

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

February 2020

Trial Balance

Period = Feb 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	19,882.26	0.00	1,912.74	17,969.52
1130-0000	Savings Cash 1	20,034.63	0.46	0.00	20,035.09
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	-68,228.84	0.00	0.00	-68,228.84
4530-0000	Condo Common Charge	-9,541.95	0.00	9,732.89	-19,274.84
4620-0000	Special Assessment	-556.70	0.00	993.70	-1,550.40
4700-0000	Commercial/Retail rent	-686.63	0.00	1,373.26	-2,059.89
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	-1,420.25
5720-0000	Interest on Bank Accounts	-0.51	0.00	0.46	-0.97
6202-0000	Accounting	2,000.00	0.00	0.00	2,000.00
6215-0000	Building Supplies	75.08	458.01	0.00	533.09
6241-0000	Boiler Repair	0.00	550.00	0.00	550.00
6249-0000	Elevator Contract	675.02	337.51	0.00	1,012.53
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	1,600.00
6267-0000	Locksmith	0.00	2,324.48	0.00	2,324.48
6291-0035	Elevator NR	1,088.75	0.00	0.00	1,088.75
6300-0000	Management	1,100.00	1,100.00	0.00	2,200.00
6312-0000	Security Cameras/Intercom	2,023.44	0.00	0.00	2,023.44
6320-0010	Worker's Compensation	122.18	62.18	0.00	184.36
6410-0000	Electricity	0.00	1,572.29	0.00	1,572.29
6420-0000	Gas	0.00	4,740.46	0.00	4,740.46
6430-0000	Water & Sewer	671.72	0.00	0.00	671.72
6455-0000	Telephone	440.10	443.37	0.00	883.47
6460-0000	Service Contract	400.00	0.00	0.00	400.00
7610-0000	Legal - General	1,200.00	856.00	0.00	2,056.00
7615-0000	Payroll Processing Fees	267.68	129.22	0.00	396.90
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	150.00
7845-0000	Gross Salary	1,015.38	1,015.38	0.00	2,030.76
7851-0000	FICA Expense	77.68	77.68	0.00	155.36

Trial Balance

Period = Feb 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7852-0000	FUTA Expense	6.10	6.10	0.00	12.20
7853-0000	SUTA Expense	10.16	10.16	0.00	20.32
Total		0.00	15,433.30	15,433.30	0.00

Income Statement

Period = Feb 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,732.89	71.99	19,274.84	79.30
4620-0000	Special Assessment	993.70	7.35	1,550.40	6.38
4700-0000	Commercial/Retail rent	1,373.26	10.16	2,059.89	8.47
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,420.25	10.50	1,420.25	5.84
4990-0000	NET RENT INCOME	<u>13,520.10</u>	<u>100.00</u>	<u>24,305.38</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.46	0.00	0.97	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.46</u>	<u>0.00</u>	<u>0.97</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>13,520.56</u>	<u>100.00</u>	<u>24,306.35</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,000.00	8.23
6215-0000	Building Supplies	458.01	3.39	533.09	2.19
6241-0000	Boiler Repair	550.00	4.07	550.00	2.26
6249-0000	Elevator Contract	337.51	2.50	1,012.53	4.17
6257-0000	Sprinkler Sys. & Inspections	1,600.00	11.83	1,600.00	6.58
6267-0000	Locksmith	2,324.48	17.19	2,324.48	9.56
6291-0035	Elevator NR	0.00	0.00	1,088.75	4.48
6300-0000	Management	1,100.00	8.14	2,200.00	9.05
6312-0000	Security Cameras/Intercom	0.00	0.00	2,023.44	8.32
6320-0010	Worker's Compensation	62.18	0.46	184.36	0.76
6410-0000	Electricity	1,572.29	11.63	1,572.29	6.47
6420-0000	Gas	4,740.46	35.06	4,740.46	19.50
6430-0000	Water & Sewer	0.00	0.00	671.72	2.76
6455-0000	Telephone	443.37	3.28	883.47	3.63

Income Statement

Period = Feb 2020

Book = Cash

		Period to Date	%	Year to Date	%
6460-0000	Service Contract	0.00	0.00	400.00	1.65
6990-0000	TOTAL DIRECT EXPENSES	<u>13,188.30</u>	<u>97.54</u>	<u>21,784.59</u>	<u>89.63</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	856.00	6.33	2,056.00	8.46
7615-0000	Payroll Processing Fees	129.22	0.96	396.90	1.63
7700-0000	Miscellaneous Expense	150.00	1.11	150.00	0.62
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	7.51	2,030.76	8.35
7851-0000	FICA Expense	77.68	0.57	155.36	0.64
7852-0000	FUTA Expense	6.10	0.05	12.20	0.05
7853-0000	SUTA Expense	10.16	0.08	20.32	0.08
7890-0000	TOTAL PAYROLL	<u>1,238.54</u>	<u>9.16</u>	<u>2,615.54</u>	<u>10.76</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,244.54</u>	<u>16.60</u>	<u>4,821.54</u>	<u>19.84</u>
8990-0000	TOTAL EXPENSES	<u>15,432.84</u>	<u>114.14</u>	<u>26,606.13</u>	<u>109.46</u>
9090-0000	NET INCOME	<u>-1,912.28</u>	<u>-14.14</u>	<u>-2,299.78</u>	<u>-9.46</u>

Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Cash

		Jan 2020	Feb 2020	Total
4000-0000	INCOME			
4100-0000	RENT			
4530-0000	Condo Common Charge	9,541.95	9,732.89	19,274.84
4620-0000	Special Assessment	556.70	993.70	1,550.40
4700-0000	Commercial/Retail rent	686.63	1,373.26	2,059.89
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	1,420.25	1,420.25
4990-0000	NET RENT INCOME	<u>10,785.28</u>	<u>13,520.10</u>	<u>24,305.38</u>
5600-0000	OTHER INCOME			
5720-0000	Interest on Bank Accounts	0.51	0.46	0.97
5890-0000	TOTAL OTHER INCOME	<u>0.51</u>	<u>0.46</u>	<u>0.97</u>
5990-0000	TOTAL INCOME	<u>10,785.79</u>	<u>13,520.56</u>	<u>24,306.35</u>
6000-0000	EXPENSES			
6100-0000	DIRECT EXPENSES			
6202-0000	Accounting	2,000.00	0.00	2,000.00
6215-0000	Building Supplies	75.08	458.01	533.09
6241-0000	Boiler Repair	0.00	550.00	550.00
6249-0000	Elevator Contract	675.02	337.51	1,012.53
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	1,600.00
6267-0000	Locksmith	0.00	2,324.48	2,324.48
6291-0035	Elevator NR	1,088.75	0.00	1,088.75
6300-0000	Management	1,100.00	1,100.00	2,200.00
6312-0000	Security Cameras/Intercom	2,023.44	0.00	2,023.44
6320-0010	Worker's Compensation	122.18	62.18	184.36
6410-0000	Electricity	0.00	1,572.29	1,572.29
6420-0000	Gas	0.00	4,740.46	4,740.46
6430-0000	Water & Sewer	671.72	0.00	671.72
6455-0000	Telephone	440.10	443.37	883.47

Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Cash

		Jan 2020	Feb 2020	Total
6460-0000	Service Contract	400.00	0.00	400.00
6990-0000	TOTAL DIRECT EXPENSES	<u>8,596.29</u>	<u>13,188.30</u>	<u>21,784.59</u>
7000-0000	GENERAL & ADMINISTRATIVE			
7610-0000	Legal - General	1,200.00	856.00	2,056.00
7615-0000	Payroll Processing Fees	267.68	129.22	396.90
7700-0000	Miscellaneous Expense	0.00	150.00	150.00
7800-0000	PAYROLL EXPENSE			
7845-0000	Gross Salary	1,015.38	1,015.38	2,030.76
7851-0000	FICA Expense	77.68	77.68	155.36
7852-0000	FUTA Expense	6.10	6.10	12.20
7853-0000	SUTA Expense	10.16	10.16	20.32
7890-0000	TOTAL PAYROLL	<u>1,377.00</u>	<u>1,238.54</u>	<u>2,615.54</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,577.00</u>	<u>2,244.54</u>	<u>4,821.54</u>
8990-0000	TOTAL EXPENSES	<u>11,173.29</u>	<u>15,432.84</u>	<u>26,606.13</u>
9090-0000	NET INCOME	<u>-387.50</u>	<u>-1,912.28</u>	<u>-2,299.78</u>

Balance Sheet

Period = Feb 2020

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	17,969.52
1130-0000	Savings Cash 1	20,035.09
1190-0000	TOTAL CASH	38,004.61
1400-0000	Total Current Assets	38,004.61
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	74,415.05
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	65,929.06
3890-0000	TOTAL CAPITAL	65,929.06
3990-0000	TOTAL LIABILITIES & CAPITAL	74,415.05

Cash Flow Statement

Period = Feb 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,732.89	71.99	19,274.84	79.30
4620-0000	Special Assessment	993.70	7.35	1,550.40	6.38
4700-0000	Commercial/Retail rent	1,373.26	10.16	2,059.89	8.47
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,420.25	10.50	1,420.25	5.84
4990-0000	NET RENT INCOME	<u>13,520.10</u>	<u>100.00</u>	<u>24,305.38</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.46	0.00	0.97	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.46</u>	<u>0.00</u>	<u>0.97</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>13,520.56</u>	<u>100.00</u>	<u>24,306.35</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,000.00	8.23
6215-0000	Building Supplies	458.01	3.39	533.09	2.19
6241-0000	Boiler Repair	550.00	4.07	550.00	2.26
6249-0000	Elevator Contract	337.51	2.50	1,012.53	4.17
6257-0000	Sprinkler Sys. & Inspections	1,600.00	11.83	1,600.00	6.58
6267-0000	Locksmith	2,324.48	17.19	2,324.48	9.56
6291-0035	Elevator NR	0.00	0.00	1,088.75	4.48
6300-0000	Management	1,100.00	8.14	2,200.00	9.05
6312-0000	Security Cameras/Intercom	0.00	0.00	2,023.44	8.32
6320-0010	Worker's Compensation	62.18	0.46	184.36	0.76
6410-0000	Electricity	1,572.29	11.63	1,572.29	6.47
6420-0000	Gas	4,740.46	35.06	4,740.46	19.50
6430-0000	Water & Sewer	0.00	0.00	671.72	2.76
6455-0000	Telephone	443.37	3.28	883.47	3.63

Cash Flow Statement

Period = Feb 2020

Book = Cash

		Period to Date	%	Year to Date	%
6460-0000	Service Contract	0.00	0.00	400.00	1.65
6990-0000	TOTAL DIRECT EXPENSES	13,188.30	97.54	21,784.59	89.63
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	856.00	6.33	2,056.00	8.46
7615-0000	Payroll Processing Fees	129.22	0.96	396.90	1.63
7700-0000	Miscellaneous Expense	150.00	1.11	150.00	0.62
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	7.51	2,030.76	8.35
7851-0000	FICA Expense	77.68	0.57	155.36	0.64
7852-0000	FUTA Expense	6.10	0.05	12.20	0.05
7853-0000	SUTA Expense	10.16	0.08	20.32	0.08
7890-0000	TOTAL PAYROLL	1,238.54	9.16	2,615.54	10.76
7990-0000	TOTAL G & A EXPENSE	2,244.54	16.60	4,821.54	19.84
8990-0000	TOTAL EXPENSES	15,432.84	114.14	26,606.13	109.46
9090-0000	NET INCOME	-1,912.28	-14.14	-2,299.78	-9.46
	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	19,882.26	17,969.52	-1,912.74	
1130-0000	Savings Cash 1	20,034.63	20,035.09	0.46	
1140-0000	Savings Cash 3	0.00	0.00	0.00	

Cash Flow Statement

Period = Feb 2020

Book = Cash

		Period to Date	%	Year to Date	%
Total Cash		39,916.89	38,004.61	-1,912.28	
Year to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	20,270.27	17,969.52	-2,300.75	
1130-0000	Savings Cash 1	20,034.12	20,035.09	0.97	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		40,304.39	38,004.61	-2,299.78	

General Ledger

Period = Feb 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					19,882.26	= Beginning Balance =
534condo	534 West 42nd...	01/31/2020	02/2020	Samuels (t0000177)	R-161767	54016967	200.00	0.00	20,082.26	ClickPay - ACH - A2001310601_PG2BW3
534condo	534 West 42nd...	01/31/2020	02/2020	Samuels (t0000177)	R-161767	54016967	674.00	0.00	20,756.26	ClickPay - ACH - A2001310601_PG2BW3
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	655.50	0.00	21,411.76	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	270.38	0.00	21,682.14	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	109.25	0.00	21,791.39	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	109.25	0.00	21,900.64	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/01/2020	02/2020	Khaneja (t0001082)	R-162048	54304520	1,144.38	0.00	23,045.02	ClickPay - ACH - A2002010535_CE9VD4
534condo	534 West 42nd...	02/01/2020	02/2020	Khaneja (t0001082)	R-162048	54304520	109.25	0.00	23,154.27	ClickPay - ACH - A2002010535_CE9VD4
534condo	534 West 42nd...	02/03/2020	02/2020	Sej Tech Inc. (v0000215)	K-84571	739	0.00	150.00	23,004.27	2019-1099's
534condo	534 West 42nd...	02/03/2020	02/2020	Consolidated Edison Company ...	K-84598	740	0.00	757.30	22,246.97	534 W. 42st plp 12.18.19-1.17.20 elec 44-72...
534condo	534 West 42nd...	02/03/2020	02/2020	Consolidated Edison Company ...	K-84598	740	0.00	2,162.91	20,084.06	534 W. 42st plp 12.18.19-1.17.20 gas 44-722...
534condo	534 West 42nd...	02/03/2020	02/2020	Livingston Management Service...	K-84699	741	0.00	1,100.00	18,984.06	Management Fee
534condo	534 West 42nd...	02/04/2020	02/2020	Verizon (verizon)	K-84856	742	0.00	252.82	18,731.24	1.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	02/07/2020	02/2020	Artur Ujkaj (v0000081)	K-86761	20720	0.00	447.13	18,284.11	2.7.20 payroll
534condo	534 West 42nd...	02/10/2020	02/2020	Riccardi (t0000176)	R-163345	780_...	1,144.38	0.00	19,428.49	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/10/2020	02/2020	Riccardi (t0000176)	R-163345	780_...	109.25	0.00	19,537.74	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/12/2020	02/2020	APSE Property Services LLC (...)	K-85687	743	0.00	1,600.00	17,937.74	534 W42nd st monthly sprinkler inspections l...
534condo	534 West 42nd...	02/12/2020	02/2020	Aqua Audit (aqua)	K-85688	744	0.00	550.00	17,387.74	Annual backflow Prevention test 2019 Inv#18...
534condo	534 West 42nd...	02/12/2020	02/2020	Vernon & Ginsburg,LLP (vernon)	K-85689	745	0.00	856.00	16,531.74	12.16.19 Ref: Tiiu Kuik-534 West 42nd Street ...
534condo	534 West 42nd...	02/12/2020	02/2020	Younge (t0000178)	R-163534	55592811	1,144.38	0.00	17,676.12	ClickPay - ACH - A2002121915_OT0AY4
534condo	534 West 42nd...	02/12/2020	02/2020	Younge (t0000178)	R-163534	55592811	109.25	0.00	17,785.37	ClickPay - ACH - A2002121915_OT0AY4
534condo	534 West 42nd...	02/13/2020	02/2020	Claude Simon (claudio)	K-85860	746	0.00	72.82	17,712.55	Reimb-Purchase two emergency gas cans 2.7.20
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	764.75	0.00	18,477.30	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	470.38	0.00	18,947.68	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	1,144.38	0.00	20,092.06	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	1,144.38	0.00	21,236.44	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	109.25	0.00	21,345.69	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	109.25	0.00	21,454.94	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Praveen Gulati (t0000760)	R-163726	6544...	686.63	0.00	22,141.57	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/14/2020	02/2020	ADP Payroll Processing Fee	J-20754		0.00	64.61	22,076.96	ADP Payroll Processing Fee
534condo	534 West 42nd...	02/18/2020	02/2020	Simon (t0000180)	R-163813	1221...	2,396.23	0.00	24,473.19	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/18/2020	02/2020	Simon (t0000180)	R-163813	1221...	228.95	0.00	24,702.14	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/21/2020	02/2020	SOS Locksmith Corp. (sos)	K-86252	747	0.00	1,186.74	23,515.40	8.28.19 Restore siedle key fobs elevator confi...
534condo	534 West 42nd...	02/21/2020	02/2020	SOS Locksmith Corp. (sos)	K-86252	747	0.00	1,137.74	22,377.66	2.13.19work with elevator company lock out ro...
534condo	534 West 42nd...	02/21/2020	02/2020	Artur Ujkaj (v0000081)	K-86760	22120	0.00	447.12	21,930.54	2.21.20 payroll
534condo	534 West 42nd...	02/25/2020	02/2020	Verizon (verizon)	K-85727	22520	0.00	190.55	21,739.99	Acct-155-734-529-0001-16 534 W 42ST 02.04.20
534condo	534 West 42nd...	02/25/2020	02/2020	Consolidated Edison Company ...	K-86366	748	0.00	814.99	20,925.00	534 W. 42st plp 1.17.20-2.19.20 elec 44-722...

General Ledger

Period = Feb 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	02/25/2020	02/2020	Consolidated Edison Company ...	K-86366	748	0.00	2,499.49	18,425.51	534 W. 42st plp 1.17.20-2.19.20 gas 44-7223...
534condo	534 West 42nd...	02/25/2020	02/2020	Consolidated Edison Company ...	K-86367	749	0.00	78.06	18,347.45	534 W. 42st cook 1.17.20-2.19.20 gas 44-72...
534condo	534 West 42nd...	02/25/2020	02/2020	Praveen Gulati (t0000760)	R-164372	6548...	686.63	0.00	19,034.08	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/28/2020	02/2020	Solid State Elevator Corp (solids)	K-86501	750	0.00	337.51	18,696.57	Invoice # 123787 dated 2.1.20 monthly maint...
534condo	534 West 42nd...	02/28/2020	02/2020	Tsigonia Paint Sales of New Je...	K-86502	751	0.00	45.73	18,650.84	Invoice # T0150076 dated 1.13.20 supply blac...
534condo	534 West 42nd...	02/28/2020	02/2020	Tsigonia Paint Sales of New Je...	K-86503	752	0.00	31.56	18,619.28	Invoice # T0150228 dated 1.15.20 supply hea...
534condo	534 West 42nd...	02/28/2020	02/2020	Tsigonia Paint Sales of New Je...	K-86504	753	0.00	307.90	18,311.38	nvoice # T0149611 dated 1.9.20 supply soap...
534condo	534 West 42nd...	02/28/2020	02/2020	ADP Payroll Processing Fee	J-20755		0.00	64.61	18,246.77	ADP Payroll Processing Fee
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		0.00	67.32	18,179.45	pay-by-pay insurance
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		0.00	209.93	17,969.52	taxes
Net Change=-1,912.74							13,520.10	15,432.84	17,969.52	= Ending Balance =
1130-0000				Savings Cash 1					20,034.63	= Beginning Balance =
534condo	534 West 42nd...	02/28/2020	02/2020	bank interest	J-20756		0.46	0.00	20,035.09	bank interest
Net Change=0.46							0.46	0.00	20,035.09	= 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...	02/07/2020	02/2020	Artur Ujkaj (v0000081)	K-86761	20720	447.13	0.00	447.13	2.7.20 payroll
534condo	534 West 42nd...	02/21/2020	02/2020	Artur Ujkaj (v0000081)	K-86760	22120	447.12	0.00	894.25	2.21.20 payroll
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		0.00	894.25	0.00	To Gross up 2.2020
Net Change=0.00							894.25	894.25	0.00	= Ending Balance =
3800-0000				Retained Earnings					-68,228.84	= Beginning Balance =
Net Change=0.00							0.00	0.00	-68,228.84	= Ending Balance =
4530-0000				Condo Common Charge					-9,541.95	= Beginning Balance =

General Ledger

Period = Feb 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	01/31/2020	02/2020	Samuels (t0000177)	R-161767	54016967	0.00	200.00	-9,741.95	ClickPay - ACH - A2001310601_PG2BW3
534condo	534 West 42nd...	01/31/2020	02/2020	Samuels (t0000177)	R-161767	54016967	0.00	674.00	-10,415.95	ClickPay - ACH - A2001310601_PG2BW3
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	0.00	270.38	-10,686.33	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/01/2020	02/2020	Khaneja (t0001082)	R-162048	54304520	0.00	1,144.38	-11,830.71	ClickPay - ACH - A2002010535_CE9VD4
534condo	534 West 42nd...	02/10/2020	02/2020	Riccardi (t0000176)	R-163345	780_...	0.00	1,144.38	-12,975.09	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/12/2020	02/2020	Younge (t0000178)	R-163534	55592811	0.00	1,144.38	-14,119.47	ClickPay - ACH - A2002121915_OT0AY4
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	0.00	470.38	-14,589.85	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	0.00	1,144.38	-15,734.23	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	0.00	1,144.38	-16,878.61	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/18/2020	02/2020	Simon (t0000180)	R-163813	1221...	0.00	2,396.23	-19,274.84	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-9,732.89							0.00	9,732.89	-19,274.84	= Ending Balance =
4620-0000	Special Assessment								-556.70	= Beginning Balance =
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	0.00	109.25	-665.95	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	0.00	109.25	-775.20	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/01/2020	02/2020	Khaneja (t0001082)	R-162048	54304520	0.00	109.25	-884.45	ClickPay - ACH - A2002010535_CE9VD4
534condo	534 West 42nd...	02/10/2020	02/2020	Riccardi (t0000176)	R-163345	780_...	0.00	109.25	-993.70	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/12/2020	02/2020	Younge (t0000178)	R-163534	55592811	0.00	109.25	-1,102.95	ClickPay - ACH - A2002121915_OT0AY4
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	0.00	109.25	-1,212.20	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	0.00	109.25	-1,321.45	ClickPay - ACH - A2002141146_TC2GR2
534condo	534 West 42nd...	02/18/2020	02/2020	Simon (t0000180)	R-163813	1221...	0.00	228.95	-1,550.40	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-993.70							0.00	993.70	-1,550.40	= Ending Balance =
4700-0000	Commercial/Retail rent								-686.63	= Beginning Balance =
534condo	534 West 42nd...	02/14/2020	02/2020	Praveen Gulati (t0000760)	R-163726	6544...	0.00	686.63	-1,373.26	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/25/2020	02/2020	Praveen Gulati (t0000760)	R-164372	6548...	0.00	686.63	-2,059.89	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-1,373.26							0.00	1,373.26	-2,059.89	= Ending Balance =
4810-0000	Plus:Prepaid Rent/Maintenanc...								0.00	= Beginning Balance =
534condo	534 West 42nd...	02/01/2020	02/2020	Trubitt (t0000174)	R-162024	54250613	0.00	655.50	-655.50	ClickPay - ACH - A2002010514_KP0WL2
534condo	534 West 42nd...	02/14/2020	02/2020	Samuels (t0000177)	R-163710	55647945	0.00	764.75	-1,420.25	ClickPay - ACH - A2002141146_TC2GR2
Net Change=-1,420.25							0.00	1,420.25	-1,420.25	= Ending Balance =
5720-0000	Interest on Bank Accounts								-0.51	= Beginning Balance =
534condo	534 West 42nd...	02/28/2020	02/2020	bank interest	J-20756		0.00	0.46	-0.97	bank interest
Net Change=-0.46							0.00	0.46	-0.97	= Ending Balance =
6202-0000	Accounting								2,000.00	= Beginning Balance =

General Ledger

Period = Feb 2020

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	2,000.00	= Ending Balance =
6215-0000	Building Supplies								75.08	= Beginning Balance =
534condo	534 West 42nd...	02/13/2020	02/2020	Claude Simon (claude)	K-85860	746	72.82	0.00	147.90	Reimb-Purchase two emergency gas cans 2.7.20
534condo	534 West 42nd...	02/28/2020	02/2020	Tsigonia Paint Sales of New Je...	K-86502	751	45.73	0.00	193.63	Invoice # T0150076 dated 1.13.20 supply blac...
534condo	534 West 42nd...	02/28/2020	02/2020	Tsigonia Paint Sales of New Je...	K-86503	752	31.56	0.00	225.19	Invoice # T0150228 dated 1.15.20 supply hea...
534condo	534 West 42nd...	02/28/2020	02/2020	Tsigonia Paint Sales of New Je...	K-86504	753	307.90	0.00	533.09	nvoice # T0149611 dated 1.9.20 supply soap...
Net Change=458.01							458.01	0.00	533.09	= Ending Balance =
6241-0000	Boiler Repair								0.00	= Beginning Balance =
534condo	534 West 42nd...	02/12/2020	02/2020	Aqua Audit (aqua)	K-85688	744	550.00	0.00	550.00	Annual backflow Prevention test 2019 Inv#18...
Net Change=550.00							550.00	0.00	550.00	= Ending Balance =
6249-0000	Elevator Contract								675.02	= Beginning Balance =
534condo	534 West 42nd...	02/28/2020	02/2020	Solid State Elevator Corp (solids)	K-86501	750	337.51	0.00	1,012.53	Invoice # 123787 dated 2.1.20 monthly maint...
Net Change=337.51							337.51	0.00	1,012.53	= Ending Balance =
6257-0000	Sprinkler Sys. & Inspections								0.00	= Beginning Balance =
534condo	534 West 42nd...	02/12/2020	02/2020	APSE Property Services LLC (...)	K-85687	743	1,600.00	0.00	1,600.00	534 W42nd st monthly sprinkler inspections I...
Net Change=1,600.00							1,600.00	0.00	1,600.00	= Ending Balance =
6267-0000	Locksmith								0.00	= Beginning Balance =
534condo	534 West 42nd...	02/21/2020	02/2020	SOS Locksmith Corp. (sos)	K-86252	747	1,186.74	0.00	1,186.74	8.28.19 Restore siedle key fobs elevator confi...
534condo	534 West 42nd...	02/21/2020	02/2020	SOS Locksmith Corp. (sos)	K-86252	747	1,137.74	0.00	2,324.48	2.13.19work with elevator company lock out ro...
Net Change=2,324.48							2,324.48	0.00	2,324.48	= Ending Balance =
6291-0035	Elevator NR								1,088.75	= Beginning Balance =
Net Change=0.00							0.00	0.00	1,088.75	= Ending Balance =
6300-0000	Management								1,100.00	= Beginning Balance =
534condo	534 West 42nd...	02/03/2020	02/2020	Livingston Management Service...	K-84699	741	1,100.00	0.00	2,200.00	Management Fee
Net Change=1,100.00							1,100.00	0.00	2,200.00	= Ending Balance =
6312-0000	Security Cameras/Intercom								2,023.44	= Beginning Balance =
Net Change=0.00							0.00	0.00	2,023.44	= Ending Balance =
6320-0010	Worker's Compensation								122.18	= Beginning Balance =
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		0.00	2.74	119.44	paid family leave

General Ledger

Period = Feb 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		67.32	0.00	186.76	pay-by-pay insurance
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		0.00	2.40	184.36	voluntary disability
Net Change=62.18							67.32	5.14	184.36	= Ending Balance =
6410-0000 Electricity							0.00 = Beginning Balance =			
534condo	534 West 42nd...	02/03/2020	02/2020	Consolidated Edison Company ...	K-84598	740	757.30	0.00	757.30	534 W. 42st plp 12.18.19-1.17.20 elec 44-72...
534condo	534 West 42nd...	02/25/2020	02/2020	Consolidated Edison Company ...	K-86366	748	814.99	0.00	1,572.29	534 W. 42st plp 1.17.20-2.19.20 elec 44-722...
Net Change=1,572.29							1,572.29	0.00	1,572.29	= Ending Balance =
6420-0000 Gas							0.00 = Beginning Balance =			
534condo	534 West 42nd...	02/03/2020	02/2020	Consolidated Edison Company ...	K-84598	740	2,162.91	0.00	2,162.91	534 W. 42st plp 12.18.19-1.17.20 gas 44-722...
534condo	534 West 42nd...	02/25/2020	02/2020	Consolidated Edison Company ...	K-86366	748	2,499.49	0.00	4,662.40	534 W. 42st plp 1.17.20-2.19.20 gas 44-7223...
534condo	534 West 42nd...	02/25/2020	02/2020	Consolidated Edison Company ...	K-86367	749	78.06	0.00	4,740.46	534 W. 42st cook 1.17.20-2.19.20 gas 44-72...
Net Change=4,740.46							4,740.46	0.00	4,740.46	= Ending Balance =
6430-0000 Water & Sewer							671.72 = Beginning Balance =			
Net Change=0.00							0.00	0.00	671.72	= Ending Balance =
6455-0000 Telephone							440.10 = Beginning Balance =			
534condo	534 West 42nd...	02/04/2020	02/2020	Verizon (verizon)	K-84856	742	252.82	0.00	692.92	1.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	02/25/2020	02/2020	Verizon (verizon)	K-85727	22520	190.55	0.00	883.47	Acct-155-734-529-0001-16 534 W 42ST 02.04.20
Net Change=443.37							443.37	0.00	883.47	= Ending Balance =
6460-0000 Service Contract							400.00 = Beginning Balance =			
Net Change=0.00							0.00	0.00	400.00	= Ending Balance =
7610-0000 Legal - General							1,200.00 = Beginning Balance =			
534condo	534 West 42nd...	02/12/2020	02/2020	Vernon & Ginsburg,LLP (vernon)	K-85689	745	856.00	0.00	2,056.00	12.16.19 Ref: Tiiu Kuik-534 West 42nd Street ...
Net Change=856.00							856.00	0.00	2,056.00	= Ending Balance =
7615-0000 Payroll Processing Fees							267.68 = Beginning Balance =			
534condo	534 West 42nd...	02/14/2020	02/2020	ADP Payroll Processing Fee	J-20754		64.61	0.00	332.29	ADP Payroll Processing Fee
534condo	534 West 42nd...	02/28/2020	02/2020	ADP Payroll Processing Fee	J-20755		64.61	0.00	396.90	ADP Payroll Processing Fee
Net Change=129.22							129.22	0.00	396.90	= Ending Balance =
7700-0000 Miscellaneous Expense							0.00 = Beginning Balance =			
534condo	534 West 42nd...	02/03/2020	02/2020	Sej Tech Inc. (v0000215)	K-84571	739	150.00	0.00	150.00	2019-1099's
Net Change=150.00							150.00	0.00	150.00	= Ending Balance =

General Ledger

Period = Feb 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7845-0000				Gross Salary					1,015.38	= Beginning Balance =
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		1,015.38	0.00	2,030.76	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	2,030.76	= Ending Balance =
7851-0000				FICA Expense					77.68	= Beginning Balance =
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		77.68	0.00	155.36	To Gross up 2.2020
				Net Change=77.68			77.68	0.00	155.36	= Ending Balance =
7852-0000				FUTA Expense					6.10	= Beginning Balance =
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		6.10	0.00	12.20	To Gross up 2.2020
				Net Change=6.10			6.10	0.00	12.20	= Ending Balance =
7853-0000				SUTA Expense					10.16	= Beginning Balance =
534condo	534 West 42nd...	02/29/2020	02/2020	To Gross up 2.2020	J-19901		10.16	0.00	20.32	To Gross up 2.2020
				Net Change=10.16			10.16	0.00	20.32	= Ending Balance =
							29,852.79	29,852.79		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 02/01/2020 - 02/29/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-16202	28563	02/2020	2/1/2020	Trubitt(t0000174)	534condo	1110-0000	4810-0000 Plus:Prepaid Rent/Maintenance/Common	655.50		54250613	*
					534condo	1110-0000	4530-0000 Condo Common Charge	270.38		54250613	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		54250613	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		54250613	
R-16204	28563	02/2020	2/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		54304520	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		54304520	
R-16334	28646	02/2020	2/10/2020	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		780_55466643	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		780_55466643	
R-16353	28667	02/2020	2/12/2020	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		55592811	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		55592811	
R-16371	28692	02/2020	2/14/2020	Samuels(t0000177)	534condo	1110-0000	4810-0000 Plus:Prepaid Rent/Maintenance/Common	764.75		55647945	*
					534condo	1110-0000	4530-0000 Condo Common Charge	470.38		55647945	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		55647945	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		55647945	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		55647945	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		55647945	
R-16372	28694	02/2020	2/14/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6544_55676039	
R-16381	28713	02/2020	2/18/2020	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1221_55739587	
					534condo	1110-0000	4620-0000 Special Assessment	228.95		1221_55739587	
R-16437	28940	02/2020	2/25/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6548_55893267	
Total								<u>12,646.10</u>			

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 02/01/2020 - 02/29/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-84571	26459	02/2020	2/3/2020	Sej Tech Inc. (v0000215)	534condo	7700-0000 Miscellaneous Expense	150.00 739		2019-1099's
K-84598	26460	02/2020	2/3/2020	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	757.30 740		534 W. 42st plp 12.18.19-1.17.20 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	2,162.91 740		534 W. 42st plp 12.18.19-1.17.20 gas 44-7223-0650-0200-7
K-84699	26462	02/2020	2/3/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00 741		Management Fee
K-84856	26469	02/2020	2/4/2020	Verizon (verizon)	534condo	6455-0000 Telephone	252.82 742		1.27.20 phone ac# 853-077-585-0001-81
K-85687	26573	02/2020	2/12/2020	APSE Property Services LLC (apseprop)	534condo	6257-0000 Sprinkler Sys. & Inspections	1,600.00 743		534 W42nd st monthly sprinkler inspections Inv#300021 7.26.19
K-85688	26573	02/2020	2/12/2020	Aqua Audit (aqua)	534condo	6241-0000 Boiler Repair	550.00 744		Annual backflow Prevention test 2019 Inv#18909 12.23.19
K-85689	26573	02/2020	2/12/2020	Vernon & Ginsburg,LLP (vernon)	534condo	7610-0000 Legal - General	856.00 745		12.16.19 Ref: Tiiu Kuik-534 West 42nd Street Professional Svcs
K-85727		02/2020	2/25/2020	Verizon (verizon)	534condo	6455-0000 Telephone	190.55 22520		Acct-155-734-529-0001-16 534 W 42ST 02.04.20
K-85860	26593	02/2020	2/13/2020	Claude Simon (claudes)	534condo	6215-0000 Building Supplies	72.82 746		Reimb-Purchase two emergency gas cans 2.7.20
K-86252	26668	02/2020	2/21/2020	SOS Locksmith Corp. (sos)	534condo	6267-0000 Locksmith	1,186.74 747		8.28.19 Restore siedle key fobs elevator configuration invoice # PST-23187
					534condo	6267-0000 Locksmith	1,137.74 747		2.13.19work with elevator company lock out roof bsmt invoice # 24028
K-86366	26682	02/2020	2/25/2020	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	814.99 748		534 W. 42st plp 1.17.20-2.19.20 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	2,499.49 748		534 W. 42st plp 1.17.20-2.19.20 gas 44-7223-0650-0200-7
K-86367	26682	02/2020	2/25/2020	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	78.06 749		534 W. 42st cook 1.17.20-2.19.20 gas 44-7223-0652-0201-1
K-86501	26715	02/2020	2/28/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51 750		Invoice # 123787 dated 2.1.20 monthly maintenance for 2.2020
K-86502	26715	02/2020	2/28/2020	Tsigonia Paint Sales of New Jersey City Inc (	534condo	6215-0000 Building Supplies	45.73 751		Invoice # T0150076 dated 1.13.20 supply black trash bags
K-86503	26715	02/2020	2/28/2020	Tsigonia Paint Sales of New Jersey City Inc (	534condo	6215-0000 Building Supplies	31.56 752		Invoice # T0150228 dated 1.15.20 supply heavy black trash bags
K-86504	26715	02/2020	2/28/2020	Tsigonia Paint Sales of New Jersey City Inc (	534condo	6215-0000 Building Supplies	307.90 753		nvoice # T0149611 dated 1.9.20 supply soap pump bounty essential & trash bags
K-86760		02/2020	2/21/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.12 22120		2.21.20 payroll
K-86761		02/2020	2/7/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13 20720		2.7.20 payroll
Total							15,026.37		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/29/2020

Month Year = 02/2020

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 assmnt	1,144.38 109.25	0.00	0.00	12/01/2012		-655.50
					Total		1,253.63					
3	Condo	0.00	t0001082	Dr. Amit Khaneja	0.00	common assmnt	1,144.38 109.25	0.00	0.00	01/01/2017	12/31/2099	0.00
					Total		1,253.63					
4	Condo	0.00	t0000176	John Riccardi	0.00	common assmnt	1,144.38 109.25	0.00	0.00	05/01/2013		0.00
					Total		1,253.63					
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00	common assmnt	1,144.38 109.25	0.00	0.00	01/01/2013		-764.75
					Total		1,253.63					
6	Condo	0.00	t0000178	Michael Younge	0.00	common assmnt	1,144.38 109.25	0.00	0.00	02/22/2013		0.00
					Total		1,253.63					
7	Condo	0.00	t0000179	Tiiu Kuik	0.00	common assmnt	1,144.38 109.25	0.00	0.00	01/15/2013		30,165.84
					Total		1,253.63					
8	Condo	0.00	t0000180	Claude Simon	0.00	common assmnt	2,396.23 228.95	0.00	0.00	12/12/2013		0.00
					Total		2,625.18					
RETAIL	retail	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm assmnt	686.63 65.55	0.00	0.00	11/01/2015	10/31/2099	131.10
					Total		752.18					
Total			534 West 42nd Street Condo Association(534condo)		0.00		10,899.14	0.00	0.00			28,876.69

Summary Groups	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
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Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/29/2020

Month Year = 02/2020

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Charge Rent Code	Amount	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance		
Current/Notice/Vacant Residents			0.00		0.00	10,899.14	0.00	0.00	8.00	100.00	0.00	28,876.69
Future Residents/Applicants				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	10,899.14	0.00	0.00	8	100.00	0.00	28,876.69

Summary of Charges by Charge Code (Current/Notice Residents Only)	
Charge Code	Amount
common	9,262.51
assmnt	950.00
comm	686.63
Total	10,899.14

534condo-ChaseChk-9300

4/23/2020

Bank Reconciliation Report

2/29/2020

412059300

Posted by: jbowen on 4/23/2020

Balance Per Bank Statement as of 2/29/2020 **21,089.52**

Outstanding Checks

Check Date	Check Number	Payee	Amount
2/13/2020	746	claudie - Claude Simon	72.82
2/21/2020	747	sos - SOS Locksmith Corp.	2,324.48
2/28/2020	750	solids - Solid State Elevator Corp	337.51
2/28/2020	751	tsignoa - Tsigonia Paint Sales of New Jersey City Inc	45.73
2/28/2020	752	tsignoa - Tsigonia Paint Sales of New Jersey City Inc	31.56
2/28/2020	753	tsignoa - Tsigonia Paint Sales of New Jersey City Inc	307.90
Less:	Outstanding Checks		3,120.00
	Reconciled Bank Balance		17,969.52

Balance per GL as of 2/29/2020 **17,969.52**

Reconciled Balance Per G/L **17,969.52**

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

534condo-ChaseChk-9300

4/23/2020

Bank Reconciliation Report

2/29/2020

412059300

Posted by: jbowen on 4/23/2020

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/21/2020	733	tsignoa - Tsignonia Paint Sales of New Jersey City Inc	75.08	2/29/2020
1/27/2020	735	solids - Solid State Elevator Corp	1,763.77	2/29/2020
1/27/2020	736	virtual - Virtual Service	2,023.44	2/29/2020
1/27/2020	737	zapken - Zapken and Loeb L.L.P	2,000.00	2/29/2020
1/28/2020	738	sierra - Sierra Consulting Group, Inc	400.00	2/29/2020
2/3/2020	739	v0000215 - Sej Tech Inc.	150.00	2/29/2020
2/3/2020	740	conediso - Consolidated Edison Company of N.Y. Inc.	2,920.21	2/29/2020
2/3/2020	741	livingst - Livingston Management Services, LLC	1,100.00	2/29/2020
2/4/2020	742	verizon - Verizon	252.82	2/29/2020
2/7/2020	20720	v0000081 - Artur Ujkaj	447.13	2/29/2020
2/12/2020	743	apseprop - APSE Property Services LLC	1,600.00	2/29/2020
2/12/2020	744	aqua - Aqua Audit	550.00	2/29/2020
2/12/2020	745	vernon - Vernon & Ginsburg,LLP	856.00	2/29/2020
2/21/2020	22120	v0000081 - Artur Ujkaj	447.12	2/29/2020
2/25/2020	748	conediso - Consolidated Edison Company of N.Y. Inc.	3,314.48	2/29/2020
2/25/2020	749	conediso - Consolidated Edison Company of N.Y. Inc.	78.06	2/29/2020
2/25/2020	22520	verizon - Verizon	190.55	2/29/2020
Total Cleared Checks			18,168.66	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/31/2020	195	Lockbox	874.00	2/29/2020
2/3/2020	196	ACH	874.00	2/29/2020
2/4/2020	197	ACH	2,398.01	2/29/2020
2/11/2020	198	Lockbox	1,253.63	2/29/2020
2/13/2020	199	ACH	1,253.63	2/29/2020
2/18/2020	200	ACH	3,742.39	2/29/2020
2/18/2020	201	Lockbox	686.63	2/29/2020
2/19/2020	202	Lockbox	2,625.18	2/29/2020
2/26/2020	203	Lockbox	686.63	2/29/2020
Total Cleared Deposits			14,394.10	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/14/2020	JE 20754	ADP Payroll Processing Fee	-64.61	2/29/2020
2/28/2020	JE 20755	ADP Payroll Processing Fee	-64.61	2/29/2020
2/29/2020	JE 19901	To Gross up 2.2020	-277.25	2/29/2020
Total Cleared Other Items			-406.47	

534condo-ChaseRes-1484

4/23/2020

Bank Reconciliation Report

2/29/2020

3046731484

Posted by: jbowen on 4/23/2020

Balance Per Bank Statement as of 2/29/2020	20,035.09
Reconciled Bank Balance	<u>20,035.09</u>
Balance per GL as of 2/29/2020	20,035.09
Reconciled Balance Per G/L	<u>20,035.09</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
2/28/2020	JE 20756	bank interest	0.46	2/29/2020
Total Cleared Other Items			<u>0.46</u>	



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

February 01, 2020 through February 28, 2020

Primary Account: **000000412059300**

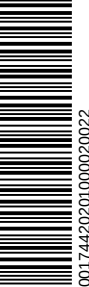
00017442 DRE 802 089 06020 NNNNNNNNNN 1 000000000 62 0099

HOLD - RETURN MAIL

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



00174420201000020022

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$25,270.55	\$21,089.52
Chase Business Select High Yield Savings	000003046731484	20,034.63	20,035.09
Total		\$45,305.18	\$41,124.61
TOTAL ASSETS		\$45,305.18	\$41,124.61

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$25,270.55
Deposits and Additions	8	14,394.10
Checks Paid	14	-17,083.86
Electronic Withdrawals	9	-1,491.27
Ending Balance	31	\$21,089.52

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
02/04	534 West 42ND St Settlement 000007601301153 CCD ID: 9000679173	\$874.00
02/05	534 West 42ND St Settlement 000007605253485 CCD ID: 9000679173	3,272.01
02/13	534 West 42ND St Settlement 000007701865693 CCD ID: 9000679173	1,253.63
02/18	Clickpay Stl ACH Cp Stl ACH 19833775 CCD ID: 270283316	3,742.39
02/18	534 West 42ND St Settlement 000007716781889 CCD ID: 9000679173	1,253.63



February 01, 2020 through February 28, 2020

Primary Account: **000000412059300****DEPOSITS AND ADDITIONS** *(continued)*

DATE	DESCRIPTION	AMOUNT
02/20	534 West 42ND St Settlement 000007728169589 CCD ID: 9000679173	686.63
02/21	534 West 42ND St Settlement 000007744407462 CCD ID: 9000679173	2,625.18
02/28	534 West 42ND St Settlement 000007784450778 CCD ID: 9000679173	686.63
Total Deposits and Additions		\$14,394.10

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
733 ^		02/03	\$75.08
735 * ^		02/06	1,763.77
736 ^		02/04	2,023.44
737 ^		02/03	2,000.00
738 ^		02/05	400.00
739 ^		02/10	150.00
740 ^		02/10	2,920.21
741 ^		02/06	1,100.00
742 ^		02/11	252.82
743 ^		02/13	1,600.00
744 ^		02/18	550.00
745 ^		02/19	856.00
748 * ^		02/28	3,314.48
749 ^		02/28	78.06
Total Checks Paid			\$17,083.86

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
02/06	ADP Wage Pay Wage Pay 598050334925lxs CCD ID: 9333006057	\$447.13
02/06	ADP Tax ADP Tax R6lxs 020703A01 CCD ID: 1223006057	104.96
02/06	ADP Pay-By-Pay Pay-By-Pay 437553155342lxs CCD ID: 9555555505	33.66
02/14	ADP Payroll Fees ADP - Fees 2Rixs 5832106 CCD ID: 9659605001	64.61
02/20	ADP Wage Pay Wage Pay 457540126366lxs CCD ID: 9333006057	447.12
02/20	ADP Tax ADP Tax R6lxs 022104A01 CCD ID: 1223006057	104.97
02/20	ADP Pay-By-Pay Pay-By-Pay 543052614935lxs CCD ID: 9555555505	33.66
02/26	Verizon Paymentrec 1557345290001 Web ID: 9783397101	190.55
02/28	ADP Payroll Fees ADP - Fees 2Rixs 0691349 CCD ID: 9659605001	64.61
Total Electronic Withdrawals		\$1,491.27

The monthly service fee of \$15.00 was waived this period because you maintained a minimum daily balance of \$1,500.00 or more.



February 01, 2020 through February 28, 2020

Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
02/03	\$23,195.47	02/11	18,145.49	02/20	21,425.41
02/04	22,046.03	02/13	17,799.12	02/21	24,050.59
02/05	24,918.04	02/14	17,734.51	02/26	23,860.04
02/06	21,468.52	02/18	22,180.53	02/28	21,089.52
02/10	18,398.31	02/19	21,324.53		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	23
Deposits / Credits	0
Deposited Items	0
Transaction Total	23

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		\$20,034.63
Deposits and Additions	1	0.46
Ending Balance	1	\$20,035.09
Annual Percentage Yield Earned This Period		0.03%
Interest Paid This Period		\$0.46
Interest Paid Year-to-Date		\$0.97

Interest paid in 2019 for account 000003046731484 was \$6.01.

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





February 01, 2020 through February 28, 2020

Primary Account: **000000412059300**

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,034.63
02/28	Interest Payment	0.46	20,035.09
	Ending Balance		\$20,035.09

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