

534 West 42nd Street Condo Association (534condo)
Statement (12 months)
Period = Jan 2021-Dec 2021
Book = Cash

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
INCOME													
RENT													
Rent	1,144.38	0.00	-1,144.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Condo Common Charge	6,973.75	8,118.13	10,406.89	8,143.13	11,526.27	6,973.75	11,551.27	8,118.13	10,406.89	8,118.13	10,406.89	12,695.65	113,438.88
Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	0.00	686.63	0.00	686.63	0.00	1,373.26	6,866.30
NET RENT INCOME	8,804.76	8,804.76	9,949.14	8,829.76	12,212.90	7,660.38	11,551.27	8,804.76	10,406.89	8,804.76	10,406.89	14,068.91	120,305.18
EXPENSE REIMBURSEMENT													
Passthrough Misc.	0.00	0.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00
TOTAL REIMBURSEMENT	0.00	0.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00
OTHER INCOME													
Interest on Bank Accounts	0.31	0.30	0.36	0.32	0.30	0.36	0.32	0.35	0.32	0.20	0.00	0.00	3.14
Bounced Check Fee	0.00	0.00	0.00	-25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	0.31	0.30	0.36	-24.68	25.30	0.36	0.32	0.35	0.32	0.20	0.00	0.00	3.14
TOTAL INCOME	8,805.07	8,805.06	9,949.50	8,605.08	12,238.20	7,660.74	11,551.59	8,805.11	10,407.21	8,804.96	10,406.89	14,068.91	120,108.32
EXPENSES													
DIRECT EXPENSES													
Accounting	2,000.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
General Building Repairs-Expense	370.00	5,525.00	5,700.00	0.00	0.00	99.00	127.62	198.85	0.00	0.00	175.00	550.00	12,745.47
Building Supplies	0.00	0.00	97.94	0.00	249.32	0.00	0.00	0.00	0.00	0.00	466.87	0.00	814.13
Plumbing Repair	0.00	2,500.00	1,785.56	1,009.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	5,844.56
HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,317.39	0.00	0.00	1,317.39
Boiler Repair	5,525.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	30.52	0.00	5,655.52
Unit Repairs	0.00	0.00	660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	660.00
Elevator Contract	337.51	0.00	337.51	675.02	1,317.39	675.02	675.02	0.00	0.00	0.00	1,382.70	353.84	5,754.01
Elevator Inspection & Repair	0.00	0.00	30.00	400.00	0.00	1,379.88	0.00	0.00	0.00	108.88	0.00	0.00	1,918.76
Fire Alarm Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.91	420.91
Sprinkler Sys. & Inspections	0.00	0.00	0.00	3,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,275.00
Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	408.28	0.00	408.28
Management	1,500.00	0.00	750.00	750.00	750.00	750.00	750.00	750.00	1,500.00	0.00	750.00	750.00	9,000.00
Security Service	0.00	0.00	0.00	4,709.28	160.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,869.93
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,235.44	12,469.53	-11,513.20	1,960.48	956.33	8,108.58
Worker's Compensation	122.58	62.58	62.58	93.87	62.58	62.58	62.58	62.58	93.87	62.58	0.00	0.00	748.38
Property Tax	0.00	0.00	0.00	0.00	0.00	193.31	0.00	0.00	101.75	0.00	0.00	0.00	295.06
Filing Fees	0.00	0.00	0.00	0.00	0.00	153.00	0.00	30.60	310.00	0.00	0.00	0.00	493.60
Electricity	766.47	1,220.64	1,067.09	702.53	775.19	736.96	0.00	993.68	1,794.42	873.94	0.00	665.93	9,596.85
Cable & Internet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.99	0.00	184.99
Gas	1,898.41	2,844.41	2,915.07	2,358.87	1,352.21	841.62	1,133.39	266.06	489.23	695.98	121.86	480.11	15,397.22
Water & Sewer	909.40	0.00	0.00	0.00	0.00	0.00	1,460.91	0.00	0.00	0.00	0.00	0.00	2,370.31

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Telephone	253.68	255.95	281.97	791.58	283.44	283.25	542.29	282.33	282.33	1,578.88	694.79	606.24	6,136.73
Service Contract	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
TOTAL DIRECT EXPENSES	14,233.05	12,408.58	14,487.72	14,765.15	5,050.78	5,174.62	4,751.81	6,819.54	17,041.13	-6,875.55	6,875.49	4,783.36	99,515.68
GENERAL & ADMINISTRATIVE													
Legal - General	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Payroll Processing Fees	276.71	135.24	135.24	135.24	135.24	135.24	202.86	141.26	141.26	141.26	0.00	0.00	1,579.55
Bank Charges Expense	25.00	0.00	0.00	117.00	49.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	203.00
Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
PAYROLL EXPENSE													
Salary-Doorman	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,046.88	0.00	0.00	2,023.44	2,023.44	8,093.76
Gross Salary	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	0.00	0.00	11,169.18
FICA Expense	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	116.52	77.68	0.00	0.00	854.48
FUTA Expense	6.10	6.10	6.10	9.15	6.10	6.10	2.35	0.00	0.00	0.00	0.00	0.00	42.00
SUTA Expense	15.24	15.24	15.24	68.50	25.38	25.38	25.38	25.38	38.07	25.38	0.00	0.00	279.19
TOTAL PAYROLL	1,391.11	1,249.64	1,249.64	1,852.48	1,259.78	1,259.78	1,323.65	5,306.58	1,818.92	1,259.70	2,023.44	2,023.44	22,018.16
TOTAL G & A EXPENSE	1,416.11	1,399.64	1,249.64	1,969.48	1,408.78	1,271.78	1,323.65	5,306.58	1,818.92	1,259.70	2,023.44	2,023.44	22,471.16
TOTAL EXPENSES	15,649.16	13,808.22	15,737.36	16,734.63	6,459.56	6,446.40	6,075.46	12,126.12	18,860.05	-5,615.85	8,898.93	6,806.80	121,986.84
NET INCOME	-6,844.09	-5,003.16	-5,787.86	-8,129.55	5,778.64	1,214.34	5,476.13	-3,321.01	-8,452.84	14,420.81	1,507.96	7,262.11	-1,878.52