

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

June 2020

Trial Balance

Period = Jun 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	14,762.87	8,661.83	0.00	23,424.70
1130-0000	Savings Cash 1	20,036.16	0.35	0.00	20,036.51
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	-41,460.95	0.00	10,286.41	-51,747.36
4620-0000	Special Assessment	-2,762.60	0.00	1,014.60	-3,777.20
4700-0000	Commercial/Retail rent	-3,433.15	0.00	686.63	-4,119.78
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,420.25	0.00	0.00	-1,420.25
5720-0000	Interest on Bank Accounts	-2.04	0.00	0.35	-2.39
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)	4,790.50	0.00	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
6250-0000	Elevator Inspection & Repair	0.00	500.00	0.00	500.00
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	5,500.00	1,100.00	0.00	6,600.00
6310-0000	Security Service	4,635.26	0.00	0.00	4,635.26
6312-0000	Security Cameras/Intercom	4,896.11	0.00	0.00	4,896.11
6320-0000	Insurance	0.99	0.00	0.00	0.99
6320-0010	Worker's Compensation	401.99	62.18	0.00	464.17
6350-0000	Property Tax	0.00	189.75	0.00	189.75
6364-0000	Filing Fees	142.80	0.00	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

Trial Balance

Period = Jun 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6455-0000	Telephone	2,205.26	230.26	0.00	2,435.52
6460-0000	Service Contract	400.00	0.00	0.00	400.00
7421-0000	Postage	6.62	0.00	0.00	6.62
7610-0000	Legal - General	2,548.50	0.00	0.00	2,548.50
7615-0000	Payroll Processing Fees	784.56	129.22	0.00	913.78
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	5,584.59	1,015.38	0.00	6,599.97
7851-0000	FICA Expense	437.38	77.68	0.00	515.06
7852-0000	FUTA Expense	33.55	6.10	0.00	39.65
7853-0000	SUTA Expense	73.66	15.24	0.00	88.90
	Total	0.00	11,987.99	11,987.99	0.00

Income Statement

Period = Jun 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,286.41	85.81	51,747.36	84.74
4620-0000	Special Assessment	1,014.60	8.46	3,777.20	6.19
4700-0000	Commercial/Retail rent	686.63	5.73	4,119.78	6.75
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	2.33
4990-0000	NET RENT INCOME	<u>11,987.64</u>	<u>100.00</u>	<u>61,064.59</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.35	0.00	2.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.35</u>	<u>0.00</u>	<u>2.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>11,987.99</u>	<u>100.00</u>	<u>61,066.98</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	4.59
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.25
6215-0000	Building Supplies	0.00	0.00	689.97	1.13
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	7.84
6241-0000	Boiler Repair	0.00	0.00	1,565.00	2.56
6249-0000	Elevator Contract	0.00	0.00	1,687.55	2.76
6250-0000	Elevator Inspection & Repair	500.00	4.17	500.00	0.82
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	2.62
6267-0000	Locksmith	0.00	0.00	2,324.48	3.81
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.78
6300-0000	Management	1,100.00	9.18	6,600.00	10.81
6310-0000	Security Service	0.00	0.00	4,635.26	7.59
6312-0000	Security Cameras/Intercom	0.00	0.00	4,896.11	8.02
6320-0000	Insurance	0.00	0.00	0.99	0.00

Income Statement

Period = Jun 2020

Book = Cash

		Period to Date	%	Year to Date	%
6320-0010	Worker's Compensation	62.18	0.52	464.17	0.76
6350-0000	Property Tax	189.75	1.58	189.75	0.31
6364-0000	Filing Fees	0.00	0.00	142.80	0.23
6410-0000	Electricity	0.00	0.00	2,224.49	3.64
6420-0000	Gas	0.00	0.00	6,546.01	10.72
6430-0000	Water & Sewer	0.00	0.00	1,316.33	2.16
6455-0000	Telephone	230.26	1.92	2,435.52	3.99
6460-0000	Service Contract	0.00	0.00	400.00	0.66
6990-0000	TOTAL DIRECT EXPENSES	<u>2,082.19</u>	<u>17.37</u>	<u>47,047.68</u>	<u>77.04</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	0.00	0.00	2,548.50	4.17
7615-0000	Payroll Processing Fees	129.22	1.08	913.78	1.50
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.25
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	8.47	6,599.97	10.81
7851-0000	FICA Expense	77.68	0.65	515.06	0.84
7852-0000	FUTA Expense	6.10	0.05	39.65	0.06
7853-0000	SUTA Expense	15.24	0.13	88.90	0.15
7890-0000	TOTAL PAYROLL	<u>1,243.62</u>	<u>10.37</u>	<u>8,157.36</u>	<u>13.36</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,243.62</u>	<u>10.37</u>	<u>10,862.48</u>	<u>17.79</u>
8990-0000	TOTAL EXPENSES	<u>3,325.81</u>	<u>27.74</u>	<u>57,910.16</u>	<u>94.83</u>
9090-0000	NET INCOME	<u>8,662.18</u>	<u>72.26</u>	<u>3,156.82</u>	<u>5.17</u>

Statement (12 months)

Period = Jan 2020-Jun 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 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	10,286.41	51,747.36
4620-0000	Special Assessment	556.70	993.70	447.45	437.00	327.75	1,014.60	3,777.20
4700-0000	Commercial/Retail rent	686.63	1,373.26	0.00	1,373.26	0.00	686.63	4,119.78
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	1,420.25	0.00	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>11,987.64</u>	<u>61,064.59</u>
5600-0000	OTHER INCOME							
5720-0000	Interest on Bank Accounts	0.51	0.46	0.44	0.32	0.31	0.35	2.39
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>0.35</u>	<u>2.39</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>11,987.99</u>	<u>61,066.98</u>
6000-0000	EXPENSES							
6100-0000	DIRECT EXPENSES							
6202-0000	Accounting	2,000.00	0.00	0.00	800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.00	0.00	0.00	150.00
6215-0000	Building Supplies	75.08	458.01	156.88	0.00	0.00	0.00	689.97
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	4,790.50	0.00	4,790.50
6241-0000	Boiler Repair	0.00	550.00	1,015.00	0.00	0.00	0.00	1,565.00
6249-0000	Elevator Contract	675.02	337.51	0.00	675.02	0.00	0.00	1,687.55
6250-0000	Elevator Inspection & Repair	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	0.00	0.00	0.00	1,600.00
6267-0000	Locksmith	0.00	2,324.48	0.00	0.00	0.00	0.00	2,324.48
6291-0035	Elevator NR	1,088.75	0.00	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	1,100.00	6,600.00
6310-0000	Security Service	0.00	0.00	0.00	4,635.26	0.00	0.00	4,635.26
6312-0000	Security Cameras/Intercom	2,023.44	0.00	849.23	0.00	2,023.44	0.00	4,896.11

Statement (12 months)

Period = Jan 2020-Jun 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Total
6320-0000	Insurance	0.00	0.00	0.99	0.00	0.00	0.00	0.99
6320-0010	Worker's Compensation	122.18	62.18	62.18	95.84	59.61	62.18	464.17
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	189.75	189.75
6364-0000	Filing Fees	0.00	0.00	61.20	0.00	81.60	0.00	142.80
6410-0000	Electricity	0.00	1,572.29	0.00	652.20	0.00	0.00	2,224.49
6420-0000	Gas	0.00	4,740.46	0.00	1,805.55	0.00	0.00	6,546.01
6430-0000	Water & Sewer	671.72	0.00	0.00	644.61	0.00	0.00	1,316.33
6455-0000	Telephone	440.10	443.37	439.82	189.59	692.38	230.26	2,435.52
6460-0000	Service Contract	400.00	0.00	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>2,082.19</u>	<u>47,047.68</u>
7000-0000	GENERAL & ADMINISTRATIVE							
7421-0000	Postage	0.00	0.00	0.00	6.62	0.00	0.00	6.62
7610-0000	Legal - General	1,200.00	856.00	0.00	0.00	492.50	0.00	2,548.50
7615-0000	Payroll Processing Fees	267.68	129.22	129.22	129.22	129.22	129.22	913.78
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	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	1,015.38	6,599.97
7851-0000	FICA Expense	77.68	77.68	87.82	185.18	9.02	77.68	515.06
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	39.65
7853-0000	SUTA Expense	10.16	10.16	15.24	15.24	22.86	15.24	88.90
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>1,243.62</u>	<u>8,157.36</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>1,243.62</u>	<u>10,862.48</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>3,325.81</u>	<u>57,910.16</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>8,662.18</u>	<u>3,156.82</u>

Balance Sheet

Period = Jun 2020

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	23,424.70
1130-0000	<i>Savings Cash 1</i>	20,036.51
1190-0000	TOTAL CASH	43,461.21
1400-0000	Total Current Assets	43,461.21
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	79,871.65
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	71,385.66
3890-0000	TOTAL CAPITAL	71,385.66
3990-0000	TOTAL LIABILITIES & CAPITAL	79,871.65

Cash Flow Statement

Period = Jun 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,286.41	85.81	51,747.36	84.74
4620-0000	Special Assessment	1,014.60	8.46	3,777.20	6.19
4700-0000	Commercial/Retail rent	686.63	5.73	4,119.78	6.75
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	2.33
4990-0000	NET RENT INCOME	<u>11,987.64</u>	<u>100.00</u>	<u>61,064.59</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.35	0.00	2.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.35</u>	<u>0.00</u>	<u>2.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>11,987.99</u>	<u>100.00</u>	<u>61,066.98</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	4.59
6213-0000	General Building Repairs-Expense	0.00	0.00	150.00	0.25
6215-0000	Building Supplies	0.00	0.00	689.97	1.13
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	7.84
6241-0000	Boiler Repair	0.00	0.00	1,565.00	2.56
6249-0000	Elevator Contract	0.00	0.00	1,687.55	2.76
6250-0000	Elevator Inspection & Repair	500.00	4.17	500.00	0.82
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	2.62
6267-0000	Locksmith	0.00	0.00	2,324.48	3.81
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.78
6300-0000	Management	1,100.00	9.18	6,600.00	10.81
6310-0000	Security Service	0.00	0.00	4,635.26	7.59
6312-0000	Security Cameras/Intercom	0.00	0.00	4,896.11	8.02
6320-0000	Insurance	0.00	0.00	0.99	0.00

Cash Flow Statement

Period = Jun 2020

Book = Cash

		Period to Date	%	Year to Date	%
6320-0010	Worker's Compensation	62.18	0.52	464.17	0.76
6350-0000	Property Tax	189.75	1.58	189.75	0.31
6364-0000	Filing Fees	0.00	0.00	142.80	0.23
6410-0000	Electricity	0.00	0.00	2,224.49	3.64
6420-0000	Gas	0.00	0.00	6,546.01	10.72
6430-0000	Water & Sewer	0.00	0.00	1,316.33	2.16
6455-0000	Telephone	230.26	1.92	2,435.52	3.99
6460-0000	Service Contract	0.00	0.00	400.00	0.66
6990-0000	TOTAL DIRECT EXPENSES	<u>2,082.19</u>	<u>17.37</u>	<u>47,047.68</u>	<u>77.04</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	0.00	0.00	2,548.50	4.17
7615-0000	Payroll Processing Fees	129.22	1.08	913.78	1.50
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.25
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	8.47	6,599.97	10.81
7851-0000	FICA Expense	77.68	0.65	515.06	0.84
7852-0000	FUTA Expense	6.10	0.05	39.65	0.06
7853-0000	SUTA Expense	15.24	0.13	88.90	0.15
7890-0000	TOTAL PAYROLL	<u>1,243.62</u>	<u>10.37</u>	<u>8,157.36</u>	<u>13.36</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,243.62</u>	<u>10.37</u>	<u>10,862.48</u>	<u>17.79</u>
8990-0000	TOTAL EXPENSES	<u>3,325.81</u>	<u>27.74</u>	<u>57,910.16</u>	<u>94.83</u>
9090-0000	NET INCOME	<u>8,662.18</u>	<u>72.26</u>	<u>3,156.82</u>	<u>5.17</u>
	Adjustments				
	Total Adjustments	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Cash Flow Statement

Period = Jun 2020

Book = Cash

		Period to Date	%	Year to Date	%
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	14,762.87	23,424.70	8,661.83	
1130-0000	Savings Cash 1	20,036.16	20,036.51	0.35	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		34,799.03	43,461.21	8,662.18	
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	23,424.70	3,154.43	
1130-0000	Savings Cash 1	20,034.12	20,036.51	2.39	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		40,304.39	43,461.21	3,156.82	

General Ledger

Period = Jun 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					14,762.87	= Beginning Balance =
534condo	534 West 42nd...	06/01/2020	06/2020	Livingston Management Service...	K-90053	780	0.00	1,100.00	13,662.87	Management Fee
534condo	534 West 42nd...	06/01/2020	06/2020	Trubitt (t0000174)	R-174763	62916155	1,144.38	0.00	14,807.25	ClickPay - ACH - A2006010443_UA0YK0
534condo	534 West 42nd...	06/01/2020	06/2020	Khaneja (t0001082)	R-174820	62953521	1,144.38	0.00	15,951.63	ClickPay - ACH - A2006010454_AR8XW1
534condo	534 West 42nd...	06/01/2020	06/2020	Khaneja (t0001082)	R-174820	62953521	109.25	0.00	16,060.88	ClickPay - ACH - A2006010454_AR8XW1
534condo	534 West 42nd...	06/01/2020	06/2020	Younge (t0000178)	R-174978	63171015	1,144.38	0.00	17,205.26	ClickPay - ACH - A2006011021_PN5JR3
534condo	534 West 42nd...	06/01/2020	06/2020	Younge (t0000178)	R-174978	63171015	109.25	0.00	17,314.51	ClickPay - ACH - A2006011021_PN5JR3
534condo	534 West 42nd...	06/03/2020	06/2020	Simon (t0000180)	R-175358	1230...	2,167.28	0.00	19,481.79	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/03/2020	06/2020	Simon (t0000180)	R-175358	1230...	457.90	0.00	19,939.69	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/05/2020	06/2020	ADP Payroll Processing Fee	J-22560		0.00	64.61	19,875.08	ADP Payroll Processing Fee
534condo	534 West 42nd...	06/10/2020	06/2020	Verizon (verizon)	K-90539	781	0.00	40.71	19,834.37	5.28.20-6.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	06/10/2020	06/2020	Riccardi (t0000176)	R-176044	111_...	1,144.38	0.00	20,978.75	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/10/2020	06/2020	Riccardi (t0000176)	R-176044	111_...	109.25	0.00	21,088.00	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/11/2020	06/2020	Samuels (t0000177)	R-176101	64251110	1.00	0.00	21,089.00	ClickPay - ACH - A2006110613_KQ6CU6
534condo	534 West 42nd...	06/11/2020	06/2020	Samuels (t0000177)	R-176101	64251110	1,144.38	0.00	22,233.38	ClickPay - ACH - A2006110613_KQ6CU6
534condo	534 West 42nd...	06/12/2020	06/2020	Artur Ujkaj (v0000081)	K-92256	61220	0.00	447.13	21,786.25	6.12.20
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	1,938.33	0.00	23,724.58	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	228.95	0.00	23,953.53	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	228.95	0.00	24,182.48	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	228.95	0.00	24,411.43	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/19/2020	06/2020	Praveen Gulati (t0000760)	R-176424	6566...	686.63	0.00	25,098.06	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/19/2020	06/2020	ADP Payroll Processing Fee	J-22561		0.00	64.61	25,033.45	ADP Payroll Processing Fee
534condo	534 West 42nd...	06/24/2020	06/2020	Sierra Consulting Group, Inc (si...	K-91229	782	0.00	500.00	24,533.45	Inv#54443. 5.14.20. 534w42nd Mandated Wi...
534condo	534 West 42nd...	06/25/2020	06/2020	Verizon (verizon)	K-90641	62520	0.00	189.55	24,343.90	ac #155-734-529-0001-16 period 6.5.20-7.4.20
534condo	534 West 42nd...	06/26/2020	06/2020	Artur Ujkaj (v0000081)	K-92255	62620	0.00	447.13	23,896.77	6.26.20
534condo	534 West 42nd...	06/30/2020	06/2020	NYC Department of Finance (n...	K-92754	63020	0.00	189.75	23,707.02	Property tax Conf#CPY005059597
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		0.00	67.32	23,639.70	pay-by-pay insurance
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		0.00	215.00	23,424.70	taxes
				Net Change=8,661.83			11,987.64	3,325.81	23,424.70	= Ending Balance =
1130-0000				Savings Cash 1					20,036.16	= Beginning Balance =
534condo	534 West 42nd...	06/30/2020	06/2020	bank interest	J-22558		0.35	0.00	20,036.51	bank interest
				Net Change=0.35			0.35	0.00	20,036.51	= 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 =

General Ledger

Period = Jun 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	-2,898.00	= 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...	06/12/2020	06/2020	Artur Ujkaj (v0000081)	K-92256	61220	447.13	0.00	447.13	6.12.20
534condo	534 West 42nd...	06/26/2020	06/2020	Artur Ujkaj (v0000081)	K-92255	62620	447.13	0.00	894.26	6.26.20
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		0.00	894.26	0.00	To Gross up 6.2020
				Net Change=0.00			894.26	894.26	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					-41,460.95	= Beginning Balance =
534condo	534 West 42nd...	06/01/2020	06/2020	Trubitt (t0000174)	R-174763	62916155	0.00	1,144.38	-42,605.33	ClickPay - ACH - A2006010443_UA0YK0
534condo	534 West 42nd...	06/01/2020	06/2020	Khaneja (t0001082)	R-174820	62953521	0.00	1,144.38	-43,749.71	ClickPay - ACH - A2006010454_AR8XW1
534condo	534 West 42nd...	06/01/2020	06/2020	Younge (t0000178)	R-174978	63171015	0.00	1,144.38	-44,894.09	ClickPay - ACH - A2006011021_PN5JR3
534condo	534 West 42nd...	06/03/2020	06/2020	Simon (t0000180)	R-175358	1230...	0.00	2,167.28	-47,061.37	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/03/2020	06/2020	Simon (t0000180)	R-175358	1230...	0.00	457.90	-47,519.27	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/10/2020	06/2020	Riccardi (t0000176)	R-176044	111_...	0.00	1,144.38	-48,663.65	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/11/2020	06/2020	Samuels (t0000177)	R-176101	64251110	0.00	1.00	-48,664.65	ClickPay - ACH - A2006110613_KQ6CU6
534condo	534 West 42nd...	06/11/2020	06/2020	Samuels (t0000177)	R-176101	64251110	0.00	1,144.38	-49,809.03	ClickPay - ACH - A2006110613_KQ6CU6
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	0.00	1,938.33	-51,747.36	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-10,286.41			0.00	10,286.41	-51,747.36	= Ending Balance =
4620-0000				Special Assessment					-2,762.60	= Beginning Balance =
534condo	534 West 42nd...	06/01/2020	06/2020	Khaneja (t0001082)	R-174820	62953521	0.00	109.25	-2,871.85	ClickPay - ACH - A2006010454_AR8XW1
534condo	534 West 42nd...	06/01/2020	06/2020	Younge (t0000178)	R-174978	63171015	0.00	109.25	-2,981.10	ClickPay - ACH - A2006011021_PN5JR3
534condo	534 West 42nd...	06/10/2020	06/2020	Riccardi (t0000176)	R-176044	111_...	0.00	109.25	-3,090.35	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	0.00	228.95	-3,319.30	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	0.00	228.95	-3,548.25	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/15/2020	06/2020	Simon (t0000180)	R-176231	1233...	0.00	228.95	-3,777.20	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-1,014.60			0.00	1,014.60	-3,777.20	= Ending Balance =

General Ledger

Period = Jun 2020

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 =	
534condo	534 West 42nd...	06/19/2020	06/2020	Praveen Gulati (t0000760)	R-176424	6566...	0.00	686.63	-4,119.78	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-4,119.78 = 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					-2.04 = Beginning Balance =	
534condo	534 West 42nd...	06/30/2020	06/2020	bank interest	J-22558		0.00	0.35	-2.39	bank interest
				Net Change=-0.35			0.00	0.35	-2.39 = 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)					4,790.50 = Beginning Balance =	
				Net Change=0.00			0.00	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 =	
6250-0000				Elevator Inspection & Repair					0.00 = Beginning Balance =	
534condo	534 West 42nd...	06/24/2020	06/2020	Sierra Consulting Group, Inc (si...	K-91229	782	500.00	0.00	500.00	Inv#54443. 5.14.20. 534w42nd Mandated Wi...
				Net Change=500.00			500.00	0.00	500.00 = 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 =	

General Ledger

Period = Jun 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					5,500.00	= Beginning Balance =
534condo	534 West 42nd...	06/01/2020	06/2020	Livingston Management Service...	K-90053	780	1,100.00	0.00	6,600.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	6,600.00	= 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					4,896.11	= Beginning Balance =
				Net Change=0.00			0.00	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					401.99	= Beginning Balance =
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		0.00	2.74	399.25	paid family leave
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		67.32	0.00	466.57	pay-by-pay insurance
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		0.00	2.40	464.17	voluntary disability
				Net Change=62.18			67.32	5.14	464.17	= Ending Balance =
6350-0000				Property Tax					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/30/2020	06/2020	NYC Department of Finance (n...	K-92754	63020	189.75	0.00	189.75	Property tax Conf#CPY005059597
				Net Change=189.75			189.75	0.00	189.75	= Ending Balance =
6364-0000				Filing Fees					142.80	= Beginning Balance =
				Net Change=0.00			0.00	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 =

General Ledger

Period = Jun 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6455-0000				Telephone					2,205.26 = Beginning Balance =	
534condo	534 West 42nd...	06/10/2020	06/2020	Verizon (verizon)	K-90539	781	40.71	0.00	2,245.97	5.28.20-6.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	06/25/2020	06/2020	Verizon (verizon)	K-90641	62520	189.55	0.00	2,435.52	ac #155-734-529-0001-16 period 6.5.20-7.4.20
				Net Change=230.26			230.26	0.00	2,435.52 = 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					2,548.50 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,548.50 = Ending Balance =	
7615-0000				Payroll Processing Fees					784.56 = Beginning Balance =	
534condo	534 West 42nd...	06/05/2020	06/2020	ADP Payroll Processing Fee	J-22560		64.61	0.00	849.17	ADP Payroll Processing Fee
534condo	534 West 42nd...	06/19/2020	06/2020	ADP Payroll Processing Fee	J-22561		64.61	0.00	913.78	ADP Payroll Processing Fee
				Net Change=129.22			129.22	0.00	913.78 = 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					5,584.59 = Beginning Balance =	
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		1,015.38	0.00	6,599.97	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	6,599.97 = Ending Balance =	
7851-0000				FICA Expense					437.38 = Beginning Balance =	
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		77.68	0.00	515.06	To Gross up 6.2020
				Net Change=77.68			77.68	0.00	515.06 = Ending Balance =	
7852-0000				FUTA Expense					33.55 = Beginning Balance =	
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		6.10	0.00	39.65	To Gross up 6.2020
				Net Change=6.10			6.10	0.00	39.65 = Ending Balance =	
7853-0000				SUTA Expense					73.66 = Beginning Balance =	
534condo	534 West 42nd...	06/30/2020	06/2020	To Gross up 6.2020	J-22038		15.24	0.00	88.90	To Gross up 6.2020
				Net Change=15.24			15.24	0.00	88.90 = Ending Balance =	

General Ledger

Period = Jun 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
							16,213.20	16,213.20		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 06/01/2020 - 06/30/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-90053	26993	06/2020	6/1/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	780	Management Fee
K-90539	27037	06/2020	6/10/2020	Verizon (verizon)	534condo	6455-0000 Telephone	40.71	781	5.28.20-6.27.20 phone ac# 853-077-585-0001-81
K-90641		06/2020	6/25/2020	Verizon (verizon)	534condo	6455-0000 Telephone	189.55	62520	ac #155-734-529-0001-16 period 6.5.20-7.4.20
K-91229	27099	06/2020	6/24/2020	Sierra Consulting Group, Inc (sierra)	534condo	6250-0000 Elevator Inspection & Repair	500.00	782	Inv#54443. 5.14.20. 534w42nd Mandated Witness of the Door Lock Monitoring
K-92255		06/2020	6/26/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	62620	6.26.20
K-92256		06/2020	6/12/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	61220	6.12.20
K-92754		06/2020	6/30/2020	NYC Department of Finance (nycdof)	534condo	6350-0000 Property Tax	189.75	63020	Property tax Conf#CPY005059597
Total							2,914.27		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 06/01/2020 - 06/30/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-17476:	30084	06/2020	6/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		62916155	
R-17482:	30084	06/2020	6/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		62953521	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		62953521	
R-17497:	30084	06/2020	6/1/2020	Younge(t0000178)	534condo	1110-0000	4620-0000 Special Assessment	109.25		63171015	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		63171015	
R-17535:	30097	06/2020	6/3/2020	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,167.28		1230_63595135	
					534condo	1110-0000	4530-0000 Condo Common Charge	457.90		1230_63595135	
R-17604:	30192	06/2020	6/10/2020	Riccardi(t0000176)	534condo	1110-0000	4620-0000 Special Assessment	109.25		111_64235969	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		111_64235969	
R-17610:	30196	06/2020	6/11/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	1.00		64251110	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		64251110	
R-17623:	30217	06/2020	6/15/2020	Simon(t0000180)	534condo	1110-0000	4620-0000 Special Assessment	228.95		1233_64432547	
					534condo	1110-0000	4620-0000 Special Assessment	228.95		1233_64432547	
					534condo	1110-0000	4620-0000 Special Assessment	228.95		1233_64432547	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,938.33		1233_64432547	
R-17642:	30262	06/2020	6/19/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6566_64544152	
Total								11,987.64			

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 06/30/2020

Month Year = 06/2020

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		-218.50
					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		-327.75
					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		37,728.86
					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	393.30
					Total	752.18						
		Total	534 West 42nd Street Condo Association(534condo)		0.00		10,899.14	0.00	0.00			37,575.91

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 = 06/30/2020
Month Year = 06/2020

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	37,575.91
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	37,575.91

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

8/11/2020

Bank Reconciliation Report

6/30/2020

412059300

Posted by: jbowen on 8/11/2020

Balance Per Bank Statement as of 6/30/2020 **24,106.95**

Outstanding Checks

Check Date	Check Number	Payee	Amount
5/13/2020	774	vernon - Vernon & Ginsburg,LLP	492.50
6/30/2020	63020	nycdof - NYC Department of Finance	189.75
Less:	Outstanding Checks		682.25
	Reconciled Bank Balance		<u>23,424.70</u>

Balance per GL as of 6/30/2020 **23,424.70**

Reconciled Balance Per G/L **23,424.70**

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

534condo-ChaseChk-9300

8/11/2020

Bank Reconciliation Report

6/30/2020

412059300

Posted by: jbowen on 8/11/2020

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/1/2020	766	conediso - Consolidated Edison Company of N.Y. Inc.	2,422.05	6/30/2020
4/1/2020	767	conediso - Consolidated Edison Company of N.Y. Inc.	35.70	6/30/2020
5/13/2020	775	virtual - Virtual Service	2,023.44	6/30/2020
5/13/2020	776	verizon - Verizon	252.93	6/30/2020
5/20/2020	778	verizon - Verizon	249.74	6/30/2020
5/27/2020	779	hvacmechan - HVAV Mechanical Installation Corp	4,790.50	6/30/2020
6/1/2020	780	livingst - Livingston Management Services, LLC	1,100.00	6/30/2020
6/10/2020	781	verizon - Verizon	40.71	6/30/2020
6/12/2020	61220	v0000081 - Artur Ujkaj	447.13	6/30/2020
6/24/2020	782	sierra - Sierra Consulting Group, Inc	500.00	6/30/2020
6/25/2020	62520	verizon - Verizon	189.55	6/30/2020
6/26/2020	62620	v0000081 - Artur Ujkaj	447.13	6/30/2020
Total Cleared Checks			12,498.88	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/2/2020	217	ACH	3,651.64	6/30/2020
6/4/2020	218	Lockbox	2,625.18	6/30/2020
6/11/2020	219	Lockbox	1,253.63	6/30/2020
6/12/2020	220	ACH	1,145.38	6/30/2020
6/16/2020	221	Lockbox	2,625.18	6/30/2020
6/22/2020	222	Lockbox	686.63	6/30/2020
Total Cleared Deposits			11,987.64	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/5/2020	JE 22560	ADP Payroll Processing Fee	-64.61	6/30/2020
6/19/2020	JE 22561	ADP Payroll Processing Fee	-64.61	6/30/2020
6/30/2020	JE 22038	To Gross up 6.2020	-282.32	6/30/2020
Total Cleared Other Items			-411.54	

534condo-ChaseRes-1484

8/11/2020

Bank Reconciliation Report

6/30/2020

3046731484

Posted by: jbowen on 8/11/2020

Balance Per Bank Statement as of 6/30/2020	20,036.51
Reconciled Bank Balance	<u>20,036.51</u>

Balance per GL as of 6/30/2020	20,036.51
Reconciled Balance Per G/L	<u>20,036.51</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
6/30/2020	JE 22558	bank interest	0.35	6/30/2020
Total Cleared Other Items			<u>0.35</u>	



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

May 30, 2020 through June 30, 2020

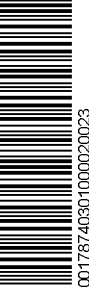
Primary Account: **000000412059300**

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**

00017874 DRE 802 089 18320 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



00178740301000020023

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$25,029.73	\$24,106.95
Chase Business Select High Yield Savings	000003046731484	20,036.16	20,036.51
Total		\$45,065.89	\$44,143.46

TOTAL ASSETS

\$45,065.89 **\$44,143.46**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$25,029.73
Deposits and Additions	6	11,987.64
Checks Paid	9	-11,415.07
Electronic Withdrawals	9	-1,495.35
Ending Balance	24	\$24,106.95



May 30, 2020 through June 30, 2020
Primary Account: **000000412059300**

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
06/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:060420 CO Entry Descr:Settlementsec:CCD Trace#:081503503945979 Eed:200604 Ind ID:000008465762030 Ind Name:Livingston Management Trn: 1563945979Tc	\$3,651.64
06/08	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:060820 CO Entry Descr:Settlementsec:CCD Trace#:081503501791787 Eed:200608 Ind ID:000008507213642 Ind Name:Livingston Management Trn: 1601791787Tc	2,625.18
06/15	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:061520 CO Entry Descr:Settlementsec:CCD Trace#:081503505295925 Eed:200615 Ind ID:000008563745910 Ind Name:Livingston Management Trn: 1675295925Tc	1,253.63
06/16	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:061620 CO Entry Descr:Settlementsec:CCD Trace#:081503504125121 Eed:200616 Ind ID:000008566344262 Ind Name:Livingston Management Trn: 1684125121Tc	1,145.38
06/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:061820 CO Entry Descr:Settlementsec:CCD Trace#:081503505709396 Eed:200618 Ind ID:000008589417702 Ind Name:Livingston Management Trn: 1705709396Tc	2,625.18
06/24	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:062420 CO Entry Descr:Settlementsec:CCD Trace#:081503501494924 Eed:200624 Ind ID:000008617446086 Ind Name:Livingston Management Trn: 1761494924Tc	686.63
Total Deposits and Additions		\$11,987.64

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
766 ^		06/03	\$2,422.05
767 ^		06/03	35.70
775 * ^		06/26	2,023.44
776 ^		06/02	252.93
778 * ^		06/10	249.74
779 ^		06/09	4,790.50
780 ^		06/04	1,100.00
781 ^		06/25	40.71
782 ^		06/29	500.00
Total Checks Paid			\$11,415.07

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.



May 30, 2020 through June 30, 2020
Primary Account: **00000412059300**

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
06/05	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 200605 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000024420619 Eed: 200605 Ind ID: 2Rixs 6486659 Ind Name: 534 W 42ND Street Cond	\$64.61
06/11	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 200611 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000028079835 Eed: 200611 Ind ID: 594051385960ixs Ind Name: 534 W 42ND Street Cond	447.13
06/11	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 200611 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000028074854 Eed: 200611 Ind ID: R6ixs 061212A01 Ind Name: 534 W 42ND Street Cond	107.50
06/11	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 200611 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000021895905 Eed: 200611 Ind ID: 927115006919ixs Ind Name: 534 W 42ND Street Cond	33.66
06/19	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 200619 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000023359630 Eed: 200619 Ind ID: 2Rixs 8953464 Ind Name: 534 W 42ND Street Cond	64.61
06/25	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 200625 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000026745929 Eed: 200625 Ind ID: 931715803328ixs Ind Name: 534 W 42ND Street Cond	447.13
06/25	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 200625 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000025435567 Eed: 200625 Ind ID: R6ixs 062613A01 Ind Name: 534 W 42ND Street Cond	107.50
06/25	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 200625 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000022981657 Eed: 200625 Ind ID: 794075435398ixs Ind Name: 534 W 42ND Street Cond	33.66
06/26	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000030111869 Eed: 200626 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Trn: 1780111869Tc	189.55
Total Electronic Withdrawals		\$1,495.35

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
06/02	\$24,776.80	06/10	22,391.02	06/19	26,762.31
06/03	22,319.05	06/11	21,802.73	06/24	27,448.94
06/04	24,870.69	06/15	23,056.36	06/25	26,819.94
06/05	24,806.08	06/16	24,201.74	06/26	24,606.95
06/08	27,431.26	06/18	26,826.92	06/29	24,106.95
06/09	22,640.76				

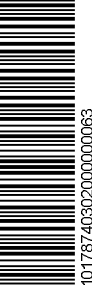
SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

Checks Paid / Debits
Deposits / Credits
Deposited Items
Transaction Total

NUMBER OF TRANSACTIONS

18
0
0
18





May 30, 2020 through June 30, 2020
Primary Account: 000000412059300

SERVICE CHARGE SUMMARY *(continued)*

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		\$20,036.16
Deposits and Additions	1	0.35
Ending Balance	1	\$20,036.51
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.35
Interest Paid Year-to-Date		\$2.39

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		\$20,036.16
06/30	Interest Payment	0.35	20,036.51
	Ending Balance		\$20,036.51

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.