1223006057	102.28
10/17	ADP Pay-By-Pay Pay-By-Pay 6020495989181xs CCD ID: 9555555505	33.73
10/25	Verizon Paymentrec 1557345290001 Web ID: 9783397101	197.53
10/25	ADP Payroll Fees ADP - Fees 2Rixs 9823184 CCD ID: 9659605001	64.61
10/31	ADP Wage Pay Wage Pay 4075389311571xs CCD ID: 9333006057	447.34
10/31	ADP Tax ADP Tax R61xs 110122A01 CCD ID: 1223006057	102.29
10/31	ADP Pay-By-Pay Pay-By-Pay 9344127149161xs CCD ID: 9555555505	33.73
<b>Total Electronic Withdrawals</b>		<b>\$2,684.91</b>

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
10/02	\$27,282.57
10/03	25,653.24
10/04	26,763.89
10/08	30,354.50
10/10	25,795.89
10/11	26,417.91
10/17	25,834.55
10/23	25,595.17
10/25	25,333.03
10/31	24,467.79



October 01, 2019 through October 31, 2019

Primary Account: 000000412059300

**SERVICE CHARGE SUMMARY**

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	20
Deposits / Credits	0
Deposited Items	0
<b>Transaction Total</b>	<b>20</b>

  

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



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**CHASE BUSINESS SELECT HIGH-YIELD SAVINGS**

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 00003046731484

**SAVINGS SUMMARY**

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$20,032.60</b>
Deposits and Additions	1	0.51
<b>Ending Balance</b>	<b>1</b>	<b>\$20,033.11</b>

  

Annual Percentage Yield Earned This Period	0.03%
Interest Paid This Period	\$0.51
Interest Paid Year-to-Date	\$5.00

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
	<b>Beginning Balance</b>		<b>\$20,032.60</b>
10/31	Interest Payment	0.51	20,033.11
	<b>Ending Balance</b>		<b>\$20,033.11</b>

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.

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**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

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