

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

September 2020

Trial Balance

Period = Sep 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	9,338.71	1,762.37	0.00	11,101.08
1130-0000	Savings Cash 1	20,037.19	0.32	0.00	20,037.51
1620-0000	Equipment	28,039.88	0.00	0.00	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
1720-0000	Building Improvement	11,268.56	0.00	0.00	11,268.56
2245-0000	Insurance Proceed-Prop. Damage	-8,485.99	0.00	0.00	-8,485.99
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3800-0000	Retained Earnings	-68,228.84	0.00	0.00	-68,228.84
4530-0000	Condo Common Charge	-68,092.87	0.00	8,008.88	-76,101.75
4620-0000	Special Assessment	-4,781.35	0.00	109.25	-4,890.60
4700-0000	Commercial/Retail rent	-5,493.04	0.00	1,373.26	-6,866.30
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,420.25	0.00	0.00	-1,420.25
5720-0000	Interest on Bank Accounts	-3.07	0.00	0.32	-3.39
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6204-0000	Professional Consultant Fees	0.00	150.00	0.00	150.00
6213-0000	General Building Repairs-Expense	1,540.91	0.00	0.00	1,540.91
6215-0000	Building Supplies	1,972.21	13.06	0.00	1,985.27
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	2,025.06	675.02	0.00	2,700.08
6250-0000	Elevator Inspection & Repair	1,044.38	0.00	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	8,800.00	1,100.00	0.00	9,900.00
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	1,464.98	0.00	10,628.10
6320-0010	Worker's Compensation	588.53	62.18	0.00	650.71
6350-0000	Property Tax	189.75	101.75	0.00	291.50
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

Trial Balance

Period = Sep 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6420-0000	Gas	8,758.84	0.00	0.00	8,758.84
6430-0000	Water & Sewer	1,909.11	506.37	0.00	2,415.48
6455-0000	Telephone	3,670.39	530.12	0.00	4,200.51
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	1,882.00	0.00	4,430.50
7615-0000	Payroll Processing Fees	1,242.85	135.24	0.00	1,378.09
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	8,630.73	1,015.38	0.00	9,646.11
7851-0000	FICA Expense	670.42	77.68	0.00	748.10
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	119.38	15.24	0.00	134.62
	Total	0.00	9,491.71	9,491.71	0.00

Income Statement

Period = Sep 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,008.88	84.38	76,101.75	85.24
4620-0000	Special Assessment	109.25	1.15	4,890.60	5.48
4700-0000	Commercial/Retail rent	1,373.26	14.47	6,866.30	7.69
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.59
4990-0000	NET RENT INCOME	<u>9,491.39</u>	<u>100.00</u>	<u>89,278.90</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	3.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>3.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,491.71</u>	<u>100.00</u>	<u>89,282.29</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.14
6204-0000	Professional Consultant Fees	150.00	1.58	150.00	0.17
6213-0000	General Building Repairs-Expense	0.00	0.00	1,540.91	1.73
6215-0000	Building Supplies	13.06	0.14	1,985.27	2.22
6235-0000	Plumbing Repair	0.00	0.00	4,197.13	4.70
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	5.37
6241-0000	Boiler Repair	0.00	0.00	1,565.00	1.75
6249-0000	Elevator Contract	675.02	7.11	2,700.08	3.02
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,044.38	1.17
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	1.79
6267-0000	Locksmith	0.00	0.00	2,324.48	2.60
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.22
6300-0000	Management	1,100.00	11.59	9,900.00	11.09
6310-0000	Security Service	0.00	0.00	4,635.26	5.19

Income Statement

Period = Sep 2020

Book = Cash

		Period to Date	%	Year to Date	%
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	11.02
6320-0000	Insurance	1,464.98	15.43	10,628.10	11.90
6320-0010	Worker's Compensation	62.18	0.66	650.71	0.73
6350-0000	Property Tax	101.75	1.07	291.50	0.33
6364-0000	Filing Fees	0.00	0.00	142.80	0.16
6410-0000	Electricity	0.00	0.00	4,234.51	4.74
6420-0000	Gas	0.00	0.00	8,758.84	9.81
6430-0000	Water & Sewer	506.37	5.33	2,415.48	2.71
6455-0000	Telephone	530.12	5.59	4,200.51	4.70
6460-0000	Service Contract	0.00	0.00	400.00	0.45
6990-0000	TOTAL DIRECT EXPENSES	4,603.48	48.50	81,887.05	91.72
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	1,882.00	19.83	4,430.50	4.96
7615-0000	Payroll Processing Fees	135.24	1.42	1,378.09	1.54
7620-0000	Taxes	0.00	0.00	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.17
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.70	9,646.11	10.80
7851-0000	FICA Expense	77.68	0.82	748.10	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	15.24	0.16	134.62	0.15
7890-0000	TOTAL PAYROLL	1,243.54	13.10	11,948.92	13.38
7990-0000	TOTAL G & A EXPENSE	3,125.54	32.93	16,561.04	18.55
8990-0000	TOTAL EXPENSES	7,729.02	81.43	98,448.09	110.27
9090-0000	NET INCOME	1,762.69	18.57	-9,165.80	-10.27

Statement (12 months)

Period = Jan 2020-Sep 2020

Book = Cash

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 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	8,008.88	76,101.75
4620-0000 Special Assessment	556.70	993.70	447.45	437.00	327.75	1,014.60	665.95	338.20	109.25	4,890.60
4700-0000 Commercial/Retail rent	686.63	1,373.26	0.00	1,373.26	0.00	686.63	686.63	686.63	1,373.26	6,866.30
4810-0000 Plus:Prepaid Rent/Maintenance/Common	0.00	1,420.25	0.00	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>9,491.39</u>	<u>89,278.90</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	0.32	3.39
5890-0000 TOTAL OTHER INCOME	<u>0.51</u>	<u>0.46</u>	<u>0.44</u>	<u>0.32</u>	<u>0.31</u>	<u>0.35</u>	<u>0.34</u>	<u>0.34</u>	<u>0.32</u>	<u>3.39</u>
5990-0000 TOTAL INCOME	<u>10,785.79</u>	<u>13,520.56</u>	<u>7,420.64</u>	<u>8,676.86</u>	<u>8,675.14</u>	<u>11,987.99</u>	<u>10,615.43</u>	<u>8,108.17</u>	<u>9,491.71</u>	<u>89,282.29</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	0.00	2,800.00
6204-0000 Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
6213-0000 General Building Repairs -Expense	0.00	0.00	150.00	0.00	0.00	0.00	774.59	616.32	0.00	1,540.91
6215-0000 Building Supplies	75.08	458.01	156.88	0.00	0.00	0.00	881.81	400.43	13.06	1,985.27
6235-0000 Plumbing Repair	0.00	0.00	0.00	0.00	0.00	0.00	4,197.13	0.00	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	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	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	675.02	2,700.08
6250-0000 Elevator Inspection & Repair	0.00	0.00	0.00	0.00	0.00	500.00	0.00	544.38	0.00	1,044.38

Statement (12 months)

Period = Jan 2020-Sep 2020

Book = Cash

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
6257-0000 Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	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	0.00	2,324.48
6291-0035 Elevator NR	1,088.75	0.00	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	1,100.00	9,900.00
6310-0000 Security Service	0.00	0.00	0.00	4,635.26	0.00	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	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	1,464.98	10,628.10
6320-0010 Worker's Compensation	122.18	62.18	62.18	95.84	59.61	62.18	62.18	62.18	62.18	650.71
6350-0000 Property Tax	0.00	0.00	0.00	0.00	0.00	189.75	0.00	0.00	101.75	291.50
6364-0000 Filing Fees	0.00	0.00	61.20	0.00	81.60	0.00	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	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	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	506.37	2,415.48
6455-0000 Telephone	440.10	443.37	439.82	189.59	692.38	230.26	706.45	528.42	530.12	4,200.51
6460-0000 Service Contract	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
6990-0000 TOTAL DIRECT EXPENSES	8,596.29	13,188.30	3,835.30	10,598.07	8,747.53	2,082.19	26,646.65	3,589.24	4,603.48	81,887.05
7000-0000 GENERAL & ADMINISTRATIVE										
7421-0000 Postage	0.00	0.00	0.00	6.62	0.00	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	1,882.00	4,430.50
7615-0000 Payroll Processing Fees	267.68	129.22	129.22	129.22	129.22	129.22	193.83	135.24	135.24	1,378.09
7620-0000 Taxes	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00
7700-0000 Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1,015.38	9,646.11
7851-0000 FICA Expense	77.68	77.68	87.82	185.18	9.02	77.68	77.68	77.68	77.68	748.10
7852-0000 FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	0.00	0.00	42.00
7853-0000 SUTA Expense	10.16	10.16	15.24	15.24	22.86	15.24	15.24	15.24	15.24	134.62

Statement (12 months)

Period = Jan 2020-Sep 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
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>1,243.54</u>	<u>11,948.92</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>3,125.54</u>	<u>16,561.04</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>4,832.78</u>	<u>7,729.02</u>	<u>98,448.09</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>1,762.69</u>	<u>-9,165.80</u>

Balance Sheet

Period = Sep 2020

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	11,101.08
1130-0000	Savings Cash 1	20,037.51
1190-0000	TOTAL CASH	31,138.59
1400-0000	Total Current Assets	31,138.59
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	67,549.03
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	59,063.04
3890-0000	TOTAL CAPITAL	59,063.04
3990-0000	TOTAL LIABILITIES & CAPITAL	67,549.03

Cash Flow Statement

Period = Sep 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,008.88	84.38	76,101.75	85.24
4620-0000	Special Assessment	109.25	1.15	4,890.60	5.48
4700-0000	Commercial/Retail rent	1,373.26	14.47	6,866.30	7.69
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.59
4990-0000	NET RENT INCOME	<u>9,491.39</u>	<u>100.00</u>	<u>89,278.90</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	3.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>3.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,491.71</u>	<u>100.00</u>	<u>89,282.29</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.14
6204-0000	Professional Consultant Fees	150.00	1.58	150.00	0.17
6213-0000	General Building Repairs-Expense	0.00	0.00	1,540.91	1.73
6215-0000	Building Supplies	13.06	0.14	1,985.27	2.22
6235-0000	Plumbing Repair	0.00	0.00	4,197.13	4.70
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	5.37
6241-0000	Boiler Repair	0.00	0.00	1,565.00	1.75
6249-0000	Elevator Contract	675.02	7.11	2,700.08	3.02
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,044.38	1.17
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	1.79
6267-0000	Locksmith	0.00	0.00	2,324.48	2.60
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.22
6300-0000	Management	1,100.00	11.59	9,900.00	11.09
6310-0000	Security Service	0.00	0.00	4,635.26	5.19

Cash Flow Statement

Period = Sep 2020

Book = Cash

		Period to Date	%	Year to Date	%
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	11.02
6320-0000	Insurance	1,464.98	15.43	10,628.10	11.90
6320-0010	Worker's Compensation	62.18	0.66	650.71	0.73
6350-0000	Property Tax	101.75	1.07	291.50	0.33
6364-0000	Filing Fees	0.00	0.00	142.80	0.16
6410-0000	Electricity	0.00	0.00	4,234.51	4.74
6420-0000	Gas	0.00	0.00	8,758.84	9.81
6430-0000	Water & Sewer	506.37	5.33	2,415.48	2.71
6455-0000	Telephone	530.12	5.59	4,200.51	4.70
6460-0000	Service Contract	0.00	0.00	400.00	0.45
6990-0000	TOTAL DIRECT EXPENSES	<u>4,603.48</u>	<u>48.50</u>	<u>81,887.05</u>	<u>91.72</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	1,882.00	19.83	4,430.50	4.96
7615-0000	Payroll Processing Fees	135.24	1.42	1,378.09	1.54
7620-0000	Taxes	0.00	0.00	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.17
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.70	9,646.11	10.80
7851-0000	FICA Expense	77.68	0.82	748.10	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	15.24	0.16	134.62	0.15
7890-0000	TOTAL PAYROLL	<u>1,243.54</u>	<u>13.10</u>	<u>11,948.92</u>	<u>13.38</u>
7990-0000	TOTAL G & A EXPENSE	<u>3,125.54</u>	<u>32.93</u>	<u>16,561.04</u>	<u>18.55</u>
8990-0000	TOTAL EXPENSES	<u>7,729.02</u>	<u>81.43</u>	<u>98,448.09</u>	<u>110.27</u>
9090-0000	NET INCOME	<u>1,762.69</u>	<u>18.57</u>	<u>-9,165.80</u>	<u>-10.27</u>

Cash Flow Statement

Period = Sep 2020

Book = Cash

		Period to Date	%	Year to Date	%
Adjustments					
Total Adjustments		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Cash Flow		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	9,338.71	11,101.08	1,762.37	
1130-0000	Savings Cash 1	20,037.19	20,037.51	0.32	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		29,375.90	31,138.59	1,762.69	
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	11,101.08	-9,169.19	
1130-0000	Savings Cash 1	20,034.12	20,037.51	3.39	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		40,304.39	31,138.59	-9,165.80	

General Ledger

Period = Sep 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000	Operating Cash 1								9,338.71 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2020	09/2020	Livingston Management Service...	K-94789	804	0.00	1,100.00	8,238.71	Management Fee
534condo	534 West 42nd...	09/01/2020	09/2020	Trubitt (t0000174)	R-184627	69805999	1,144.38	0.00	9,383.09	ClickPay - ACH - A2009010426_YJ9MR5
534condo	534 West 42nd...	09/01/2020	09/2020	Khaneja (t0001082)	R-184746	70016469	1,144.38	0.00	10,527.47	ClickPay - ACH - A2009010514_BG6NA6
534condo	534 West 42nd...	09/03/2020	09/2020	Younge (t0000178)	R-185508	70441436	1,035.13	0.00	11,562.60	ClickPay - ACH - A2009030049_WP7FG7
534condo	534 West 42nd...	09/03/2020	09/2020	Younge (t0000178)	R-185508	70441436	109.25	0.00	11,671.85	ClickPay - ACH - A2009030049_WP7FG7
534condo	534 West 42nd...	09/04/2020	09/2020	Artur Ujkaj (v0000081)	K-97909	90420	0.00	447.14	11,224.71	9.4.20
534condo	534 West 42nd...	09/08/2020	09/2020	JACK JAFFA & ASSOCIATES ...	K-95487	805	0.00	150.00	11,074.71	Inv#HPA549409. 8.2020-7.2021 @ \$12.5 Pe...
534condo	534 West 42nd...	09/09/2020	09/2020	Goldberg Weprin Finkel Goldste...	K-95593	806	0.00	900.00	10,174.71	Fee for filing 2020/21 petitions
534condo	534 West 42nd...	09/09/2020	09/2020	Riccardi (t0000176)	R-186048	130_...	1,144.38	0.00	11,319.09	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/10/2020	09/2020	Goldberg Weprin Finkel Goldste...	K-95597	806	900.00	0.00	12,219.09	Fee for filing 2020/21 petitions
534condo	534 West 42nd...	09/10/2020	09/2020	Goldberg Weprin Finkel Goldste...	K-95603	807	0.00	300.00	11,919.09	Fee for filing 2020/21 petitions
534condo	534 West 42nd...	09/10/2020	09/2020	Solid State Elevator Corp (solids)	K-95681	808	0.00	337.51	11,581.58	Invoice # 127860 8.1.20 Monthly maintenance ...
534condo	534 West 42nd...	09/10/2020	09/2020	Tsigonia Paint Sales of New Je...	K-95682	809	0.00	13.06	11,568.52	Invoice # T0169973 7.9.20 black trash bags le...
534condo	534 West 42nd...	09/11/2020	09/2020	ADP Payroll Processing Fee	J-23842		0.00	67.62	11,500.90	ADP Payroll Processing Fee
534condo	534 West 42nd...	09/14/2020	09/2020	Solid State Elevator Corp (solids)	K-95892	810	0.00	337.51	11,163.39	Invoice # 128526 9.1.20 Monthly maintenance ...
534condo	534 West 42nd...	09/14/2020	09/2020	Praveen Gulati (t0000760)	R-186303	6579...	686.63	0.00	11,850.02	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/14/2020	09/2020	Simon (t0000180)	R-186311	1267...	2,396.23	0.00	14,246.25	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/15/2020	09/2020	Vernon & Ginsburg,LLP (vernon)	K-95975	811	0.00	1,582.00	12,664.25	Re: Tiiu Kuik Review of contract telephone co...
534condo	534 West 42nd...	09/15/2020	09/2020	Samuels (t0000177)	R-186361	71373260	1,144.38	0.00	13,808.63	ClickPay - ACH - A2009150937_BI3QQ4
534condo	534 West 42nd...	09/16/2020	09/2020	NFP Property & Casualty Servic...	K-96115	812	0.00	1,464.98	12,343.65	534 West 42nd Street 2020-21 Total Overall P...
534condo	534 West 42nd...	09/18/2020	09/2020	Artur Ujkaj (v0000081)	K-97908	91820	0.00	447.13	11,896.52	9.18.20
534condo	534 West 42nd...	09/24/2020	09/2020	NYC Department of Finance (n...	K-96636	813	0.00	101.75	11,794.77	bbl: 1,01070, 7502. 8.29.20
534condo	534 West 42nd...	09/25/2020	09/2020	ADP Payroll Processing Fee	J-23843		0.00	67.62	11,727.15	ADP Payroll Processing Fee
534condo	534 West 42nd...	09/28/2020	09/2020	Praveen Gulati (t0000760)	R-187751	6590...	686.63	0.00	12,413.78	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/29/2020	09/2020	Verizon (verizon)	K-97397	92920	0.00	275.36	12,138.42	ac #155-734-529-0001-16 period 9.5.20-10.4.20
534condo	534 West 42nd...	09/30/2020	09/2020	NYC Water Board (nycwater)	K-97134	815	0.00	506.37	11,632.05	6.18.20-9.17.20 acc#50010-25022-001
534condo	534 West 42nd...	09/30/2020	09/2020	Verizon (verizon)	K-97178	816	0.00	254.76	11,377.29	8.28.20-9.27.20 phone ac# 853-077-585-0001-81
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		0.00	67.32	11,309.97	pay-by-pay insurance
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		0.00	208.89	11,101.08	taxes
				Net Change=1,762.37			10,391.39	8,629.02	11,101.08 = Ending Balance =	
1130-0000	Savings Cash 1								20,037.19 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2020	09/2020	bank interest	J-23841		0.32	0.00	20,037.51	bank interest
				Net Change=0.32			0.32	0.00	20,037.51 = Ending Balance =	
1620-0000	Equipment								28,039.88 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	28,039.88 = Ending Balance =	

General Ledger

Period = Sep 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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...	09/04/2020	09/2020	Artur Ujkaj (v0000081)	K-97909	90420	447.14	0.00	447.14	9.4.20
534condo	534 West 42nd...	09/18/2020	09/2020	Artur Ujkaj (v0000081)	K-97908	91820	447.13	0.00	894.27	9.18.20
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		0.00	894.27	0.00	To Gross up 9.2020
				Net Change=0.00			894.27	894.27	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					-68,092.87 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2020	09/2020	Trubitt (t0000174)	R-184627	69805999	0.00	1,144.38	-69,237.25	ClickPay - ACH - A2009010426_YJ9MR5
534condo	534 West 42nd...	09/01/2020	09/2020	Khaneja (t0001082)	R-184746	70016469	0.00	1,144.38	-70,381.63	ClickPay - ACH - A2009010514_BG6NA6
534condo	534 West 42nd...	09/03/2020	09/2020	Younge (t0000178)	R-185508	70441436	0.00	1,035.13	-71,416.76	ClickPay - ACH - A2009030049_WP7FG7
534condo	534 West 42nd...	09/09/2020	09/2020	Riccardi (t0000176)	R-186048	130_...	0.00	1,144.38	-72,561.14	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/14/2020	09/2020	Simon (t0000180)	R-186311	1267...	0.00	2,396.23	-74,957.37	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/15/2020	09/2020	Samuels (t0000177)	R-186361	71373260	0.00	1,144.38	-76,101.75	ClickPay - ACH - A2009150937_BI3QQ4
				Net Change=-8,008.88			0.00	8,008.88	-76,101.75 = Ending Balance =	
4620-0000				Special Assessment					-4,781.35 = Beginning Balance =	
534condo	534 West 42nd...	09/03/2020	09/2020	Younge (t0000178)	R-185508	70441436	0.00	109.25	-4,890.60	ClickPay - ACH - A2009030049_WP7FG7
				Net Change=-109.25			0.00	109.25	-4,890.60 = Ending Balance =	
4700-0000				Commercial/Retail rent					-5,493.04 = Beginning Balance =	
534condo	534 West 42nd...	09/14/2020	09/2020	Praveen Gulati (t0000760)	R-186303	6579...	0.00	686.63	-6,179.67	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/28/2020	09/2020	Praveen Gulati (t0000760)	R-187751	6590...	0.00	686.63	-6,866.30	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-1,373.26			0.00	1,373.26	-6,866.30 = Ending Balance =	
4810-0000				Plus:Prepaid Rent/Maintenanc...					-1,420.25 = Beginning Balance =	

General Ledger

Period = Sep 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-1,420.25	= Ending Balance =
5720-0000				Interest on Bank Accounts					-3.07	= Beginning Balance =
534condo	534 West 42nd...	09/30/2020	09/2020	bank interest	J-23841		0.00	0.32	-3.39	bank interest
				Net Change=-0.32			0.00	0.32	-3.39	= Ending Balance =
6202-0000				Accounting					2,800.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,800.00	= Ending Balance =
6204-0000				Professional Consultant Fees					0.00	= Beginning Balance =
534condo	534 West 42nd...	09/08/2020	09/2020	JACK JAFFA & ASSOCIATES ...	K-95487	805	150.00	0.00	150.00	Inv#HPA549409. 8.2020-7.2021 @ \$12.5 Pe...
				Net Change=150.00			150.00	0.00	150.00	= Ending Balance =
6213-0000				General Building Repairs-Expense					1,540.91	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,540.91	= Ending Balance =
6215-0000				Building Supplies					1,972.21	= Beginning Balance =
534condo	534 West 42nd...	09/10/2020	09/2020	Tsigonia Paint Sales of New Je...	K-95682	809	13.06	0.00	1,985.27	Invoice # T0169973 7.9.20 black trash bags le...
				Net Change=13.06			13.06	0.00	1,985.27	= 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					2,025.06	= Beginning Balance =
534condo	534 West 42nd...	09/10/2020	09/2020	Solid State Elevator Corp (solids)	K-95681	808	337.51	0.00	2,362.57	Invoice # 127860 8.1.20 Monthly maintenance ...
534condo	534 West 42nd...	09/14/2020	09/2020	Solid State Elevator Corp (solids)	K-95892	810	337.51	0.00	2,700.08	Invoice # 128526 9.1.20 Monthly maintenance ...
				Net Change=675.02			675.02	0.00	2,700.08	= Ending Balance =
6250-0000				Elevator Inspection & Repair					1,044.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,044.38	= Ending Balance =
6257-0000				Sprinkler Sys. & Inspections					1,600.00	= Beginning Balance =

General Ledger

Period = Sep 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	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					8,800.00	= Beginning Balance =
534condo	534 West 42nd...	09/01/2020	09/2020	Livingston Management Service...	K-94789	804	1,100.00	0.00	9,900.00	Management Fee
				Net Change=1,100.00			1,100.00	0.00	9,900.00	= 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 =
534condo	534 West 42nd...	09/16/2020	09/2020	NFP Property & Casualty Service...	K-96115	812	1,464.98	0.00	10,628.10	534 West 42nd Street 2020-21 Total Overall P...
				Net Change=1,464.98			1,464.98	0.00	10,628.10	= Ending Balance =
6320-0010				Worker's Compensation					588.53	= Beginning Balance =
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		0.00	2.74	585.79	paid family leave
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		67.32	0.00	653.11	pay-by-pay insurance
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		0.00	2.40	650.71	voluntary disability
				Net Change=62.18			67.32	5.14	650.71	= Ending Balance =
6350-0000				Property Tax					189.75	= Beginning Balance =
534condo	534 West 42nd...	09/24/2020	09/2020	NYC Department of Finance (n...	K-96636	813	101.75	0.00	291.50	bbl: 1,01070, 7502. 8.29.20
				Net Change=101.75			101.75	0.00	291.50	= 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 =

General Ledger

Period = Sep 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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 =
534condo	534 West 42nd...	09/30/2020	09/2020	NYC Water Board (nycwater)	K-97134	815	506.37	0.00	2,415.48	6.18.20-9.17.20 acc#50010-25022-001
				Net Change=506.37			506.37	0.00	2,415.48	= Ending Balance =
6455-0000				Telephone					3,670.39	= Beginning Balance =
534condo	534 West 42nd...	09/29/2020	09/2020	Verizon (verizon)	K-97397	92920	275.36	0.00	3,945.75	ac #155-734-529-0001-16 period 9.5.20-10.4.20
534condo	534 West 42nd...	09/30/2020	09/2020	Verizon (verizon)	K-97178	816	254.76	0.00	4,200.51	8.28.20-9.27.20 phone ac# 853-077-585-0001-81
				Net Change=530.12			530.12	0.00	4,200.51	= Ending Balance =
6460-0000				Service Contract					400.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	400.00	= Ending Balance =
7421-0000				Postage					6.62	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6.62	= Ending Balance =
7610-0000				Legal - General					2,548.50	= Beginning Balance =
534condo	534 West 42nd...	09/09/2020	09/2020	Goldberg Weprin Finkel Goldste...	K-95593	806	900.00	0.00	3,448.50	Fee for filing 2020/21 petitions
534condo	534 West 42nd...	09/10/2020	09/2020	Goldberg Weprin Finkel Goldste...	K-95597	806	0.00	900.00	2,548.50	Fee for filing 2020/21 petitions
534condo	534 West 42nd...	09/10/2020	09/2020	Goldberg Weprin Finkel Goldste...	K-95603	807	300.00	0.00	2,848.50	Fee for filing 2020/21 petitions
534condo	534 West 42nd...	09/15/2020	09/2020	Vernon & Ginsburg,LLP (vernon)	K-95975	811	1,582.00	0.00	4,430.50	Re: Tiiu Kuik Review of contract telephone co...
				Net Change=1,882.00			2,782.00	900.00	4,430.50	= Ending Balance =
7615-0000				Payroll Processing Fees					1,242.85	= Beginning Balance =
534condo	534 West 42nd...	09/11/2020	09/2020	ADP Payroll Processing Fee	J-23842		67.62	0.00	1,310.47	ADP Payroll Processing Fee
534condo	534 West 42nd...	09/25/2020	09/2020	ADP Payroll Processing Fee	J-23843		67.62	0.00	1,378.09	ADP Payroll Processing Fee
				Net Change=135.24			135.24	0.00	1,378.09	= 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					8,630.73	= Beginning Balance =
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		1,015.38	0.00	9,646.11	To Gross up salary

General Ledger

Period = Sep 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=1,015.38			1,015.38	0.00	9,646.11	= Ending Balance =
7851-0000				FICA Expense					670.42	= Beginning Balance =
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		77.68	0.00	748.10	To Gross up 9.2020
				Net Change=77.68			77.68	0.00	748.10	= 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					119.38	= Beginning Balance =
534condo	534 West 42nd...	09/30/2020	09/2020	To Gross up 9.2020	J-23809		15.24	0.00	134.62	To Gross up 9.2020
				Net Change=15.24			15.24	0.00	134.62	= Ending Balance =
							19,920.14	19,920.14		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 09/01/2020 - 09/30/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-94789	27512	09/2020	9/1/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	1,100.00	804	Management Fee
K-95487	27584	09/2020	9/8/2020	JACK JAFFA & ASSOCIATES (jack)	534condo	6204-0000 Professional Consultant Fees	150.00	805	Inv#HPA549409. 8.2020-7.2021 @ \$12.5 Per month.
K-95593	27592	09/2020	9/9/2020	Goldberg Weprin Finkel Goldstein LLP (gold	534condo	7610-0000 Legal - General	900.00	806	Fee for filing 2020/21 petitions
K-95597		09/2020	9/10/2020	Goldberg Weprin Finkel Goldstein LLP (gold	534condo	7610-0000 Legal - General	-900.00	806	Fee for filing 2020/21 petitions
K-95603	27597	09/2020	9/10/2020	Goldberg Weprin Finkel Goldstein LLP (gold	534condo	7610-0000 Legal - General	300.00	807	Fee for filing 2020/21 petitions
K-95681	27609	09/2020	9/10/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	808	Invoice # 127860 8.1.20 Monthly maintenance for 8.2020
K-95682	27609	09/2020	9/10/2020	Tsigonia Paint Sales of New Jersey City Inc	534condo	6215-0000 Building Supplies	13.06	809	Invoice # T0169973 7.9.20 black trash bags less credit for \$197.94
K-95892	27631	09/2020	9/14/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	810	Invoice # 128526 9.1.20 Monthly maintenance for 9.2020
K-95975	27633	09/2020	9/15/2020	Vernon & Ginsburg,LLP (vernon)	534condo	7610-0000 Legal - General	1,582.00	811	Re: Tiiu Kuik Review of contract telephone conference with client
K-96115	27636	09/2020	9/16/2020	NFP Property & Casualty Service, Inc (nfp)	534condo	6320-0000 Insurance	1,464.98	812	534 West 42nd Street 2020-21 Total Overall Per Loc. Premium (Renewal)
K-96636	27700	09/2020	9/24/2020	NYC Department of Finance (nycdof)	534condo	6350-0000 Property Tax	101.75	813	bbl: 1,01070, 7502. 8.29.20
K-97134	27741	09/2020	9/30/2020	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	506.37	815	6.18.20-9.17.20 acc#50010-25022-001
K-97178	27747	09/2020	9/30/2020	Verizon (verizon)	534condo	6455-0000 Telephone	254.76	816	8.28.20-9.27.20 phone ac# 853-077-585-0001-81
K-97397		09/2020	9/29/2020	Verizon (verizon)	534condo	6455-0000 Telephone	275.36	92920	ac #155-734-529-0001-16 period 9.5.20-10.4.20
K-97908		09/2020	9/18/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	91820	9.18.20
K-97909		09/2020	9/4/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.14	90420	9.4.20
Total							7,317.57		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 09/01/2020 - 09/30/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-184627	31640	09/2020	9/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		69805999	
R-184746	31640	09/2020	9/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		70016469	
R-185506	31718	09/2020	9/3/2020	Younge(t0000178)	534condo	1110-0000	4620-0000 Special Assessment	109.25		70441436	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,035.13		70441436	
R-186046	31777	09/2020	9/9/2020	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		130_71097984	
R-186306	31825	09/2020	9/14/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6579_71326990	
R-186311	31825	09/2020	9/14/2020	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1267_71339000	
R-186361	31839	09/2020	9/15/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		71373260	
R-187751	32151	09/2020	9/28/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6590_71730581	
Total								9,491.39			

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/30/2020

Month Year = 09/2020

Unit	Unit Type	Unit Sq Ft	Resident Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Residents												
2	Condo	0.00	t0000174 Jason Trubitt	0.00	common	1,144.38	0.00	0.00	12/01/2012			0.00
Total						1,144.38						
3	Condo	0.00	t0001082 Dr. Amit Khaneja	0.00	common	1,144.38	0.00	0.00	01/01/2017	12/31/2099		0.00
Total						1,144.38						
4	Condo	0.00	t0000176 John Riccardi	0.00	common	1,144.38	0.00	0.00	05/01/2013			0.00
Total						1,144.38						
5	Condo	0.00	t0000177 Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	01/01/2013			-109.25
Total						1,144.38						
6	Condo	0.00	t0000178 Michael Younge	0.00	common	1,144.38	0.00	0.00	02/22/2013			0.00
Total						1,144.38						
7	Condo	0.00	t0000179 Tiiu Kuik	0.00	common	1,144.38	0.00	0.00	01/15/2013			42,962.50
Total						1,144.38						
8	Condo	0.00	t0000180 Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
Total						2,396.23						
RETAIL	retail	0.00	t0000760 Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/01/2015	10/31/2099		524.40
Total						686.63						
Total			534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				43,377.65

Summary Groups	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	0.00	0.00	9,949.14	0.00	0.00	8.00	100.00	0.00	43,377.65
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Occupied Units	0.00	0.00				8	100.00	0.00	
Total Non Rev Units	0.00	0.00				0	0.00	0.00	
Total Vacant Units	0.00	0.00				0	0.00	0.00	
Totals:	0.00	0.00	9,949.14	0.00	0.00	8	100.00	0.00	43,377.65

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/30/2020

Month Year = 09/2020

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Charge Rent Code	Amount	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
Summary of Charges by Charge Code (Current/Notice Residents Only)											
Charge Code			Amount								
common			9,262.51								
comm			686.63								
Total			9,949.14								

534condo-ChaseChk-9300

10/15/2020

Bank Reconciliation Report

9/30/2020

412059300

Posted by: jbowen on 10/15/2020

Balance Per Bank Statement as of 9/30/2020

11,277.33

Outstanding Deposits

Deposit Date	Deposit Number	Amount
9/29/2020	240	686.63
Plus:	Outstanding Deposits	686.63

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/24/2020	813	nycdof - NYC Department of Finance	101.75
9/30/2020	815	nycwater - NYC Water Board	506.37
9/30/2020	816	verizon - Verizon	254.76
Less:	Outstanding Checks		862.88
	Reconciled Bank Balance		11,101.08

Balance per GL as of 9/30/2020

11,101.08

Reconciled Balance Per G/L

11,101.08

Difference

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

0.00

534condo-ChaseChk-9300

10/15/2020

Bank Reconciliation Report**9/30/2020****412059300****Posted by: jbowen on 10/15/2020****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
7/17/2020	790	virtual - Virtual Service	2,923.29	9/30/2020
8/13/2020	799	charleshenry - Charles Henry Properties LLC	216.32	9/30/2020
8/27/2020	800	verizon - Verizon	251.67	9/30/2020
8/27/2020	801	solids - Solid State Elevator Corp	881.89	9/30/2020
8/27/2020	802	tsgnoa - Tsgonia Paint Sales of New Jersey City Inc	400.43	9/30/2020
8/27/2020	803	charleshenry - Charles Henry Properties LLC	400.00	9/30/2020
9/1/2020	804	livingst - Livingston Management Services, LLC	1,100.00	9/30/2020
9/4/2020	90420	v0000081 - Artur Ujkaj	447.14	9/30/2020
9/8/2020	805	jack - JACK JAFFA & ASSOCIATES	150.00	9/30/2020
9/10/2020	807	goldwepr - Goldberg Weprin Finkel Goldstein LLP	300.00	9/30/2020
9/10/2020	808	solids - Solid State Elevator Corp	337.51	9/30/2020
9/10/2020	809	tsgnoa - Tsgonia Paint Sales of New Jersey City Inc	13.06	9/30/2020
9/14/2020	810	solids - Solid State Elevator Corp	337.51	9/30/2020
9/15/2020	811	vernon - Vernon & Ginsburg,LLP	1,582.00	9/30/2020
9/16/2020	812	nfp - NFP Property & Casualty Service, Inc	1,464.98	9/30/2020
9/18/2020	91820	v0000081 - Artur Ujkaj	447.13	9/30/2020
9/29/2020	92920	verizon - Verizon	275.36	9/30/2020
Total Cleared Checks			11,528.29	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/2/2020	235	ACH	2,288.76	9/30/2020
9/4/2020	236	ACH	1,144.38	9/30/2020
9/10/2020	237	Lockbox	1,144.38	9/30/2020
9/15/2020	238	Lockbox	3,082.86	9/30/2020
9/16/2020	239	ACH	1,144.38	9/30/2020
Total Cleared Deposits			8,804.76	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/11/2020	JE 23842	ADP Payroll Processing Fee	-67.62	9/30/2020
9/25/2020	JE 23843	ADP Payroll Processing Fee	-67.62	9/30/2020
9/30/2020	JE 23809	To Gross up 9.2020	-276.21	9/30/2020
Total Cleared Other Items			-411.45	

534condo-ChaseRes-1484

10/15/2020

Bank Reconciliation Report

9/30/2020

3046731484

Posted by: jbowen on 10/15/2020

Balance Per Bank Statement as of 9/30/2020	20,037.51
Reconciled Bank Balance	<u>20,037.51</u>

Balance per GL as of 9/30/2020	20,037.51
Reconciled Balance Per G/L	<u>20,037.51</u>

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

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2020	JE 23841	bank interest	0.32	9/30/2020
Total Cleared Other Items			<u>0.32</u>	



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

September 01, 2020 through September 30, 2020

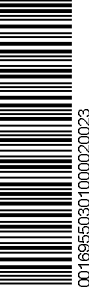
Primary Account: **000000412059300**

00016955 DRE 802 089 27520 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



00169550301000020023

We're discontinuing the Visa Benefits Package on Chase business debit cards

Effective December 1, 2020, we'll no longer offer the Visa Benefits Package (such as Purchase Security and Warranty Manager) on eligible Chase business debit cards. Benefits you may have with this package will remain in effect for eligible purchases made prior to December 1. This doesn't affect any benefit packages on Chase business credit cards.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$14,412.31	\$11,277.33
Chase Business Select High Yield Savings	000003046731484	20,037.19	20,037.51
Total		\$34,449.50	\$31,314.84

TOTAL ASSETS

\$34,449.50 **\$31,314.84**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$14,412.31
Deposits and Additions	5	8,804.76
Checks Paid	14	-10,358.66
Electronic Withdrawals	9	-1,581.08
Ending Balance	28	\$11,277.33



September 01, 2020 through September 30, 2020

Primary Account: **000000412059300****DEPOSITS AND ADDITIONS**

DATE	DESCRIPTION	AMOUNT
09/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:090420 CO Entry Descr:Settlementsec:CCD Trace#:081503507629805 Eed:200904 Ind ID:000009165441830 Ind Name:Livingston Management Trn: 2487629805Tc	\$2,288.76
09/09	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:090920 CO Entry Descr:Settlementsec:CCD Trace#:081503509580642 Eed:200909 Ind ID:000009199743818 Ind Name:Livingston Management Trn: 2539580642Tc	1,144.38
09/14	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:091420 CO Entry Descr:Settlementsec:CCD Trace#:081503503897124 Eed:200914 Ind ID:000009254938650 Ind Name:Livingston Management Trn: 2583897124Tc	1,144.38
09/17	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:091720 CO Entry Descr:Settlementsec:CCD Trace#:081503509342691 Eed:200917 Ind ID:000009285660674 Ind Name:Livingston Management Trn: 2619342691Tc	3,082.86
09/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:091820 CO Entry Descr:Settlementsec:CCD Trace#:081503506238958 Eed:200918 Ind ID:000009291182154 Ind Name:Livingston Management Trn: 2626238958Tc	1,144.38
Total Deposits and Additions		\$8,804.76

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
790 ^		09/18	\$2,923.29
799 * ^		09/11	216.32
800 ^		09/04	251.67
801 ^		09/10	881.89
802 ^		09/08	400.43
803 ^		09/03	400.00
804 ^		09/02	1,100.00
805 ^		09/17	150.00
807 * ^		09/17	300.00
808 ^		09/22	337.51
809 ^		09/18	13.06
810 ^		09/22	337.51
811 ^		09/22	1,582.00
812 ^		09/23	1,464.98
Total Checks Paid			\$10,358.66

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.



September 01, 2020 through September 30, 2020

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
09/03	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:200903 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000029478675 Eed:200903 Ind ID:943814547171xs Ind Name:534 W 42ND Street Cond	\$447.14
09/03	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:200903 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000029475638 Eed:200903 Ind ID:R6ixs 090418A01 Ind Name:534 W 42ND Street Cond	104.44
09/03	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:200903 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000027632050 Eed:200903 Ind ID:641053451864ixs Ind Name:534 W 42ND Street Cond	33.66
09/11	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:200911 CO Entry Descr:ADP - Feessec:CCD Trace#:021000026550828 Eed:200911 Ind ID:2Rixs 4833305 Ind Name:534 W 42ND Street Cond	67.62
09/17	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:200917 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000023534937 Eed:200917 Ind ID:210060690069ixs Ind Name:534 W 42ND Street Cond	447.13
09/17	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:200917 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000022358947 Eed:200917 Ind ID:R6ixs 091819A01 Ind Name:534 W 42ND Street Cond	104.45
09/17	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:200917 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000021278576 Eed:200917 Ind ID:595051625015ixs Ind Name:534 W 42ND Street Cond	33.66
09/25	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:200925 CO Entry Descr:ADP - Feessec:CCD Trace#:021000025437488 Eed:200925 Ind ID:2Rixs 7724550 Ind Name:534 W 42ND Street Cond	67.62
09/28	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000033478704 Eed:200928 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 2723478704Tc	275.36
Total Electronic Withdrawals		\$1,581.08

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
09/02	\$13,312.31	09/10	14,226.22	09/22	13,085.29
09/03	12,327.07	09/11	13,942.28	09/23	11,620.31
09/04	14,364.16	09/14	15,086.66	09/25	11,552.69
09/08	13,963.73	09/17	17,134.28	09/28	11,277.33
09/09	15,108.11	09/18	15,342.31		

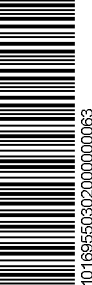
SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

Checks Paid / Debits	23
Deposits / Credits	0
Deposited Items	0
Transaction Total	23

SERVICE FEE CALCULATION

Service Fee	\$15.00
Service Fee Credit	-\$15.00





September 01, 2020 through September 30, 2020

Primary Account: **000000412059300**

SERVICE CHARGE SUMMARY *(continued)*

SERVICE FEE CALCULATION	AMOUNT
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		\$20,037.19
Deposits and Additions	1	0.32
Ending Balance	1	\$20,037.51
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.32
Interest Paid Year-to-Date		\$3.39

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

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,037.19
09/30	Interest Payment	0.32	20,037.51
	Ending Balance		\$20,037.51

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

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