

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

August 2020

Trial Balance

Period = Aug 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	6,063.66	3,275.05	0.00	9,338.71
1130-0000	Savings Cash 1	20,036.85	0.34	0.00	20,037.19
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	-61,009.87	0.00	7,083.00	-68,092.87
4620-0000	Special Assessment	-4,443.15	0.00	338.20	-4,781.35
4700-0000	Commercial/Retail rent	-4,806.41	0.00	686.63	-5,493.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,420.25	0.00	0.00	-1,420.25
5720-0000	Interest on Bank Accounts	-2.73	0.00	0.34	-3.07
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	924.59	616.32	0.00	1,540.91
6215-0000	Building Supplies	1,571.78	400.43	0.00	1,972.21
6235-0000	Plumbing Repair	4,197.13	0.00	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	337.51	0.00	2,025.06
6250-0000	Elevator Inspection & Repair	500.00	544.38	0.00	1,044.38
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	7,700.00	1,100.00	0.00	8,800.00
6310-0000	Security Service	4,635.26	0.00	0.00	4,635.26
6312-0000	Security Cameras/Intercom	9,842.84	0.00	0.00	9,842.84
6320-0000	Insurance	9,163.12	0.00	0.00	9,163.12
6320-0010	Worker's Compensation	526.35	62.18	0.00	588.53
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	4,234.51	0.00	0.00	4,234.51
6420-0000	Gas	8,758.84	0.00	0.00	8,758.84

Trial Balance

Period = Aug 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6430-0000	Water & Sewer	1,909.11	0.00	0.00	1,909.11
6455-0000	Telephone	3,141.97	528.42	0.00	3,670.39
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	1,107.61	135.24	0.00	1,242.85
7620-0000	Taxes	25.00	0.00	0.00	25.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	7,615.35	1,015.38	0.00	8,630.73
7851-0000	FICA Expense	592.74	77.68	0.00	670.42
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	104.14	15.24	0.00	119.38
	Total	0.00	8,108.17	8,108.17	0.00

Income Statement

Period = Aug 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,083.00	87.36	68,092.87	85.34
4620-0000	Special Assessment	338.20	4.17	4,781.35	5.99
4700-0000	Commercial/Retail rent	686.63	8.47	5,493.04	6.88
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.78
4990-0000	NET RENT INCOME	<u>8,107.83</u>	<u>100.00</u>	<u>79,787.51</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	3.07	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.34</u>	<u>0.00</u>	<u>3.07</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,108.17</u>	<u>100.00</u>	<u>79,790.58</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.51
6213-0000	General Building Repairs-Expense	616.32	7.60	1,540.91	1.93
6215-0000	Building Supplies	400.43	4.94	1,972.21	2.47
6235-0000	Plumbing Repair	0.00	0.00	4,197.13	5.26
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	6.00
6241-0000	Boiler Repair	0.00	0.00	1,565.00	1.96
6249-0000	Elevator Contract	337.51	4.16	2,025.06	2.54
6250-0000	Elevator Inspection & Repair	544.38	6.71	1,044.38	1.31
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	2.01
6267-0000	Locksmith	0.00	0.00	2,324.48	2.91
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.36
6300-0000	Management	1,100.00	13.57	8,800.00	11.03
6310-0000	Security Service	0.00	0.00	4,635.26	5.81
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	12.34

Income Statement

Period = Aug 2020

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	0.00	0.00	9,163.12	11.48
6320-0010	Worker's Compensation	62.18	0.77	588.53	0.74
6350-0000	Property Tax	0.00	0.00	189.75	0.24
6364-0000	Filing Fees	0.00	0.00	142.80	0.18
6410-0000	Electricity	0.00	0.00	4,234.51	5.31
6420-0000	Gas	0.00	0.00	8,758.84	10.98
6430-0000	Water & Sewer	0.00	0.00	1,909.11	2.39
6455-0000	Telephone	528.42	6.52	3,670.39	4.60
6460-0000	Service Contract	0.00	0.00	400.00	0.50
6990-0000	TOTAL DIRECT EXPENSES	<u>3,589.24</u>	<u>44.27</u>	<u>77,283.57</u>	<u>96.86</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	3.19
7615-0000	Payroll Processing Fees	135.24	1.67	1,242.85	1.56
7620-0000	Taxes	0.00	0.00	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.19
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	12.52	8,630.73	10.82
7851-0000	FICA Expense	77.68	0.96	670.42	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	15.24	0.19	119.38	0.15
7890-0000	TOTAL PAYROLL	<u>1,243.54</u>	<u>15.34</u>	<u>10,705.38</u>	<u>13.42</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,243.54</u>	<u>15.34</u>	<u>13,435.50</u>	<u>16.84</u>
8990-0000	TOTAL EXPENSES	<u>4,832.78</u>	<u>59.60</u>	<u>90,719.07</u>	<u>113.70</u>
9090-0000	NET INCOME	<u>3,275.39</u>	<u>40.40</u>	<u>-10,928.49</u>	<u>-13.70</u>

Statement (12 months)

Period = Jan 2020-Aug 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 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	7,083.00	68,092.87
4620-0000	Special Assessment	556.70	993.70	447.45	437.00	327.75	1,014.60	665.95	338.20	4,781.35
4700-0000	Commercial/Retail rent	686.63	1,373.26	0.00	1,373.26	0.00	686.63	686.63	686.63	5,493.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	1,420.25	0.00	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>8,107.83</u>	<u>79,787.51</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	0.34	3.07
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>0.34</u>	<u>3.07</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>8,108.17</u>	<u>79,790.58</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	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	616.32	1,540.91
6215-0000	Building Supplies	75.08	458.01	156.88	0.00	0.00	0.00	881.81	400.43	1,972.21
6235-0000	Plumbing Repair	0.00	0.00	0.00	0.00	0.00	0.00	4,197.13	0.00	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	0.00	4,790.50
6241-0000	Boiler Repair	0.00	550.00	1,015.00	0.00	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	337.51	2,025.06
6250-0000	Elevator Inspection & Repair	0.00	0.00	0.00	0.00	0.00	500.00	0.00	544.38	1,044.38
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	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	0.00	2,324.48

Statement (12 months)

Period = Jan 2020-Aug 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
6291-0035	Elevator NR	1,088.75	0.00	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	1,100.00	8,800.00
6310-0000	Security Service	0.00	0.00	0.00	4,635.26	0.00	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	0.00	9,842.84
6320-0000	Insurance	0.00	0.00	0.99	0.00	0.00	0.00	9,162.13	0.00	9,163.12
6320-0010	Worker's Compensation	122.18	62.18	62.18	95.84	59.61	62.18	62.18	62.18	588.53
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	189.75	0.00	0.00	189.75
6364-0000	Filing Fees	0.00	0.00	61.20	0.00	81.60	0.00	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	0.00	4,234.51
6420-0000	Gas	0.00	4,740.46	0.00	1,805.55	0.00	0.00	2,212.83	0.00	8,758.84
6430-0000	Water & Sewer	671.72	0.00	0.00	644.61	0.00	0.00	592.78	0.00	1,909.11
6455-0000	Telephone	440.10	443.37	439.82	189.59	692.38	230.26	706.45	528.42	3,670.39
6460-0000	Service Contract	400.00	0.00	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>3,589.24</u>	<u>77,283.57</u>
7000-0000	GENERAL & ADMINISTRATIVE									
7421-0000	Postage	0.00	0.00	0.00	6.62	0.00	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	0.00	2,548.50
7615-0000	Payroll Processing Fees	267.68	129.22	129.22	129.22	129.22	129.22	193.83	135.24	1,242.85
7620-0000	Taxes	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	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	1,015.38	8,630.73
7851-0000	FICA Expense	77.68	77.68	87.82	185.18	9.02	77.68	77.68	77.68	670.42
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	0.00	42.00
7853-0000	SUTA Expense	10.16	10.16	15.24	15.24	22.86	15.24	15.24	15.24	119.38
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>1,243.54</u>	<u>10,705.38</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>1,243.54</u>	<u>13,435.50</u>

Statement (12 months)

Period = Jan 2020-Aug 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
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>4,832.78</u>	<u>90,719.07</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>3,275.39</u>	<u>-10,928.49</u>

Balance Sheet

Period = Aug 2020

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	9,338.71
1130-0000	<i>Savings Cash 1</i>	20,037.19
1190-0000	TOTAL CASH	29,375.90
1400-0000	Total Current Assets	29,375.90
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	65,786.34
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	57,300.35
3890-0000	TOTAL CAPITAL	57,300.35
3990-0000	TOTAL LIABILITIES & CAPITAL	65,786.34

Cash Flow Statement

Period = Aug 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,083.00	87.36	68,092.87	85.34
4620-0000	Special Assessment	338.20	4.17	4,781.35	5.99
4700-0000	Commercial/Retail rent	686.63	8.47	5,493.04	6.88
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.78
4990-0000	NET RENT INCOME	<u>8,107.83</u>	<u>100.00</u>	<u>79,787.51</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	3.07	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.34</u>	<u>0.00</u>	<u>3.07</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,108.17</u>	<u>100.00</u>	<u>79,790.58</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.51
6213-0000	General Building Repairs-Expense	616.32	7.60	1,540.91	1.93
6215-0000	Building Supplies	400.43	4.94	1,972.21	2.47
6235-0000	Plumbing Repair	0.00	0.00	4,197.13	5.26
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	6.00
6241-0000	Boiler Repair	0.00	0.00	1,565.00	1.96
6249-0000	Elevator Contract	337.51	4.16	2,025.06	2.54
6250-0000	Elevator Inspection & Repair	544.38	6.71	1,044.38	1.31
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	2.01
6267-0000	Locksmith	0.00	0.00	2,324.48	2.91
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.36
6300-0000	Management	1,100.00	13.57	8,800.00	11.03
6310-0000	Security Service	0.00	0.00	4,635.26	5.81
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	12.34

Cash Flow Statement

Period = Aug 2020

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	0.00	0.00	9,163.12	11.48
6320-0010	Worker's Compensation	62.18	0.77	588.53	0.74
6350-0000	Property Tax	0.00	0.00	189.75	0.24
6364-0000	Filing Fees	0.00	0.00	142.80	0.18
6410-0000	Electricity	0.00	0.00	4,234.51	5.31
6420-0000	Gas	0.00	0.00	8,758.84	10.98
6430-0000	Water & Sewer	0.00	0.00	1,909.11	2.39
6455-0000	Telephone	528.42	6.52	3,670.39	4.60
6460-0000	Service Contract	0.00	0.00	400.00	0.50
6990-0000	TOTAL DIRECT EXPENSES	<u>3,589.24</u>	<u>44.27</u>	<u>77,283.57</u>	<u>96.86</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	3.19
7615-0000	Payroll Processing Fees	135.24	1.67	1,242.85	1.56
7620-0000	Taxes	0.00	0.00	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.19
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	12.52	8,630.73	10.82
7851-0000	FICA Expense	77.68	0.96	670.42	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	15.24	0.19	119.38	0.15
7890-0000	TOTAL PAYROLL	<u>1,243.54</u>	<u>15.34</u>	<u>10,705.38</u>	<u>13.42</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,243.54</u>	<u>15.34</u>	<u>13,435.50</u>	<u>16.84</u>
8990-0000	TOTAL EXPENSES	<u>4,832.78</u>	<u>59.60</u>	<u>90,719.07</u>	<u>113.70</u>
9090-0000	NET INCOME	<u>3,275.39</u>	<u>40.40</u>	<u>-10,928.49</u>	<u>-13.70</u>

Adjustments

Cash Flow Statement

Period = Aug 2020

Book = Cash

		<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
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	6,063.66	9,338.71	3,275.05	
1130-0000	Savings Cash 1	20,036.85	20,037.19	0.34	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		26,100.51	29,375.90	3,275.39	
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	9,338.71	-10,931.56	
1130-0000	Savings Cash 1	20,034.12	20,037.19	3.07	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		40,304.39	29,375.90	-10,928.49	

General Ledger

Period = Aug 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					6,063.66	= Beginning Balance =
534condo	534 West 42nd...	08/01/2020	08/2020	Khaneja (t0001082)	R-181401	67712522	1,144.38	0.00	7,208.04	ClickPay - ACH - A2008010447_UH5MW9
534condo	534 West 42nd...	08/01/2020	08/2020	Khaneja (t0001082)	R-181401	67712522	109.25	0.00	7,317.29	ClickPay - ACH - A2008010447_UH5MW9
534condo	534 West 42nd...	08/01/2020	08/2020	Trubitt (t0000174)	R-181461	67761957	1,144.38	0.00	8,461.67	ClickPay - ACH - A2008010457_LG7BP4
534condo	534 West 42nd...	08/03/2020	08/2020	Livingston Management Service...	K-93310	798	0.00	1,100.00	7,361.67	Management Fee
534condo	534 West 42nd...	08/07/2020	08/2020	Artur Ujkaj (v0000081)	K-96869	80720	0.00	447.13	6,914.54	8.7.20
534condo	534 West 42nd...	08/13/2020	08/2020	Charles Henry Properties LLC ...	K-93876	799	0.00	216.32	6,698.22	Invoice # 08052020-2 8.5.20 Intercom work ...
534condo	534 West 42nd...	08/14/2020	08/2020	ADP Payroll Processing Fee	J-23586		0.00	67.62	6,630.60	ADP Payroll Processing Fee
534condo	534 West 42nd...	08/15/2020	08/2020	Samuels (t0000177)	R-182788	69133777	1,144.38	0.00	7,774.98	ClickPay - ACH - A2008151046_VR3YG0
534condo	534 West 42nd...	08/19/2020	08/2020	Simon (t0000180)	R-183020	1241...	228.95	0.00	8,003.93	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/19/2020	08/2020	Simon (t0000180)	R-183020	1241...	2,396.23	0.00	10,400.16	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/21/2020	08/2020	Artur Ujkaj (v0000081)	K-96868	82120	0.00	447.12	9,953.04	8.21.20
534condo	534 West 42nd...	08/22/2020	08/2020	Younge (t0000178)	R-183842	69288557	1,144.38	0.00	11,097.42	ClickPay - ACH - A2008221216_OP5RE5
534condo	534 West 42nd...	08/22/2020	08/2020	Younge (t0000178)	R-183842	69288557	109.25	0.00	11,206.67	ClickPay - ACH - A2008221216_OP5RE5
534condo	534 West 42nd...	08/25/2020	08/2020	Verizon (verizon)	K-95364	82520	0.00	276.75	10,929.92	ac #155-734-529-0001-16 period 8.5.20-9.4.20
534condo	534 West 42nd...	08/25/2020	08/2020	Praveen Gulati (t0000760)	R-183995	6577...	686.63	0.00	11,616.55	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/27/2020	08/2020	Verizon (verizon)	K-94494	800	0.00	251.67	11,364.88	7.28.20-8.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	08/27/2020	08/2020	Solid State Elevator Corp (solids)	K-94600	801	0.00	337.51	11,027.37	Invoice #127220 dated 7.1.20 monthly maint...
534condo	534 West 42nd...	08/27/2020	08/2020	Solid State Elevator Corp (solids)	K-94600	801	0.00	544.38	10,482.99	544.38
534condo	534 West 42nd...	08/27/2020	08/2020	Tsigonia Paint Sales of New Je...	K-94601	802	0.00	400.43	10,082.56	Invoice #T0168159 dated 6.25.2020 Contract...
534condo	534 West 42nd...	08/27/2020	08/2020	Charles Henry Properties LLC ...	K-94624	803	0.00	400.00	9,682.56	8.5.20 534w42nd st Roof Work
534condo	534 West 42nd...	08/28/2020	08/2020	ADP Payroll Processing Fee	J-23587		0.00	67.62	9,614.94	ADP Payroll Processing Fee
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		0.00	67.32	9,547.62	pay-by-pay insurance
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		0.00	208.91	9,338.71	taxes
				Net Change=3,275.05			8,107.83	4,832.78	9,338.71	= Ending Balance =
1130-0000				Savings Cash 1					20,036.85	= Beginning Balance =
534condo	534 West 42nd...	08/31/2020	08/2020	bank interest	J-23556		0.34	0.00	20,037.19	bank interest
				Net Change=0.34			0.34	0.00	20,037.19	= 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 =

General Ledger

Period = Aug 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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...	08/07/2020	08/2020	Artur Ujkaj (v0000081)	K-96869	80720	447.13	0.00	447.13	8.7.20
534condo	534 West 42nd...	08/21/2020	08/2020	Artur Ujkaj (v0000081)	K-96868	82120	447.12	0.00	894.25	8.21.20
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		0.00	894.25	0.00	To Gross up 8.2020
				Net Change=0.00			894.25	894.25	0.00 = Ending Balance =	
3800-0000				Retained Earnings					-68,228.84 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-68,228.84 = Ending Balance =	
4530-0000				Condo Common Charge					-61,009.87 = Beginning Balance =	
534condo	534 West 42nd...	08/01/2020	08/2020	Khaneja (t0001082)	R-181401	67712522	0.00	1,144.38	-62,154.25	ClickPay - ACH - A2008010447_UH5MW9
534condo	534 West 42nd...	08/01/2020	08/2020	Trubitt (t0000174)	R-181461	67761957	0.00	1,144.38	-63,298.63	ClickPay - ACH - A2008010457_LG7BP4
534condo	534 West 42nd...	08/15/2020	08/2020	Samuels (t0000177)	R-182788	69133777	0.00	1,144.38	-64,443.01	ClickPay - ACH - A2008151046_VR3YG0
534condo	534 West 42nd...	08/19/2020	08/2020	Simon (t0000180)	R-183020	1241...	0.00	2,396.23	-66,839.24	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/22/2020	08/2020	Younge (t0000178)	R-183842	69288557	0.00	1,144.38	-67,983.62	ClickPay - ACH - A2008221216_OP5RE5
534condo	534 West 42nd...	08/22/2020	08/2020	Younge (t0000178)	R-183842	69288557	0.00	109.25	-68,092.87	ClickPay - ACH - A2008221216_OP5RE5
				Net Change=-7,083.00			0.00	7,083.00	-68,092.87 = Ending Balance =	
4620-0000				Special Assessment					-4,443.15 = Beginning Balance =	
534condo	534 West 42nd...	08/01/2020	08/2020	Khaneja (t0001082)	R-181401	67712522	0.00	109.25	-4,552.40	ClickPay - ACH - A2008010447_UH5MW9
534condo	534 West 42nd...	08/19/2020	08/2020	Simon (t0000180)	R-183020	1241...	0.00	228.95	-4,781.35	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-338.20			0.00	338.20	-4,781.35 = Ending Balance =	
4700-0000				Commercial/Retail rent					-4,806.41 = Beginning Balance =	
534condo	534 West 42nd...	08/25/2020	08/2020	Praveen Gulati (t0000760)	R-183995	6577...	0.00	686.63	-5,493.04	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-5,493.04 = 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					-2.73 = Beginning Balance =	
534condo	534 West 42nd...	08/31/2020	08/2020	bank interest	J-23556		0.00	0.34	-3.07	bank interest
				Net Change=-0.34			0.00	0.34	-3.07 = Ending Balance =	

General Ledger

Period = Aug 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					924.59	= Beginning Balance =
534condo	534 West 42nd...	08/13/2020	08/2020	Charles Henry Properties LLC ...	K-93876	799	216.32	0.00	1,140.91	Invoice # 08052020-2 8.5.20 Intercom work ...
534condo	534 West 42nd...	08/27/2020	08/2020	Charles Henry Properties LLC ...	K-94624	803	400.00	0.00	1,540.91	8.5.20 534w42nd st Roof Work
				Net Change=616.32			616.32	0.00	1,540.91	= Ending Balance =
6215-0000				Building Supplies					1,571.78	= Beginning Balance =
534condo	534 West 42nd...	08/27/2020	08/2020	Tsigonia Paint Sales of New Je...	K-94601	802	400.43	0.00	1,972.21	Invoice #T0168159 dated 6.25.2020 Contract...
				Net Change=400.43			400.43	0.00	1,972.21	= Ending Balance =
6235-0000				Plumbing Repair					4,197.13	= Beginning Balance =
				Net Change=0.00			0.00	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 =
534condo	534 West 42nd...	08/27/2020	08/2020	Solid State Elevator Corp (solids)	K-94600	801	337.51	0.00	2,025.06	Invoice #127220 dated 7.1.20 monthly maint...
				Net Change=337.51			337.51	0.00	2,025.06	= Ending Balance =
6250-0000				Elevator Inspection & Repair					500.00	= Beginning Balance =
534condo	534 West 42nd...	08/27/2020	08/2020	Solid State Elevator Corp (solids)	K-94600	801	544.38	0.00	1,044.38	544.38
				Net Change=544.38			544.38	0.00	1,044.38	= Ending Balance =
6257-0000				Sprinkler Sys. & Inspections					1,600.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,600.00	= Ending Balance =
6267-0000				Locksmith					2,324.48	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,324.48	= Ending Balance =
6291-0035				Elevator NR					1,088.75	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,088.75	= Ending Balance =

General Ledger

Period = Aug 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6300-0000				Management					7,700.00 = Beginning Balance =	
534condo	534 West 42nd...	08/03/2020	08/2020	Livingston Management Service...	K-93310	798	1,100.00	0.00	8,800.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	8,800.00 = 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					9,842.84 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	9,842.84 = Ending Balance =	
6320-0000				Insurance					9,163.12 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	9,163.12 = Ending Balance =	
6320-0010				Worker's Compensation					526.35 = Beginning Balance =	
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		0.00	2.74	523.61	paid family leave
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		67.32	0.00	590.93	pay-by-pay insurance
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		0.00	2.40	588.53	voluntary disability
				Net Change=62.18			67.32	5.14	588.53 = 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					4,234.51 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,234.51 = Ending Balance =	
6420-0000				Gas					8,758.84 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	8,758.84 = Ending Balance =	
6430-0000				Water & Sewer					1,909.11 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,909.11 = Ending Balance =	
6455-0000				Telephone					3,141.97 = Beginning Balance =	
534condo	534 West 42nd...	08/25/2020	08/2020	Verizon (verizon)	K-95364	82520	276.75	0.00	3,418.72	ac #155-734-529-0001-16 period 8.5.20-9.4.20
534condo	534 West 42nd...	08/27/2020	08/2020	Verizon (verizon)	K-94494	800	251.67	0.00	3,670.39	7.28.20-8.27.20 phone ac# 853-077-585-0001-81
				Net Change=528.42			528.42	0.00	3,670.39 = Ending Balance =	

General Ledger

Period = Aug 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					1,107.61	= Beginning Balance =
534condo	534 West 42nd...	08/14/2020	08/2020	ADP Payroll Processing Fee	J-23586		67.62	0.00	1,175.23	ADP Payroll Processing Fee
534condo	534 West 42nd...	08/28/2020	08/2020	ADP Payroll Processing Fee	J-23587		67.62	0.00	1,242.85	ADP Payroll Processing Fee
				Net Change=135.24			135.24	0.00	1,242.85	= Ending Balance =
7620-0000				Taxes					25.00	= Beginning Balance =
				Net Change=0.00			0.00	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					7,615.35	= Beginning Balance =
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		1,015.38	0.00	8,630.73	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	8,630.73	= Ending Balance =
7851-0000				FICA Expense					592.74	= Beginning Balance =
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		77.68	0.00	670.42	To Gross up 8.2020
				Net Change=77.68			77.68	0.00	670.42	= Ending Balance =
7852-0000				FUTA Expense					42.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					104.14	= Beginning Balance =
534condo	534 West 42nd...	08/31/2020	08/2020	To Gross up 8.2020	J-23580		15.24	0.00	119.38	To Gross up 8.2020
				Net Change=15.24			15.24	0.00	119.38	= Ending Balance =
							13,840.34	13,840.34		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 08/01/2020 - 08/31/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-93310	27312	08/2020	8/3/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	798	Management Fee
K-93876	27379	08/2020	8/13/2020	Charles Henry Properties LLC (charleshenry	534condo	6213-0000 General Building Repairs-Expense	216.32	799	Invoice # 08052020-2 8.5.20 Intercom work new PRI module and NEMA enclosure
K-94494	27478	08/2020	8/27/2020	Verizon (verizon)	534condo	6455-0000 Telephone	251.67	800	7.28.20-8.27.20 phone ac# 853-077-585-0001-81
K-94600	27488	08/2020	8/27/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	801	Invoice #127220 dated 7.1.20 monthly maintenance
					534condo	6250-0000 Elevator Inspection & Repair	544.38	801	544.38
K-94601	27488	08/2020	8/27/2020	Tsigonia Paint Sales of New Jersey City Inc	534condo	6215-0000 Building Supplies	400.43	802	Invoice #T0168159 dated 6.25.2020 Contractor bags, air frsnr, paper towel
K-94624	27492	08/2020	8/27/2020	Charles Henry Properties LLC (charleshenry	534condo	6213-0000 General Building Repairs-Expense	400.00	803	8.5.20 534w42nd st Roof Work
K-95364		08/2020	8/25/2020	Verizon (verizon)	534condo	6455-0000 Telephone	276.75	82520	ac #155-734-529-0001-16 period 8.5.20-9.4.20
K-96868		08/2020	8/21/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.12	82120	8.21.20
K-96869		08/2020	8/7/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	80720	8.7.20
Total							<u>4,421.31</u>		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 08/01/2020 - 08/31/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-181401	31126	08/2020	8/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		67712522	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		67712522	
R-181461	31126	08/2020	8/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		67761957	
R-182781	31291	08/2020	8/15/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		69133777	
R-183021	31347	08/2020	8/19/2020	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1241_69233390	
					534condo	1110-0000	4620-0000 Special Assessment	228.95		1241_69233390	
R-183841	31531	08/2020	8/22/2020	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		69288557	
					534condo	1110-0000	4530-0000 Condo Common Charge	109.25		69288557	
R-183991	31555	08/2020	8/25/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6577_69364787	
Total								8,107.83			

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 08/31/2020

Month Year = 08/2020

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		0.00
					Total	1,253.63					
3	Condo	0.00	t0001082	Dr. Amit Khaneja	0.00 common assmnt	1,144.38 109.25	0.00	0.00	01/01/2017	12/31/2099	0.00
					Total	1,253.63					
4	Condo	0.00	t0000176	John Riccardi	0.00 common assmnt	1,144.38 109.25	0.00	0.00	05/01/2013		0.00
					Total	1,253.63					
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00 common assmnt	1,144.38 109.25	0.00	0.00	01/01/2013		-109.25
					Total	1,253.63					
6	Condo	0.00	t0000178	Michael Younge	0.00 common assmnt	1,144.38 109.25	0.00	0.00	02/22/2013		109.25
					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		40,236.12
					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	524.40
					Total	752.18					
Total			534 West 42nd Street Condo Association(534condo)		0.00	10,899.14	0.00	0.00	40,760.52		

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 = 08/31/2020

Month Year = 08/2020

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance	
Current/Notice/Vacant Residents				0.00		0.00	10,899.14	0.00	0.00	8.00	100.00	0.00	40,760.52
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	40,760.52

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

9/28/2020

Bank Reconciliation Report

8/31/2020

412059300

Posted by: jbowen on 9/28/2020

Balance Per Bank Statement as of 8/31/2020

14,412.31

Outstanding Checks

Check Date	Check Number	Payee	Amount
7/17/2020	790	virtual - Virtual Service	2,923.29
8/13/2020	799	charleshenry - Charles Henry Properties LLC	216.32
8/27/2020	800	verizon - Verizon	251.67
8/27/2020	801	solids - Solid State Elevator Corp	881.89
8/27/2020	802	tsignoa - Tsigonia Paint Sales of New Jersey City Inc	400.43
8/27/2020	803	charleshenry - Charles Henry Properties LLC	400.00
Less: Outstanding Checks			5,073.60
Reconciled Bank Balance			9,338.71

Balance per GL as of 8/31/2020

9,338.71

Reconciled Balance Per G/L

9,338.71

Difference

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

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/28/2020	797	wynne - Wynne Plumbing & Heating Corp	4,197.13	8/31/2020
8/3/2020	798	livingst - Livingston Management Services, LLC	1,100.00	8/31/2020
8/7/2020	80720	v0000081 - Artur Ujkaj	447.13	8/31/2020
8/21/2020	82120	v0000081 - Artur Ujkaj	447.12	8/31/2020
8/25/2020	82520	verizon - Verizon	276.75	8/31/2020

Total Cleared Checks

6,468.13

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/31/2020	229	Lockbox	1,253.63	8/31/2020
8/4/2020	230	ACH	2,398.01	8/31/2020
8/18/2020	231	ACH	1,144.38	8/31/2020
8/20/2020	232	Lockbox	2,625.18	8/31/2020
8/25/2020	233	ACH	1,253.63	8/31/2020
8/26/2020	234	Lockbox	686.63	8/31/2020

Total Cleared Deposits

9,361.46

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
8/14/2020	JE 23586	ADP Payroll Processing Fee	-67.62	8/31/2020
8/28/2020	JE 23587	ADP Payroll Processing Fee	-67.62	8/31/2020
8/31/2020	JE 23580	To Gross up 8.2020	-276.23	8/31/2020

Total Cleared Other Items

-411.47

534condo-ChaseRes-1484

9/24/2020

Bank Reconciliation Report

8/31/2020

3046731484

Posted by: jbowen on 9/24/2020

Balance Per Bank Statement as of 8/31/2020	20,037.19
Reconciled Bank Balance	<u>20,037.19</u>

Balance per GL as of 8/31/2020	20,037.19
Reconciled Balance Per G/L	<u>20,037.19</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
8/31/2020	JE 23556	bank interest	0.34	8/31/2020
Total Cleared Other Items			<u>0.34</u>	



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

August 01, 2020 through August 31, 2020

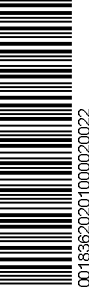
Primary Account: **000000412059300**

00018362 DRE 802 089 24520 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	\$11,930.45	\$14,412.31
Chase Business Select High Yield Savings	000003046731484	20,036.85	20,037.19
Total		\$31,967.30	\$34,449.50

TOTAL ASSETS

\$31,967.30 **\$34,449.50**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$11,930.45
Deposits and Additions	6	9,361.46
Checks Paid	2	-5,297.13
Electronic Withdrawals	9	-1,582.47
Ending Balance	17	\$14,412.31



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

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
08/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080420 CO Entry Descr:Settlementsec:CCD Trace#:081503504454612 Eed:200804 Ind ID:000008915114694 Ind Name:Livingston Management Trn: 2174454612Tc	\$1,253.63
08/05	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080520 CO Entry Descr:Settlementsec:CCD Trace#:081503508452198 Eed:200805 Ind ID:000008942878398 Ind Name:Livingston Management Trn: 2188452198Tc	2,398.01
08/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:082020 CO Entry Descr:Settlementsec:CCD Trace#:081503505140305 Eed:200820 Ind ID:000009061971214 Ind Name:Livingston Management Trn: 2335140305Tc	1,144.38
08/24	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:082420 CO Entry Descr:Settlementsec:CCD Trace#:081503506017548 Eed:200824 Ind ID:000009081577634 Ind Name:Livingston Management Trn: 2376017548Tc	2,625.18
08/27	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:082720 CO Entry Descr:Settlementsec:CCD Trace#:081503504369823 Eed:200827 Ind ID:000009103472486 Ind Name:Livingston Management Trn: 2404369823Tc	1,253.63
08/28	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:082820 CO Entry Descr:Settlementsec:CCD Trace#:081503502008702 Eed:200828 Ind ID:000009117087194 Ind Name:Livingston Management Trn: 2412008702Tc	686.63
Total Deposits and Additions		\$9,361.46

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
797 ^		08/13	\$4,197.13
798 ^		08/17	1,100.00
Total Checks Paid			\$5,297.13

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.

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
08/06	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:200806 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000020315099 Eed:200806 Ind ID:9297160798021xs Ind Name:534 W 42ND Street Cond	\$447.13
08/06	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:200806 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000028878788 Eed:200806 Ind ID:R61xs 080716A01 Ind Name:534 W 42ND Street Cond	104.45
08/06	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:200806 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000020672700 Eed:200806 Ind ID:7100589061311xs Ind Name:534 W 42ND Street Cond	33.66
08/14	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:200814 CO Entry Descr:ADP - Feessec:CCD Trace#:021000029656961 Eed:200814 Ind ID:2R1xs 0187606 Ind Name:534 W 42ND Street Cond	67.62
08/20	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:200820 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000028474415 Eed:200820 Ind ID:4850552440701xs Ind Name:534 W 42ND Street Cond	447.12
08/20	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:200820 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000027379967 Eed:200820 Ind ID:R61xs 082117A01 Ind Name:534 W 42ND Street Cond	104.46



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

ELECTRONIC WITHDRAWALS *(continued)*

DATE	DESCRIPTION	AMOUNT
08/20	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 200820 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000022659882 Eed: 200820 Ind ID: 648075547466ixs Ind Name: 534 W 42ND Street Cond	33.66
08/26	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000034140769 Eed: 200826 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Trn: 2394140769Tc	276.75
08/28	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 200828 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000023216923 Eed: 200828 Ind ID: 2Rixs 2503712 Ind Name: 534 W 42ND Street Cond	67.62
Total Electronic Withdrawals		\$1,582.47

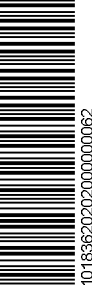
The monthly service fee of \$15.00 was waived this period because you maintained a minimum daily balance of \$1,500.00 or more.

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
08/04	\$13,184.08	08/14	10,732.10	08/26	12,539.67
08/05	15,582.09	08/17	9,632.10	08/27	13,793.30
08/06	14,996.85	08/20	10,191.24	08/28	14,412.31
08/13	10,799.72	08/24	12,816.42		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		11
Deposits / Credits		0
Deposited Items		0
Transaction Total		11
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





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

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,036.85
Deposits and Additions	1	0.34
Ending Balance	1	\$20,037.19
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.34
Interest Paid Year-to-Date		\$3.07

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		\$20,036.85
08/31	Interest Payment	0.34	20,037.19
	Ending Balance		\$20,037.19

You earned a higher interest rate on your Chase Business Select High Yield Savings account during this statement period because you had a qualifying Chase Total Business Checking account.

30 deposited items are provided with your account each month. There is a \$0.20 fee for each additional deposited item.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC



JPMorgan Chase Bank, N.A. Member FDIC