

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

April 2020

Trial Balance

Period = Apr 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	20,300.66	0.00	3,726.40	16,574.26
1130-0000	Savings Cash 1	20,035.53	0.32	0.00	20,035.85
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	447.13	0.00	447.13
3800-0000	Retained Earnings	-68,228.84	0.00	0.00	-68,228.84
4530-0000	Condo Common Charge	-26,247.59	0.00	6,866.28	-33,113.87
4620-0000	Special Assessment	-1,997.85	0.00	437.00	-2,434.85
4700-0000	Commercial/Retail rent	-2,059.89	0.00	1,373.26	-3,433.15
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,420.25	0.00	0.00	-1,420.25
5720-0000	Interest on Bank Accounts	-1.41	0.00	0.32	-1.73
6202-0000	Accounting	2,000.00	800.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	150.00	0.00	0.00	150.00
6215-0000	Building Supplies	689.97	0.00	0.00	689.97
6241-0000	Boiler Repair	1,565.00	0.00	0.00	1,565.00
6249-0000	Elevator Contract	1,012.53	675.02	0.00	1,687.55
6257-0000	Sprinkler Sys. & Inspections	1,600.00	0.00	0.00	1,600.00
6267-0000	Locksmith	2,324.48	0.00	0.00	2,324.48
6291-0035	Elevator NR	1,088.75	0.00	0.00	1,088.75
6300-0000	Management	3,300.00	1,100.00	0.00	4,400.00
6310-0000	Security Service	0.00	4,635.26	0.00	4,635.26
6312-0000	Security Cameras/Intercom	2,872.67	0.00	0.00	2,872.67
6320-0000	Insurance	0.99	0.00	0.00	0.99
6320-0010	Worker's Compensation	246.54	95.84	0.00	342.38
6364-0000	Filing Fees	61.20	0.00	0.00	61.20
6410-0000	Electricity	1,572.29	652.20	0.00	2,224.49
6420-0000	Gas	4,740.46	1,805.55	0.00	6,546.01
6430-0000	Water & Sewer	671.72	644.61	0.00	1,316.33
6455-0000	Telephone	1,323.29	189.59	0.00	1,512.88
6460-0000	Service Contract	400.00	0.00	0.00	400.00
7421-0000	Postage	0.00	6.62	0.00	6.62

Trial Balance

Period = Apr 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7610-0000	Legal - General	2,056.00	0.00	0.00	2,056.00
7615-0000	Payroll Processing Fees	526.12	129.22	0.00	655.34
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	3,046.14	1,015.38	0.00	4,061.52
7851-0000	FICA Expense	243.18	185.18	0.00	428.36
7852-0000	FUTA Expense	18.30	6.10	0.00	24.40
7853-0000	SUTA Expense	35.56	15.24	0.00	50.80
	Total	0.00	12,403.26	12,403.26	0.00

Income Statement

Period = Apr 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	6,866.28	79.13	33,113.87	81.96
4620-0000	Special Assessment	437.00	5.04	2,434.85	6.03
4700-0000	Commercial/Retail rent	1,373.26	15.83	3,433.15	8.50
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	3.52
4990-0000	NET RENT INCOME	<u>8,676.54</u>	<u>100.00</u>	<u>40,402.12</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	1.73	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>1.73</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,676.86</u>	<u>100.00</u>	<u>40,403.85</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	800.00	9.22	2,800.00	6.93
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.37
6215-0000	Building Supplies	0.00	0.00	689.97	1.71
6241-0000	Boiler Repair	0.00	0.00	1,565.00	3.87
6249-0000	Elevator Contract	675.02	7.78	1,687.55	4.18
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	3.96
6267-0000	Locksmith	0.00	0.00	2,324.48	5.75
6291-0035	Elevator NR	0.00	0.00	1,088.75	2.69
6300-0000	Management	1,100.00	12.68	4,400.00	10.89
6310-0000	Security Service	4,635.26	53.42	4,635.26	11.47
6312-0000	Security Cameras/Intercom	0.00	0.00	2,872.67	7.11
6320-0000	Insurance	0.00	0.00	0.99	0.00
6320-0010	Worker's Compensation	95.84	1.10	342.38	0.85
6364-0000	Filing Fees	0.00	0.00	61.20	0.15

Income Statement

Period = Apr 2020

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	652.20	7.52	2,224.49	5.51
6420-0000	Gas	1,805.55	20.81	6,546.01	16.20
6430-0000	Water & Sewer	644.61	7.43	1,316.33	3.26
6455-0000	Telephone	189.59	2.18	1,512.88	3.74
6460-0000	Service Contract	0.00	0.00	400.00	0.99
6990-0000	TOTAL DIRECT EXPENSES	10,598.07	122.14	36,217.96	89.64
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	6.62	0.08	6.62	0.02
7610-0000	Legal - General	0.00	0.00	2,056.00	5.09
7615-0000	Payroll Processing Fees	129.22	1.49	655.34	1.62
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.37
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	11.70	4,061.52	10.05
7851-0000	FICA Expense	185.18	2.13	428.36	1.06
7852-0000	FUTA Expense	6.10	0.07	24.40	0.06
7853-0000	SUTA Expense	15.24	0.18	50.80	0.13
7890-0000	TOTAL PAYROLL	1,351.12	15.57	5,220.42	12.92
7990-0000	TOTAL G & A EXPENSE	1,357.74	15.65	7,433.04	18.40
8990-0000	TOTAL EXPENSES	11,955.81	137.79	43,651.00	108.04
9090-0000	NET INCOME	-3,278.95	-37.79	-3,247.15	-8.04

Statement (12 months)

Period = Jan 2020-Apr 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	Total
4000-0000	INCOME					
4100-0000	RENT					
4530-0000	Condo Common Charge	9,541.95	9,732.89	6,972.75	6,866.28	33,113.87
4620-0000	Special Assessment	556.70	993.70	447.45	437.00	2,434.85
4700-0000	Commercial/Retail rent	686.63	1,373.26	0.00	1,373.26	3,433.15
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	1,420.25	0.00	0.00	1,420.25
4990-0000	NET RENT INCOME	<u>10,785.28</u>	<u>13,520.10</u>	<u>7,420.20</u>	<u>8,676.54</u>	<u>40,402.12</u>
5600-0000	OTHER INCOME					
5720-0000	Interest on Bank Accounts	0.51	0.46	0.44	0.32	1.73
5890-0000	TOTAL OTHER INCOME	<u>0.51</u>	<u>0.46</u>	<u>0.44</u>	<u>0.32</u>	<u>1.73</u>
5990-0000	TOTAL INCOME	<u>10,785.79</u>	<u>13,520.56</u>	<u>7,420.64</u>	<u>8,676.86</u>	<u>40,403.85</u>
6000-0000	EXPENSES					
6100-0000	DIRECT EXPENSES					
6202-0000	Accounting	2,000.00	0.00	0.00	800.00	2,800.00
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.00	150.00
6215-0000	Building Supplies	75.08	458.01	156.88	0.00	689.97
6241-0000	Boiler Repair	0.00	550.00	1,015.00	0.00	1,565.00
6249-0000	Elevator Contract	675.02	337.51	0.00	675.02	1,687.55
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	0.00	1,600.00
6267-0000	Locksmith	0.00	2,324.48	0.00	0.00	2,324.48
6291-0035	Elevator NR	1,088.75	0.00	0.00	0.00	1,088.75
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	4,400.00
6310-0000	Security Service	0.00	0.00	0.00	4,635.26	4,635.26
6312-0000	Security Cameras/Intercom	2,023.44	0.00	849.23	0.00	2,872.67
6320-0000	Insurance	0.00	0.00	0.99	0.00	0.99
6320-0010	Worker's Compensation	122.18	62.18	62.18	95.84	342.38
6364-0000	Filing Fees	0.00	0.00	61.20	0.00	61.20

Statement (12 months)

Period = Jan 2020-Apr 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	Total
6410-0000	Electricity	0.00	1,572.29	0.00	652.20	2,224.49
6420-0000	Gas	0.00	4,740.46	0.00	1,805.55	6,546.01
6430-0000	Water & Sewer	671.72	0.00	0.00	644.61	1,316.33
6455-0000	Telephone	440.10	443.37	439.82	189.59	1,512.88
6460-0000	Service Contract	400.00	0.00	0.00	0.00	400.00
6990-0000	TOTAL DIRECT EXPENSES	8,596.29	13,188.30	3,835.30	10,598.07	36,217.96
7000-0000	GENERAL & ADMINISTRATIVE					
7421-0000	Postage	0.00	0.00	0.00	6.62	6.62
7610-0000	Legal - General	1,200.00	856.00	0.00	0.00	2,056.00
7615-0000	Payroll Processing Fees	267.68	129.22	129.22	129.22	655.34
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE					
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,015.38	4,061.52
7851-0000	FICA Expense	77.68	77.68	87.82	185.18	428.36
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	24.40
7853-0000	SUTA Expense	10.16	10.16	15.24	15.24	50.80
7890-0000	TOTAL PAYROLL	1,377.00	1,238.54	1,253.76	1,351.12	5,220.42
7990-0000	TOTAL G & A EXPENSE	2,577.00	2,244.54	1,253.76	1,357.74	7,433.04
8990-0000	TOTAL EXPENSES	11,173.29	15,432.84	5,089.06	11,955.81	43,651.00
9090-0000	NET INCOME	-387.50	-1,912.28	2,331.58	-3,278.95	-3,247.15

Balance Sheet

Period = Apr 2020

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	16,574.26
1130-0000	Savings Cash 1	20,035.85
1190-0000	TOTAL CASH	36,610.11
1400-0000	Total Current Assets	36,610.11
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	73,020.55
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
2650-0000	Net Payroll	-447.13
2990-0000	TOTAL LIABILITIES	8,038.86
3000-0000	CAPITAL	
3800-0000	Retained Earnings	64,981.69
3890-0000	TOTAL CAPITAL	64,981.69
3990-0000	TOTAL LIABILITIES & CAPITAL	73,020.55

Cash Flow Statement

Period = Apr 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	6,866.28	79.13	33,113.87	81.96
4620-0000	Special Assessment	437.00	5.04	2,434.85	6.03
4700-0000	Commercial/Retail rent	1,373.26	15.83	3,433.15	8.50
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	3.52
4990-0000	NET RENT INCOME	<u>8,676.54</u>	<u>100.00</u>	<u>40,402.12</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	1.73	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>1.73</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,676.86</u>	<u>100.00</u>	<u>40,403.85</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	800.00	9.22	2,800.00	6.93
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.37
6215-0000	Building Supplies	0.00	0.00	689.97	1.71
6241-0000	Boiler Repair	0.00	0.00	1,565.00	3.87
6249-0000	Elevator Contract	675.02	7.78	1,687.55	4.18
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	3.96
6267-0000	Locksmith	0.00	0.00	2,324.48	5.75
6291-0035	Elevator NR	0.00	0.00	1,088.75	2.69
6300-0000	Management	1,100.00	12.68	4,400.00	10.89
6310-0000	Security Service	4,635.26	53.42	4,635.26	11.47
6312-0000	Security Cameras/Intercom	0.00	0.00	2,872.67	7.11
6320-0000	Insurance	0.00	0.00	0.99	0.00
6320-0010	Worker's Compensation	95.84	1.10	342.38	0.85
6364-0000	Filing Fees	0.00	0.00	61.20	0.15

Cash Flow Statement

Period = Apr 2020

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	652.20	7.52	2,224.49	5.51
6420-0000	Gas	1,805.55	20.81	6,546.01	16.20
6430-0000	Water & Sewer	644.61	7.43	1,316.33	3.26
6455-0000	Telephone	189.59	2.18	1,512.88	3.74
6460-0000	Service Contract	0.00	0.00	400.00	0.99
6990-0000	TOTAL DIRECT EXPENSES	10,598.07	122.14	36,217.96	89.64
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	6.62	0.08	6.62	0.02
7610-0000	Legal - General	0.00	0.00	2,056.00	5.09
7615-0000	Payroll Processing Fees	129.22	1.49	655.34	1.62
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.37
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	11.70	4,061.52	10.05
7851-0000	FICA Expense	185.18	2.13	428.36	1.06
7852-0000	FUTA Expense	6.10	0.07	24.40	0.06
7853-0000	SUTA Expense	15.24	0.18	50.80	0.13
7890-0000	TOTAL PAYROLL	1,351.12	15.57	5,220.42	12.92
7990-0000	TOTAL G & A EXPENSE	1,357.74	15.65	7,433.04	18.40
8990-0000	TOTAL EXPENSES	11,955.81	137.79	43,651.00	108.04
9090-0000	NET INCOME	-3,278.95	-37.79	-3,247.15	-8.04
	Adjustments				
	Total Adjustments	0.00	0.00	0.00	0.00
	Cash Flow	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Apr 2020

Book = Cash

		Period to Date	%	Year to Date	%
		Beginning Balance	Ending Balance	Difference	
	Period to Date				
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	20,300.66	16,574.26	-3,726.40	
1130-0000	Savings Cash 1	20,035.53	20,035.85	0.32	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	40,336.19	36,610.11	-3,726.08	
	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	16,574.26	-3,696.01	
1130-0000	Savings Cash 1	20,034.12	20,035.85	1.73	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	40,304.39	36,610.11	-3,694.28	

General Ledger

Period = Apr 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					20,300.66 = Beginning Balance =	
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	109.25	0.00	20,409.91	ClickPay - ACH - A2003311523_TK7FT8
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	109.25	0.00	20,519.16	ClickPay - ACH - A2003311523_TK7FT8
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	1,144.38	0.00	21,663.54	ClickPay - ACH - A2003311523_TK7FT8
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	1,144.38	0.00	22,807.92	ClickPay - ACH - A2003311523_TK7FT8
534condo	534 West 42nd...	04/01/2020	04/2020	Livingston Management Service...	K-87747	763	0.00	1,100.00	21,707.92	Management Fee
534condo	534 West 42nd...	04/01/2020	04/2020	AFA PROTECTIVE SYSTEMS...	K-87904	764	0.00	4,489.27	17,218.65	Invoice # 3108046 dated 3.5.20 Fire alarm digi...
534condo	534 West 42nd...	04/01/2020	04/2020	Solid State Elevator Corp (solids)	K-87905	765	0.00	337.51	16,881.14	Invoice #124473 dated 3.1.20 mthly maintena...
534condo	534 West 42nd...	04/01/2020	04/2020	Consolidated Edison Company ...	K-87950	766	0.00	1,769.85	15,111.29	534 W. 42st plp 2.19.20-3 .19.20 gas 44-722...
534condo	534 West 42nd...	04/01/2020	04/2020	Consolidated Edison Company ...	K-87950	766	0.00	652.20	14,459.09	534 W. 42st plp 2.19.20-3 .19.20 elec 44-722...
534condo	534 West 42nd...	04/01/2020	04/2020	Consolidated Edison Company ...	K-87951	767	0.00	35.70	14,423.39	cook 2.19.20-3.19.20 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	04/01/2020	04/2020	Trubitt (t0000174)	R-168667	58608362	1,144.38	0.00	15,567.77	ClickPay - ACH - A2004010524_XQ1JN8
534condo	534 West 42nd...	04/01/2020	04/2020	Khaneja (t0001082)	R-168702	58644812	109.25	0.00	15,677.02	ClickPay - ACH - A2004010535_RS5CX2
534condo	534 West 42nd...	04/01/2020	04/2020	Khaneja (t0001082)	R-168702	58644812	1,144.38	0.00	16,821.40	ClickPay - ACH - A2004010535_RS5CX2
534condo	534 West 42nd...	04/02/2020	04/2020	Riccardi (t0000176)	R-169303	86_5...	109.25	0.00	16,930.65	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/02/2020	04/2020	Riccardi (t0000176)	R-169303	86_5...	1,144.38	0.00	18,075.03	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/03/2020	04/2020	Artur Ujkaj (v0000081)	K-90805	40320	0.00	447.13	17,627.90	4.3.20
534condo	534 West 42nd...	04/10/2020	04/2020	ADP Payroll Processing Fee	J-21710		0.00	64.61	17,563.29	ADP Payroll Processing Fee
534condo	534 West 42nd...	04/15/2020	04/2020	Livingston Management Service...	K-88451	768	0.00	6.62	17,556.67	2.24.20 Amex 534w42 RDS Delivery
534condo	534 West 42nd...	04/17/2020	04/2020	Artur Ujkaj (v0000081)	K-90804	41720	0.00	447.14	17,109.53	4.17.20
534condo	534 West 42nd...	04/22/2020	04/2020	NYC Water Board (nycwater)	K-88609	769	0.00	644.61	16,464.92	12.18.19-3.19.20 acc#50010-25022-001
534condo	534 West 42nd...	04/22/2020	04/2020	Solid State Elevator Corp (solids)	K-88709	770	0.00	337.51	16,127.41	Invoice # 125135 dated 4.1.20 mthly maintenance
534condo	534 West 42nd...	04/22/2020	04/2020	AFA PROTECTIVE SYSTEMS...	K-88759	771	0.00	145.99	15,981.42	Invoice # 3116824 dated 3.16.20 Fire Depart...
534condo	534 West 42nd...	04/24/2020	04/2020	Samuels (t0000177)	R-170431	60247036	1,143.38	0.00	17,124.80	ClickPay - ACH - A2004241135_LO8BW3
534condo	534 West 42nd...	04/24/2020	04/2020	Samuels (t0000177)	R-170431	60247036	1.00	0.00	17,125.80	ClickPay - ACH - A2004241135_LO8BW3
534condo	534 West 42nd...	04/24/2020	04/2020	ADP Payroll Processing Fee	J-21711		0.00	64.61	17,061.19	ADP Payroll Processing Fee
534condo	534 West 42nd...	04/25/2020	04/2020	Verizon (verizon)	K-88578	42520	0.00	189.59	16,871.60	ac #155-734-529-0001-16 period 4.5.20-5.4.20
534condo	534 West 42nd...	04/29/2020	04/2020	Sej Tech Inc. (v0000215)	K-88983	772	0.00	800.00	16,071.60	534 W 42nd Street Condo. TC Forms filled ou...
534condo	534 West 42nd...	04/29/2020	04/2020	Praveen Gulati (t0000760)	R-170660	6558...	686.63	0.00	16,758.23	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/29/2020	04/2020	Praveen Gulati (t0000760)	R-170661	6553...	686.63	0.00	17,444.86	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		0.00	214.99	17,229.87	taxes
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		0.00	67.32	17,162.55	pay-by-pay insurance
534condo	534 West 42nd...	04/30/2020	04/2020	05.01.2020 Payroll :Reversed b...	J-21709		0.00	447.13	16,715.42	05.01.2020 Payroll
534condo	534 West 42nd...	04/30/2020	04/2020	05.01.2020 Payroll :Reversed b...	J-21709		0.00	107.50	16,607.92	05.01.2020 Payroll
534condo	534 West 42nd...	04/30/2020	04/2020	05.01.2020 Payroll :Reversed b...	J-21709		0.00	33.66	16,574.26	05.01.2020 Payroll
				Net Change=-3,726.40			8,676.54	12,402.94	16,574.26 = Ending Balance =	

1130-0000**Savings Cash 1****20,035.53 = Beginning Balance =**

General Ledger

Period = Apr 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	04/30/2020	04/2020	bank interest	J-21713		0.32	0.00	20,035.85	bank interest
				Net Change=0.32			0.32	0.00	20,035.85	= 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...	04/03/2020	04/2020	Artur Ujkaj (v0000081)	K-90805	40320	447.13	0.00	447.13	4.3.20
534condo	534 West 42nd...	04/17/2020	04/2020	Artur Ujkaj (v0000081)	K-90804	41720	447.14	0.00	894.27	4.17.20
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		0.00	894.27	0.00	To Gross up 4.2020
534condo	534 West 42nd...	04/30/2020	04/2020	05.01.2020 Payroll :Reversed b...	J-21709		447.13	0.00	447.13	05.01.2020 Payroll
				Net Change=447.13			1,341.40	894.27	447.13	= 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					-26,247.59	= Beginning Balance =
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	0.00	1,144.38	-27,391.97	ClickPay - ACH - A2003311523_TK7FT8
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	0.00	1,144.38	-28,536.35	ClickPay - ACH - A2003311523_TK7FT8
534condo	534 West 42nd...	04/01/2020	04/2020	Trubitt (t0000174)	R-168667	58608362	0.00	1,144.38	-29,680.73	ClickPay - ACH - A2004010524_XQ1JN8
534condo	534 West 42nd...	04/01/2020	04/2020	Khaneja (t0001082)	R-168702	58644812	0.00	1,144.38	-30,825.11	ClickPay - ACH - A2004010535_RS5CX2
534condo	534 West 42nd...	04/02/2020	04/2020	Riccardi (t0000176)	R-169303	86_5...	0.00	1,144.38	-31,969.49	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/24/2020	04/2020	Samuels (t0000177)	R-170431	60247036	0.00	1,143.38	-33,112.87	ClickPay - ACH - A2004241135_LO8BW3
534condo	534 West 42nd...	04/24/2020	04/2020	Samuels (t0000177)	R-170431	60247036	0.00	1.00	-33,113.87	ClickPay - ACH - A2004241135_LO8BW3
				Net Change=-6,866.28			0.00	6,866.28	-33,113.87	= Ending Balance =
4620-0000				Special Assessment					-1,997.85	= Beginning Balance =
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	0.00	109.25	-2,107.10	ClickPay - ACH - A2003311523_TK7FT8
534condo	534 West 42nd...	03/31/2020	04/2020	Younge (t0000178)	R-168513	58338759	0.00	109.25	-2,216.35	ClickPay - ACH - A2003311523_TK7FT8

General Ledger

Period = Apr 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	04/01/2020	04/2020	Khaneja (t0001082)	R-168702	58644812	0.00	109.25	-2,325.60	ClickPay - ACH - A2004010535_RS5CX2
534condo	534 West 42nd...	04/02/2020	04/2020	Riccardi (t0000176)	R-169303	86_5...	0.00	109.25	-2,434.85	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-437.00			0.00	437.00	-2,434.85 = Ending Balance =	
4700-0000				Commercial/Retail rent					-2,059.89 = Beginning Balance =	
534condo	534 West 42nd...	04/29/2020	04/2020	Praveen Gulati (t0000760)	R-170660	6558...	0.00	686.63	-2,746.52	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/29/2020	04/2020	Praveen Gulati (t0000760)	R-170661	6553...	0.00	686.63	-3,433.15	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-1,373.26			0.00	1,373.26	-3,433.15 = Ending Balance =	
4810-0000				Plus:Prepaid Rent/Maintenanc...					-1,420.25 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-1,420.25 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-1.41 = Beginning Balance =	
534condo	534 West 42nd...	04/30/2020	04/2020	bank interest	J-21713		0.00	0.32	-1.73	bank interest
				Net Change=-0.32			0.00	0.32	-1.73 = Ending Balance =	
6202-0000				Accounting					2,000.00 = Beginning Balance =	
534condo	534 West 42nd...	04/29/2020	04/2020	Sej Tech Inc. (v0000215)	K-88983	772	800.00	0.00	2,800.00	534 W 42nd Street Condo. TC Forms filled ou...
				Net Change=800.00			800.00	0.00	2,800.00 = Ending Balance =	
6213-0000				General Building Repairs-Expense					150.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	150.00 = Ending Balance =	
6215-0000				Building Supplies					689.97 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	689.97 = Ending Balance =	
6241-0000				Boiler Repair					1,565.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,565.00 = Ending Balance =	
6249-0000				Elevator Contract					1,012.53 = Beginning Balance =	
534condo	534 West 42nd...	04/01/2020	04/2020	Solid State Elevator Corp (solids)	K-87905	765	337.51	0.00	1,350.04	Invoice #124473 dated 3.1.20 mthly maintena...
534condo	534 West 42nd...	04/22/2020	04/2020	Solid State Elevator Corp (solids)	K-88709	770	337.51	0.00	1,687.55	Invoice # 125135 dated 4.1.20 mthly maintenance
				Net Change=675.02			675.02	0.00	1,687.55 = Ending Balance =	
6257-0000				Sprinkler Sys. & Inspections					1,600.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,600.00 = Ending Balance =	
6267-0000				Locksmith					2,324.48 = Beginning Balance =	

General Ledger

Period = Apr 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	2,324.48	= 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					3,300.00	= Beginning Balance =
534condo	534 West 42nd...	04/01/2020	04/2020	Livingston Management Service...	K-87747	763	1,100.00	0.00	4,400.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	4,400.00	= Ending Balance =
6310-0000				Security Service					0.00	= Beginning Balance =
534condo	534 West 42nd...	04/01/2020	04/2020	AFA PROTECTIVE SYSTEMS...	K-87904	764	4,489.27	0.00	4,489.27	Invoice # 3108046 dated 3.5.20 Fire alarm digi...
534condo	534 West 42nd...	04/22/2020	04/2020	AFA PROTECTIVE SYSTEMS...	K-88759	771	145.99	0.00	4,635.26	Invoice # 3116824 dated 3.16.20 Fire Depart...
				Net Change=4,635.26			4,635.26	0.00	4,635.26	= Ending Balance =
6312-0000				Security Cameras/Intercom					2,872.67	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,872.67	= Ending Balance =
6320-0000				Insurance					0.99	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.99	= Ending Balance =
6320-0010				Worker's Compensation					246.54	= Beginning Balance =
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		0.00	2.40	244.14	voluntary disability
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		67.32	0.00	311.46	pay-by-pay insurance
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		0.00	2.74	308.72	paid family leave
534condo	534 West 42nd...	04/30/2020	04/2020	05.01.2020 Payroll :Reversed b...	J-21709		33.66	0.00	342.38	05.01.2020 Payroll
				Net Change=95.84			100.98	5.14	342.38	= Ending Balance =
6364-0000				Filing Fees					61.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	61.20	= Ending Balance =
6410-0000				Electricity					1,572.29	= Beginning Balance =
534condo	534 West 42nd...	04/01/2020	04/2020	Consolidated Edison Company ...	K-87950	766	652.20	0.00	2,224.49	534 W. 42st plp 2.19.20-3 .19.20 elec 44-722...
				Net Change=652.20			652.20	0.00	2,224.49	= Ending Balance =
6420-0000				Gas					4,740.46	= Beginning Balance =
534condo	534 West 42nd...	04/01/2020	04/2020	Consolidated Edison Company ...	K-87950	766	1,769.85	0.00	6,510.31	534 W. 42st plp 2.19.20-3 .19.20 gas 44-722...
534condo	534 West 42nd...	04/01/2020	04/2020	Consolidated Edison Company ...	K-87951	767	35.70	0.00	6,546.01	cook 2.19.20-3.19.20 gas 44-7223-0652-0201-1
				Net Change=1,805.55			1,805.55	0.00	6,546.01	= Ending Balance =

General Ledger

Period = Apr 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6430-0000				Water & Sewer					671.72 = Beginning Balance =	
534condo	534 West 42nd...	04/22/2020	04/2020	NYC Water Board (nycwater)	K-88609	769	644.61	0.00	1,316.33	12.18.19-3.19.20 acc#50010-25022-001
				Net Change=644.61			644.61	0.00	1,316.33 = Ending Balance =	
6455-0000				Telephone					1,323.29 = Beginning Balance =	
534condo	534 West 42nd...	04/25/2020	04/2020	Verizon (verizon)	K-88578	42520	189.59	0.00	1,512.88	ac #155-734-529-0001-16 period 4.5.20-5.4.20
				Net Change=189.59			189.59	0.00	1,512.88 = Ending Balance =	
6460-0000				Service Contract					400.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	400.00 = Ending Balance =	
7421-0000				Postage					0.00 = Beginning Balance =	
534condo	534 West 42nd...	04/15/2020	04/2020	Livingston Management Service...	K-88451	768	6.62	0.00	6.62	2.24.20 Amex 534w42 RDS Delivery
				Net Change=6.62			6.62	0.00	6.62 = Ending Balance =	
7610-0000				Legal - General					2,056.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,056.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					526.12 = Beginning Balance =	
534condo	534 West 42nd...	04/10/2020	04/2020	ADP Payroll Processing Fee	J-21710		64.61	0.00	590.73	ADP Payroll Processing Fee
534condo	534 West 42nd...	04/24/2020	04/2020	ADP Payroll Processing Fee	J-21711		64.61	0.00	655.34	ADP Payroll Processing Fee
				Net Change=129.22			129.22	0.00	655.34 = Ending Balance =	
7700-0000				Miscellaneous Expense					150.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	150.00 = Ending Balance =	
7845-0000				Gross Salary					3,046.14 = Beginning Balance =	
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		1,015.38	0.00	4,061.52	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	4,061.52 = Ending Balance =	
7851-0000				FICA Expense					243.18 = Beginning Balance =	
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		77.68	0.00	320.86	To Gross up 4.2020
534condo	534 West 42nd...	04/30/2020	04/2020	05.01.2020 Payroll :Reversed b...	J-21709		107.50	0.00	428.36	05.01.2020 Payroll
				Net Change=185.18			185.18	0.00	428.36 = Ending Balance =	
7852-0000				FUTA Expense					18.30 = Beginning Balance =	
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		6.10	0.00	24.40	To Gross up 4.2020

General Ledger

Period = Apr 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=6.10			6.10	0.00	24.40	= Ending Balance =
7853-0000				SUTA Expense					35.56	= Beginning Balance =
534condo	534 West 42nd...	04/30/2020	04/2020	To Gross up 4.2020	J-21706		15.24	0.00	50.80	To Gross up 4.2020
				Net Change=15.24			15.24	0.00	50.80	= Ending Balance =
							21,979.21	21,979.21		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 04/01/2020 - 04/30/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-16866	29381	04/2020	4/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		58608362	
R-16870	29381	04/2020	4/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		58644812	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		58644812	
R-16930	29401	04/2020	4/2/2020	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		86_59079034	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		86_59079034	
R-17043	29646	04/2020	4/24/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	1.00		60247036	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,143.38		60247036	
R-17066	29665	04/2020	4/29/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6558_60465433	
R-17066	29665	04/2020	4/29/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6553_60465434	
Total								6,169.28			

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 04/01/2020 - 04/30/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-87747	26838	04/2020	4/1/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	763	Management Fee
K-87904	26841	04/2020	4/1/2020	AFA PROTECTIVE SYSTEMS, INC. (afa)	534condo	6310-0000 Security Service	4,489.27	764	Invoice # 3108046 dated 3.5.20 Fire alarm digital 3.1.20-2.28.21
K-87905	26841	04/2020	4/1/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	765	Invoice #124473 dated 3.1.20 mthly maintenance 3.2020
K-87950	26850	04/2020	4/1/2020	Consolidated Edison Company of N.Y. Inc. (i	534condo	6410-0000 Electricity	652.20	766	534 W. 42st plp 2.19.20-3 .19.20 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	1,769.85	766	534 W. 42st plp 2.19.20-3 .19.20 gas 44-7223-0650-0200-7
K-87951	26850	04/2020	4/1/2020	Consolidated Edison Company of N.Y. Inc. (i	534condo	6420-0000 Gas	35.70	767	cook 2.19.20-3.19.20 gas 44-7223-0652-0201-1
K-88451	26884	04/2020	4/15/2020	Livingston Management Services, LLC (living	534condo	7421-0000 Postage	6.62	768	2.24.20 Amex 534w42 RDS Delivery
K-88578		04/2020	4/25/2020	Verizon (verizon)	534condo	6455-0000 Telephone	189.59	42520	ac #155-734-529-0001-16 period 4.5.20-5.4.20
K-88609	26897	04/2020	4/22/2020	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	644.61	769	12.18.19-3.19.20 acc#50010-25022-001
K-88709	26901	04/2020	4/22/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	770	Invoice # 125135 dated 4.1.20 mthly maintenance
K-88759	26904	04/2020	4/22/2020	AFA PROTECTIVE SYSTEMS, INC. (afa)	534condo	6310-0000 Security Service	145.99	771	Invoice # 3116824 dated 3.16.20 Fire Department Fee-NYC-20617-DENTONCLINICACCESS
K-88983	26916	04/2020	4/29/2020	Sej Tech Inc. (v0000215)	534condo	6202-0000 Accounting	800.00	772	534 W 42nd Street Condo. TC Forms filled out and send it to the lawyer for tax protest. Inv#1060
K-90804		04/2020	4/17/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.14	41720	4.17.20
K-90805		04/2020	4/3/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	40320	4.3.20
Total							11,403.12		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 04/30/2020

Month Year = 04/2020

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		-437.00
					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		-545.25
					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		32,673.10
					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		2,625.18
					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	262.20
					Total		752.18					
		Total		534 West 42nd Street Condo Association(534condo)	0.00		10,899.14	0.00	0.00			34,578.23

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 = 04/30/2020

Month Year = 04/2020

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			0.00			0.00	10,899.14	0.00	0.00	8.00	100.00	0.00	34,578.23
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	10,899.14	0.00	0.00		8	100.00	0.00
													34,578.23

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

6/16/2020

Bank Reconciliation Report

4/30/2020

412059300

Posted by: jbowen on 6/16/2020

Balance Per Bank Statement as of 4/30/2020 **19,586.86**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
4/30/2020	212	1,373.26
Plus:	Outstanding Deposits	1,373.26

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/1/2020	766	conediso - Consolidated Edison Company of N.Y. Inc.	2,422.05
4/1/2020	767	conediso - Consolidated Edison Company of N.Y. Inc.	35.70
4/22/2020	769	nycwater - NYC Water Board	644.61
4/22/2020	770	solids - Solid State Elevator Corp	337.51
4/22/2020	771	afa - AFA PROTECTIVE SYSTEMS,INC.	145.99
4/29/2020	772	v0000215 - Sej Tech Inc.	800.00

Less:	Outstanding Checks	4,385.86
	Reconciled Bank Balance	16,574.26

Balance per GL as of 4/30/2020 **16,574.26**

Reconciled Balance Per G/L **16,574.26**

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

534condo-ChaseChk-9300

6/16/2020

Bank Reconciliation Report

4/30/2020

412059300

Posted by: jbowen on 6/16/2020

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/12/2020	758	johnriccardi - John Riccardi	156.88	4/30/2020
3/19/2020	760	livingst - Livingston Management Services, LLC	61.20	4/30/2020
3/25/2020	761	benfranklin - Ben Franklin HVAC Inc.	1,015.00	4/30/2020
3/25/2020	762	westguard - WestGuard Insurnace Company	0.99	4/30/2020
4/1/2020	763	livingst - Livingston Management Services, LLC	1,100.00	4/30/2020
4/1/2020	764	afa - AFA PROTECTIVE SYSTEMS,INC.	4,489.27	4/30/2020
4/1/2020	765	solids - Solid State Elevator Corp	337.51	4/30/2020
4/3/2020	40320	v0000081 - Artur Ujkaj	447.13	4/30/2020
4/15/2020	768	livingst - Livingston Management Services, LLC	6.62	4/30/2020
4/17/2020	41720	v0000081 - Artur Ujkaj	447.14	4/30/2020
4/25/2020	42520	verizon - Verizon	189.59	4/30/2020
Total Cleared Checks			8,251.33	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/1/2020	208	ACH	2,507.26	4/30/2020
4/2/2020	209	ACH	2,398.01	4/30/2020
4/3/2020	210	Lockbox	1,253.63	4/30/2020
4/27/2020	211	ACH	1,144.38	4/30/2020
Total Cleared Deposits			7,303.28	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/10/2020	JE 21710	ADP Payroll Processing Fee	-64.61	4/30/2020
4/24/2020	JE 21711	ADP Payroll Processing Fee	-64.61	4/30/2020
4/30/2020	JE 21706	To Gross up 4.2020	-282.31	4/30/2020
4/30/2020	JE 21709	05.01.2020 Payroll :Reversed by J-21712	-588.29	4/30/2020
Total Cleared Other Items			-999.82	

534condo-ChaseRes-1484

6/16/2020

Bank Reconciliation Report

4/30/2020

3046731484

Posted by: jbowen on 6/16/2020

Balance Per Bank Statement as of 4/30/2020	20,035.85
Reconciled Bank Balance	<u>20,035.85</u>

Balance per GL as of 4/30/2020	20,035.85
Reconciled Balance Per G/L	<u>20,035.85</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2020	JE 21713	bank interest	0.32	4/30/2020
Total Cleared Other Items			<u>0.32</u>	



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

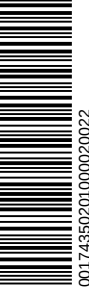
April 01, 2020 through April 30, 2020
Primary Account: 000000412059300

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

00017435 DRE 802 089 12220 NNNNNNNNNN 1 000000000 62 0099

HOLD - RETURN MAIL
534 WEST 42ND STREET CONDO ASSOCIATION
LIVINGSTON MANAGEMENT SERVICES, LLC.
225 W 35TH ST FL 14
NEW YORK NY 10001-1904



CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$21,534.73	\$19,586.86
Chase Business Select High Yield Savings	000003046731484	20,035.53	20,035.85
Total		\$41,570.26	\$39,622.71

TOTAL ASSETS

\$41,570.26 **\$39,622.71**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$21,534.73
Deposits and Additions	4	7,303.28
Checks Paid	8	-7,167.47
Electronic Withdrawals	12	-2,083.68
Ending Balance	24	\$19,586.86

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
04/03	534 West 42ND St Settlement 000008031144958 CCD ID: 9000679173	\$2,507.26
04/06	534 West 42ND St Settlement 000008039893034 CCD ID: 9000679173	2,398.01
04/07	534 West 42ND St Settlement 000008065204202 CCD ID: 9000679173	1,253.63
04/29	534 West 42ND St Settlement 000008201828130 CCD ID: 9000679173	1,144.38
Total Deposits and Additions		\$7,303.28



April 01, 2020 through April 30, 2020
Primary Account: 000000412059300

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
758 ^		04/21	\$156.88
760 * ^		04/01	61.20
761 ^		04/20	1,015.00
762 ^		04/21	0.99
763 ^		04/01	1,100.00
764 ^		04/27	4,489.27
765 ^		04/15	337.51
768 * ^		04/23	6.62
Total Checks Paid			\$7,167.47

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
04/02	ADP Wage Pay Wage Pay 522053369952lxs CCD ID: 9333006057	\$447.13
04/02	ADP Tax ADP Tax R6lxs 040307A01 CCD ID: 1223006057	107.50
04/02	ADP Pay-By-Pay Pay-By-Pay 944113337350lxs CCD ID: 9555555505	33.66
04/10	ADP Payroll Fees ADP - Fees 2Rixs 9363282 CCD ID: 9659605001	64.61
04/16	ADP Wage Pay Wage Pay 753040629936lxs CCD ID: 9333006057	447.14
04/16	ADP Tax ADP Tax R6lxs 041708A01 CCD ID: 1223006057	107.49
04/16	ADP Pay-By-Pay Pay-By-Pay 930814628770lxs CCD ID: 9555555505	33.66
04/24	ADP Payroll Fees ADP - Fees 2Rixs 1541454 CCD ID: 9659605001	64.61
04/28	Verizon Paymentrec 1557345290001 Web ID: 9783397101	189.59
04/30	ADP Wage Pay Wage Pay 717077089387lxs CCD ID: 9333006057	447.13
04/30	ADP Tax ADP Tax R6lxs 050109A01 CCD ID: 1223006057	107.50
04/30	ADP Pay-By-Pay Pay-By-Pay 771055219490lxs CCD ID: 9555555505	33.66
Total Electronic Withdrawals		\$2,083.68

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
04/01	\$20,373.53	04/15	25,542.02	04/24	23,709.63
04/02	19,785.24	04/16	24,953.73	04/27	19,220.36
04/03	22,292.50	04/20	23,938.73	04/28	19,030.77
04/06	24,690.51	04/21	23,780.86	04/29	20,175.15
04/07	25,944.14	04/23	23,774.24	04/30	19,586.86
04/10	25,879.53				



April 01, 2020 through April 30, 2020
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		\$20,035.53
Deposits and Additions	1	0.32
Ending Balance	1	\$20,035.85
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.32
Interest Paid Year-to-Date		\$1.73

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		\$20,035.53
04/30	Interest Payment	0.32	20,035.85
	Ending Balance		\$20,035.85

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.



April 01, 2020 through April 30, 2020
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
