

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

May 2020

Trial Balance

Period = Jul 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	23,424.70	0.00	17,361.04	6,063.66
1130-0000	Savings Cash 1	20,036.51	0.34	0.00	20,036.85
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	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	-51,747.36	0.00	9,262.51	-61,009.87
4620-0000	Special Assessment	-3,777.20	0.00	665.95	-4,443.15
4700-0000	Commercial/Retail rent	-4,119.78	0.00	686.63	-4,806.41
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,420.25	0.00	0.00	-1,420.25
5720-0000	Interest on Bank Accounts	-2.39	0.00	0.34	-2.73
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	150.00	774.59	0.00	924.59
6215-0000	Building Supplies	689.97	881.81	0.00	1,571.78
6235-0000	Plumbing Repair	0.00	4,197.13	0.00	4,197.13
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	500.00	0.00	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	6,600.00	1,100.00	0.00	7,700.00
6310-0000	Security Service	4,635.26	0.00	0.00	4,635.26
6312-0000	Security Cameras/Intercom	4,896.11	4,946.73	0.00	9,842.84
6320-0000	Insurance	0.99	9,162.13	0.00	9,163.12
6320-0010	Worker's Compensation	464.17	62.18	0.00	526.35
6350-0000	Property Tax	189.75	0.00	0.00	189.75
6364-0000	Filing Fees	142.80	0.00	0.00	142.80
6410-0000	Electricity	2,224.49	2,010.02	0.00	4,234.51
6420-0000	Gas	6,546.01	2,212.83	0.00	8,758.84

Trial Balance

Period = Jul 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6430-0000	Water & Sewer	1,316.33	592.78	0.00	1,909.11
6455-0000	Telephone	2,435.52	706.45	0.00	3,141.97
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	913.78	193.83	0.00	1,107.61
7620-0000	Taxes	0.00	25.00	0.00	25.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	6,599.97	1,015.38	0.00	7,615.35
7851-0000	FICA Expense	515.06	77.68	0.00	592.74
7852-0000	FUTA Expense	39.65	2.35	0.00	42.00
7853-0000	SUTA Expense	88.90	15.24	0.00	104.14
	Total	0.00	27,976.47	27,976.47	0.00

Income Statement

Period = Jul 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,262.51	87.26	61,009.87	85.11
4620-0000	Special Assessment	665.95	6.27	4,443.15	6.20
4700-0000	Commercial/Retail rent	686.63	6.47	4,806.41	6.71
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.98
4990-0000	NET RENT INCOME	<u>10,615.09</u>	<u>100.00</u>	<u>71,679.68</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	2.73	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.34</u>	<u>0.00</u>	<u>2.73</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>10,615.43</u>	<u>100.00</u>	<u>71,682.41</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.91
6213-0000	General Building Repairs-Expense	774.59	7.30	924.59	1.29
6215-0000	Building Supplies	881.81	8.31	1,571.78	2.19
6235-0000	Plumbing Repair	4,197.13	39.54	4,197.13	5.86
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	6.68
6241-0000	Boiler Repair	0.00	0.00	1,565.00	2.18
6249-0000	Elevator Contract	0.00	0.00	1,687.55	2.35
6250-0000	Elevator Inspection & Repair	0.00	0.00	500.00	0.70
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	2.23
6267-0000	Locksmith	0.00	0.00	2,324.48	3.24
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.52
6300-0000	Management	1,100.00	10.36	7,700.00	10.74
6310-0000	Security Service	0.00	0.00	4,635.26	6.47
6312-0000	Security Cameras/Intercom	4,946.73	46.60	9,842.84	13.73

Income Statement

Period = Jul 2020

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	9,162.13	86.31	9,163.12	12.78
6320-0010	Worker's Compensation	62.18	0.59	526.35	0.73
6350-0000	Property Tax	0.00	0.00	189.75	0.26
6364-0000	Filing Fees	0.00	0.00	142.80	0.20
6410-0000	Electricity	2,010.02	18.93	4,234.51	5.91
6420-0000	Gas	2,212.83	20.85	8,758.84	12.22
6430-0000	Water & Sewer	592.78	5.58	1,909.11	2.66
6455-0000	Telephone	706.45	6.65	3,141.97	4.38
6460-0000	Service Contract	0.00	0.00	400.00	0.56
6990-0000	TOTAL DIRECT EXPENSES	26,646.65	251.02	73,694.33	102.81
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	3.56
7615-0000	Payroll Processing Fees	193.83	1.83	1,107.61	1.55
7620-0000	Taxes	25.00	0.24	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.21
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	9.57	7,615.35	10.62
7851-0000	FICA Expense	77.68	0.73	592.74	0.83
7852-0000	FUTA Expense	2.35	0.02	42.00	0.06
7853-0000	SUTA Expense	15.24	0.14	104.14	0.15
7890-0000	TOTAL PAYROLL	1,304.48	12.29	9,461.84	13.20
7990-0000	TOTAL G & A EXPENSE	1,329.48	12.52	12,191.96	17.01
8990-0000	TOTAL EXPENSES	27,976.13	263.54	85,886.29	119.82
9090-0000	NET INCOME	-17,360.70	-163.54	-14,203.88	-19.82

Statement (12 months)

Period = Jan 2020-Jul 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 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	9,262.51	61,009.87
4620-0000	Special Assessment	556.70	993.70	447.45	437.00	327.75	1,014.60	665.95	4,443.15
4700-0000	Commercial/Retail rent	686.63	1,373.26	0.00	1,373.26	0.00	686.63	686.63	4,806.41
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	1,420.25	0.00	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>10,615.09</u>	<u>71,679.68</u>
5600-0000	OTHER INCOME								
5720-0000	Interest on Bank Accounts	0.51	0.46	0.44	0.32	0.31	0.35	0.34	2.73
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>0.34</u>	<u>2.73</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>8,675.14</u>	<u>11,987.99</u>	<u>10,615.43</u>	<u>71,682.41</u>
6000-0000	EXPENSES								
6100-0000	DIRECT EXPENSES								
6202-0000	Accounting	2,000.00	0.00	0.00	800.00	0.00	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	774.59	924.59
6215-0000	Building Supplies	75.08	458.01	156.88	0.00	0.00	0.00	881.81	1,571.78
6235-0000	Plumbing Repair	0.00	0.00	0.00	0.00	0.00	0.00	4,197.13	4,197.13
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	4,790.50	0.00	0.00	4,790.50
6241-0000	Boiler Repair	0.00	550.00	1,015.00	0.00	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	0.00	1,687.55
6250-0000	Elevator Inspection & Repair	0.00	0.00	0.00	0.00	0.00	500.00	0.00	500.00
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	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	0.00	2,324.48
6291-0035	Elevator NR	1,088.75	0.00	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	1,100.00	7,700.00

Statement (12 months)

Period = Jan 2020-Jul 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
6310-0000	Security Service	0.00	0.00	0.00	4,635.26	0.00	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	4,946.73	9,842.84
6320-0000	Insurance	0.00	0.00	0.99	0.00	0.00	0.00	9,162.13	9,163.12
6320-0010	Worker's Compensation	122.18	62.18	62.18	95.84	59.61	62.18	62.18	526.35
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	189.75	0.00	189.75
6364-0000	Filing Fees	0.00	0.00	61.20	0.00	81.60	0.00	0.00	142.80
6410-0000	Electricity	0.00	1,572.29	0.00	652.20	0.00	0.00	2,010.02	4,234.51
6420-0000	Gas	0.00	4,740.46	0.00	1,805.55	0.00	0.00	2,212.83	8,758.84
6430-0000	Water & Sewer	671.72	0.00	0.00	644.61	0.00	0.00	592.78	1,909.11
6455-0000	Telephone	440.10	443.37	439.82	189.59	692.38	230.26	706.45	3,141.97
6460-0000	Service Contract	400.00	0.00	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>26,646.65</u>	<u>73,694.33</u>
7000-0000	GENERAL & ADMINISTRATIVE								
7421-0000	Postage	0.00	0.00	0.00	6.62	0.00	0.00	0.00	6.62
7610-0000	Legal - General	1,200.00	856.00	0.00	0.00	492.50	0.00	0.00	2,548.50
7615-0000	Payroll Processing Fees	267.68	129.22	129.22	129.22	129.22	129.22	193.83	1,107.61
7620-0000	Taxes	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	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	1,015.38	7,615.35
7851-0000	FICA Expense	77.68	77.68	87.82	185.18	9.02	77.68	77.68	592.74
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	42.00
7853-0000	SUTA Expense	10.16	10.16	15.24	15.24	22.86	15.24	15.24	104.14
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>1,304.48</u>	<u>9,461.84</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>1,329.48</u>	<u>12,191.96</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>27,976.13</u>	<u>85,886.29</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>-17,360.70</u>	<u>-14,203.88</u>

Balance Sheet

Period = Jul 2020

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	6,063.66
1130-0000	Savings Cash 1	20,036.85
1190-0000	TOTAL CASH	26,100.51
1400-0000	Total Current Assets	26,100.51
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	62,510.95
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	54,024.96
3890-0000	TOTAL CAPITAL	54,024.96
3990-0000	TOTAL LIABILITIES & CAPITAL	62,510.95

Cash Flow Statement

Period = Jul 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,262.51	87.26	61,009.87	85.11
4620-0000	Special Assessment	665.95	6.27	4,443.15	6.20
4700-0000	Commercial/Retail rent	686.63	6.47	4,806.41	6.71
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.98
4990-0000	NET RENT INCOME	<u>10,615.09</u>	<u>100.00</u>	<u>71,679.68</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	2.73	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.34</u>	<u>0.00</u>	<u>2.73</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>10,615.43</u>	<u>100.00</u>	<u>71,682.41</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.91
6213-0000	General Building Repairs-Expense	774.59	7.30	924.59	1.29
6215-0000	Building Supplies	881.81	8.31	1,571.78	2.19
6235-0000	Plumbing Repair	4,197.13	39.54	4,197.13	5.86
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	6.68
6241-0000	Boiler Repair	0.00	0.00	1,565.00	2.18
6249-0000	Elevator Contract	0.00	0.00	1,687.55	2.35
6250-0000	Elevator Inspection & Repair	0.00	0.00	500.00	0.70
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	2.23
6267-0000	Locksmith	0.00	0.00	2,324.48	3.24
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.52
6300-0000	Management	1,100.00	10.36	7,700.00	10.74
6310-0000	Security Service	0.00	0.00	4,635.26	6.47
6312-0000	Security Cameras/Intercom	4,946.73	46.60	9,842.84	13.73

Cash Flow Statement

Period = Jul 2020

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	9,162.13	86.31	9,163.12	12.78
6320-0010	Worker's Compensation	62.18	0.59	526.35	0.73
6350-0000	Property Tax	0.00	0.00	189.75	0.26
6364-0000	Filing Fees	0.00	0.00	142.80	0.20
6410-0000	Electricity	2,010.02	18.93	4,234.51	5.91
6420-0000	Gas	2,212.83	20.85	8,758.84	12.22
6430-0000	Water & Sewer	592.78	5.58	1,909.11	2.66
6455-0000	Telephone	706.45	6.65	3,141.97	4.38
6460-0000	Service Contract	0.00	0.00	400.00	0.56
6990-0000	TOTAL DIRECT EXPENSES	<u>26,646.65</u>	<u>251.02</u>	<u>73,694.33</u>	<u>102.81</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	3.56
7615-0000	Payroll Processing Fees	193.83	1.83	1,107.61	1.55
7620-0000	Taxes	25.00	0.24	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.21
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	9.57	7,615.35	10.62
7851-0000	FICA Expense	77.68	0.73	592.74	0.83
7852-0000	FUTA Expense	2.35	0.02	42.00	0.06
7853-0000	SUTA Expense	15.24	0.14	104.14	0.15
7890-0000	TOTAL PAYROLL	<u>1,304.48</u>	<u>12.29</u>	<u>9,461.84</u>	<u>13.20</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,329.48</u>	<u>12.52</u>	<u>12,191.96</u>	<u>17.01</u>
8990-0000	TOTAL EXPENSES	<u>27,976.13</u>	<u>263.54</u>	<u>85,886.29</u>	<u>119.82</u>
9090-0000	NET INCOME	<u>-17,360.70</u>	<u>-163.54</u>	<u>-14,203.88</u>	<u>-19.82</u>

Adjustments

Cash Flow Statement

Period = Jul 2020

Book = Cash

		Period to Date	%	Year to Date	%
Total Adjustments		0.00	0.00	0.00	0.00
Cash Flow		0.00	0.00	0.00	0.00
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	23,424.70	6,063.66	-17,361.04	
1130-0000	Savings Cash 1	20,036.51	20,036.85	0.34	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		43,461.21	26,100.51	-17,360.70	
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	6,063.66	-14,206.61	
1130-0000	Savings Cash 1	20,034.12	20,036.85	2.73	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		40,304.39	26,100.51	-14,203.88	

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					23,424.70	= Beginning Balance =
534condo	534 West 42nd...	07/01/2020	07/2020	NYC Water Board (nycwater)	K-91421	783	0.00	592.78	22,831.92	3.19.20-6.18.20 acc#50010-25022-001
534condo	534 West 42nd...	07/01/2020	07/2020	Livingston Management Service...	K-91514	784	0.00	1,100.00	21,731.92	Management Fee
534condo	534 West 42nd...	07/01/2020	07/2020	Khaneja (t0001082)	R-178203	65448921	1,144.38	0.00	22,876.30	ClickPay - ACH - A2007010657_BF3HH3
534condo	534 West 42nd...	07/01/2020	07/2020	Khaneja (t0001082)	R-178203	65448921	109.25	0.00	22,985.55	ClickPay - ACH - A2007010657_BF3HH3
534condo	534 West 42nd...	07/01/2020	07/2020	Trubitt (t0000174)	R-178223	65462556	1,144.38	0.00	24,129.93	ClickPay - ACH - A2007010702_SQ4IX4
534condo	534 West 42nd...	07/03/2020	07/2020	ADP Payroll Processing Fee	J-22562		0.00	64.61	24,065.32	ADP Payroll Processing Fee
534condo	534 West 42nd...	07/06/2020	07/2020	Charles Henry Properties LLC ...	K-91738	785	0.00	774.59	23,290.73	Install 3 emergency light fixtures in stairwell
534condo	534 West 42nd...	07/06/2020	07/2020	Virtual Service (virtual)	K-91739	786	0.00	2,023.44	21,267.29	Invoice # 15287 3.11.20 Virtual doorman servi...
534condo	534 West 42nd...	07/06/2020	07/2020	Younge (t0000178)	R-178828	66253775	1,144.38	0.00	22,411.67	ClickPay - ACH - A2007061556_DN8ZY5
534condo	534 West 42nd...	07/06/2020	07/2020	Younge (t0000178)	R-178828	66253775	109.25	0.00	22,520.92	ClickPay - ACH - A2007061556_DN8ZY5
534condo	534 West 42nd...	07/06/2020	07/2020	Riccardi (t0000176)	R-178850	118_...	1,144.38	0.00	23,665.30	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/06/2020	07/2020	Riccardi (t0000176)	R-178850	118_...	109.25	0.00	23,774.55	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/08/2020	07/2020	Simon (t0000180)	R-179115	1237...	2,396.23	0.00	26,170.78	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/08/2020	07/2020	Simon (t0000180)	R-179115	1237...	228.95	0.00	26,399.73	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/10/2020	07/2020	Honest Online Store (honestonline)	K-91931	787	0.00	881.81	25,517.92	Invoice # HOS0701-05 7.1.20 supply gloves f...
534condo	534 West 42nd...	07/10/2020	07/2020	Artur Dibra (artur)	K-94255	71020	0.00	447.14	25,070.78	7.10.20
534condo	534 West 42nd...	07/10/2020	07/2020	Artur Dibra (artur)	K-94256	71020	447.14	0.00	25,517.92	7.10.20
534condo	534 West 42nd...	07/10/2020	07/2020	Artur Ujkaj (v0000081)	K-94257	71020	0.00	447.14	25,070.78	7.10.20
534condo	534 West 42nd...	07/13/2020	07/2020	NFP Property & Casualty Servic...	K-92024	788	0.00	9,162.13	15,908.65	Invoice # 431808 7.9.20 Policy # BAN100819...
534condo	534 West 42nd...	07/13/2020	07/2020	Samuels (t0000177)	R-179394	66781580	1,144.38	0.00	17,053.03	ClickPay - ACH - A2007130833_LQ7WI9
534condo	534 West 42nd...	07/17/2020	07/2020	Verizon (verizon)	K-92209	789	0.00	429.39	16,623.64	6.28.20-7.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	07/17/2020	07/2020	Virtual Service (virtual)	K-92210	790	0.00	2,923.29	13,700.35	Invoice # 15286 3.11.20 Quarterly billing for vi...
534condo	534 West 42nd...	07/17/2020	07/2020	ADP Payroll Processing Fee	J-22563		0.00	64.61	13,635.74	ADP Payroll Processing Fee
534condo	534 West 42nd...	07/17/2020	07/2020	NYS Tax Payment	J-22933		0.00	25.00	13,610.74	NYS Tax Payment
534condo	534 West 42nd...	07/22/2020	07/2020	Praveen Gulati (t0000760)	R-180040	6574...	686.63	0.00	14,297.37	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92647	791	0.00	36.70	14,260.67	cook 5.18.20-6.17.20 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92648	792	0.00	37.86	14,222.81	cook 4.17.20-5.18.20 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92649	793	0.00	37.36	14,185.45	cook 3.19.20-4.17.20 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92650	794	0.00	812.24	13,373.21	PLP 5.18.20-6.17.20 elec 44-7223-0650-0200-7
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92650	794	0.00	246.23	13,126.98	PLP 5.18.20-6.17.20 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92651	795	0.00	588.67	12,538.31	534 W. 42st plp 4.17.20-5.18.20 gas 44-7223...
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92651	795	0.00	563.97	11,974.34	534 W. 42st plp 4.17.20-5.18.20 gas 44-7223...
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92652	796	0.00	609.11	11,365.23	PLP 3.19.20-4.17.20 elec 44-7223-0650-0200-7
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92652	796	0.00	1,290.71	10,074.52	PLP 3.19.20-4.17.20 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	07/24/2020	07/2020	Artur Ujkaj (v0000081)	K-94254	72420	0.00	447.13	9,627.39	7.24.20
534condo	534 West 42nd...	07/25/2020	07/2020	Verizon (verizon)	K-93205	72520	0.00	277.06	9,350.33	ac #155-734-529-0001-16 period 7.5.20-8.4.20
534condo	534 West 42nd...	07/28/2020	07/2020	Wynne Plumbing & Heating Co...	K-92744	797	0.00	4,197.13	5,153.20	Invoice # 20-8162 5.28.20 Disconnect and r...

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/30/2020	07/2020	Riccardi (t0000176)	R-181073	126_...	1,144.38	0.00	6,297.58	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/30/2020	07/2020	Riccardi (t0000176)	R-181073	126_...	109.25	0.00	6,406.83	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/31/2020	07/2020	ADP Payroll Processing Fee	J-22564		0.00	64.61	6,342.22	ADP Payroll Processing Fee
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		0.00	67.32	6,274.90	pay-by-pay insurance
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		0.00	211.24	6,063.66	taxes
Net Change=-17,361.04							11,062.23	28,423.27	6,063.66	= Ending Balance =
1130-0000 Savings Cash 1									20,036.51	= Beginning Balance =
534condo	534 West 42nd...	07/31/2020	07/2020	bank interest	J-22559		0.34	0.00	20,036.85	bank interest
Net Change=0.34							0.34	0.00	20,036.85	= 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...	07/10/2020	07/2020	Artur Dibra (artur)	K-94255	71020	447.14	0.00	447.14	7.10.20
534condo	534 West 42nd...	07/10/2020	07/2020	Artur Dibra (artur)	K-94256	71020	0.00	447.14	0.00	7.10.20
534condo	534 West 42nd...	07/10/2020	07/2020	Artur Ujkaj (v0000081)	K-94257	71020	447.14	0.00	447.14	7.10.20
534condo	534 West 42nd...	07/24/2020	07/2020	Artur Ujkaj (v0000081)	K-94254	72420	447.13	0.00	894.27	7.24.20
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		0.00	894.27	0.00	To Gross up 7.2020
Net Change=0.00							1,341.41	1,341.41	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									-51,747.36	= Beginning Balance =
534condo	534 West 42nd...	07/01/2020	07/2020	Khaneja (t0001082)	R-178203	65448921	0.00	1,144.38	-52,891.74	ClickPay - ACH - A2007010657_BF3HH3
534condo	534 West 42nd...	07/01/2020	07/2020	Trubitt (t0000174)	R-178223	65462556	0.00	1,144.38	-54,036.12	ClickPay - ACH - A2007010702_SQ4IX4
534condo	534 West 42nd...	07/06/2020	07/2020	Younge (t0000178)	R-178828	66253775	0.00	1,144.38	-55,180.50	ClickPay - ACH - A2007061556_DN8ZY5

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534condo	534 West 42nd...	07/06/2020	07/2020	Riccardi (t0000176)	R-178850	118_...	0.00	1,144.38	-56,324.88	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/08/2020	07/2020	Simon (t0000180)	R-179115	1237...	0.00	2,396.23	-58,721.11	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/13/2020	07/2020	Samuels (t0000177)	R-179394	66781580	0.00	1,144.38	-59,865.49	ClickPay - ACH - A2007130833_LQ7WI9
534condo	534 West 42nd...	07/30/2020	07/2020	Riccardi (t0000176)	R-181073	126_...	0.00	1,144.38	-61,009.87	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-9,262.51							0.00	9,262.51	-61,009.87	= Ending Balance =
4620-0000 Special Assessment									-3,777.20 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2020	07/2020	Khaneja (t0001082)	R-178203	65448921	0.00	109.25	-3,886.45	ClickPay - ACH - A2007010657_BF3HH3
534condo	534 West 42nd...	07/06/2020	07/2020	Younge (t0000178)	R-178828	66253775	0.00	109.25	-3,995.70	ClickPay - ACH - A2007061556_DN8ZY5
534condo	534 West 42nd...	07/06/2020	07/2020	Riccardi (t0000176)	R-178850	118_...	0.00	109.25	-4,104.95	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/08/2020	07/2020	Simon (t0000180)	R-179115	1237...	0.00	228.95	-4,333.90	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/30/2020	07/2020	Riccardi (t0000176)	R-181073	126_...	0.00	109.25	-4,443.15	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-665.95							0.00	665.95	-4,443.15	= Ending Balance =
4700-0000 Commercial/Retail rent									-4,119.78 = Beginning Balance =	
534condo	534 West 42nd...	07/22/2020	07/2020	Praveen Gulati (t0000760)	R-180040	6574...	0.00	686.63	-4,806.41	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-686.63							0.00	686.63	-4,806.41	= 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									-2.39 = Beginning Balance =	
534condo	534 West 42nd...	07/31/2020	07/2020	bank interest	J-22559		0.00	0.34	-2.73	bank interest
Net Change=-0.34							0.00	0.34	-2.73	= 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 =	
534condo	534 West 42nd...	07/06/2020	07/2020	Charles Henry Properties LLC ...	K-91738	785	774.59	0.00	924.59	Install 3 emergency light fixtures in stairwell
Net Change=774.59							774.59	0.00	924.59	= Ending Balance =
6215-0000 Building Supplies									689.97 = Beginning Balance =	
534condo	534 West 42nd...	07/10/2020	07/2020	Honest Online Store (honestonline)	K-91931	787	881.81	0.00	1,571.78	Invoice # HOS0701-05 7.1.20 supply gloves f...
Net Change=881.81							881.81	0.00	1,571.78	= Ending Balance =
6235-0000 Plumbing Repair									0.00 = Beginning Balance =	
534condo	534 West 42nd...	07/28/2020	07/2020	Wynne Plumbing & Heating Co...	K-92744	797	4,197.13	0.00	4,197.13	Invoice # 20-8162 5.28.20 Disconnect and r...

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=4,197.13			4,197.13	0.00	4,197.13	= 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					500.00	= Beginning Balance =
				Net Change=0.00			0.00	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 =
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					6,600.00	= Beginning Balance =
534condo	534 West 42nd...	07/01/2020	07/2020	Livingston Management Service...	K-91514	784	1,100.00	0.00	7,700.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	7,700.00	= 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 =
534condo	534 West 42nd...	07/06/2020	07/2020	Virtual Service (virtual)	K-91739	786	2,023.44	0.00	6,919.55	Invoice # 15287 3.11.20 Virtual doorman servi...
534condo	534 West 42nd...	07/17/2020	07/2020	Virtual Service (virtual)	K-92210	790	2,923.29	0.00	9,842.84	Invoice # 15286 3.11.20 Quarterly billing for vi...
				Net Change=4,946.73			4,946.73	0.00	9,842.84	= Ending Balance =
6320-0000				Insurance					0.99	= Beginning Balance =
534condo	534 West 42nd...	07/13/2020	07/2020	NFP Property & Casualty Servic...	K-92024	788	9,162.13	0.00	9,163.12	Invoice # 431808 7.9.20 Policy # BAN100819...
				Net Change=9,162.13			9,162.13	0.00	9,163.12	= Ending Balance =

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6320-0010				Worker's Compensation					464.17 = Beginning Balance =	
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		0.00	2.74	461.43	paid family leave
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		67.32	0.00	528.75	pay-by-pay insurance
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		0.00	2.40	526.35	voluntary disability
				Net Change=62.18			67.32	5.14	526.35 = Ending Balance =	
6350-0000				Property Tax					189.75 = Beginning Balance =	
				Net Change=0.00			0.00	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 =	
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92650	794	812.24	0.00	3,036.73	PLP 5.18.20-6.17.20 elec 44-7223-0650-0200-7
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92651	795	588.67	0.00	3,625.40	534 W. 42st plp 4.17.20-5.18.20 gas 44-7223...
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92652	796	609.11	0.00	4,234.51	PLP 3.19.20-4.17.20 elec 44-7223-0650-0200-7
				Net Change=2,010.02			2,010.02	0.00	4,234.51 = Ending Balance =	
6420-0000				Gas					6,546.01 = Beginning Balance =	
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92647	791	36.70	0.00	6,582.71	cook 5.18.20-6.17.20 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92648	792	37.86	0.00	6,620.57	cook 4.17.20-5.18.20 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92649	793	37.36	0.00	6,657.93	cook 3.19.20-4.17.20 gas 44-7223-0652-0201-1
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92650	794	246.23	0.00	6,904.16	PLP 5.18.20-6.17.20 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92651	795	563.97	0.00	7,468.13	534 W. 42st plp 4.17.20-5.18.20 gas 44-7223...
534condo	534 West 42nd...	07/24/2020	07/2020	Consolidated Edison Company ...	K-92652	796	1,290.71	0.00	8,758.84	PLP 3.19.20-4.17.20 gas 44-7223-0650-0200-7
				Net Change=2,212.83			2,212.83	0.00	8,758.84 = Ending Balance =	
6430-0000				Water & Sewer					1,316.33 = Beginning Balance =	
534condo	534 West 42nd...	07/01/2020	07/2020	NYC Water Board (nycwater)	K-91421	783	592.78	0.00	1,909.11	3.19.20-6.18.20 acc#50010-25022-001
				Net Change=592.78			592.78	0.00	1,909.11 = Ending Balance =	
6455-0000				Telephone					2,435.52 = Beginning Balance =	
534condo	534 West 42nd...	07/17/2020	07/2020	Verizon (verizon)	K-92209	789	429.39	0.00	2,864.91	6.28.20-7.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	07/25/2020	07/2020	Verizon (verizon)	K-93205	72520	277.06	0.00	3,141.97	ac #155-734-529-0001-16 period 7.5.20-8.4.20
				Net Change=706.45			706.45	0.00	3,141.97 = Ending Balance =	
6460-0000				Service Contract					400.00 = Beginning Balance =	

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				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					913.78	= Beginning Balance =
534condo	534 West 42nd...	07/03/2020	07/2020	ADP Payroll Processing Fee	J-22562		64.61	0.00	978.39	ADP Payroll Processing Fee
534condo	534 West 42nd...	07/17/2020	07/2020	ADP Payroll Processing Fee	J-22563		64.61	0.00	1,043.00	ADP Payroll Processing Fee
534condo	534 West 42nd...	07/31/2020	07/2020	ADP Payroll Processing Fee	J-22564		64.61	0.00	1,107.61	ADP Payroll Processing Fee
				Net Change=193.83			193.83	0.00	1,107.61	= Ending Balance =
7620-0000				Taxes					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/17/2020	07/2020	NYS Tax Payment	J-22933		25.00	0.00	25.00	NYS Tax Payment
				Net Change=25.00			25.00	0.00	25.00	= 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					6,599.97	= Beginning Balance =
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		1,015.38	0.00	7,615.35	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	7,615.35	= Ending Balance =
7851-0000				FICA Expense					515.06	= Beginning Balance =
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		77.68	0.00	592.74	To Gross up 7.2020
				Net Change=77.68			77.68	0.00	592.74	= Ending Balance =
7852-0000				FUTA Expense					39.65	= Beginning Balance =
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		2.35	0.00	42.00	To Gross up 7.2020
				Net Change=2.35			2.35	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					88.90	= Beginning Balance =
534condo	534 West 42nd...	07/31/2020	07/2020	To Gross up 7.2020	J-22928		15.24	0.00	104.14	To Gross up 7.2020
				Net Change=15.24			15.24	0.00	104.14	= Ending Balance =
							40,385.25	40,385.25		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 07/01/2020 - 07/31/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-91421	27134	07/2020	7/1/2020	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	592.78	783	3.19.20-6.18.20 acc#50010-25022-001
K-91514	27136	07/2020	7/1/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	784	Management Fee
K-91738	27176	07/2020	7/6/2020	Charles Henry Properties LLC (charleshenry)	534condo	6213-0000 General Building Repairs-Expense	774.59	785	Install 3 emergency light fixtures in stairwell
K-91739	27176	07/2020	7/6/2020	Virtual Service (virtual)	534condo	6312-0000 Security Cameras/Intercom	2,023.44	786	Invoice # 15287 3.11.20 Virtual doorman service for period:3.20.20-6.20.20
K-91931	27203	07/2020	7/10/2020	Honest Online Store (honestonline)	534condo	6215-0000 Building Supplies	881.81	787	Invoice # HOS0701-05 7.1.20 supply gloves face mask Lysol wipes and hand sanitizer
K-92024	27222	07/2020	7/13/2020	NFP Property & Casualty Service, Inc (nfp)	534condo	6320-0000 Insurance	9,162.13	788	Invoice # 431808 7.9.20 Policy # BAN1008191-02 Period:7.7.20-7.7.21
K-92209	27242	07/2020	7/17/2020	Verizon (verizon)	534condo	6455-0000 Telephone	429.39	789	6.28.20-7.27.20 phone ac# 853-077-585-0001-81
K-92210	27242	07/2020	7/17/2020	Virtual Service (virtual)	534condo	6312-0000 Security Cameras/Intercom	2,923.29	790	Invoice # 15286 3.11.20 Quarterly billing for virtual doorman 1.7.20-4.7.20
K-92647	27278	07/2020	7/24/2020	Consolidated Edison Company of N.Y. Inc. (t	534condo	6420-0000 Gas	36.70	791	cook 5.18.20-6.17.20 gas 44-7223-0652-0201-1
K-92648	27278	07/2020	7/24/2020	Consolidated Edison Company of N.Y. Inc. (t	534condo	6420-0000 Gas	37.86	792	cook 4.17.20-5.18.20 gas 44-7223-0652-0201-1
K-92649	27278	07/2020	7/24/2020	Consolidated Edison Company of N.Y. Inc. (t	534condo	6420-0000 Gas	37.36	793	cook 3.19.20-4.17.20 gas 44-7223-0652-0201-1
K-92650	27278	07/2020	7/24/2020	Consolidated Edison Company of N.Y. Inc. (t	534condo	6420-0000 Gas	246.23	794	PLP 5.18.20-6.17.20 gas 44-7223-0650-0200-7
					534condo	6410-0000 Electricity	812.24	794	PLP 5.18.20-6.17.20 elec 44-7223-0650-0200-7
K-92651	27278	07/2020	7/24/2020	Consolidated Edison Company of N.Y. Inc. (t	534condo	6410-0000 Electricity	588.67	795	534 W. 42st plp 4.17.20-5.18.20 gas 44-7223-0650-0200-7
					534condo	6420-0000 Gas	563.97	795	534 W. 42st plp 4.17.20-5.18.20 gas 44-7223-0650-0200-7
K-92652	27278	07/2020	7/24/2020	Consolidated Edison Company of N.Y. Inc. (t	534condo	6410-0000 Electricity	609.11	796	PLP 3.19.20-4.17.20 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	1,290.71	796	PLP 3.19.20-4.17.20 gas 44-7223-0650-0200-7
K-92744	27285	07/2020	7/28/2020	Wynne Plumbing & Heating Corp (wynne)	534condo	6235-0000 Plumbing Repair	4,197.13	797	Invoice # 20-8162 5.28.20 Disconnect and remove old mixing valve replace with new
K-93205		07/2020	7/25/2020	Verizon (verizon)	534condo	6455-0000 Telephone	277.06	72520	ac #155-734-529-0001-16 period 7.5.20-8.4.20
K-94254		07/2020	7/24/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	72420	7.24.20
K-94255		07/2020	7/10/2020	Artur Dibra (artur)	534condo	2650-0000 Net Payroll	447.14	71020	7.10.20
K-94256		07/2020	7/10/2020	Artur Dibra (artur)	534condo	2650-0000 Net Payroll	-447.14	71020	7.10.20
K-94257		07/2020	7/10/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.14	71020	7.10.20
Total							27,478.74		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 07/01/2020 - 07/31/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-17820: 30589	07/2020	7/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000	Condo Common Charge	1,144.38		65448921	
					1110-0000	4620-0000	Special Assessment	109.25		65448921	
R-17822: 30589	07/2020	7/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000	Condo Common Charge	1,144.38		65462556	
R-17882: 30654	07/2020	7/6/2020	Younge(t0000178)	534condo	1110-0000	4530-0000	Condo Common Charge	1,144.38		66253775	
					1110-0000	4620-0000	Special Assessment	109.25		66253775	
R-17885: 30656	07/2020	7/6/2020	Riccardi(t0000176)	534condo	1110-0000	4530-0000	Condo Common Charge	1,144.38		118_66274127	
					1110-0000	4620-0000	Special Assessment	109.25		118_66274127	
R-17911: 30685	07/2020	7/8/2020	Simon(t0000180)	534condo	1110-0000	4530-0000	Condo Common Charge	2,396.23		1237_66544144	
					1110-0000	4620-0000	Special Assessment	228.95		1237_66544144	
R-17939: 30758	07/2020	7/13/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000	Condo Common Charge	1,144.38		66781580	
R-18004: 31009	07/2020	7/22/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000	Commercial/Retail rent	686.63		6574_67060467	
R-18107: 31113	07/2020	7/30/2020	Riccardi(t0000176)	534condo	1110-0000	4620-0000	Special Assessment	109.25		126_67373933	
					1110-0000	4530-0000	Condo Common Charge	1,144.38		126_67373933	
Total								10,615.09			

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2020

Month Year = 07/2020

Unit	Unit Type	Unit Sq Ft	Resident Name	Market Charge Rent 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		-109.25
					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		-218.50
					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		38,982.49
					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	458.85
					Total	752.18					
Total			534 West 42nd Street Condo Association(534condo)		0.00	10,899.14	0.00	0.00	39,113.59		

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 = 07/31/2020

Month Year = 07/2020

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	39,113.59
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	39,113.59

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

8/25/2020

Bank Reconciliation Report

7/31/2020

412059300

Posted by: jbowen on 8/25/2020

Balance Per Bank Statement as of 7/31/2020 **11,930.45**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
7/31/2020	229	1,253.63
Plus:	Outstanding Deposits	1,253.63

Outstanding Checks

Check Date	Check Number	Payee	Amount
7/17/2020	790	virtual - Virtual Service	2,923.29
7/28/2020	797	wynne - Wynne Plumbing & Heating Corp	4,197.13
Less:	Outstanding Checks		7,120.42
	Reconciled Bank Balance		6,063.66

Balance per GL as of 7/31/2020 **6,063.66**

Reconciled Balance Per G/L **6,063.66**

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

534condo-ChaseChk-9300

8/25/2020

Bank Reconciliation Report

7/31/2020

412059300

Posted by: jbowen on 8/25/2020

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
5/13/2020	774	vernon - Vernon & Ginsburg,LLP	492.50	7/31/2020
6/30/2020	63020	nycdof - NYC Department of Finance	189.75	7/31/2020
7/1/2020	783	nycwater - NYC Water Board	592.78	7/31/2020
7/1/2020	784	livingst - Livingston Management Services, LLC	1,100.00	7/31/2020
7/6/2020	785	charleshenry - Charles Henry Properties LLC	774.59	7/31/2020
7/6/2020	786	virtual - Virtual Service	2,023.44	7/31/2020
7/10/2020	787	honestonline - Honest Online Store	881.81	7/31/2020
7/10/2020	71020	v0000081 - Artur Ujkaj	447.14	7/31/2020
7/13/2020	788	nfp - NFP Property & Casualty Service, Inc	9,162.13	7/31/2020
7/17/2020	789	verizon - Verizon	429.39	7/31/2020
7/24/2020	791	conediso - Consolidated Edison Company of N.Y. Inc.	36.70	7/31/2020
7/24/2020	792	conediso - Consolidated Edison Company of N.Y. Inc.	37.86	7/31/2020
7/24/2020	793	conediso - Consolidated Edison Company of N.Y. Inc.	37.36	7/31/2020
7/24/2020	794	conediso - Consolidated Edison Company of N.Y. Inc.	1,058.47	7/31/2020
7/24/2020	795	conediso - Consolidated Edison Company of N.Y. Inc.	1,152.64	7/31/2020
7/24/2020	796	conediso - Consolidated Edison Company of N.Y. Inc.	1,899.82	7/31/2020
7/24/2020	72420	v0000081 - Artur Ujkaj	447.13	7/31/2020
7/25/2020	72520	verizon - Verizon	277.06	7/31/2020
Total Cleared Checks			21,040.57	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/2/2020	223	ACH	2,398.01	7/31/2020
7/7/2020	224	ACH	1,253.63	7/31/2020
7/7/2020	225	Lockbox	1,253.63	7/31/2020
7/9/2020	226	Lockbox	2,625.18	7/31/2020
7/14/2020	227	ACH	1,144.38	7/31/2020
7/23/2020	228	Lockbox	686.63	7/31/2020

Total Cleared Deposits

9,361.46

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/3/2020	JE 22562	ADP Payroll Processing Fee	-64.61	7/31/2020
7/17/2020	JE 22563	ADP Payroll Processing Fee	-64.61	7/31/2020
7/17/2020	JE 22933	NYS Tax Payment	-25.00	7/31/2020
7/31/2020	JE 22564	ADP Payroll Processing Fee	-64.61	7/31/2020
7/31/2020	JE 22928	To Gross up 7.2020	-278.56	7/31/2020

Total Cleared Other Items

-497.39

534condo-ChaseRes-1484

8/11/2020

Bank Reconciliation Report

7/31/2020

3046731484

Posted by: jbowen on 8/11/2020

Balance Per Bank Statement as of 7/31/2020	20,036.85
Reconciled Bank Balance	<u>20,036.85</u>
Balance per GL as of 7/31/2020	20,036.85
Reconciled Balance Per G/L	<u>20,036.85</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2020	JE 22559	bank interest	0.34	7/31/2020
Total Cleared Other Items			<u>0.34</u>	



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

July 01, 2020 through July 31, 2020

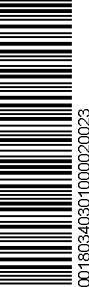
Primary Account: **000000412059300**

00018034 DRE 802 089 21420 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

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-800-242-7338**
Deaf and Hard of Hearing: **1-800-242-7383**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**



CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$24,106.95	\$11,930.45
Chase Business Select High Yield Savings	000003046731484	20,036.51	20,036.85
Total		\$44,143.46	\$31,967.30

TOTAL ASSETS

\$44,143.46 **\$31,967.30**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$24,106.95
Deposits and Additions	6	9,361.46
Checks Paid	14	-19,679.49
Electronic Withdrawals	12	-1,858.47
Ending Balance	32	\$11,930.45



July 01, 2020 through July 31, 2020
Primary Account: **000000412059300**

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
07/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070620 CO Entry Descr:Settlementsec:CCD Trace#:081503503659370 Eed:200706 Ind ID:000008696060678 Ind Name:Livingston Management Trn: 1883659370Tc	\$2,398.01
07/09	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070920 CO Entry Descr:Settlementsec:CCD Trace#:081503500961433 Eed:200709 Ind ID:000008754355954 Ind Name:Livingston Management Trn: 1910961433Tc	1,253.63
07/09	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070920 CO Entry Descr:Settlementsec:CCD Trace#:081503500961434 Eed:200709 Ind ID:000008757428158 Ind Name:Livingston Management Trn: 1910961434Tc	1,253.63
07/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:071320 CO Entry Descr:Settlementsec:CCD Trace#:081503502807185 Eed:200713 Ind ID:000008777715254 Ind Name:Livingston Management Trn: 1952807185Tc	2,625.18
07/16	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:071620 CO Entry Descr:Settlementsec:CCD Trace#:081503508759731 Eed:200716 Ind ID:000008801286470 Ind Name:Livingston Management Trn: 1988759731Tc	1,144.38
07/27	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072720 CO Entry Descr:Settlementsec:CCD Trace#:081503508695391 Eed:200727 Ind ID:000008861808602 Ind Name:Livingston Management Trn: 2098695391Tc	686.63
Total Deposits and Additions		\$9,361.46

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
774 ^		07/01	\$492.50
783 * ^		07/15	592.78
784 ^		07/10	1,100.00
785 ^		07/23	774.59
786 ^		07/27	2,023.44
787 ^		07/15	881.81
788 ^		07/23	9,162.13
789 ^		07/23	429.39
791 * ^		07/31	36.70
792 ^		07/31	37.86
793 ^		07/31	37.36
794 ^		07/31	1,058.47
795 ^		07/31	1,152.64
796 ^		07/31	1,899.82
Total Checks Paid			\$19,679.49

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.



July 01, 2020 through July 31, 2020
Primary Account: 000000412059300

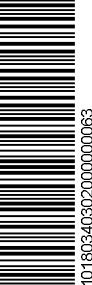
ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/02	Orig CO Name:Nyc Dept of Fin Orig ID:1136400434 Desc Date: CO Entry Descr:Nycdof Ptxsec:CCD Trace#:028000081413731 Eed:200702 Ind ID:C 119383502 Ind Name:534 W 42ND Street Cond Trn: 1841413731Tc	\$189.75
07/03	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:200703 CO Entry Descr:ADP - Feessec:CCD Trace#:021000029543472 Eed:200703 Ind ID:2Rixs 9130338 Ind Name:534 W 42ND Street Cond	64.61
07/09	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:200709 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000025076750 Eed:200709 Ind ID:721056303790ixs Ind Name:534 W 42ND Street Cond	447.14
07/09	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:200709 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000025072477 Eed:200709 Ind ID:R6ixs 071014A01 Ind Name:534 W 42ND Street Cond	106.79
07/09	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:200709 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000028138996 Eed:200709 Ind ID:305053520226ixs Ind Name:534 W 42ND Street Cond	33.66
07/17	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:200717 CO Entry Descr:ADP - Feessec:CCD Trace#:021000026533057 Eed:200717 Ind ID:2Rixs 1321666 Ind Name:534 W 42ND Street Cond	64.61
07/17	Orig CO Name:Nys Dtf CT Orig ID:G146013200 Desc Date: CO Entry Descr:Tax Paymntsec:CCD Trace#:091000011794594 Eed:200717 Ind ID:000000058437086 Ind Name:C12000893700 Trn: 1991794594Tc	25.00
07/23	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:200723 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000023894616 Eed:200723 Ind ID:928314916419ixs Ind Name:534 W 42ND Street Cond	447.13
07/23	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:200723 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000023891729 Eed:200723 Ind ID:R6ixs 072415A01 Ind Name:534 W 42ND Street Cond	104.45
07/23	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:200723 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000028018079 Eed:200723 Ind ID:621053199478ixs Ind Name:534 W 42ND Street Cond	33.66
07/28	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000034741947 Eed:200728 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 2104741947Tc	277.06
07/31	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:200731 CO Entry Descr:ADP - Feessec:CCD Trace#:021000024921916 Eed:200731 Ind ID:2Rixs 5154232 Ind Name:534 W 42ND Street Cond	64.61
Total Electronic Withdrawals		\$1,858.47

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
07/01	\$23,614.45	07/10	26,577.77	07/23	17,831.78
07/02	23,424.70	07/13	29,202.95	07/27	16,494.97
07/03	23,360.09	07/15	27,728.36	07/28	16,217.91
07/06	25,758.10	07/16	28,872.74	07/31	11,930.45
07/09	27,677.77	07/17	28,783.13		





July 01, 2020 through July 31, 2020
Primary Account: 000000412059300

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	26
Deposits / Credits	0
Deposited Items	0
Transaction Total	26

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		\$20,036.51
Deposits and Additions	1	0.34
Ending Balance	1	\$20,036.85

Annual Percentage Yield Earned This Period	0.02%
Interest Paid This Period	\$0.34
Interest Paid Year-to-Date	\$2.73

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		\$20,036.51
07/31	Interest Payment	0.34	20,036.85
	Ending Balance		\$20,036.85

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.