

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

May 2020

Trial Balance

Period = May 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	16,574.26	0.00	1,811.39	14,762.87
1130-0000	Savings Cash 1	20,035.85	0.31	0.00	20,036.16
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	447.13	0.00	447.13	0.00
3800-0000	Retained Earnings	-68,228.84	0.00	0.00	-68,228.84
4530-0000	Condo Common Charge	-33,113.87	0.00	8,347.08	-41,460.95
4620-0000	Special Assessment	-2,434.85	0.00	327.75	-2,762.60
4700-0000	Commercial/Retail rent	-3,433.15	0.00	0.00	-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	-1.73	0.00	0.31	-2.04
6202-0000	Accounting	2,800.00	0.00	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
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	4,790.50	0.00	4,790.50
6241-0000	Boiler Repair	1,565.00	0.00	0.00	1,565.00
6249-0000	Elevator Contract	1,687.55	0.00	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	4,400.00	1,100.00	0.00	5,500.00
6310-0000	Security Service	4,635.26	0.00	0.00	4,635.26
6312-0000	Security Cameras/Intercom	2,872.67	2,023.44	0.00	4,896.11
6320-0000	Insurance	0.99	0.00	0.00	0.99
6320-0010	Worker's Compensation	342.38	59.61	0.00	401.99
6364-0000	Filing Fees	61.20	81.60	0.00	142.80
6410-0000	Electricity	2,224.49	0.00	0.00	2,224.49
6420-0000	Gas	6,546.01	0.00	0.00	6,546.01
6430-0000	Water & Sewer	1,316.33	0.00	0.00	1,316.33
6455-0000	Telephone	1,512.88	692.38	0.00	2,205.26
6460-0000	Service Contract	400.00	0.00	0.00	400.00

Trial Balance

Period = May 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7421-0000	Postage	6.62	0.00	0.00	6.62
7610-0000	Legal - General	2,056.00	492.50	0.00	2,548.50
7615-0000	Payroll Processing Fees	655.34	129.22	0.00	784.56
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	4,061.52	1,523.07	0.00	5,584.59
7851-0000	FICA Expense	428.36	9.02	0.00	437.38
7852-0000	FUTA Expense	24.40	9.15	0.00	33.55
7853-0000	SUTA Expense	50.80	22.86	0.00	73.66
	Total	0.00	10,933.66	10,933.66	0.00

Income Statement

Period = May 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,347.08	96.22	41,460.95	84.48
4620-0000	Special Assessment	327.75	3.78	2,762.60	5.63
4700-0000	Commercial/Retail rent	0.00	0.00	3,433.15	7.00
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	2.89
4990-0000	NET RENT INCOME	8,674.83	100.00	49,076.95	100.00
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.31	0.00	2.04	0.00
5890-0000	TOTAL OTHER INCOME	0.31	0.00	2.04	0.00
5990-0000	TOTAL INCOME	8,675.14	100.00	49,078.99	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	5.71
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.31
6215-0000	Building Supplies	0.00	0.00	689.97	1.41
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	4,790.50	55.22	4,790.50	9.76
6241-0000	Boiler Repair	0.00	0.00	1,565.00	3.19
6249-0000	Elevator Contract	0.00	0.00	1,687.55	3.44
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	3.26
6267-0000	Locksmith	0.00	0.00	2,324.48	4.74
6291-0035	Elevator NR	0.00	0.00	1,088.75	2.22
6300-0000	Management	1,100.00	12.68	5,500.00	11.21
6310-0000	Security Service	0.00	0.00	4,635.26	9.44
6312-0000	Security Cameras/Intercom	2,023.44	23.32	4,896.11	9.98
6320-0000	Insurance	0.00	0.00	0.99	0.00
6320-0010	Worker's Compensation	59.61	0.69	401.99	0.82

Income Statement

Period = May 2020

Book = Cash

		Period to Date	%	Year to Date	%
6364-0000	Filing Fees	81.60	0.94	142.80	0.29
6410-0000	Electricity	0.00	0.00	2,224.49	4.53
6420-0000	Gas	0.00	0.00	6,546.01	13.34
6430-0000	Water & Sewer	0.00	0.00	1,316.33	2.68
6455-0000	Telephone	692.38	7.98	2,205.26	4.49
6460-0000	Service Contract	0.00	0.00	400.00	0.82
6990-0000	TOTAL DIRECT EXPENSES	8,747.53	100.83	44,965.49	91.62
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	492.50	5.68	2,548.50	5.19
7615-0000	Payroll Processing Fees	129.22	1.49	784.56	1.60
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.31
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,523.07	17.56	5,584.59	11.38
7851-0000	FICA Expense	9.02	0.10	437.38	0.89
7852-0000	FUTA Expense	9.15	0.11	33.55	0.07
7853-0000	SUTA Expense	22.86	0.26	73.66	0.15
7890-0000	TOTAL PAYROLL	1,693.32	19.52	6,913.74	14.09
7990-0000	TOTAL G & A EXPENSE	2,185.82	25.20	9,618.86	19.60
8990-0000	TOTAL EXPENSES	10,933.35	126.03	54,584.35	111.22
9090-0000	NET INCOME	-2,258.21	-26.03	-5,505.36	-11.22

Statement (12 months)

Period = Jan 2020-May 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 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	8,347.08	41,460.95
4620-0000	Special Assessment	556.70	993.70	447.45	437.00	327.75	2,762.60
4700-0000	Commercial/Retail rent	686.63	1,373.26	0.00	1,373.26	0.00	3,433.15
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	1,420.25	0.00	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>8,674.83</u>	<u>49,076.95</u>
5600-0000	OTHER INCOME						
5720-0000	Interest on Bank Accounts	0.51	0.46	0.44	0.32	0.31	2.04
5890-0000	TOTAL OTHER INCOME	<u>0.51</u>	<u>0.46</u>	<u>0.44</u>	<u>0.32</u>	<u>0.31</u>	<u>2.04</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>8,675.14</u>	<u>49,078.99</u>
6000-0000	EXPENSES						
6100-0000	DIRECT EXPENSES						
6202-0000	Accounting	2,000.00	0.00	0.00	800.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.00	0.00	150.00
6215-0000	Building Supplies	75.08	458.01	156.88	0.00	0.00	689.97
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	4,790.50	4,790.50
6241-0000	Boiler Repair	0.00	550.00	1,015.00	0.00	0.00	1,565.00
6249-0000	Elevator Contract	675.02	337.51	0.00	675.02	0.00	1,687.55
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	0.00	0.00	1,600.00
6267-0000	Locksmith	0.00	2,324.48	0.00	0.00	0.00	2,324.48
6291-0035	Elevator NR	1,088.75	0.00	0.00	0.00	0.00	1,088.75
6300-0000	Management	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	5,500.00
6310-0000	Security Service	0.00	0.00	0.00	4,635.26	0.00	4,635.26
6312-0000	Security Cameras/Intercom	2,023.44	0.00	849.23	0.00	2,023.44	4,896.11
6320-0000	Insurance	0.00	0.00	0.99	0.00	0.00	0.99
6320-0010	Worker's Compensation	122.18	62.18	62.18	95.84	59.61	401.99

Statement (12 months)

Period = Jan 2020-May 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total
6364-0000	Filing Fees	0.00	0.00	61.20	0.00	81.60	142.80
6410-0000	Electricity	0.00	1,572.29	0.00	652.20	0.00	2,224.49
6420-0000	Gas	0.00	4,740.46	0.00	1,805.55	0.00	6,546.01
6430-0000	Water & Sewer	671.72	0.00	0.00	644.61	0.00	1,316.33
6455-0000	Telephone	440.10	443.37	439.82	189.59	692.38	2,205.26
6460-0000	Service Contract	400.00	0.00	0.00	0.00	0.00	400.00
6990-0000	TOTAL DIRECT EXPENSES	<u>8,596.29</u>	<u>13,188.30</u>	<u>3,835.30</u>	<u>10,598.07</u>	<u>8,747.53</u>	<u>44,965.49</u>
7000-0000	GENERAL & ADMINISTRATIVE						
7421-0000	Postage	0.00	0.00	0.00	6.62	0.00	6.62
7610-0000	Legal - General	1,200.00	856.00	0.00	0.00	492.50	2,548.50
7615-0000	Payroll Processing Fees	267.68	129.22	129.22	129.22	129.22	784.56
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	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	1,523.07	5,584.59
7851-0000	FICA Expense	77.68	77.68	87.82	185.18	9.02	437.38
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	33.55
7853-0000	SUTA Expense	10.16	10.16	15.24	15.24	22.86	73.66
7890-0000	TOTAL PAYROLL	<u>1,377.00</u>	<u>1,238.54</u>	<u>1,253.76</u>	<u>1,351.12</u>	<u>1,693.32</u>	<u>6,913.74</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,577.00</u>	<u>2,244.54</u>	<u>1,253.76</u>	<u>1,357.74</u>	<u>2,185.82</u>	<u>9,618.86</u>
8990-0000	TOTAL EXPENSES	<u>11,173.29</u>	<u>15,432.84</u>	<u>5,089.06</u>	<u>11,955.81</u>	<u>10,933.35</u>	<u>54,584.35</u>
9090-0000	NET INCOME	<u>-387.50</u>	<u>-1,912.28</u>	<u>2,331.58</u>	<u>-3,278.95</u>	<u>-2,258.21</u>	<u>-5,505.36</u>

Balance Sheet

Period = May 2020

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	14,762.87
1130-0000	<i>Savings Cash 1</i>	20,036.16
1190-0000	TOTAL CASH	34,799.03
1400-0000	Total Current Assets	34,799.03
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	71,209.47
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	62,723.48
3890-0000	TOTAL CAPITAL	62,723.48
3990-0000	TOTAL LIABILITIES & CAPITAL	71,209.47

Cash Flow Statement

Period = May 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,347.08	96.22	41,460.95	84.48
4620-0000	Special Assessment	327.75	3.78	2,762.60	5.63
4700-0000	Commercial/Retail rent	0.00	0.00	3,433.15	7.00
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	2.89
4990-0000	NET RENT INCOME	8,674.83	100.00	49,076.95	100.00
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.31	0.00	2.04	0.00
5890-0000	TOTAL OTHER INCOME	0.31	0.00	2.04	0.00
5990-0000	TOTAL INCOME	8,675.14	100.00	49,078.99	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	5.71
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.31
6215-0000	Building Supplies	0.00	0.00	689.97	1.41
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	4,790.50	55.22	4,790.50	9.76
6241-0000	Boiler Repair	0.00	0.00	1,565.00	3.19
6249-0000	Elevator Contract	0.00	0.00	1,687.55	3.44
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	3.26
6267-0000	Locksmith	0.00	0.00	2,324.48	4.74
6291-0035	Elevator NR	0.00	0.00	1,088.75	2.22
6300-0000	Management	1,100.00	12.68	5,500.00	11.21
6310-0000	Security Service	0.00	0.00	4,635.26	9.44
6312-0000	Security Cameras/Intercom	2,023.44	23.32	4,896.11	9.98
6320-0000	Insurance	0.00	0.00	0.99	0.00
6320-0010	Worker's Compensation	59.61	0.69	401.99	0.82

Cash Flow Statement

Period = May 2020

Book = Cash

		Period to Date	%	Year to Date	%
6364-0000	Filing Fees	81.60	0.94	142.80	0.29
6410-0000	Electricity	0.00	0.00	2,224.49	4.53
6420-0000	Gas	0.00	0.00	6,546.01	13.34
6430-0000	Water & Sewer	0.00	0.00	1,316.33	2.68
6455-0000	Telephone	692.38	7.98	2,205.26	4.49
6460-0000	Service Contract	0.00	0.00	400.00	0.82
6990-0000	TOTAL DIRECT EXPENSES	8,747.53	100.83	44,965.49	91.62
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	492.50	5.68	2,548.50	5.19
7615-0000	Payroll Processing Fees	129.22	1.49	784.56	1.60
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.31
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,523.07	17.56	5,584.59	11.38
7851-0000	FICA Expense	9.02	0.10	437.38	0.89
7852-0000	FUTA Expense	9.15	0.11	33.55	0.07
7853-0000	SUTA Expense	22.86	0.26	73.66	0.15
7890-0000	TOTAL PAYROLL	1,693.32	19.52	6,913.74	14.09
7990-0000	TOTAL G & A EXPENSE	2,185.82	25.20	9,618.86	19.60
8990-0000	TOTAL EXPENSES	10,933.35	126.03	54,584.35	111.22
9090-0000	NET INCOME	-2,258.21	-26.03	-5,505.36	-11.22
	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 = May 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	16,574.26	14,762.87	-1,811.39	
1130-0000	Savings Cash 1	20,035.85	20,036.16	0.31	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		36,610.11	34,799.03	-1,811.08	
		Beginning Balance	Ending Balance	Difference	
Year to Date					
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	20,270.27	14,762.87	-5,507.40	
1130-0000	Savings Cash 1	20,034.12	20,036.16	2.04	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		40,304.39	34,799.03	-5,505.36	

General Ledger

Period = May 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000	Operating Cash 1								16,574.26 = Beginning Balance =	
534condo	534 West 42nd...	05/01/2020	05/2020	Livingston Management Service...	K-89070	773	0.00	1,100.00	15,474.26	Management Fee
534condo	534 West 42nd...	05/01/2020	05/2020	Artur Ujkaj (v0000081)	K-90812	50120	0.00	447.13	15,027.13	5.1.20
534condo	534 West 42nd...	05/01/2020	05/2020	Trubitt (t0000174)	R-171657	60793724	1,144.38	0.00	16,171.51	ClickPay - ACH - A2005010650_LM1UC7
534condo	534 West 42nd...	05/01/2020	05/2020	Khaneja (t0001082)	R-171681	60794757	1,144.38	0.00	17,315.89	ClickPay - ACH - A2005010650_VI4VA1
534condo	534 West 42nd...	05/01/2020	05/2020	Khaneja (t0001082)	R-171681	60794757	109.25	0.00	17,425.14	ClickPay - ACH - A2005010650_VI4VA1
534condo	534 West 42nd...	05/01/2020	05/2020	:Reversal of J-21709	J-21712	:Rever...	33.66	0.00	17,458.80	05.01.2020 Payroll
534condo	534 West 42nd...	05/01/2020	05/2020	:Reversal of J-21709	J-21712	:Rever...	107.50	0.00	17,566.30	05.01.2020 Payroll
534condo	534 West 42nd...	05/01/2020	05/2020	:Reversal of J-21709	J-21712	:Rever...	447.13	0.00	18,013.43	05.01.2020 Payroll
534condo	534 West 42nd...	05/02/2020	05/2020	Younge (t0000178)	R-171978	61107833	1,144.38	0.00	19,157.81	ClickPay - ACH - A2005020110_HL3MI1
534condo	534 West 42nd...	05/02/2020	05/2020	Younge (t0000178)	R-171978	61107833	109.25	0.00	19,267.06	ClickPay - ACH - A2005020110_HL3MI1
534condo	534 West 42nd...	05/06/2020	05/2020	Riccardi (t0000176)	R-172379	93_6...	1,144.38	0.00	20,411.44	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/06/2020	05/2020	Riccardi (t0000176)	R-172379	93_6...	109.25	0.00	20,520.69	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/06/2020	05/2020	Simon (t0000180)	R-172457	1227...	2,396.23	0.00	22,916.92	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/06/2020	05/2020	Simon (t0000180)	R-172457	1227...	228.95	0.00	23,145.87	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2020	05/2020	ADP Payroll Processing Fee	J-21715		0.00	64.61	23,081.26	ADP Payroll Processing Fee
534condo	534 West 42nd...	05/13/2020	05/2020	Vernon & Ginsburg,LLP (vernon)	K-89366	774	0.00	492.50	22,588.76	1.13.20 Ref: Tiiu Kuik-534 West 42nd Street P...
534condo	534 West 42nd...	05/13/2020	05/2020	Virtual Service (virtual)	K-89367	775	0.00	2,023.44	20,565.32	Monthly Billing for Virtual Doorman Silver Serv...
534condo	534 West 42nd...	05/13/2020	05/2020	Verizon (verizon)	K-89445	776	0.00	252.93	20,312.39	4.28.20-5.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	05/13/2020	05/2020	Livingston Management Service...	K-89530	777	0.00	40.80	20,271.59	4.8.20 Amex 534w42 Elevator Correction file ...
534condo	534 West 42nd...	05/13/2020	05/2020	Livingston Management Service...	K-89530	777	0.00	40.80	20,230.79	4.13.20 Amex 534w42 Elevator Correction file...
534condo	534 West 42nd...	05/14/2020	05/2020	Samuels (t0000177)	R-172905	62185423	1.00	0.00	20,231.79	ClickPay - ACH - A2005141003_FB5KD8
534condo	534 West 42nd...	05/14/2020	05/2020	Samuels (t0000177)	R-172905	62185423	1,143.38	0.00	21,375.17	ClickPay - ACH - A2005141003_FB5KD8
534condo	534 West 42nd...	05/15/2020	05/2020	Artur Ujkaj (v0000081)	K-90811	51520	0.00	447.12	20,928.05	5.15.20
534condo	534 West 42nd...	05/20/2020	05/2020	Verizon (verizon)	K-89696	778	0.00	249.74	20,678.31	5.1.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	05/22/2020	05/2020	ADP Payroll Processing Fee	J-21716		0.00	64.61	20,613.70	ADP Payroll Processing Fee
534condo	534 West 42nd...	05/25/2020	05/2020	Verizon (verizon)	K-89633	52520	0.00	189.71	20,423.99	ac #155-734-529-0001-16 period 5.5.20-6.4.20
534condo	534 West 42nd...	05/27/2020	05/2020	HVAV Mechanical Installation C...	K-89855	779	0.00	4,790.50	15,633.49	Perform Quarterly Maintenance on your HVA...
534condo	534 West 42nd...	05/29/2020	05/2020	Artur Ujkaj (v0000081)	K-90810	52920	0.00	447.14	15,186.35	5.29.20
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		0.00	322.50	14,863.85	taxes
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		0.00	100.98	14,762.87	pay-by-pay insurance
Net Change=-1,811.39							9,263.12	11,074.51	14,762.87 = Ending Balance =	
1130-0000	Savings Cash 1								20,035.85 = Beginning Balance =	
534condo	534 West 42nd...	05/31/2020	05/2020	bank interest	J-21714		0.31	0.00	20,036.16	bank interest
Net Change=0.31							0.31	0.00	20,036.16 = Ending Balance =	
1620-0000	Equipment								28,039.88 = Beginning Balance =	

General Ledger

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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	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					447.13	= Beginning Balance =
534condo	534 West 42nd...	05/01/2020	05/2020	Artur Ujkaj (v0000081)	K-90812	50120	447.13	0.00	894.26	5.1.20
534condo	534 West 42nd...	05/01/2020	05/2020	:Reversal of J-21709	J-21712	:Rever...	0.00	447.13	447.13	05.01.2020 Payroll
534condo	534 West 42nd...	05/15/2020	05/2020	Artur Ujkaj (v0000081)	K-90811	51520	447.12	0.00	894.25	5.15.20
534condo	534 West 42nd...	05/29/2020	05/2020	Artur Ujkaj (v0000081)	K-90810	52920	447.14	0.00	1,341.39	5.29.20
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		0.00	1,341.39	0.00	To Gross up 5.2020
				Net Change=-447.13			1,341.39	1,788.52	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					-33,113.87	= Beginning Balance =
534condo	534 West 42nd...	05/01/2020	05/2020	Trubitt (t0000174)	R-171657	60793724	0.00	1,144.38	-34,258.25	ClickPay - ACH - A2005010650_LM1UC7
534condo	534 West 42nd...	05/01/2020	05/2020	Khaneja (t0001082)	R-171681	60794757	0.00	1,144.38	-35,402.63	ClickPay - ACH - A2005010650_VI4VA1
534condo	534 West 42nd...	05/02/2020	05/2020	Younge (t0000178)	R-171978	61107833	0.00	1,144.38	-36,547.01	ClickPay - ACH - A2005020110_HL3MI1
534condo	534 West 42nd...	05/06/2020	05/2020	Riccardi (t0000176)	R-172379	93_6...	0.00	1,144.38	-37,691.39	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/06/2020	05/2020	Simon (t0000180)	R-172457	1227...	0.00	2,396.23	-40,087.62	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/06/2020	05/2020	Simon (t0000180)	R-172457	1227...	0.00	228.95	-40,316.57	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/14/2020	05/2020	Samuels (t0000177)	R-172905	62185423	0.00	1.00	-40,317.57	ClickPay - ACH - A2005141003_FB5KD8
534condo	534 West 42nd...	05/14/2020	05/2020	Samuels (t0000177)	R-172905	62185423	0.00	1,143.38	-41,460.95	ClickPay - ACH - A2005141003_FB5KD8
				Net Change=-8,347.08			0.00	8,347.08	-41,460.95	= Ending Balance =
4620-0000				Special Assessment					-2,434.85	= Beginning Balance =
534condo	534 West 42nd...	05/01/2020	05/2020	Khaneja (t0001082)	R-171681	60794757	0.00	109.25	-2,544.10	ClickPay - ACH - A2005010650_VI4VA1
534condo	534 West 42nd...	05/02/2020	05/2020	Younge (t0000178)	R-171978	61107833	0.00	109.25	-2,653.35	ClickPay - ACH - A2005020110_HL3MI1
534condo	534 West 42nd...	05/06/2020	05/2020	Riccardi (t0000176)	R-172379	93_6...	0.00	109.25	-2,762.60	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-327.75			0.00	327.75	-2,762.60	= Ending Balance =

General Ledger

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
4700-0000				Commercial/Retail rent					-3,433.15	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-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					-1.73	= Beginning Balance =
534condo	534 West 42nd...	05/31/2020	05/2020	bank interest	J-21714		0.00	0.31	-2.04	bank interest
				Net Change=-0.31			0.00	0.31	-2.04	= Ending Balance =
6202-0000				Accounting					2,800.00	= Beginning Balance =
				Net Change=0.00			0.00	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 =
6240-0000				HVAC Rep. (Heat, Ventilation, Air)					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/27/2020	05/2020	HVAV Mechanical Installation C...	K-89855	779	4,790.50	0.00	4,790.50	Perform Quarterly Maintenance on your HVA...
				Net Change=4,790.50			4,790.50	0.00	4,790.50	= 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					1,687.55	= Beginning Balance =
				Net Change=0.00			0.00	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 =
				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 =

General Ledger

Period = May 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6300-0000				Management					4,400.00 = Beginning Balance =	
534condo	534 West 42nd...	05/01/2020	05/2020	Livingston Management Service...	K-89070	773	1,100.00	0.00	5,500.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	5,500.00 = Ending Balance =	
6310-0000				Security Service					4,635.26 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,635.26 = Ending Balance =	
6312-0000				Security Cameras/Intercom					2,872.67 = Beginning Balance =	
534condo	534 West 42nd...	05/13/2020	05/2020	Virtual Service (virtual)	K-89367	775	2,023.44	0.00	4,896.11	Monthly Billing for Virtual Doorman Silver Serv...
				Net Change=2,023.44			2,023.44	0.00	4,896.11 = 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					342.38 = Beginning Balance =	
534condo	534 West 42nd...	05/01/2020	05/2020	:Reversal of J-21709	J-21712	:Rever...	0.00	33.66	308.72	05.01.2020 Payroll
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		0.00	3.60	305.12	voluntary disability
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		100.98	0.00	406.10	pay-by-pay insurance
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		0.00	4.11	401.99	paid family leave
				Net Change=59.61			100.98	41.37	401.99 = Ending Balance =	
6364-0000				Filing Fees					61.20 = Beginning Balance =	
534condo	534 West 42nd...	05/13/2020	05/2020	Livingston Management Service...	K-89530	777	40.80	0.00	102.00	4.8.20 Amex 534w42 Elevator Correction file ...
534condo	534 West 42nd...	05/13/2020	05/2020	Livingston Management Service...	K-89530	777	40.80	0.00	142.80	4.13.20 Amex 534w42 Elevator Correction file...
				Net Change=81.60			81.60	0.00	142.80 = Ending Balance =	
6410-0000				Electricity					2,224.49 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,224.49 = Ending Balance =	
6420-0000				Gas					6,546.01 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	6,546.01 = Ending Balance =	
6430-0000				Water & Sewer					1,316.33 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,316.33 = Ending Balance =	
6455-0000				Telephone					1,512.88 = Beginning Balance =	
534condo	534 West 42nd...	05/13/2020	05/2020	Verizon (verizon)	K-89445	776	252.93	0.00	1,765.81	4.28.20-5.27.20 phone ac# 853-077-585-0001-81

General Ledger

Period = May 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	05/20/2020	05/2020	Verizon (verizon)	K-89696	778	249.74	0.00	2,015.55	5.1.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	05/25/2020	05/2020	Verizon (verizon)	K-89633	52520	189.71	0.00	2,205.26	ac #155-734-529-0001-16 period 5.5.20-6.4.20
				Net Change=692.38			692.38	0.00	2,205.26	= 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					6.62	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6.62	= Ending Balance =
7610-0000				Legal - General					2,056.00	= Beginning Balance =
534condo	534 West 42nd...	05/13/2020	05/2020	Vernon & Ginsburg,LLP (vernon)	K-89366	774	492.50	0.00	2,548.50	1.13.20 Ref: Tiiu Kuik-534 West 42nd Street P...
				Net Change=492.50			492.50	0.00	2,548.50	= Ending Balance =
7615-0000				Payroll Processing Fees					655.34	= Beginning Balance =
534condo	534 West 42nd...	05/08/2020	05/2020	ADP Payroll Processing Fee	J-21715		64.61	0.00	719.95	ADP Payroll Processing Fee
534condo	534 West 42nd...	05/22/2020	05/2020	ADP Payroll Processing Fee	J-21716		64.61	0.00	784.56	ADP Payroll Processing Fee
				Net Change=129.22			129.22	0.00	784.56	= 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					4,061.52	= Beginning Balance =
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		1,523.07	0.00	5,584.59	To Gross up salary
				Net Change=1,523.07			1,523.07	0.00	5,584.59	= Ending Balance =
7851-0000				FICA Expense					428.36	= Beginning Balance =
534condo	534 West 42nd...	05/01/2020	05/2020	:Reversal of J-21709	J-21712	:Rever...	0.00	107.50	320.86	05.01.2020 Payroll
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		116.52	0.00	437.38	To Gross up 5.2020
				Net Change=9.02			116.52	107.50	437.38	= Ending Balance =
7852-0000				FUTA Expense					24.40	= Beginning Balance =
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		9.15	0.00	33.55	To Gross up 5.2020
				Net Change=9.15			9.15	0.00	33.55	= Ending Balance =
7853-0000				SUTA Expense					50.80	= Beginning Balance =
534condo	534 West 42nd...	05/31/2020	05/2020	To Gross up 5.2020	J-21708		22.86	0.00	73.66	To Gross up 5.2020
				Net Change=22.86			22.86	0.00	73.66	= Ending Balance =

General Ledger

Period = May 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
							21,687.04	21,687.04		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 05/01/2020 - 05/31/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-17165	29688	05/2020	5/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		60793724	
R-17168	29688	05/2020	5/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		60794757	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		60794757	
R-17197	29700	05/2020	5/2/2020	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		61107833	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		61107833	
R-17237	29734	05/2020	5/6/2020	Riccardi(t0000176)	534condo	1110-0000	4620-0000 Special Assessment	109.25		93_61758548	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		93_61758548	
R-17245	29734	05/2020	5/6/2020	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1227_61790419	
					534condo	1110-0000	4530-0000 Condo Common Charge	228.95		1227_61790419	
R-17290	29782	05/2020	5/14/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	1.00		62185423	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,143.38		62185423	
Total								8,674.83			

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 05/01/2020 - 05/31/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-89070	26918	05/2020	5/1/2020	Livingston Management Services, LLC (livin	534condo	6300-0000 Management	1,100.00	773	Management Fee
K-89366	26944	05/2020	5/13/2020	Vernon & Ginsburg,LLP (vernon)	534condo	7610-0000 Legal - General	492.50	774	1.13.20 Ref: Tiu Kuik-534 West 42nd Street Professional Svcs
K-89367	26944	05/2020	5/13/2020	Virtual Service (virtual)	534condo	6312-0000 Security Cameras/Intercom	2,023.44	775	Monthly Billing for Virtual Doorman Silver Service for 534 W 42nd St for the period of 06-20-2020 to 09-20-2020
K-89445	26954	05/2020	5/13/2020	Verizon (verizon)	534condo	6455-0000 Telephone	252.93	776	4.28.20-5.27.20 phone ac# 853-077-585-0001-81
K-89530	26958	05/2020	5/13/2020	Livingston Management Services, LLC (livin	534condo	6364-0000 Filing Fees	40.80	777	4.8.20 Amex 534w42 Elevator Correction file from NYC DOB
					534condo	6364-0000 Filing Fees	40.80	777	4.13.20 Amex 534w42 Elevator Correction file from NYC DOB
K-89633		05/2020	5/25/2020	Verizon (verizon)	534condo	6455-0000 Telephone	189.71	52520	ac #155-734-529-0001-16 period 5.5.20-6.4.20
K-89696	26977	05/2020	5/20/2020	Verizon (verizon)	534condo	6455-0000 Telephone	249.74	778	5.1.20 phone ac# 853-077-585-0001-81
K-89855	26986	05/2020	5/27/2020	HVAV Mechanical Installation Corp (hvacme	534condo	6240-0000 HVAC Rep. (Heat, Ventilation, Air)	4,790.50	779	Perform Quarterly Maintenance on your HVAC system, 1 @ \$4,400.00. Inv#8746
K-90810		05/2020	5/29/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.14	52920	5.29.20
K-90811		05/2020	5/15/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.12	51520	5.15.20
K-90812		05/2020	5/1/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	50120	5.1.20
Total							10,521.81		

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 05/31/2020

Month Year = 05/2020

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			-327.75
					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			-436.00
					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			36,475.23
					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		327.75
					Total	752.18						
		Total	534 West 42nd Street Condo Association(534condo)	0.00		10,899.14	0.00	0.00				38,664.41

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 = 05/31/2020
Month Year = 05/2020

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	38,664.41
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	38,664.41

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

5/31/2020

412059300

Posted by: jbowen on 6/16/2020

Balance Per Bank Statement as of 5/31/2020

25,029.73

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
5/13/2020	774	vernon - Vernon & Ginsburg,LLP	492.50
5/13/2020	775	virtual - Virtual Service	2,023.44
5/13/2020	776	verizon - Verizon	252.93
5/20/2020	778	verizon - Verizon	249.74
5/27/2020	779	hvacmechan - HVAC Mechanical Installation Corp	4,790.50
Less:	Outstanding Checks		10,266.86
	Reconciled Bank Balance		14,762.87

Balance per GL as of 5/31/2020

14,762.87

Reconciled Balance Per G/L

14,762.87

Difference

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

0.00

534condo-ChaseChk-9300

6/16/2020

Bank Reconciliation Report**5/31/2020****412059300****Posted by: jbowen on 6/16/2020****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
4/22/2020	769	nycwater - NYC Water Board	644.61	5/31/2020
4/22/2020	770	solids - Solid State Elevator Corp	337.51	5/31/2020
4/22/2020	771	afa - AFA PROTECTIVE SYSTEMS,INC.	145.99	5/31/2020
4/29/2020	772	v0000215 - Sej Tech Inc.	800.00	5/31/2020
5/1/2020	773	livingst - Livingston Management Services, LLC	1,100.00	5/31/2020
5/1/2020	50120	v0000081 - Artur Ujkaj	447.13	5/31/2020
5/13/2020	777	livingst - Livingston Management Services, LLC	81.60	5/31/2020
5/15/2020	51520	v0000081 - Artur Ujkaj	447.12	5/31/2020
5/25/2020	52520	verizon - Verizon	189.71	5/31/2020
5/29/2020	52920	v0000081 - Artur Ujkaj	447.14	5/31/2020
Total Cleared Checks			4,640.81	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/30/2020	212	Lockbox	1,373.26	5/31/2020
5/4/2020	213	ACH	2,398.01	5/31/2020
5/5/2020	214	ACH	1,253.63	5/31/2020
5/7/2020	215	Lockbox	3,878.81	5/31/2020
5/15/2020	216	ACH	1,144.38	5/31/2020
Total Cleared Deposits			10,048.09	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/1/2020	JE 21712	:Reversal of J-21709	588.29	5/31/2020
5/8/2020	JE 21715	ADP Payroll Processing Fee	-64.61	5/31/2020
5/22/2020	JE 21716	ADP Payroll Processing Fee	-64.61	5/31/2020
5/31/2020	JE 21708	To Gross up 5.2020	-423.48	5/31/2020
Total Cleared Other Items			35.59	

534condo-ChaseRes-1484

6/16/2020

Bank Reconciliation Report

5/31/2020

3046731484

Posted by: jbowen on 6/16/2020

Balance Per Bank Statement as of 5/31/2020	20,036.16
Reconciled Bank Balance	<u>20,036.16</u>

Balance per GL as of 5/31/2020	20,036.16
Reconciled Balance Per G/L	<u>20,036.16</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
5/31/2020	JE 21714	bank interest	0.31	5/31/2020
Total Cleared Other Items			<u>0.31</u>	



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

May 01, 2020 through May 29, 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

00015824 DRE 802 089 15120 NNYNNNNNNN 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



00158240201010020022

We updated the Funds Availability Policy in the Deposit Account Agreement

We increased the minimum amount of funds that we make available to you the next business day when you deposit a check. For more information, please see the Funds Availability Policy in the Deposit Account Agreement at chase.com/disclosures.

Please call the number on your statement if you have questions. We accept operator relay calls.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$19,586.86	\$25,029.73
Chase Business Select High Yield Savings	000003046731484	20,035.85	20,036.16
Total		\$39,622.71	\$45,065.89
TOTAL ASSETS		\$39,622.71	\$45,065.89

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$19,586.86
Deposits and Additions	4	10,048.09
Checks Paid	6	-3,109.71
Electronic Withdrawals	9	-1,495.51
Ending Balance	19	\$25,029.73



May 01, 2020 through May 29, 2020
Primary Account: **000000412059300**

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
05/04	534 West 42ND St Settlement 000008233068406 CCD ID: 9000679173	\$1,373.26
05/06	534 West 42ND St Settlement 000008249210574 CCD ID: 9000679173	3,651.64
05/11	534 West 42ND St Settlement 000008312377502 CCD ID: 9000679173	3,878.81
05/19	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:051920 CO Entry Descr:Settlementsec:CCD Trace#:081503502291947 Eed:200519 Ind ID:000008359858766 Ind Name:Livingston Management Trn: 1402291947Tc	1,144.38
Total Deposits and Additions		\$10,048.09

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
769 ^		05/18	\$644.61
770 ^		05/13	337.51
771 ^		05/14	145.99
772 ^		05/07	800.00
773 ^		05/07	1,100.00
777 * ^		05/28	81.60
Total Checks Paid			\$3,109.71

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
05/08	ADP Payroll Fees ADP - Fees 2Rixs 2117745 CCD ID: 9659605001	\$64.61
05/14	ADP Wage Pay Wage Pay 570038625291ixs CCD ID: 9333006057	447.12
05/14	ADP Tax ADP Tax R6ixs 051510A01 CCD ID: 1223006057	107.51
05/14	ADP Pay-By-Pay Pay-By-Pay 572039906425ixs CCD ID: 9555555505	33.66
05/22	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:200522 CO Entry Descr:ADP - Feessec:CCD Trace#:021000028496690 Eed:200522 Ind ID:2Rixs 3508006 Ind Name:534 W 42ND Street Cond	64.61
05/26	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000037056168 Eed:200526 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 1477056168Tc	189.71
05/28	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:200528 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000026396622 Eed:200528 Ind ID:930114770204ixs Ind Name:534 W 42ND Street Cond	447.14
05/28	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:200528 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000024902533 Eed:200528 Ind ID:R6ixs 052911A01 Ind Name:534 W 42ND Street Cond	107.49
05/28	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:200528 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000022803758 Eed:200528 Ind ID:943613854771ixs Ind Name:534 W 42ND Street Cond	33.66
Total Electronic Withdrawals		\$1,495.51

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



May 01, 2020 through May 29, 2020
Primary Account: 000000412059300

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
05/04	\$20,960.12	05/11	26,525.96	05/19	25,953.94
05/06	24,611.76	05/13	26,188.45	05/22	25,889.33
05/07	22,711.76	05/14	25,454.17	05/26	25,699.62
05/08	22,647.15	05/18	24,809.56	05/28	25,029.73

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		15
Deposits / Credits		0
Deposited Items		0
Transaction Total		15
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		\$20,035.85
Deposits and Additions	1	0.31
Ending Balance	1	\$20,036.16
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.31
Interest Paid Year-to-Date		\$2.04

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





May 01, 2020 through May 29, 2020
Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,035.85
05/29	Interest Payment	0.31	20,036.16
	Ending Balance		\$20,036.16

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