

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

November 2019

Trial Balance

Period = Nov 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	21,666.62	0.00	577.50	21,089.12
1130-0000	Savings Cash 1	20,033.11	0.48	0.00	20,033.59
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	1,342.03	0.00	1,342.03	0.00
3800-0000	Retained Earnings	-100,658.02	0.00	0.00	-100,658.02
4530-0000	Condo Common Charge	-79,874.01	0.00	8,281.22	-88,155.23
4700-0000	Commercial/Retail rent	-6,866.30	0.00	686.63	-7,552.93
5210-0000	Passthru Repair	-549.82	0.00	0.00	-549.82
5720-0000	Interest on Bank Accounts	-5.00	0.00	0.48	-5.48
5805-0000	Bounced Check Fee	-50.00	0.00	0.00	-50.00
6202-0000	Accounting	3,450.00	0.00	0.00	3,450.00
6213-0000	General Building Repairs-Expense	1,305.00	0.00	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
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	7,600.00	0.00	7,600.00
6241-0000	Boiler Repair	21,638.73	0.00	0.00	21,638.73
6249-0000	Elevator Contract	2,025.06	0.00	0.00	2,025.06
6250-0000	Elevator Inspection & Repair	4,109.15	0.00	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	11,000.00	1,100.00	0.00	12,100.00
6312-0000	Security Cameras/Intercom	7,804.71	0.00	0.00	7,804.71
6320-0000	Insurance	9,212.07	0.00	0.00	9,212.07
6320-0010	Worker's Compensation	827.94	61.52	0.00	889.46
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

Trial Balance

Period = Nov 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6410-0000	Electricity	7,469.13	0.00	0.00	7,469.13
6420-0000	Gas	10,962.83	0.00	0.00	10,962.83
6430-0000	Water & Sewer	2,819.46	0.00	0.00	2,819.46
6455-0000	Telephone	4,296.96	437.25	0.00	4,734.21
7421-0000	Postage	14.40	14.70	0.00	29.10
7610-0000	Legal - General	2,250.50	0.00	0.00	2,250.50
7615-0000	Payroll Processing Fees	1,466.75	129.22	0.00	1,595.97
7620-0000	Taxes	170.00	0.00	0.00	170.00
7845-0000	Gross Salary	10,661.49	1,523.07	0.00	12,184.56
7850-0000	Payroll Taxes	34.83	0.00	102.29	-67.46
7851-0000	FICA Expense	815.64	116.52	0.00	932.16
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	106.66	7.39	0.00	114.05
	Total	0.00	10,990.15	10,990.15	0.00

Income Statement

Period = Nov 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,281.22	92.34	88,155.23	91.53
4700-0000	Commercial/Retail rent	686.63	7.66	7,552.93	7.84
4990-0000	NET RENT INCOME	8,967.85	99.99	95,708.16	99.37
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.57
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	549.82	0.57
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.48	0.01	5.48	0.01
5805-0000	Bounced Check Fee	0.00	0.00	50.00	0.05
5890-0000	TOTAL OTHER INCOME	0.48	0.01	55.48	0.06
5990-0000	TOTAL INCOME	8,968.33	100.00	96,313.46	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,450.00	3.58
6213-0000	General Building Repairs-Expense	0.00	0.00	1,305.00	1.36
6215-0000	Building Supplies	0.00	0.00	335.13	0.35
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	2.72
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	7,600.00	84.74	7,600.00	7.89
6241-0000	Boiler Repair	0.00	0.00	21,638.73	22.47
6249-0000	Elevator Contract	0.00	0.00	2,025.06	2.10
6250-0000	Elevator Inspection & Repair	0.00	0.00	4,109.15	4.27
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	4.55
6256-0000	Fire Alarm Inspection	0.00	0.00	650.80	0.68

Income Statement

Period = Nov 2019

Book = Cash

		Period to Date	%	Year to Date	%
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	5.09
6267-0000	Locksmith	0.00	0.00	1,007.10	1.05
6300-0000	Management	1,100.00	12.27	12,100.00	12.56
6312-0000	Security Cameras/Intercom	0.00	0.00	7,804.71	8.10
6320-0000	Insurance	0.00	0.00	9,212.07	9.56
6320-0010	Worker's Compensation	61.52	0.69	889.46	0.92
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.57
6364-0000	Filing Fees	0.00	0.00	60.60	0.06
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.04
6410-0000	Electricity	0.00	0.00	7,469.13	7.76
6420-0000	Gas	0.00	0.00	10,962.83	11.38
6430-0000	Water & Sewer	0.00	0.00	2,819.46	2.93
6455-0000	Telephone	437.25	4.88	4,734.21	4.92
6990-0000	TOTAL DIRECT EXPENSES	9,198.77	102.57	110,673.44	114.91
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	14.70	0.16	29.10	0.03
7610-0000	Legal - General	0.00	0.00	2,250.50	2.34
7615-0000	Payroll Processing Fees	129.22	1.44	1,595.97	1.66
7620-0000	Taxes	0.00	0.00	170.00	0.18
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,523.07	16.98	12,184.56	12.65
7850-0000	Payroll Taxes	-102.29	-1.14	-67.46	-0.07
7851-0000	FICA Expense	116.52	1.30	932.16	0.97
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	7.39	0.08	114.05	0.12
7890-0000	TOTAL PAYROLL	1,673.91	18.66	14,801.28	15.37
7990-0000	TOTAL G & A EXPENSE	1,688.61	18.83	17,250.88	17.91

Income Statement

Period = Nov 2019

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	<u>10,887.38</u>	<u>121.40</u>	<u>127,924.32</u>	<u>132.82</u>
9090-0000	NET INCOME	<u>-1,919.05</u>	<u>-21.40</u>	<u>-31,610.86</u>	<u>-32.82</u>

Statement (12 months)

Period = Jan 2019-Nov 2019

Book = Cash

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 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	9,262.51	8,281.22	88,155.23
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	686.63	7,552.93
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	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	9,949.14	8,967.85	95,708.16
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	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	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	0.51	0.48	5.48
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	0.00	50.00
5890-0000 TOTAL OTHER INCOME	0.51	0.46	0.48	0.53	0.51	0.46	0.54	0.49	0.51	50.51	0.48	55.48
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	9,999.65	8,968.33	96,313.46
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	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	0.00	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	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	0.00	2,622.80

Statement (12 months)

Period = Jan 2019-Nov 2019

Book = Cash

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Total
6240-0000 HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,600.00	7,600.00
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	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	0.00	2,025.06
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	0.00	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	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	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	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	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	1,100.00	12,100.00
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	0.00	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	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	61.52	889.46
6350-0000 Property Tax	0.00	0.00	0.00	0.00	0.00	8.00	0.00	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	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	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	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	0.00	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	0.00	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	0.00	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	437.25	4,734.21
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	10,201.98	9,198.77	110,673.44
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	0.00	14.70	29.10
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	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	129.22	1,595.97
7620-0000 Taxes	0.00	0.00	0.00	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.00

Statement (12 months)

Period = Jan 2019-Nov 2019

Book = Cash

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Total	
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	1,015.38	1,523.07	12,184.56
7850-0000	Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	-67.46	67.46	34.83	-102.29	-67.46	
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	116.52	932.16	
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	7.39	114.05	
7890-0000	TOTAL PAYROLL	<u>1,309.06</u>	<u>1,242.66</u>	<u>1,299.19</u>	<u>1,213.17</u>	<u>1,793.20</u>	<u>1,238.54</u>	<u>1,234.79</u>	<u>1,229.59</u>	<u>1,299.90</u>	<u>1,267.27</u>	<u>1,673.91</u>	<u>14,801.28</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,135.56</u>	<u>2,456.16</u>	<u>1,313.59</u>	<u>1,593.67</u>	<u>1,793.20</u>	<u>1,238.54</u>	<u>1,234.79</u>	<u>1,229.59</u>	<u>1,299.90</u>	<u>1,267.27</u>	<u>1,688.61</u>	<u>17,250.88</u>
8990-0000	TOTAL EXPENSES	<u>9,691.75</u>	<u>29,492.51</u>	<u>11,711.01</u>	<u>11,315.52</u>	<u>5,877.87</u>	<u>2,829.57</u>	<u>20,506.39</u>	<u>622.12</u>	<u>13,520.95</u>	<u>11,469.25</u>	<u>10,887.38</u>	<u>127,924.32</u>
9090-0000	NET INCOME	<u>-886.48</u>	<u>-18,806.28</u>	<u>-4,636.78</u>	<u>-2,410.23</u>	<u>4,121.78</u>	<u>4,881.27</u>	<u>-10,513.33</u>	<u>7,095.75</u>	<u>-7,067.91</u>	<u>-1,469.60</u>	<u>-1,919.05</u>	<u>-31,610.86</u>

Balance Sheet

Period = Nov 2019

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	21,089.12
1130-0000	Savings Cash 1	20,033.59
1190-0000	TOTAL CASH	<u>41,122.71</u>
1400-0000	Total Current Assets	41,122.71
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>
1990-0000	TOTAL ASSETS	<u>77,533.15</u>
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	<u>8,485.99</u>
2990-0000	TOTAL LIABILITIES	8,485.99
3000-0000	CAPITAL	
3800-0000	Retained Earnings	69,047.16
3890-0000	TOTAL CAPITAL	<u>69,047.16</u>
3990-0000	TOTAL LIABILITIES & CAPITAL	<u>77,533.15</u>

Cash Flow Statement

Period = Nov 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,281.22	92.34	88,155.23	91.53
4700-0000	Commercial/Retail rent	686.63	7.66	7,552.93	7.84
4990-0000	NET RENT INCOME	8,967.85	99.99	95,708.16	99.37
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.57
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	549.82	0.57
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.48	0.01	5.48	0.01
5805-0000	Bounced Check Fee	0.00	0.00	50.00	0.05
5890-0000	TOTAL OTHER INCOME	0.48	0.01	55.48	0.06
5990-0000	TOTAL INCOME	8,968.33	100.00	96,313.46	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,450.00	3.58
6213-0000	General Building Repairs-Expense	0.00	0.00	1,305.00	1.36
6215-0000	Building Supplies	0.00	0.00	335.13	0.35
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	2.72
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	7,600.00	84.74	7,600.00	7.89
6241-0000	Boiler Repair	0.00	0.00	21,638.73	22.47
6249-0000	Elevator Contract	0.00	0.00	2,025.06	2.10
6250-0000	Elevator Inspection & Repair	0.00	0.00	4,109.15	4.27
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	4.55
6256-0000	Fire Alarm Inspection	0.00	0.00	650.80	0.68

Cash Flow Statement

Period = Nov 2019

Book = Cash

		Period to Date	%	Year to Date	%
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	5.09
6267-0000	Locksmith	0.00	0.00	1,007.10	1.05
6300-0000	Management	1,100.00	12.27	12,100.00	12.56
6312-0000	Security Cameras/Intercom	0.00	0.00	7,804.71	8.10
6320-0000	Insurance	0.00	0.00	9,212.07	9.56
6320-0010	Worker's Compensation	61.52	0.69	889.46	0.92
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.57
6364-0000	Filing Fees	0.00	0.00	60.60	0.06
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.04
6410-0000	Electricity	0.00	0.00	7,469.13	7.76
6420-0000	Gas	0.00	0.00	10,962.83	11.38
6430-0000	Water & Sewer	0.00	0.00	2,819.46	2.93
6455-0000	Telephone	437.25	4.88	4,734.21	4.92
6990-0000	TOTAL DIRECT EXPENSES	9,198.77	102.57	110,673.44	114.91
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	14.70	0.16	29.10	0.03
7610-0000	Legal - General	0.00	0.00	2,250.50	2.34
7615-0000	Payroll Processing Fees	129.22	1.44	1,595.97	1.66
7620-0000	Taxes	0.00	0.00	170.00	0.18
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,523.07	16.98	12,184.56	12.65
7850-0000	Payroll Taxes	-102.29	-1.14	-67.46	-0.07
7851-0000	FICA Expense	116.52	1.30	932.16	0.97
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	7.39	0.08	114.05	0.12
7890-0000	TOTAL PAYROLL	1,673.91	18.66	14,801.28	15.37
7990-0000	TOTAL G & A EXPENSE	1,688.61	18.83	17,250.88	17.91

Cash Flow Statement

Period = Nov 2019

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	10,887.38	121.40	127,924.32	132.82
9090-0000	NET INCOME	-1,919.05	-21.40	-31,610.86	-32.82
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	21,666.62	21,089.12	-577.50	
1130-0000	Savings Cash 1	20,033.11	20,033.59	0.48	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	41,699.73	41,122.71	-577.02	
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	21,089.12	-31,616.34	
1130-0000	Savings Cash 1	20,028.11	20,033.59	5.48	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	72,733.57	41,122.71	-31,610.86	

General Ledger

Period = Nov 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					21,666.62	= Beginning Balance =
534condo	534 West 42nd...	11/01/2019	11/2019	Livingston Management Service...	K-79242	712	0.00	1,100.00	20,566.62	Management Fee
534condo	534 West 42nd...	11/01/2019	11/2019	Artur Ujkaj (v0000081)	K-81290	110119	0.00	447.34	20,119.28	11.1.19 net payroll
534condo	534 West 42nd...	11/01/2019	11/2019	Trubitt (t0000174)	R-151202	:ACH...	1,144.38	0.00	21,263.66	Pre-Authorized Payment
534condo	534 West 42nd...	11/01/2019	11/2019	Khaneja (t0001082)	R-151203	:ACH...	594.56	0.00	21,858.22	Pre-Authorized Payment
534condo	534 West 42nd...	11/01/2019	11/2019	Khaneja (t0001082)	R-151203	:ACH...	549.82	0.00	22,408.04	Pre-Authorized Payment
534condo	534 West 42nd...	11/01/2019	11/2019	:Reversal of J-17366	J-17367	:Rever...	447.34	0.00	22,855.38	Payroll taxes for 11/01/19
534condo	534 West 42nd...	11/01/2019	11/2019	:Reversal of J-17366	J-17367	:Rever...	102.29	0.00	22,957.67	Payroll taxes for 11/01/19
534condo	534 West 42nd...	11/01/2019	11/2019	:Reversal of J-17366	J-17367	:Rever...	33.73	0.00	22,991.40	Payroll taxes for 11/01/19
534condo	534 West 42nd...	11/01/2019	11/2019		J-19752	:Rever...	894.69	0.00	23,886.09	Arthur Ujka
534condo	534 West 42nd...	11/04/2019	11/2019	HVAV Mechanical Installation C...	K-79308	713	0.00	7,600.00	16,286.09	534 W42nd st paid in full remove and install n...
534condo	534 West 42nd...	11/04/2019	11/2019	Livingston Management Service...	K-79327	714	0.00	14.70	16,271.39	Amex reimbursement 8.14.19 534w42 postage...
534condo	534 West 42nd...	11/04/2019	11/2019	Verizon (verizon)	K-79354	715	0.00	239.61	16,031.78	10.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	11/07/2019	11/2019	Samuels (t0000177)	R-152307	:AC...	500.00	0.00	16,531.78	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	11/07/2019	11/2019	Samuels (t0000177)	R-152307	:AC...	700.00	0.00	17,231.78	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	11/08/2019	11/2019	Simon (t0000180)	R-152537	00001208	2,396.23	0.00	19,628.01	:CHECKscan Payment
534condo	534 West 42nd...	11/08/2019	11/2019	Simon (t0000180)	R-152537	00001208	2,396.23	0.00	22,024.24	:CHECKscan Payment
534condo	534 West 42nd...	11/08/2019	11/2019	ADP Processing Fee	J-19753		0.00	64.61	21,959.63	ADP Processing Fee
534condo	534 West 42nd...	11/14/2019	11/2019	Praveen Gulati (t0000760)	R-152893	006492	686.63	0.00	22,646.26	:CHECKscan Payment
534condo	534 West 42nd...	11/15/2019	11/2019	Artur Ujkaj (v0000081)	K-81291	111519	0.00	447.34	22,198.92	11.15.19 net payroll
534condo	534 West 42nd...	11/22/2019	11/2019	ADP Processing Fee	J-19754		0.00	64.61	22,134.31	ADP Processing Fee
534condo	534 West 42nd...	11/25/2019	11/2019	Verizon (verizon)	K-81075	112519	0.00	197.64	21,936.67	11.5.19-12.4.19 phone ac# 155-734-529-0001-16
534condo	534 West 42nd...	11/29/2019	11/2019	Artur Ujkaj (v0000081)	K-81292	112919	0.00	447.34	21,489.33	11.29.19 net payroll
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		0.00	299.02	21,190.31	taxes
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		0.00	101.19	21,089.12	pay-by-pay insurance
				Net Change=-577.50			10,445.90	11,023.40	21,089.12	= Ending Balance =
1130-0000				Savings Cash 1					20,033.11	= Beginning Balance =
534condo	534 West 42nd...	11/29/2019	11/2019	bank interest	J-18104		0.48	0.00	20,033.59	bank interest
				Net Change=0.48			0.48	0.00	20,033.59	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =

General Ledger

Period = Nov 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				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					1,342.03	= Beginning Balance =
534condo	534 West 42nd...	11/01/2019	11/2019	Artur Ujkaj (v0000081)	K-81290	110119	447.34	0.00	1,789.37	11.1.19 net payroll
534condo	534 West 42nd...	11/01/2019	11/2019	:Reversal of J-17366	J-17367	:Rever...	0.00	447.34	1,342.03	Payroll taxes for 11/01/19
534condo	534 West 42nd...	11/01/2019	11/2019		J-19752	:Rever...	0.00	894.69	447.34	Arthur Ujka
534condo	534 West 42nd...	11/15/2019	11/2019	Artur Ujkaj (v0000081)	K-81291	111519	447.34	0.00	894.68	11.15.19 net payroll
534condo	534 West 42nd...	11/29/2019	11/2019	Artur Ujkaj (v0000081)	K-81292	112919	447.34	0.00	1,342.02	11.29.19 net payroll
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		0.00	1,342.02	0.00	To Gross up 11.19
				Net Change=-1,342.03			1,342.02	2,684.05	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					-79,874.01	= Beginning Balance =
534condo	534 West 42nd...	11/01/2019	11/2019	Trubitt (t0000174)	R-151202	:ACH...	0.00	1,144.38	-81,018.39	Pre-Authorized Payment
534condo	534 West 42nd...	11/01/2019	11/2019	Khaneja (t0001082)	R-151203	:ACH...	0.00	594.56	-81,612.95	Pre-Authorized Payment
534condo	534 West 42nd...	11/01/2019	11/2019	Khaneja (t0001082)	R-151203	:ACH...	0.00	549.82	-82,162.77	Pre-Authorized Payment
534condo	534 West 42nd...	11/07/2019	11/2019	Samuels (t0000177)	R-152307	:AC...	0.00	500.00	-82,662.77	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	11/07/2019	11/2019	Samuels (t0000177)	R-152307	:AC...	0.00	700.00	-83,362.77	Online Payment - EFT Payment Paid by Ro...
534condo	534 West 42nd...	11/08/2019	11/2019	Simon (t0000180)	R-152537	00001208	0.00	2,396.23	-85,759.00	:CHECKscan Payment
534condo	534 West 42nd...	11/08/2019	11/2019	Simon (t0000180)	R-152537	00001208	0.00	2,396.23	-88,155.23	:CHECKscan Payment
				Net Change=-8,281.22			0.00	8,281.22	-88,155.23	= Ending Balance =
4700-0000				Commercial/Retail rent					-6,866.30	= Beginning Balance =
534condo	534 West 42nd...	11/14/2019	11/2019	Praveen Gulati (t0000760)	R-152893	006492	0.00	686.63	-7,552.93	:CHECKscan Payment
				Net Change=-686.63			0.00	686.63	-7,552.93	= 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					-5.00	= Beginning Balance =
534condo	534 West 42nd...	11/29/2019	11/2019	bank interest	J-18104		0.00	0.48	-5.48	bank interest
				Net Change=-0.48			0.00	0.48	-5.48	= Ending Balance =

General Ledger

Period = Nov 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
5805-0000				Bounced Check Fee Net Change=0.00			0.00	0.00	-50.00 = Beginning Balance = -50.00 = Ending Balance =	
6202-0000				Accounting Net Change=0.00			0.00	0.00	3,450.00 = Beginning Balance = 3,450.00 = Ending Balance =	
6213-0000				General Building Repairs-Expense Net Change=0.00			0.00	0.00	1,305.00 = Beginning Balance = 1,305.00 = Ending Balance =	
6215-0000				Building Supplies Net Change=0.00			0.00	0.00	335.13 = Beginning Balance = 335.13 = Ending Balance =	
6235-0000				Plumbing Repair Net Change=0.00			0.00	0.00	2,622.80 = Beginning Balance = 2,622.80 = Ending Balance =	
6240-0000				HVAC Rep. (Heat, Ventilation, Air)					0.00 = Beginning Balance =	
534condo	534 West 42nd...	11/04/2019	11/2019	HVAV Mechanical Installation C... Net Change=7,600.00	K-79308	713	7,600.00 7,600.00	0.00 0.00	7,600.00 7,600.00	534 W42nd st paid in full remove and install n...
6241-0000				Boiler Repair Net Change=0.00			0.00	0.00	21,638.73 = Beginning Balance = 21,638.73 = Ending Balance =	
6249-0000				Elevator Contract Net Change=0.00			0.00	0.00	2,025.06 = Beginning Balance = 2,025.06 = Ending Balance =	
6250-0000				Elevator Inspection & Repair Net Change=0.00			0.00	0.00	4,109.15 = Beginning Balance = 4,109.15 = Ending Balance =	
6253-0000				Permits & Licenses Net Change=0.00			0.00	0.00	4,384.57 = Beginning Balance = 4,384.57 = Ending Balance =	
6256-0000				Fire Alarm Inspection Net Change=0.00			0.00	0.00	650.80 = Beginning Balance = 650.80 = Ending Balance =	
6257-0000				Sprinkler Sys. & Inspections Net Change=0.00			0.00	0.00	4,899.38 = Beginning Balance = 4,899.38 = Ending Balance =	
6267-0000				Locksmith					1,007.10 = Beginning Balance =	

General Ledger

Period = Nov 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	1,007.10	= Ending Balance =
6300-0000				Management					11,000.00	= Beginning Balance =
534condo	534 West 42nd...	11/01/2019	11/2019	Livingston Management Service...	K-79242	712	1,100.00	0.00	12,100.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	12,100.00	= Ending Balance =
6312-0000				Security Cameras/Intercom					7,804.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,804.71	= Ending Balance =
6320-0000				Insurance					9,212.07	= Beginning Balance =
				Net Change=0.00			0.00	0.00	9,212.07	= Ending Balance =
6320-0010				Worker's Compensation					827.94	= Beginning Balance =
534condo	534 West 42nd...	11/01/2019	11/2019	:Reversal of J-17366	J-17367	:Rever...	0.00	33.73	794.21	Payroll taxes for 11/01/19
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		0.00	3.60	790.61	voluntary disability
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		101.19	0.00	891.80	pay-by-pay insurance
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		0.00	2.34	889.46	paid family leave
				Net Change=61.52			101.19	39.67	889.46	= 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					7,469.13	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,469.13	= Ending Balance =
6420-0000				Gas					10,962.83	= Beginning Balance =
				Net Change=0.00			0.00	0.00	10,962.83	= Ending Balance =
6430-0000				Water & Sewer					2,819.46	= Beginning Balance =

General Ledger

Period = Nov 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	2,819.46	= Ending Balance =
6455-0000				Telephone					4,296.96	= Beginning Balance =
534condo	534 West 42nd...	11/04/2019	11/2019	Verizon (verizon)	K-79354	715	239.61	0.00	4,536.57	10.27.19 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	11/25/2019	11/2019	Verizon (verizon)	K-81075	112519	197.64	0.00	4,734.21	11.5.19-12.4.19 phone ac# 155-734-529-0001-16
				Net Change=437.25			437.25	0.00	4,734.21	= Ending Balance =
7421-0000				Postage					14.40	= Beginning Balance =
534condo	534 West 42nd...	11/04/2019	11/2019	Livingston Management Service...	K-79327	714	14.70	0.00	29.10	Amex reimbursement 8.14.19 534w42 postage...
				Net Change=14.70			14.70	0.00	29.10	= 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					1,466.75	= Beginning Balance =
534condo	534 West 42nd...	11/08/2019	11/2019	ADP Processing Fee	J-19753		64.61	0.00	1,531.36	ADP Processing Fee
534condo	534 West 42nd...	11/22/2019	11/2019	ADP Processing Fee	J-19754		64.61	0.00	1,595.97	ADP Processing Fee
				Net Change=129.22			129.22	0.00	1,595.97	= 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					10,661.49	= Beginning Balance =
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		1,523.07	0.00	12,184.56	To Gross up salary
				Net Change=1,523.07			1,523.07	0.00	12,184.56	= Ending Balance =
7850-0000				Payroll Taxes					34.83	= Beginning Balance =
534condo	534 West 42nd...	11/01/2019	11/2019	:Reversal of J-17366	J-17367	:Rever...	0.00	102.29	-67.46	Payroll taxes for 11/01/19
				Net Change=-102.29			0.00	102.29	-67.46	= Ending Balance =
7851-0000				FICA Expense					815.64	= Beginning Balance =
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		116.52	0.00	932.16	To Gross up 11.19
				Net Change=116.52			116.52	0.00	932.16	= 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					106.66	= Beginning Balance =

General Ledger

Period = Nov 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	11/30/2019	11/2019	To Gross up 11.19	J-19749		7.39	0.00	114.05	To Gross up 11.19
				Net Change=7.39			7.39	0.00	114.05	= Ending Balance =
							22,817.74	22,817.74		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 11/01/2019 - 11/30/2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-15120	27024	11/2019	11/1/2019	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		:ACH-36685	
R-15120	27024	11/2019	11/1/2019	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	594.56		:ACH-36686	
					534condo	1110-0000	4530-0000 Condo Common Charge	549.82		:ACH-36686	
R-15230	27174	11/2019	11/7/2019	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	700.00		:ACH-WEB	
					534condo	1110-0000	4530-0000 Condo Common Charge	500.00		:ACH-WEB	
R-15253	27232	11/2019	11/8/2019	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		00001208	
					534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		00001208	
R-15289	27285	11/2019	11/14/2019	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		006492	
Total								<u>8,967.85</u>			

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 11/01/2019 - 11/30/2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-79242	25691	11/2019	11/1/2019	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	712	Management Fee
K-79308	25697	11/2019	11/4/2019	HVAV Mechanical Installation Corp (hvacmei	534condo	6240-0000 HVAC Rep. (Heat, Ventilation, Air)	7,600.00	713	534 W42nd st paid in full remove and install new condenser invoice # 8602
K-79327	25701	11/2019	11/4/2019	Livingston Management Services, LLC (living	534condo	7421-0000 Postage	14.70	714	Amex reimbursement 8.14.19 534w42 postage from USPS Kiosk
K-79354	25704	11/2019	11/4/2019	Verizon (verizon)	534condo	6455-0000 Telephone	239.61	715	10.27.19 phone ac# 853-077-585-0001-81
K-81075		11/2019	11/25/2019	Verizon (verizon)	534condo	6455-0000 Telephone	197.64	112519	11.5.19-12.4.19 phone ac# 155-734-529-0001-16
K-81290		11/2019	11/1/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	110119	11.1.19 net payroll
K-81291		11/2019	11/15/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	111519	11.15.19 net payroll
K-81292		11/2019	11/29/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	112919	11.29.19 net payroll
Total							10,493.97		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/30/2019

Month Year = 11/2019

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	Condo	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	Condo	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	Condo	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	Condo	0.00	t0000177 Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			1,588.76
						Total	1,144.38					
6	Condo	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	Condo	0.00	t0000179 Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			22,765.70
						Total	1,144.38					
8	Condo	0.00	t0000180 Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23					
RETAIL	retail	0.00	t0000760 Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/01/2015	10/31/2099		0.00
						Total	686.63					
Total			534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				24,904.28

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	24,904.28
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	24,904.28

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/30/2019

Month Year = 11/2019

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Charge Rent Code	Amount	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
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

2/25/2020

Bank Reconciliation Report

11/30/2019

412059300

Posted by: jbowen on 2/25/2020

Balance Per Bank Statement as of 11/30/2019 21,624.47

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/3/2019	653	nycwater - NYC Water Board	535.35
Less:	Outstanding Checks		535.35
	Reconciled Bank Balance		<u>21,089.12</u>

Balance per GL as of 11/30/2019 21,089.12

Reconciled Balance Per G/L 21,089.12 AB

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

Bank Reconciliation Report

11/30/2019

412059300

Posted by: jbowen on 2/25/2020

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/25/2019	709	conediso - Consolidated Edison Company of N.Y. Inc.	1,173.98	11/30/2019
10/25/2019	710	conediso - Consolidated Edison Company of N.Y. Inc.	36.53	11/30/2019
10/31/2019	711	loyalgc - Loyal GC Corp.	1,305.00	11/30/2019
11/1/2019	712	livingst - Livingston Management Services, LLC	1,100.00	11/30/2019
11/1/2019	110119	v0000081 - Artur Ujkaj	447.34	11/30/2019
11/4/2019	713	hvacmechan - HVAV Mechanical Installation Corp	7,600.00	11/30/2019
11/4/2019	714	livingst - Livingston Management Services, LLC	14.70	11/30/2019
11/4/2019	715	verizon - Verizon	239.61	11/30/2019
11/15/2019	111519	v0000081 - Artur Ujkaj	447.34	11/30/2019
11/25/2019	112519	verizon - Verizon	197.64	11/30/2019
11/29/2019	112919	v0000081 - Artur Ujkaj	447.34	11/30/2019
Total Cleared Checks			13,009.48	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/30/2019	183	:CHECKscan Deposit	1,144.38	11/30/2019
11/1/2019	210	:ACH Deposit	2,288.76	11/30/2019
11/7/2019	211	:ACH Deposit	1,200.00	11/30/2019
11/8/2019	184	:CHECKscan Deposit	4,792.46	11/30/2019
11/14/2019	185	:CHECKscan Deposit	686.63	11/30/2019
Total Cleared Deposits			10,112.23	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/31/2019	JE 17362	Arthur Ujka	-894.69	11/30/2019
11/1/2019	JE 17367	:Reversal of J-17366	583.36	11/30/2019
11/1/2019	JE 19752		894.69	11/30/2019
11/8/2019	JE 19753	ADP Processing Fee	-64.61	11/30/2019
11/22/2019	JE 19754	ADP Processing Fee	-64.61	11/30/2019
11/30/2019	JE 19749	To Gross up 11.19	-400.21	11/30/2019
Total Cleared Other Items			53.93	

534condo-ChaseRes-1484

2/25/2020

Bank Reconciliation Report

11/30/2019

3046731484

Posted by: jbowen on 12/28/2019

Balance Per Bank Statement as of 11/30/2019	20,033.59
Reconciled Bank Balance	<u>20,033.59</u>

Balance per GL as of 11/30/2019	20,033.59
Reconciled Balance Per G/L	<u>20,033.59</u> JB

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
11/29/2019	JE 18104	bank interest	0.48	11/30/2019
Total Cleared Other Items			<u>0.48</u>	



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

November 01, 2019 through November 29, 2019
 Primary Account: 000000412059300

00090084 1 AV 00.383



00090084 DRE 802 143 33418 NNNNNNNNNN T 1 000000000 62 569072 P2497

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



33360010847000639100100000000

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300 ✓	\$24,467.79	\$21,624.47
Chase Business Select High Yield Savings	000003046731484 ✓	20,033.11	20,033.59
Total		\$44,500.90	\$41,658.06
TOTAL ASSETS		\$44,500.90	\$41,658.06

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$24,467.79
Deposits and Additions	5	10,112.23
Checks Paid	7	-11,469.82
Electronic Withdrawals	9	-1,485.73
Ending Balance	21	\$21,624.47

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
11/01	Livingston Manag Settlement 000006986171141 CCD ID: 9000237377	\$1,144.38
11/04	Livingston Manag Settlement 000007008794749 CCD ID: 9000237377	2,288.76
11/08	Livingston Manag Settlement 000007065016477 CCD ID: 9000237377	1,200.00
11/12	Livingston Manag Settlement 000007078644805 CCD ID: 9000237377	4,792.46
11/15	Livingston Manag Settlement 000007100298585 CCD ID: 9000237377	686.63
Total Deposits and Additions		\$10,112.23



CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
709 ^		11/05	\$1,173.98
710 ^		11/05	36.53
711 ^		11/29	1,305.00
712 ^		11/08	1,100.00
713 ^		11/12	7,600.00
714 ^		11/14	14.70
715 ^		11/19	239.61
Total Checks Paid			\$11,469.82 ✓

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
11/08	ADP Payroll Fees ADP - Fees 2Rixs 1491318 CCD ID: 9659605001	\$64.61 ✓
11/14	ADP Wage Pay Wage Pay 1050612411981xs CCD ID: 9333006057	447.34 ✓
11/14	ADP Tax ADP Tax R61xs 111523A01 CCD ID: 1223006057	99.52 ✓
11/14	ADP Pay-By-Pay Pay-By-Pay 5710374304921xs CCD ID: 9555555505	33.73 ✓
11/22	ADP Payroll Fees ADP - Fees 2Rixs 3531238 CCD ID: 9659605001	64.61 ✓
11/25	Verizon Paymentrec 1557345290001 Web ID: 9783397101	197.64 ✓
11/27	ADP Wage Pay Wage Pay 5690494551821xs CCD ID: 9333006057	447.34 ✓
11/27	ADP Tax ADP Tax R61xs 112924A01 CCD ID: 1223006057	97.21 ✓
11/27	ADP Pay-By-Pay Pay-By-Pay 6480727945381xs CCD ID: 9555555505	33.73 ✓
Total Electronic Withdrawals		\$1,485.73

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
11/01	\$25,612.17	11/12	23,918.27	11/22	23,705.39
11/04	27,900.93	11/14	23,322.98	11/25	23,507.75
11/05	26,690.42	11/15	24,009.61	11/27	22,929.47
11/08	26,725.81	11/19	23,770.00	11/29	21,624.47

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	16
Deposits / Credits	0
Deposited Items	0
Transaction Total	16
SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00



SERVICE CHARGE SUMMARY (continued)

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

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,033.11
Deposits and Additions	1	0.48
Ending Balance	1	\$20,033.59
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.48
Interest Paid Year-to-Date		\$5.48

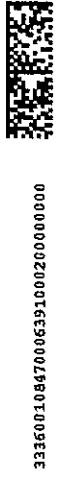
Your monthly service fee was waived because you maintained an average savings balance of \$10,000 or more during the statement period.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,033.11
11/29	Interest Payment	0.48	20,033.59
	Ending Balance		\$20,033.59

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
