

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

December 2019

Trial Balance

Period = Dec 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	21,089.12	0.00	818.85	20,270.27
1130-0000	Savings Cash 1	20,033.59	0.53	0.00	20,034.12
1620-0000	Equipment	28,039.88	0.00	0.00	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
1720-0000	Building Improvement	11,268.56	0.00	0.00	11,268.56
2245-0000	Insurance Proceed-Prop. Damage	-8,485.99	0.00	0.00	-8,485.99
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-100,658.02	0.00	0.00	-100,658.02
4530-0000	Condo Common Charge	-88,155.23	0.00	7,218.13	-95,373.36
4700-0000	Commercial/Retail rent	-7,552.93	0.00	686.63	-8,239.56
5210-0000	Passthru Repair	-549.82	0.00	0.00	-549.82
5720-0000	Interest on Bank Accounts	-5.48	0.00	0.53	-6.01
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
6204-0000	Professional Consultant Fees	0.00	150.00	0.00	150.00
6213-0000	General Building Repairs-Expense	1,305.00	0.00	0.00	1,305.00
6215-0000	Building Supplies	335.13	543.15	0.00	878.28
6235-0000	Plumbing Repair	2,622.80	0.00	0.00	2,622.80
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	7,600.00	0.00	0.00	7,600.00
6241-0000	Boiler Repair	21,638.73	0.00	0.00	21,638.73
6242-0000	Unit Repairs	0.00	190.53	0.00	190.53
6249-0000	Elevator Contract	2,025.06	337.51	0.00	2,362.57
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
6258-0000	Fire Monitoring Contract	0.00	206.00	0.00	206.00
6267-0000	Locksmith	1,007.10	0.00	0.00	1,007.10
6300-0000	Management	12,100.00	1,100.00	0.00	13,200.00
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	889.46	0.00	3.96	885.50
6350-0000	Property Tax	8.00	0.00	0.00	8.00

Trial Balance

Period = Dec 2019

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6362-0000	Inspections	550.00	0.00	0.00	550.00
6364-0000	Filing Fees	60.60	224.40	0.00	285.00
6367-0000	Boiler Inspection Service	35.25	0.00	0.00	35.25
6410-0000	Electricity	7,469.13	1,422.74	0.00	8,891.87
6420-0000	Gas	10,962.83	3,232.07	0.00	14,194.90
6430-0000	Water & Sewer	2,819.46	0.00	535.35	2,284.11
6455-0000	Telephone	4,734.21	437.14	0.00	5,171.35
7421-0000	Postage	29.10	0.00	0.00	29.10
7610-0000	Legal - General	2,250.50	0.00	0.00	2,250.50
7615-0000	Payroll Processing Fees	1,595.97	129.22	0.00	1,725.19
7620-0000	Taxes	170.00	104.64	0.00	274.64
7630-0000	Bank Charges Expense	0.00	25.00	0.00	25.00
7845-0000	Gross Salary	12,184.56	1,015.38	0.00	13,199.94
7850-0000	Payroll Taxes	-67.46	67.46	0.00	0.00
7851-0000	FICA Expense	932.16	77.68	0.00	1,009.84
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	114.05	0.00	0.00	114.05
	Total	0.00	9,263.45	9,263.45	0.00

Income Statement

Period = Dec 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,218.13	91.31	95,373.36	91.51
4700-0000	Commercial/Retail rent	686.63	8.69	8,239.56	7.91
4990-0000	NET RENT INCOME	<u>7,904.76</u>	<u>99.99</u>	<u>103,612.92</u>	<u>99.42</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.53
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>549.82</u>	<u>0.53</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.53	0.01	6.01	0.01
5805-0000	Bounced Check Fee	0.00	0.00	50.00	0.05
5890-0000	TOTAL OTHER INCOME	<u>0.53</u>	<u>0.01</u>	<u>56.01</u>	<u>0.05</u>
5990-0000	TOTAL INCOME	<u>7,905.29</u>	<u>100.00</u>	<u>104,218.75</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,450.00	3.31
6204-0000	Professional Consultant Fees	150.00	1.90	150.00	0.14
6213-0000	General Building Repairs-Expense	0.00	0.00	1,305.00	1.25
6215-0000	Building Supplies	543.15	6.87	878.28	0.84
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	2.52
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	7,600.00	7.29
6241-0000	Boiler Repair	0.00	0.00	21,638.73	20.76
6242-0000	Unit Repairs	190.53	2.41	190.53	0.18
6249-0000	Elevator Contract	337.51	4.27	2,362.57	2.27
6250-0000	Elevator Inspection & Repair	0.00	0.00	4,109.15	3.94

Income Statement

Period = Dec 2019

Book = Cash

		Period to Date	%	Year to Date	%
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	4.21
6256-0000	Fire Alarm Inspection	0.00	0.00	650.80	0.62
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	4.70
6258-0000	Fire Monitoring Contract	206.00	2.61	206.00	0.20
6267-0000	Locksmith	0.00	0.00	1,007.10	0.97
6300-0000	Management	1,100.00	13.91	13,200.00	12.67
6312-0000	Security Cameras/Intercom	0.00	0.00	7,804.71	7.49
6320-0000	Insurance	0.00	0.00	9,212.07	8.84
6320-0010	Worker's Compensation	-3.96	-0.05	885.50	0.85
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.53
6364-0000	Filing Fees	224.40	2.84	285.00	0.27
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.03
6410-0000	Electricity	1,422.74	18.00	8,891.87	8.53
6420-0000	Gas	3,232.07	40.88	14,194.90	13.62
6430-0000	Water & Sewer	-535.35	-6.77	2,284.11	2.19
6455-0000	Telephone	437.14	5.53	5,171.35	4.96
6990-0000	TOTAL DIRECT EXPENSES	7,304.23	92.40	117,977.67	113.20
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	29.10	0.03
7610-0000	Legal - General	0.00	0.00	2,250.50	2.16
7615-0000	Payroll Processing Fees	129.22	1.63	1,725.19	1.66
7620-0000	Taxes	104.64	1.32	274.64	0.26
7630-0000	Bank Charges Expense	25.00	0.32	25.00	0.02
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	12.84	13,199.94	12.67
7850-0000	Payroll Taxes	67.46	0.85	0.00	0.00
7851-0000	FICA Expense	77.68	0.98	1,009.84	0.97
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	0.00	0.00	114.05	0.11

Income Statement

Period = Dec 2019

Book = Cash

		Period to Date	%	Year to Date	%
7890-0000	TOTAL PAYROLL	<u>1,289.74</u>	<u>16.31</u>	<u>16,091.02</u>	<u>15.44</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,419.38</u>	<u>17.95</u>	<u>18,670.26</u>	<u>17.91</u>
8990-0000	TOTAL EXPENSES	<u>8,723.61</u>	<u>110.35</u>	<u>136,647.93</u>	<u>131.12</u>
9090-0000	NET INCOME	<u>-818.32</u>	<u>-10.35</u>	<u>-32,429.18</u>	<u>-31.12</u>

Statement (12 months)

Period = Jan 2019-Dec 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	Dec 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	7,218.13	95,373.36
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	686.63	8,239.56
4810-0000 Plus:Prepaid Rent/Maintenance/Comm on	0.00	686.63	-686.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4990-0000 NET RENT INCOME	<u>8,804.76</u>	<u>10,685.77</u>	<u>7,073.75</u>	<u>8,904.76</u>	<u>9,999.14</u>	<u>7,710.38</u>	<u>9,442.70</u>	<u>7,717.38</u>	<u>6,452.53</u>	<u>9,949.14</u>	<u>8,967.85</u>	<u>7,904.76</u>	<u>103,612.92</u>
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	0.00	549.82
5490-0000 TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>549.82</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>549.82</u>
5600-0000 OTHER INCOME													
5720-0000 Interest on Bank Accounts	0.51	0.46	0.48	0.53	0.51	0.46	0.54	0.49	0.51	0.51	0.48	0.53	6.01
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	0.00	50.00
5890-0000 TOTAL OTHER INCOME	<u>0.51</u>	<u>0.46</u>	<u>0.48</u>	<u>0.53</u>	<u>0.51</u>	<u>0.46</u>	<u>0.54</u>	<u>0.49</u>	<u>0.51</u>	<u>50.51</u>	<u>0.48</u>	<u>0.53</u>	<u>56.01</u>
5990-0000 TOTAL INCOME	<u>8,805.27</u>	<u>10,686.23</u>	<u>7,074.23</u>	<u>8,905.29</u>	<u>9,999.65</u>	<u>7,710.84</u>	<u>9,993.06</u>	<u>7,717.87</u>	<u>6,453.04</u>	<u>9,999.65</u>	<u>8,968.33</u>	<u>7,905.29</u>	<u>104,218.75</u>
6000-0000 EXPENSES													
6100-0000 DIRECT EXPENSES													
6202-0000 Accounting	150.00	0.00	800.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	3,450.00
6204-0000 Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00

Statement (12 months)

Period = Jan 2019-Dec 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	Dec 2019	Total
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	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	543.15	878.28
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	0.00	2,622.80
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	0.00	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	0.00	21,638.73
6242-0000 Unit Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.53	190.53
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	337.51	2,362.57
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	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	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	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	0.00	4,899.38
6258-0000 Fire Monitoring Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206.00	206.00
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	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	1,100.00	13,200.00
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	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	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	-3.96	885.50
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	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	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	224.40	285.00
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	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	1,422.74	8,891.87
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	3,232.07	14,194.90
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	-535.35	2,284.11
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	437.14	5,171.35
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	7,304.23	117,977.67

Statement (12 months)

Period = Jan 2019-Dec 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	Dec 2019	Total
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	0.00	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	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	129.22	1,725.19
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	104.64	274.64
7630-0000	Bank Charges Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
7800-0000	PAYROLL EXPENSE													
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	13,199.94
7850-0000	Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-67.46	67.46	34.83	-102.29	67.46	0.00
7851-0000	FICA Expense	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	77.68	116.52	77.68	1,009.84
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	0.00	0.00	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	7.39	0.00	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>1,289.74</u>	<u>16,091.02</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>1,419.38</u>	<u>18,670.26</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>8,723.61</u>	<u>136,647.93</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>-818.32</u>	<u>-32,429.18</u>

Balance Sheet

Period = Dec 2019

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	20,270.27
1130-0000	Savings Cash 1	20,034.12
1190-0000	TOTAL CASH	40,304.39
1400-0000	Total Current Assets	40,304.39
1600-0000	PROPERTY	
1620-0000	Equipment	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00
1720-0000	Building Improvement	11,268.56
1890-0000	TOTAL PROPERTY	36,410.44
1990-0000	TOTAL ASSETS	76,714.83
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2245-0000	Insurance Proceed-Prop. Damage	8,485.99
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	8,485.99
2990-0000	TOTAL LIABILITIES	8,485.99
3000-0000	CAPITAL	
3800-0000	Retained Earnings	68,228.84
3890-0000	TOTAL CAPITAL	68,228.84
3990-0000	TOTAL LIABILITIES & CAPITAL	76,714.83

Cash Flow Statement

Period = Dec 2019

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,218.13	91.31	95,373.36	91.51
4700-0000	Commercial/Retail rent	686.63	8.69	8,239.56	7.91
4990-0000	NET RENT INCOME	<u>7,904.76</u>	<u>99.99</u>	<u>103,612.92</u>	<u>99.42</u>
5100-0000	EXPENSE REIMBURSEMENT				
5210-0000	Passthru Repair	0.00	0.00	549.82	0.53
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>549.82</u>	<u>0.53</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.53	0.01	6.01	0.01
5805-0000	Bounced Check Fee	0.00	0.00	50.00	0.05
5890-0000	TOTAL OTHER INCOME	<u>0.53</u>	<u>0.01</u>	<u>56.01</u>	<u>0.05</u>
5990-0000	TOTAL INCOME	<u>7,905.29</u>	<u>100.00</u>	<u>104,218.75</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,450.00	3.31
6204-0000	Professional Consultant Fees	150.00	1.90	150.00	0.14
6213-0000	General Building Repairs-Expense	0.00	0.00	1,305.00	1.25
6215-0000	Building Supplies	543.15	6.87	878.28	0.84
6235-0000	Plumbing Repair	0.00	0.00	2,622.80	2.52
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	7,600.00	7.29
6241-0000	Boiler Repair	0.00	0.00	21,638.73	20.76
6242-0000	Unit Repairs	190.53	2.41	190.53	0.18
6249-0000	Elevator Contract	337.51	4.27	2,362.57	2.27
6250-0000	Elevator Inspection & Repair	0.00	0.00	4,109.15	3.94

Cash Flow Statement

Period = Dec 2019

Book = Cash

		Period to Date	%	Year to Date	%
6253-0000	Permits & Licenses	0.00	0.00	4,384.57	4.21
6256-0000	Fire Alarm Inspection	0.00	0.00	650.80	0.62
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	4,899.38	4.70
6258-0000	Fire Monitoring Contract	206.00	2.61	206.00	0.20
6267-0000	Locksmith	0.00	0.00	1,007.10	0.97
6300-0000	Management	1,100.00	13.91	13,200.00	12.67
6312-0000	Security Cameras/Intercom	0.00	0.00	7,804.71	7.49
6320-0000	Insurance	0.00	0.00	9,212.07	8.84
6320-0010	Worker's Compensation	-3.96	-0.05	885.50	0.85
6350-0000	Property Tax	0.00	0.00	8.00	0.01
6362-0000	Inspections	0.00	0.00	550.00	0.53
6364-0000	Filing Fees	224.40	2.84	285.00	0.27
6367-0000	Boiler Inspection Service	0.00	0.00	35.25	0.03
6410-0000	Electricity	1,422.74	18.00	8,891.87	8.53
6420-0000	Gas	3,232.07	40.88	14,194.90	13.62
6430-0000	Water & Sewer	-535.35	-6.77	2,284.11	2.19
6455-0000	Telephone	437.14	5.53	5,171.35	4.96
6990-0000	TOTAL DIRECT EXPENSES	7,304.23	92.40	117,977.67	113.20
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	29.10	0.03
7610-0000	Legal - General	0.00	0.00	2,250.50	2.16
7615-0000	Payroll Processing Fees	129.22	1.63	1,725.19	1.66
7620-0000	Taxes	104.64	1.32	274.64	0.26
7630-0000	Bank Charges Expense	25.00	0.32	25.00	0.02
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	12.84	13,199.94	12.67
7850-0000	Payroll Taxes	67.46	0.85	0.00	0.00
7851-0000	FICA Expense	77.68	0.98	1,009.84	0.97
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	0.00	0.00	114.05	0.11

Cash Flow Statement

Period = Dec 2019

Book = Cash

		Period to Date	%	Year to Date	%
7890-0000	TOTAL PAYROLL	<u>1,289.74</u>	<u>16.31</u>	<u>16,091.02</u>	<u>15.44</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,419.38</u>	<u>17.95</u>	<u>18,670.26</u>	<u>17.91</u>
8990-0000	TOTAL EXPENSES	<u>8,723.61</u>	<u>110.35</u>	<u>136,647.93</u>	<u>131.12</u>
9090-0000	NET INCOME	<u>-818.32</u>	<u>-10.35</u>	<u>-32,429.18</u>	<u>-31.12</u>
Adjustments					
	Total Adjustments	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Cash Flow		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	21,089.12	20,270.27	-818.85	
1130-0000	Savings Cash 1	20,033.59	20,034.12	0.53	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	41,122.71	40,304.39	-818.32	
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	20,270.27	-32,435.19	
1130-0000	Savings Cash 1	20,028.11	20,034.12	6.01	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	72,733.57	40,304.39	-32,429.18	

General Ledger

Period = Dec 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					21,089.12 = Beginning Balance =	
534condo	534 West 42nd...	12/02/2019	12/2019	AFA PROTECTIVE SYSTEMS...	K-80680	716	0.00	206.00	20,883.12	534 W42nd st replace 2 batteries in facp syst...
534condo	534 West 42nd...	12/02/2019	12/2019	NYC Dept of Finance (finance)	K-80681	717	0.00	52.16	20,830.96	534 W42nd st Corporation tax id#400-10010...
534condo	534 West 42nd...	12/02/2019	12/2019	JACK JAFFA & ASSOCIATES ...	K-80682	718	0.00	150.00	20,680.96	534 W42st 8/2019-7/2020 monitor NYC HP...
534condo	534 West 42nd...	12/02/2019	12/2019	Solid State Elevator Corp (solids)	K-80683	719	0.00	337.51	20,343.45	534 W42st Monthly Maintenance 11.2019 In...
534condo	534 West 42nd...	12/02/2019	12/2019	Consolidated Edison Company ...	K-80695	720	0.00	36.85	20,306.60	534 W. 42st cook 10.17.19-11.15.19 gas 44-...
534condo	534 West 42nd...	12/02/2019	12/2019	Consolidated Edison Company ...	K-80696	721	0.00	719.37	19,587.23	534 W. 42st plp 10.17.19-11.15.19 elec 44-7...
534condo	534 West 42nd...	12/02/2019	12/2019	Consolidated Edison Company ...	K-80696	721	0.00	1,174.63	18,412.60	534 W. 42st plp 10.17.19-11.15.19 gas 44-72...
534condo	534 West 42nd...	12/03/2019	12/2019	Livingston Management Service...	K-80884	722	0.00	1,100.00	17,312.60	Management Fee
534condo	534 West 42nd...	12/03/2019	12/2019	Trubitt (t0000174)	R-154773	49673867	1,144.38	0.00	18,456.98	ClickPay - ACH - A1912010751_LV9BS2
534condo	534 West 42nd...	12/04/2019	12/2019	Verizon (verizon)	K-83039	120419	0.00	197.64	18,259.34	12.5.19-1.4.20 phone ac# 155-734-529-0001-16
534condo	534 West 42nd...	12/06/2019	12/2019	Verizon (verizon)	K-81214	723	0.00	239.50	18,019.84	534 42st 11.27.19 phone ac# 853-077-585-0...
534condo	534 West 42nd...	12/06/2019	12/2019	ADP Payroll Processing Fee	J-20737		0.00	64.61	17,955.23	ADP Payroll Processing Fee
534condo	534 West 42nd...	12/10/2019	12/2019	NYC Dept of Finance (finance)	K-81405	724	0.00	52.48	17,902.75	Corporation tax id#400-100102362603 12.2.19...
534condo	534 West 42nd...	12/12/2019	12/2019	Younge (t0000178)	R-156021	50941628	1,144.38	0.00	19,047.13	ClickPay - ACH - A1912101803_LP8FH5
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	K-81626	725	0.00	462.71	18,584.42	Reimbursement for outdoor inverter generator...
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	K-81626	725	0.00	80.44	18,503.98	Reimbursement for alarm from HomeDepot
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	K-81626	725	0.00	190.53	18,313.45	Reimbursement for 15F heating service from ...
534condo	534 West 42nd...	12/13/2019	12/2019	Artur Ujkaj (v0000081)	K-85200	121319	0.00	447.34	17,866.11	12.13.19 net payroll
534condo	534 West 42nd...	12/13/2019	12/2019	Samuels (t0000177)	R-156078	51064343	444.38	0.00	18,310.49	ClickPay - ACH - A1912121625_DT8EB4
534condo	534 West 42nd...	12/13/2019	12/2019	Samuels (t0000177)	R-156078	51064343	944.38	0.00	19,254.87	ClickPay - ACH - A1912121625_DT8EB4
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	R-156191	1214...	2,396.23	0.00	21,651.10	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/13/2019	12/2019	Praveen Gulati (t0000760)	R-156199	6515...	686.63	0.00	22,337.73	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/13/2019	12/2019	Riccardi (t0000176)	R-156216	766_...	1,144.38	0.00	23,482.11	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/20/2019	12/2019	ADP Payroll Processing Fee	J-20738		0.00	64.61	23,417.50	ADP Payroll Processing Fee
534condo	534 West 42nd...	12/26/2019	12/2019	Livingston Management Service...	K-82207	726	0.00	112.20	23,305.30	9.30.19 Amex 534w42nd Boiler Registration f...
534condo	534 West 42nd...	12/27/2019	12/2019	Artur Ujkaj (v0000081)	K-85201	122719	0.00	447.34	22,857.96	12.27.19 payroll
534condo	534 West 42nd...	12/30/2019	12/2019	Consolidated Edison Company ...	K-82314	727	0.00	41.27	22,816.69	534 W. 42st cook 11.15.19-12.18.19 gas 44-...
534condo	534 West 42nd...	12/30/2019	12/2019	Consolidated Edison Company ...	K-82315	728	0.00	703.37	22,113.32	534 W. 42st cook 11.15.19-12.18.19 elec 44-...
534condo	534 West 42nd...	12/30/2019	12/2019	Consolidated Edison Company ...	K-82315	728	0.00	1,979.32	20,134.00	534 W. 42st cook 11.15.19-12.18.19 gas 44-...
534condo	534 West 42nd...	12/31/2019	12/2019	Livingston Management Service...	K-82639	730	0.00	112.20	20,021.80	9.30.19 Amex 534w42 Boiler Registration fr...
534condo	534 West 42nd...	12/31/2019	12/2019	NYC Water Board (nycwater)	K-88784	653	535.35	0.00	20,557.15	12.19.18-3.19.19
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		0.00	194.42	20,362.73	taxes
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		0.00	67.46	20,295.27	pay-by-pay insurance
534condo	534 West 42nd...	12/31/2019	12/2019	ClickPay Bill	J-20740		0.00	25.00	20,270.27	ClickPay Bill
				Net Change=-818.85			8,440.11	9,258.96	20,270.27 = Ending Balance =	

1130-0000**Savings Cash 1****20,033.59 = Beginning Balance =**

General Ledger

Period = Dec 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	12/31/2019	12/2019	bank interest	J-20745		0.53	0.00	20,034.12	bank interest
				Net Change=0.53			0.53	0.00	20,034.12	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =
2245-0000				Insurance Proceed-Prop. Damage					-8,485.99	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-8,485.99	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	12/13/2019	12/2019	Artur Ujkaj (v0000081)	K-85200	121319	447.34	0.00	447.34	12.13.19 net payroll
534condo	534 West 42nd...	12/27/2019	12/2019	Artur Ujkaj (v0000081)	K-85201	122719	447.34	0.00	894.68	12.27.19 payroll
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		0.00	894.68	0.00	To Gross up 12.2019
				Net Change=0.00			894.68	894.68	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					-88,155.23	= Beginning Balance =
534condo	534 West 42nd...	12/03/2019	12/2019	Trubitt (t0000174)	R-154773	49673867	0.00	1,144.38	-89,299.61	ClickPay - ACH - A1912010751_LV9BS2
534condo	534 West 42nd...	12/12/2019	12/2019	Younge (t0000178)	R-156021	50941628	0.00	1,144.38	-90,443.99	ClickPay - ACH - A1912101803_LP8FH5
534condo	534 West 42nd...	12/13/2019	12/2019	Samuels (t0000177)	R-156078	51064343	0.00	444.38	-90,888.37	ClickPay - ACH - A1912121625_DT8EB4
534condo	534 West 42nd...	12/13/2019	12/2019	Samuels (t0000177)	R-156078	51064343	0.00	944.38	-91,832.75	ClickPay - ACH - A1912121625_DT8EB4
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	R-156191	1214...	0.00	2,396.23	-94,228.98	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/13/2019	12/2019	Riccardi (t0000176)	R-156216	766_...	0.00	1,144.38	-95,373.36	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-7,218.13			0.00	7,218.13	-95,373.36	= Ending Balance =
4700-0000				Commercial/Retail rent					-7,552.93	= Beginning Balance =
534condo	534 West 42nd...	12/13/2019	12/2019	Praveen Gulati (t0000760)	R-156199	6515...	0.00	686.63	-8,239.56	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-8,239.56	= Ending Balance =
5210-0000				Passthru Repair					-549.82	= Beginning Balance =

General Ledger

Period = Dec 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	-549.82	= Ending Balance =
5720-0000				Interest on Bank Accounts					-5.48	= Beginning Balance =
534condo	534 West 42nd...	12/31/2019	12/2019	bank interest	J-20745		0.00	0.53	-6.01	bank interest
				Net Change=-0.53			0.00	0.53	-6.01	= Ending Balance =
5805-0000				Bounced Check Fee					-50.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-50.00	= Ending Balance =
6202-0000				Accounting					3,450.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,450.00	= Ending Balance =
6204-0000				Professional Consultant Fees					0.00	= Beginning Balance =
534condo	534 West 42nd...	12/02/2019	12/2019	JACK JAFFA & ASSOCIATES ...	K-80682	718	150.00	0.00	150.00	534 W42st 8/2019-7/2020 monitor NYC HP...
				Net Change=150.00			150.00	0.00	150.00	= Ending Balance =
6213-0000				General Building Repairs-Expense					1,305.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,305.00	= Ending Balance =
6215-0000				Building Supplies					335.13	= Beginning Balance =
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	K-81626	725	462.71	0.00	797.84	Reimbursement for outdoor inverter generator...
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	K-81626	725	80.44	0.00	878.28	Reimbursement for alarm from HomeDepot
				Net Change=543.15			543.15	0.00	878.28	= Ending Balance =
6235-0000				Plumbing Repair					2,622.80	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,622.80	= Ending Balance =
6240-0000				HVAC Rep. (Heat, Ventilation, Air)					7,600.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,600.00	= Ending Balance =
6241-0000				Boiler Repair					21,638.73	= Beginning Balance =
				Net Change=0.00			0.00	0.00	21,638.73	= Ending Balance =
6242-0000				Unit Repairs					0.00	= Beginning Balance =
534condo	534 West 42nd...	12/13/2019	12/2019	Simon (t0000180)	K-81626	725	190.53	0.00	190.53	Reimbursement for 15F heating service from ...
				Net Change=190.53			190.53	0.00	190.53	= Ending Balance =
6249-0000				Elevator Contract					2,025.06	= Beginning Balance =

General Ledger

Period = Dec 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	12/02/2019	12/2019	Solid State Elevator Corp (solids)	K-80683	719	337.51	0.00	2,362.57	534 W42st Monthly Maintenance 11.2019 In...
				Net Change=337.51			337.51	0.00	2,362.57	= Ending Balance =
6250-0000				Elevator Inspection & Repair					4,109.15	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,109.15	= Ending Balance =
6253-0000				Permits & Licenses					4,384.57	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,384.57	= Ending Balance =
6256-0000				Fire Alarm Inspection					650.80	= Beginning Balance =
				Net Change=0.00			0.00	0.00	650.80	= Ending Balance =
6257-0000				Sprinkler Sys. & Inspections					4,899.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,899.38	= Ending Balance =
6258-0000				Fire Monitoring Contract					0.00	= Beginning Balance =
534condo	534 West 42nd...	12/02/2019	12/2019	AFA PROTECTIVE SYSTEMS...	K-80680	716	206.00	0.00	206.00	534 W42nd st replace 2 batteries in facp syst...
				Net Change=206.00			206.00	0.00	206.00	= Ending Balance =
6267-0000				Locksmith					1,007.10	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,007.10	= Ending Balance =
6300-0000				Management					12,100.00	= Beginning Balance =
534condo	534 West 42nd...	12/03/2019	12/2019	Livingston Management Service...	K-80884	722	1,100.00	0.00	13,200.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	13,200.00	= 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					889.46	= Beginning Balance =
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		0.00	2.40	887.06	voluntary disability
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		67.46	0.00	954.52	pay-by-pay insurance
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		0.00	1.56	952.96	paid family leave
534condo	534 West 42nd...	12/31/2019	12/2019	to reclass	J-20765		0.00	67.46	885.50	to reclass
				Net Change=-3.96			67.46	71.42	885.50	= Ending Balance =

General Ledger

Period = Dec 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
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 =	
534condo	534 West 42nd...	12/26/2019	12/2019	Livingston Management Service...	K-82207	726	112.20	0.00	172.80	9.30.19 Amex 534w42nd Boiler Registration f...
534condo	534 West 42nd...	12/31/2019	12/2019	Livingston Management Service...	K-82639	730	112.20	0.00	285.00	9.30.19 Amex 534w42 Boiler Registration fr...
				Net Change=224.40			224.40	0.00	285.00 = 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 =	
534condo	534 West 42nd...	12/02/2019	12/2019	Consolidated Edison Company ...	K-80696	721	719.37	0.00	8,188.50	534 W. 42st plp 10.17.19-11.15.19 elec 44-7...
534condo	534 West 42nd...	12/30/2019	12/2019	Consolidated Edison Company ...	K-82315	728	703.37	0.00	8,891.87	534 W. 42st cook 11.15.19-12.18.19 elec 44-...
				Net Change=1,422.74			1,422.74	0.00	8,891.87 = Ending Balance =	
6420-0000				Gas					10,962.83 = Beginning Balance =	
534condo	534 West 42nd...	12/02/2019	12/2019	Consolidated Edison Company ...	K-80695	720	36.85	0.00	10,999.68	534 W. 42st cook 10.17.19-11.15.19 gas 44-...
534condo	534 West 42nd...	12/02/2019	12/2019	Consolidated Edison Company ...	K-80696	721	1,174.63	0.00	12,174.31	534 W. 42st plp 10.17.19-11.15.19 gas 44-72...
534condo	534 West 42nd...	12/30/2019	12/2019	Consolidated Edison Company ...	K-82314	727	41.27	0.00	12,215.58	534 W. 42st cook 11.15.19-12.18.19 gas 44-...
534condo	534 West 42nd...	12/30/2019	12/2019	Consolidated Edison Company ...	K-82315	728	1,979.32	0.00	14,194.90	534 W. 42st cook 11.15.19-12.18.19 gas 44-...
				Net Change=3,232.07			3,232.07	0.00	14,194.90 = Ending Balance =	
6430-0000				Water & Sewer					2,819.46 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2019	12/2019	NYC Water Board (nycwater)	K-88784	653	0.00	535.35	2,284.11	12.19.18-3.19.19
				Net Change=-535.35			0.00	535.35	2,284.11 = Ending Balance =	
6455-0000				Telephone					4,734.21 = Beginning Balance =	
534condo	534 West 42nd...	12/04/2019	12/2019	Verizon (verizon)	K-83039	120419	197.64	0.00	4,931.85	12.5.19-1.4.20 phone ac# 155-734-529-0001-16
534condo	534 West 42nd...	12/06/2019	12/2019	Verizon (verizon)	K-81214	723	239.50	0.00	5,171.35	534 42st 11.27.19 phone ac# 853-077-585-0...
				Net Change=437.14			437.14	0.00	5,171.35 = Ending Balance =	
7421-0000				Postage					29.10 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	29.10 = Ending Balance =	

General Ledger

Period = Dec 2019

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					1,595.97 = Beginning Balance =	
534condo	534 West 42nd...	12/06/2019	12/2019	ADP Payroll Processing Fee	J-20737		64.61	0.00	1,660.58	ADP Payroll Processing Fee
534condo	534 West 42nd...	12/20/2019	12/2019	ADP Payroll Processing Fee	J-20738		64.61	0.00	1,725.19	ADP Payroll Processing Fee
				Net Change=129.22			129.22	0.00	1,725.19 = Ending Balance =	
7620-0000				Taxes					170.00 = Beginning Balance =	
534condo	534 West 42nd...	12/02/2019	12/2019	NYC Dept of Finance (finance)	K-80681	717	52.16	0.00	222.16	534 W42nd st Corporation tax id#400-10010...
534condo	534 West 42nd...	12/10/2019	12/2019	NYC Dept of Finance (finance)	K-81405	724	52.48	0.00	274.64	Corporation tax id#400-100102362603 12.2.19...
				Net Change=104.64			104.64	0.00	274.64 = Ending Balance =	
7630-0000				Bank Charges Expense					0.00 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2019	12/2019	ClickPay Bill	J-20740		25.00	0.00	25.00	ClickPay Bill
				Net Change=25.00			25.00	0.00	25.00 = Ending Balance =	
7845-0000				Gross Salary					12,184.56 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		1,015.38	0.00	13,199.94	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	13,199.94 = Ending Balance =	
7850-0000				Payroll Taxes					-67.46 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2019	12/2019	to reclass	J-20765		67.46	0.00	0.00	to reclass
				Net Change=67.46			67.46	0.00	0.00 = Ending Balance =	
7851-0000				FICA Expense					932.16 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2019	12/2019	To Gross up 12.2019	J-19750		77.68	0.00	1,009.84	To Gross up 12.2019
				Net Change=77.68			77.68	0.00	1,009.84 = 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					114.05 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	114.05 = Ending Balance =	
							18,665.70	18,665.70		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 12/01/2019 - 12/31/2019

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-15477	27670	12/2019	12/3/2019	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		49673867	
R-15602	27812	12/2019	12/12/2019	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		50941628	
R-15607	27824	12/2019	12/13/2019	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	444.38		51064343	
					534condo	1110-0000	4530-0000 Condo Common Charge	944.38		51064343	
R-15619	27836	12/2019	12/13/2019	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1214_51110484	
R-15619	27836	12/2019	12/13/2019	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6515_51110673	
R-15621	27836	12/2019	12/13/2019	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		766_51110839	
Total								7,904.76			

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 12/01/2019 - 12/31/2019

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-80680	25891	12/2019	12/2/2019	AFA PROTECTIVE SYSTEMS,INC. (afa)	534condo	6258-0000 Fire Monitoring Contract	206.00	716	534 W42nd st replace 2 batteries in facp system invoice # 3064795
K-80681	25891	12/2019	12/2/2019	NYC Dept of Finance (finance)	534condo	7620-0000 Taxes	52.16	717	534 W42nd st Corporation tax id#400-100102362603 11.1.19
K-80682	25891	12/2019	12/2/2019	JACK JAFFA & ASSOCIATES (jack)	534condo	6204-0000 Professional Consultant Fees	150.00	718	534 W42st 8/2019-7/2020 monitor NYC HPD DOB/ECB website inv#HPA506083
K-80683	25891	12/2019	12/2/2019	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	719	534 W42st Monthly Maintenance 11.2019 Inv#122058
K-80695	25892	12/2019	12/2/2019	Consolidated Edison Company of N.Y. Inc. (c	534condo	6420-0000 Gas	36.85	720	534 W. 42st cook 10.17.19-11.15.19 gas 44-7223-0652-0201-1
K-80696	25892	12/2019	12/2/2019	Consolidated Edison Company of N.Y. Inc. (c	534condo	6410-0000 Electricity	719.37	721	534 W. 42st plp 10.17.19-11.15.19 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	1,174.63	721	534 W. 42st plp 10.17.19-11.15.19 gas 44-7223-0650-0200-7
K-80884	25912	12/2019	12/3/2019	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	722	Management Fee
K-81214	25956	12/2019	12/6/2019	Verizon (verizon)	534condo	6455-0000 Telephone	239.50	723	534 42st 11.27.19 phone ac# 853-077-585-0001-81
K-81405	25969	12/2019	12/10/2019	NYC Dept of Finance (finance)	534condo	7620-0000 Taxes	52.48	724	Corporation tax id#400-100102362603 12.2.19 letter ID#L0482896128
K-81626	26006	12/2019	12/13/2019	Simon (t0000180)	534condo	6242-0000 Unit Repairs	190.53	725	Reimbursement for 15F heating service from Hitech
					534condo	6215-0000 Building Supplies	462.71	725	Reimbursement for outdoor inverter generator from Amazon
					534condo	6215-0000 Building Supplies	80.44	725	Reimbursement for alarm from HomeDepot
K-82207	26135	12/2019	12/26/2019	Livingston Management Services, LLC (living	534condo	6364-0000 Filing Fees	112.20	726	9.30.19 Amex 534w42nd Boiler Registration from DEP CATS
K-82314	26147	12/2019	12/30/2019	Consolidated Edison Company of N.Y. Inc. (c	534condo	6420-0000 Gas	41.27	727	534 W. 42st cook 11.15.19-12.18.19 gas 44-7223-0652-0201-1
K-82315	26147	12/2019	12/30/2019	Consolidated Edison Company of N.Y. Inc. (c	534condo	6410-0000 Electricity	703.37	728	534 W. 42st cook 11.15.19-12.18.19 elec 44-7223-0652-0201-1
					534condo	6420-0000 Gas	1,979.32	728	534 W. 42st cook 11.15.19-12.18.19 gas 44-7223-0652-0201-1
K-82639	26180	12/2019	12/31/2019	Livingston Management Services, LLC (living	534condo	6364-0000 Filing Fees	112.20	730	9.30.19 Amex 534w42 Boiler Registration from DEP Cats
K-83039		12/2019	12/4/2019	Verizon (verizon)	534condo	6455-0000 Telephone	197.64	120419	12.5.19-1.4.20 phone ac# 155-734-529-0001-16
K-85200		12/2019	12/13/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	121319	12.13.19 net payroll
K-85201		12/2019	12/27/2019	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.34	122719	12.27.19 payroll
K-88784		12/2019	12/31/2019	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	-535.35	653	12.19.18-3.19.19
Total							8,307.51		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/31/2019

Month Year = 12/2019

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		1,694.20
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			1,344.38
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			25,110.08
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				28,148.66

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	28,148.66
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	28,148.66

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/31/2019

Month Year = 12/2019

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

534condo-ChaseChk-9300

4/23/2020

Bank Reconciliation Report

12/31/2019

412059300

Posted by: jbowen on 4/23/2020

Balance Per Bank Statement as of 12/31/2019 **23,218.63**

Outstanding Checks

Check Date	Check Number	Payee	Amount
12/26/2019	726	livingst - Livingston Management Services, LLC	112.20
12/30/2019	727	conediso - Consolidated Edison Company of N.Y. Inc.	41.27
12/30/2019	728	conediso - Consolidated Edison Company of N.Y. Inc.	2,682.69
12/31/2019	730	livingst - Livingston Management Services, LLC	112.20
Less:	Outstanding Checks		2,948.36
	Reconciled Bank Balance		20,270.27

Balance per GL as of 12/31/2019 **20,270.27**

Reconciled Balance Per G/L **20,270.27**

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

534condo-ChaseChk-9300

4/23/2020

Bank Reconciliation Report

12/31/2019

412059300

Posted by: jbowen on 4/23/2020

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/2/2019	716	afa - AFA PROTECTIVE SYSTEMS,INC.	206.00	12/31/2019
12/2/2019	717	finance - NYC Dept of Finance	52.16	12/31/2019
12/2/2019	718	jack - JACK JAFFA & ASSOCIATES	150.00	12/31/2019
12/2/2019	719	solids - Solid State Elevator Corp	337.51	12/31/2019
12/2/2019	720	conediso - Consolidated Edison Company of N.Y. Inc.	36.85	12/31/2019
12/2/2019	721	conediso - Consolidated Edison Company of N.Y. Inc.	1,894.00	12/31/2019
12/3/2019	722	livingst - Livingston Management Services, LLC	1,100.00	12/31/2019
12/4/2019	120419	verizon - Verizon	197.64	12/31/2019
12/6/2019	723	verizon - Verizon	239.50	12/31/2019
12/10/2019	724	finance - NYC Dept of Finance	52.48	12/31/2019
12/13/2019	725	t0000180 - Simon	733.68	12/31/2019
12/13/2019	121319	v0000081 - Artur Ujkaj	447.34	12/31/2019
12/27/2019	122719	v0000081 - Artur Ujkaj	447.34	12/31/2019
Total Cleared Checks			5,894.50	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/3/2019	186	ACH	1,144.38	12/31/2019
12/12/2019	187	ACH	1,144.38	12/31/2019
12/13/2019	188	ACH	1,388.76	12/31/2019
12/13/2019	189	Lockbox	4,227.24	12/31/2019
Total Cleared Deposits			7,904.76	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/6/2019	JE 20737	ADP Payroll Processing Fee	-64.61	12/31/2019
12/20/2019	JE 20738	ADP Payroll Processing Fee	-64.61	12/31/2019
12/31/2019	JE 19750	To Gross up 12.2019	-261.88	12/31/2019
12/31/2019	JE 20740	ClickPay Bill	-25.00	12/31/2019
Total Cleared Other Items			-416.10	

534condo-ChaseRes-1484

4/23/2020

Bank Reconciliation Report

12/31/2019

3046731484

Posted by: jbowen on 4/23/2020

Balance Per Bank Statement as of 12/31/2019	20,034.12
Reconciled Bank Balance	<u>20,034.12</u>

Balance per GL as of 12/31/2019	20,034.12
Reconciled Balance Per G/L	<u>20,034.12</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
12/31/2019	JE 20745	bank interest	0.53	12/31/2019
Total Cleared Other Items			<u>0.53</u>	



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

November 30, 2019 through December 31, 2019

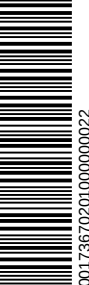
Primary Account: **000000412059300**

00017367 DRE 802 141 00120 NNNNNNNNNN T 1 000000000 62 0000

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



00173670201000000022

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$21,624.47	\$23,218.63
Chase Business Select High Yield Savings	000003046731484	20,033.59	20,034.12
Total		\$41,658.06	\$43,252.75
TOTAL ASSETS		\$41,658.06	\$43,252.75

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$21,624.47
Deposits and Additions	4	7,904.76
Checks Paid	10	-4,802.18
Electronic Withdrawals	10	-1,508.42
Ending Balance	24	\$23,218.63

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
12/03	Clickpay Stl ACH Cp Stl ACH 19004230 CCD ID: 270283316	\$1,144.38
12/12	Clickpay Stl ACH Cp Stl ACH 19123718 CCD ID: 270283316	1,144.38
12/13	534 West 42ND St Settlement 000007281621261 CCD ID: 9000679173	4,227.24
12/13	Clickpay Stl ACH Cp Stl ACH 19130004 CCD ID: 270283316	1,388.76
Total Deposits and Additions		\$7,904.76



November 30, 2019 through December 31, 2019

Primary Account: **000000412059300****CHECKS PAID**

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
716 ^		12/05	\$206.00
717 ^		12/09	52.16
718 ^		12/11	150.00
719 ^		12/12	337.51
720 ^		12/04	36.85
721 ^		12/04	1,894.00
722 ^		12/04	1,100.00
723 ^		12/16	239.50
724 ^		12/17	52.48
725 ^		12/18	733.68

Total Checks Paid **\$4,802.18**

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
12/06	ADP Payroll Fees ADP - Fees 2Rixs 4961034 CCD ID: 9659605001	\$64.61
12/12	ADP Wage Pay Wage Pay 717075655128lxs CCD ID: 9333006057	447.34
12/12	ADP Tax ADP Tax R6lxs 121325A01 CCD ID: 1223006057	97.21
12/12	ADP Pay-By-Pay Pay-By-Pay 925112582689lxs CCD ID: 9555555505	33.73
12/20	ADP Payroll Fees ADP - Fees 2Rixs 7052015 CCD ID: 9659605001	64.61
12/26	ADP Wage Pay Wage Pay 549074516308lxs CCD ID: 9333006057	447.34
12/26	Verizon Paymentrec 1557345290001 Web ID: 9783397101	197.64
12/26	ADP Tax ADP Tax R6lxs 122726A01 CCD ID: 1223006057	97.21
12/26	ADP Pay-By-Pay Pay-By-Pay 417551549210lxs CCD ID: 9555555505	33.73
12/31	Clickpay Proprtypay PPD ID: 270283316	25.00

Total Electronic Withdrawals **\$1,508.42**

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
12/03	\$22,768.85	12/11	19,265.23	12/18	24,084.16
12/04	19,738.00	12/12	19,493.82	12/20	24,019.55
12/05	19,532.00	12/13	25,109.82	12/26	23,243.63
12/06	19,467.39	12/16	24,870.32	12/31	23,218.63
12/09	19,415.23	12/17	24,817.84		

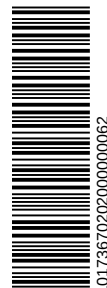


November 30, 2019 through December 31, 2019

Primary Account: 000000412059300

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		20
Deposits / Credits		0
Deposited Items		0
Transaction Total		20
SERVICE FEE CALCULATION		AMOUNT
Service Fee		\$15.00
Service Fee Credit		-\$15.00
Net Service Fee		\$0.00
Excessive Transaction Fees (Above 100)		\$0.00
Total Service Fees		\$0.00



CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,033.59
Deposits and Additions	1	0.53
Ending Balance	1	\$20,034.12
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.53
Interest Paid Year-to-Date		\$6.01

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		\$20,033.59
12/31	Interest Payment	0.53	20,034.12
	Ending Balance		\$20,034.12

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.



November 30, 2019 through December 31, 2019

Primary Account: **000000412059300**

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
