

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

November 2020

Trial Balance

Period = Nov 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	5,680.77	0.00	612.09	5,068.68
1130-0000	Savings Cash 1	20,037.83	0.34	0.00	20,038.17
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	-84,110.63	0.00	9,262.51	-93,373.14
4620-0000	Special Assessment	-4,890.60	0.00	0.00	-4,890.60
4700-0000	Commercial/Retail rent	-6,866.30	0.00	686.63	-7,552.93
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,420.25	0.00	0.00	-1,420.25
5720-0000	Interest on Bank Accounts	-3.71	0.00	0.34	-4.05
6202-0000	Accounting	5,300.00	0.00	0.00	5,300.00
6204-0000	Professional Consultant Fees	150.00	0.00	0.00	150.00
6213-0000	General Building Repairs-Expense	3,203.23	0.00	0.00	3,203.23
6215-0000	Building Supplies	1,985.27	0.00	0.00	1,985.27
6235-0000	Plumbing Repair	4,883.04	0.00	0.00	4,883.04
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	3,037.59	337.51	0.00	3,375.10
6250-0000	Elevator Inspection & Repair	1,044.38	2,068.63	0.00	3,113.01
6252-0000	Fire Extinguishers	0.00	384.98	0.00	384.98
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	11,000.00	750.00	0.00	11,750.00
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	10,628.10	0.00	0.00	10,628.10
6320-0010	Worker's Compensation	743.98	62.18	0.00	806.16
6350-0000	Property Tax	291.50	0.00	0.00	291.50
6364-0000	Filing Fees	142.80	0.00	0.00	142.80

Trial Balance

Period = Nov 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6365-0000	Fines	310.00	0.00	0.00	310.00
6365-5000	Violation Removal Costs	0.00	249.00	0.00	249.00
6410-0000	Electricity	7,446.36	769.91	0.00	8,216.27
6420-0000	Gas	9,879.79	1,588.76	0.00	11,468.55
6430-0000	Water & Sewer	2,415.48	0.00	0.00	2,415.48
6450-0000	Trash Disposal	75.00	0.00	0.00	75.00
6455-0000	Telephone	4,735.20	530.50	0.00	5,265.70
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	4,430.50	2,585.00	0.00	7,015.50
7615-0000	Payroll Processing Fees	1,513.33	135.24	0.00	1,648.57
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	11,169.18	1,015.38	0.00	12,184.56
7851-0000	FICA Expense	864.62	77.68	0.00	942.30
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	157.48	6.46	0.00	163.94
	Total	0.00	10,561.57	10,561.57	0.00

Income Statement

Period = Nov 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,262.51	93.10	93,373.14	87.07
4620-0000	Special Assessment	0.00	0.00	4,890.60	4.56
4700-0000	Commercial/Retail rent	686.63	6.90	7,552.93	7.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.32
4990-0000	NET RENT INCOME	<u>9,949.14</u>	<u>100.00</u>	<u>107,236.92</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	4.05	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.34</u>	<u>0.00</u>	<u>4.05</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,949.48</u>	<u>100.00</u>	<u>107,240.97</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	5,300.00	4.94
6204-0000	Professional Consultant Fees	0.00	0.00	150.00	0.14
6213-0000	General Building Repairs-Expense	0.00	0.00	3,203.23	2.99
6215-0000	Building Supplies	0.00	0.00	1,985.27	1.85
6235-0000	Plumbing Repair	0.00	0.00	4,883.04	4.55
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	4.47
6241-0000	Boiler Repair	0.00	0.00	1,565.00	1.46
6249-0000	Elevator Contract	337.51	3.39	3,375.10	3.15
6250-0000	Elevator Inspection & Repair	2,068.63	20.79	3,113.01	2.90
6252-0000	Fire Extinguishers	384.98	3.87	384.98	0.36
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	1.49
6267-0000	Locksmith	0.00	0.00	2,324.48	2.17
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.02
6300-0000	Management	750.00	7.54	11,750.00	10.96

Income Statement

Period = Nov 2020

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	0.00	0.00	4,635.26	4.32
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	9.18
6320-0000	Insurance	0.00	0.00	10,628.10	9.91
6320-0010	Worker's Compensation	62.18	0.62	806.16	0.75
6350-0000	Property Tax	0.00	0.00	291.50	0.27
6364-0000	Filing Fees	0.00	0.00	142.80	0.13
6365-0000	Fines	0.00	0.00	310.00	0.29
6365-5000	Violation Removal Costs	249.00	2.50	249.00	0.23
6410-0000	Electricity	769.91	7.74	8,216.27	7.66
6420-0000	Gas	1,588.76	15.97	11,468.55	10.69
6430-0000	Water & Sewer	0.00	0.00	2,415.48	2.25
6450-0000	Trash Disposal	0.00	0.00	75.00	0.07
6455-0000	Telephone	530.50	5.33	5,265.70	4.91
6460-0000	Service Contract	0.00	0.00	400.00	0.37
6990-0000	TOTAL DIRECT EXPENSES	6,741.47	67.76	100,260.02	93.49
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	2,585.00	25.98	7,015.50	6.54
7615-0000	Payroll Processing Fees	135.24	1.36	1,648.57	1.54
7620-0000	Taxes	0.00	0.00	25.00	0.02
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.14
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.21	12,184.56	11.36
7851-0000	FICA Expense	77.68	0.78	942.30	0.88
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	6.46	0.06	163.94	0.15
7890-0000	TOTAL PAYROLL	1,234.76	12.41	14,981.37	13.97
7990-0000	TOTAL G & A EXPENSE	3,819.76	38.39	22,178.49	20.68

Income Statement

Period = Nov 2020

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	<u>10,561.23</u>	<u>106.15</u>	<u>122,438.51</u>	<u>114.17</u>
9090-0000	NET INCOME	<u>-611.75</u>	<u>-6.15</u>	<u>-15,197.54</u>	<u>-14.17</u>

Statement (12 months)

Period = Jan 2020-Nov 2020

Book = Cash

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 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	8,008.88	9,262.51	93,373.14
4620-0000 Special Assessment	556.70	993.70	447.45	437.00	327.75	1,014.60	665.95	338.20	109.25	0.00	0.00	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	0.00	686.63	7,552.93
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	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>8,008.88</u>	<u>9,949.14</u>	<u>107,236.92</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	0.32	0.34	4.05
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>0.32</u>	<u>0.34</u>	<u>4.05</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>8,009.20</u>	<u>9,949.48</u>	<u>107,240.97</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	2,500.00	0.00	5,300.00
6204-0000 Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	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	1,662.32	0.00	3,203.23
6215-0000 Building Supplies	75.08	458.01	156.88	0.00	0.00	0.00	881.81	400.43	13.06	0.00	0.00	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	685.91	0.00	4,883.04
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	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	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	337.51	337.51	3,375.10
6250-0000 Elevator Inspection & Repair	0.00	0.00	0.00	0.00	0.00	500.00	0.00	544.38	0.00	0.00	2,068.63	3,113.01

Statement (12 months)

Period = Jan 2020-Nov 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Total
6252-0000	Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	384.98	384.98
6257-0000	Sprinkler Sys. & Inspections	0.00	1,600.00	0.00	0.00	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	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	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	1,100.00	750.00	11,750.00
6310-0000	Security Service	0.00	0.00	0.00	4,635.26	0.00	0.00	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	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	0.00	0.00	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	93.27	62.18	806.16
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	189.75	0.00	0.00	101.75	0.00	0.00	291.50
6364-0000	Filing Fees	0.00	0.00	61.20	0.00	81.60	0.00	0.00	0.00	0.00	0.00	0.00	142.80
6365-0000	Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	0.00	310.00
6365-5000	Violation Removal Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	249.00	249.00
6410-0000	Electricity	0.00	1,572.29	0.00	652.20	0.00	0.00	2,010.02	0.00	0.00	3,211.85	769.91	8,216.27
6420-0000	Gas	0.00	4,740.46	0.00	1,805.55	0.00	0.00	2,212.83	0.00	0.00	1,120.95	1,588.76	11,468.55
6430-0000	Water & Sewer	671.72	0.00	0.00	644.61	0.00	0.00	592.78	0.00	506.37	0.00	0.00	2,415.48
6450-0000	Trash Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	75.00
6455-0000	Telephone	440.10	443.37	439.82	189.59	692.38	230.26	706.45	528.42	530.12	534.69	530.50	5,265.70
6460-0000	Service Contract	400.00	0.00	0.00	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	11,631.50	6,741.47	100,260.02
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	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	0.00	2,585.00	7,015.50
7615-0000	Payroll Processing Fees	267.68	129.22	129.22	129.22	129.22	129.22	193.83	135.24	135.24	135.24	135.24	1,648.57
7620-0000	Taxes	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	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	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE												

Statement (12 months)

Period = Jan 2020-Nov 2020

Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Total
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	1,523.07	1,015.38	12,184.56
7851-0000	FICA Expense	77.68	77.68	87.82	185.18	9.02	77.68	77.68	77.68	77.68	116.52	77.68	942.30
7852-0000	FUTA Expense	6.10	6.10	6.10	6.10	9.15	6.10	2.35	0.00	0.00	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	22.86	6.46	163.94
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>1,797.69</u>	<u>1,234.76</u>	<u>14,981.37</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>1,797.69</u>	<u>3,819.76</u>	<u>22,178.49</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>13,429.19</u>	<u>10,561.23</u>	<u>122,438.51</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>-5,419.99</u>	<u>-611.75</u>	<u>-15,197.54</u>

Balance Sheet

Period = Nov 2020

Book = Cash

		Current Balance
1110-0000	<i>Operating Cash 1</i>	5,068.68
1130-0000	<i>Savings Cash 1</i>	20,038.17
1190-0000	TOTAL CASH	25,106.85
1400-0000	Total Current Assets	25,106.85
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	61,517.29
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	53,031.30
3890-0000	TOTAL CAPITAL	53,031.30
3990-0000	TOTAL LIABILITIES & CAPITAL	61,517.29

Cash Flow Statement

Period = Nov 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,262.51	93.10	93,373.14	87.07
4620-0000	Special Assessment	0.00	0.00	4,890.60	4.56
4700-0000	Commercial/Retail rent	686.63	6.90	7,552.93	7.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,420.25	1.32
4990-0000	NET RENT INCOME	<u>9,949.14</u>	<u>100.00</u>	<u>107,236.92</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	4.05	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.34</u>	<u>0.00</u>	<u>4.05</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,949.48</u>	<u>100.00</u>	<u>107,240.97</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	5,300.00	4.94
6204-0000	Professional Consultant Fees	0.00	0.00	150.00	0.14
6213-0000	General Building Repairs-Expense	0.00	0.00	3,203.23	2.99
6215-0000	Building Supplies	0.00	0.00	1,985.27	1.85
6235-0000	Plumbing Repair	0.00	0.00	4,883.04	4.55
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	4.47
6241-0000	Boiler Repair	0.00	0.00	1,565.00	1.46
6249-0000	Elevator Contract	337.51	3.39	3,375.10	3.15
6250-0000	Elevator Inspection & Repair	2,068.63	20.79	3,113.01	2.90
6252-0000	Fire Extinguishers	384.98	3.87	384.98	0.36
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	1.49
6267-0000	Locksmith	0.00	0.00	2,324.48	2.17
6291-0035	Elevator NR	0.00	0.00	1,088.75	1.02
6300-0000	Management	750.00	7.54	11,750.00	10.96

Cash Flow Statement

Period = Nov 2020

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	0.00	0.00	4,635.26	4.32
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	9.18
6320-0000	Insurance	0.00	0.00	10,628.10	9.91
6320-0010	Worker's Compensation	62.18	0.62	806.16	0.75
6350-0000	Property Tax	0.00	0.00	291.50	0.27
6364-0000	Filing Fees	0.00	0.00	142.80	0.13
6365-0000	Fines	0.00	0.00	310.00	0.29
6365-5000	Violation Removal Costs	249.00	2.50	249.00	0.23
6410-0000	Electricity	769.91	7.74	8,216.27	7.66
6420-0000	Gas	1,588.76	15.97	11,468.55	10.69
6430-0000	Water & Sewer	0.00	0.00	2,415.48	2.25
6450-0000	Trash Disposal	0.00	0.00	75.00	0.07
6455-0000	Telephone	530.50	5.33	5,265.70	4.91
6460-0000	Service Contract	0.00	0.00	400.00	0.37
6990-0000	TOTAL DIRECT EXPENSES	6,741.47	67.76	100,260.02	93.49
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.01
7610-0000	Legal - General	2,585.00	25.98	7,015.50	6.54
7615-0000	Payroll Processing Fees	135.24	1.36	1,648.57	1.54
7620-0000	Taxes	0.00	0.00	25.00	0.02
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.14
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.21	12,184.56	11.36
7851-0000	FICA Expense	77.68	0.78	942.30	0.88
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	6.46	0.06	163.94	0.15
7890-0000	TOTAL PAYROLL	1,234.76	12.41	14,981.37	13.97
7990-0000	TOTAL G & A EXPENSE	3,819.76	38.39	22,178.49	20.68

Cash Flow Statement

Period = Nov 2020

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	<u>10,561.23</u>	<u>106.15</u>	<u>122,438.51</u>	<u>114.17</u>
9090-0000	NET INCOME	<u>-611.75</u>	<u>-6.15</u>	<u>-15,197.54</u>	<u>-14.17</u>
	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	5,680.77	5,068.68	-612.09	
1130-0000	Savings Cash 1	20,037.83	20,038.17	0.34	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	25,718.60	25,106.85	-611.75	
	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	5,068.68	-15,201.59	
1130-0000	Savings Cash 1	20,034.12	20,038.17	4.05	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	40,304.39	25,106.85	-15,197.54	

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000	Operating Cash 1								5,680.77 = Beginning Balance =	
534condo	534 West 42nd...	11/01/2020	11/2020	Livingston Management Service...	K-99200	829	0.00	750.00	4,930.77	Management Fee
534condo	534 West 42nd...	11/01/2020	11/2020	Khaneja (t0001082)	R-191629	74758995	1,144.38	0.00	6,075.15	ClickPay - ACH - A2011010547_OA5XZ8
534condo	534 West 42nd...	11/01/2020	11/2020	Trubitt (t0000174)	R-191630	74759015	1,144.38	0.00	7,219.53	ClickPay - ACH - A2011010547_UF1IU8
534condo	534 West 42nd...	11/04/2020	11/2020	Verizon (verizon)	K-99736	830	0.00	251.19	6,968.34	10.28.20-11.27.20 phone ac# 853-077-585-0...
534condo	534 West 42nd...	11/05/2020	11/2020	Able Fire Prevention Corp (ablef)	K-99800	831	0.00	384.98	6,583.36	Invoice # 127937 10.20.20 Fire extinguishers ...
534condo	534 West 42nd...	11/05/2020	11/2020	Solid State Elevator Corp (solids)	K-99825	832	0.00	979.88	5,603.48	Invoice # 128793 8.28.20 Perform annual brak...
534condo	534 West 42nd...	11/06/2020	11/2020	Riccardi (t0000176)	R-192498	818_...	1,144.38	0.00	6,747.86	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/06/2020	11/2020	ADP Payroll Processing Fee	J-25036		0.00	67.62	6,680.24	ADP Payroll Processing Fee
534condo	534 West 42nd...	11/09/2020	11/2020	Simon (t0000180)	R-192681	1273...	2,396.23	0.00	9,076.47	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/09/2020	11/2020	Praveen Gulati (t0000760)	R-192682	6599...	686.63	0.00	9,763.10	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/10/2020	11/2020	APSE Property Services LLC (...)	K-100071	833	0.00	249.00	9,514.10	Inv 300199 FDNY summons 12101803J corre...
534condo	534 West 42nd...	11/10/2020	11/2020	Solid State Elevator Corp (solids)	K-100072	834	0.00	337.51	9,176.59	Invoice # 130037 11.1.20 Monthly maintenanc...
534condo	534 West 42nd...	11/13/2020	11/2020	Artur Ujkaj (v0000081)	K-101872	111320	0.00	447.13	8,729.46	11.13.20
534condo	534 West 42nd...	11/13/2020	11/2020	Samuels (t0000177)	R-192949	76095979	109.25	0.00	8,838.71	ClickPay - ACH - A2011131107_JD3GX3
534condo	534 West 42nd...	11/13/2020	11/2020	Samuels (t0000177)	R-192949	76095979	1,035.13	0.00	9,873.84	ClickPay - ACH - A2011131107_JD3GX3
534condo	534 West 42nd...	11/20/2020	11/2020	Solid State Elevator Corp (solids)	K-100709	835	0.00	1,088.75	8,785.09	Invoice 16638 Door Lock Monitoring 4.2.20
534condo	534 West 42nd...	11/20/2020	11/2020	ADP Payroll Processing Fee	J-25037		0.00	67.62	8,717.47	ADP Payroll Processing Fee
534condo	534 West 42nd...	11/24/2020	11/2020	Consolidated Edison Company ...	K-100839	836	0.00	39.47	8,678.00	cook 10.16.20-11.16.20 gas 44-7223-0652-0...
534condo	534 West 42nd...	11/24/2020	11/2020	Consolidated Edison Company ...	K-100840	837	0.00	769.91	7,908.09	PLP 10.16.20-11.16.20 elec 44-7223-0650-0...
534condo	534 West 42nd...	11/24/2020	11/2020	Consolidated Edison Company ...	K-100840	837	0.00	1,549.29	6,358.80	PLP 10.16.20-11.16.20 gas 44-7223-0650-0200-7
534condo	534 West 42nd...	11/25/2020	11/2020	Vernon & Ginsburg,LLP (vernon)	K-101121	839	0.00	2,585.00	3,773.80	11.23.20 Unit 7 Ref: Tiiu Kuik-534 West 42nd ...
534condo	534 West 42nd...	11/25/2020	11/2020	Younge (t0000178)	R-194102	76399110	1,144.38	0.00	4,918.18	ClickPay - ACH - A2011251414_FF6ZJ3
534condo	534 West 42nd...	11/25/2020	11/2020	Younge (t0000178)	R-194102	76399110	1,144.38	0.00	6,062.56	ClickPay - ACH - A2011251414_FF6ZJ3
534condo	534 West 42nd...	11/27/2020	11/2020	Artur Ujkaj (v0000081)	K-101871	112720	0.00	447.13	5,615.43	11.27.20
534condo	534 West 42nd...	11/30/2020	11/2020	Verizon (verizon)	K-101758	113020	0.00	279.31	5,336.12	ac #155-734-529-0001-16 period 11.5.20-12.4.20
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		0.00	67.32	5,268.80	pay-by-pay insurance
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		0.00	200.12	5,068.68	taxes
				Net Change=-612.09			9,949.14	10,561.23	5,068.68 = Ending Balance =	
1130-0000	Savings Cash 1								20,037.83 = Beginning Balance =	
534condo	534 West 42nd...	11/30/2020	11/2020	bank interest	J-25035		0.34	0.00	20,038.17	bank interest
				Net Change=0.34			0.34	0.00	20,038.17 = 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 =	

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =
2245-0000				Insurance Proceed-Prop. Damage					-8,485.99	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-8,485.99	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	11/13/2020	11/2020	Artur Ujkaj (v0000081)	K-101872	111320	447.13	0.00	447.13	11.13.20
534condo	534 West 42nd...	11/27/2020	11/2020	Artur Ujkaj (v0000081)	K-101871	112720	447.13	0.00	894.26	11.27.20
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		0.00	894.26	0.00	To Gross up 11.2020
				Net Change=0.00			894.26	894.26	0.00	= Ending Balance =
3800-0000				Retained Earnings					-68,228.84	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-68,228.84	= Ending Balance =
4530-0000				Condo Common Charge					-84,110.63	= Beginning Balance =
534condo	534 West 42nd...	11/01/2020	11/2020	Khaneja (t0001082)	R-191629	74758995	0.00	1,144.38	-85,255.01	ClickPay - ACH - A2011010547_OA5XZ8
534condo	534 West 42nd...	11/01/2020	11/2020	Trubitt (t0000174)	R-191630	74759015	0.00	1,144.38	-86,399.39	ClickPay - ACH - A2011010547_UF1IU8
534condo	534 West 42nd...	11/06/2020	11/2020	Riccardi (t0000176)	R-192498	818_...	0.00	1,144.38	-87,543.77	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/09/2020	11/2020	Simon (t0000180)	R-192681	1273...	0.00	2,396.23	-89,940.00	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/13/2020	11/2020	Samuels (t0000177)	R-192949	76095979	0.00	109.25	-90,049.25	ClickPay - ACH - A2011131107_JD3GX3
534condo	534 West 42nd...	11/13/2020	11/2020	Samuels (t0000177)	R-192949	76095979	0.00	1,035.13	-91,084.38	ClickPay - ACH - A2011131107_JD3GX3
534condo	534 West 42nd...	11/25/2020	11/2020	Younge (t0000178)	R-194102	76399110	0.00	1,144.38	-92,228.76	ClickPay - ACH - A2011251414_FF6ZJ3
534condo	534 West 42nd...	11/25/2020	11/2020	Younge (t0000178)	R-194102	76399110	0.00	1,144.38	-93,373.14	ClickPay - ACH - A2011251414_FF6ZJ3
				Net Change=-9,262.51			0.00	9,262.51	-93,373.14	= Ending Balance =
4620-0000				Special Assessment					-4,890.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-4,890.60	= Ending Balance =
4700-0000				Commercial/Retail rent					-6,866.30	= Beginning Balance =
534condo	534 West 42nd...	11/09/2020	11/2020	Praveen Gulati (t0000760)	R-192682	6599...	0.00	686.63	-7,552.93	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-7,552.93	= 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 =

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5720-0000				Interest on Bank Accounts					-3.71	= Beginning Balance =
534condo	534 West 42nd...	11/30/2020	11/2020	bank interest	J-25035		0.00	0.34	-4.05	bank interest
				Net Change=-0.34			0.00	0.34	-4.05	= Ending Balance =
6202-0000				Accounting					5,300.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,300.00	= Ending Balance =
6204-0000				Professional Consultant Fees					150.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	150.00	= Ending Balance =
6213-0000				General Building Repairs-Expense					3,203.23	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,203.23	= Ending Balance =
6215-0000				Building Supplies					1,985.27	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,985.27	= Ending Balance =
6235-0000				Plumbing Repair					4,883.04	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,883.04	= 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					3,037.59	= Beginning Balance =
534condo	534 West 42nd...	11/10/2020	11/2020	Solid State Elevator Corp (solids)	K-100072	834	337.51	0.00	3,375.10	Invoice # 130037 11.1.20 Monthly maintenanc...
				Net Change=337.51			337.51	0.00	3,375.10	= Ending Balance =
6250-0000				Elevator Inspection & Repair					1,044.38	= Beginning Balance =
534condo	534 West 42nd...	11/05/2020	11/2020	Solid State Elevator Corp (solids)	K-99825	832	979.88	0.00	2,024.26	Invoice # 128793 8.28.20 Perform annual brak...
534condo	534 West 42nd...	11/20/2020	11/2020	Solid State Elevator Corp (solids)	K-100709	835	1,088.75	0.00	3,113.01	Invoice 16638 Door Lock Monitoring 4.2.20
				Net Change=2,068.63			2,068.63	0.00	3,113.01	= Ending Balance =
6252-0000				Fire Extinguishers					0.00	= Beginning Balance =
534condo	534 West 42nd...	11/05/2020	11/2020	Able Fire Prevention Corp (ablef)	K-99800	831	384.98	0.00	384.98	Invoice # 127937 10.20.20 Fire extinguishers ...
				Net Change=384.98			384.98	0.00	384.98	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6257-0000				Sprinkler Sys. & Inspections					1,600.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,600.00	= Ending Balance =
6267-0000				Locksmith					2,324.48	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,324.48	= Ending Balance =
6291-0035				Elevator NR					1,088.75	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,088.75	= Ending Balance =
6300-0000				Management					11,000.00	= Beginning Balance =
534condo	534 West 42nd...	11/01/2020	11/2020	Livingston Management Service...	K-99200	829	750.00	0.00	11,750.00	Management Fee
				Net Change=750.00			750.00	0.00	11,750.00	= 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					10,628.10	= Beginning Balance =
				Net Change=0.00			0.00	0.00	10,628.10	= Ending Balance =
6320-0010				Worker's Compensation					743.98	= Beginning Balance =
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		0.00	2.74	741.24	paid family leave
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		67.32	0.00	808.56	pay-by-pay insurance
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		0.00	2.40	806.16	voluntary disability
				Net Change=62.18			67.32	5.14	806.16	= Ending Balance =
6350-0000				Property Tax					291.50	= Beginning Balance =
				Net Change=0.00			0.00	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 =
6365-0000				Fines					310.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	310.00	= Ending Balance =
6365-5000				Violation Removal Costs					0.00	= Beginning Balance =

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	11/10/2020	11/2020	APSE Property Services LLC (...)	K-100071	833	249.00	0.00	249.00	Inv 300199 FDNY summons 12101803J corre...
				Net Change=249.00			249.00	0.00	249.00	= Ending Balance =
6410-0000				Electricity					7,446.36	= Beginning Balance =
534condo	534 West 42nd...	11/24/2020	11/2020	Consolidated Edison Company ...	K-100840	837	769.91	0.00	8,216.27	PLP 10.16.20-11.16.20 elec 44-7223-0650-0...
				Net Change=769.91			769.91	0.00	8,216.27	= Ending Balance =
6420-0000				Gas					9,879.79	= Beginning Balance =
534condo	534 West 42nd...	11/24/2020	11/2020	Consolidated Edison Company ...	K-100839	836	39.47	0.00	9,919.26	cook 10.16.20-11.16.20 gas 44-7223-0652-0...
534condo	534 West 42nd...	11/24/2020	11/2020	Consolidated Edison Company ...	K-100840	837	1,549.29	0.00	11,468.55	PLP 10.16.20-11.16.20 gas 44-7223-0650-0200-7
				Net Change=1,588.76			1,588.76	0.00	11,468.55	= Ending Balance =
6430-0000				Water & Sewer					2,415.48	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,415.48	= Ending Balance =
6450-0000				Trash Disposal					75.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	75.00	= Ending Balance =
6455-0000				Telephone					4,735.20	= Beginning Balance =
534condo	534 West 42nd...	11/04/2020	11/2020	Verizon (verizon)	K-99736	830	251.19	0.00	4,986.39	10.28.20-11.27.20 phone ac# 853-077-585-0...
534condo	534 West 42nd...	11/30/2020	11/2020	Verizon (verizon)	K-101758	113020	279.31	0.00	5,265.70	ac #155-734-529-0001-16 period 11.5.20-12.4.20
				Net Change=530.50			530.50	0.00	5,265.70	= 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					4,430.50	= Beginning Balance =
534condo	534 West 42nd...	11/25/2020	11/2020	Vernon & Ginsburg,LLP (vernon)	K-101121	839	2,585.00	0.00	7,015.50	11.23.20 Unit 7 Ref: Tiiu Kuik-534 West 42nd ...
				Net Change=2,585.00			2,585.00	0.00	7,015.50	= Ending Balance =
7615-0000				Payroll Processing Fees					1,513.33	= Beginning Balance =
534condo	534 West 42nd...	11/06/2020	11/2020	ADP Payroll Processing Fee	J-25036		67.62	0.00	1,580.95	ADP Payroll Processing Fee
534condo	534 West 42nd...	11/20/2020	11/2020	ADP Payroll Processing Fee	J-25037		67.62	0.00	1,648.57	ADP Payroll Processing Fee
				Net Change=135.24			135.24	0.00	1,648.57	= Ending Balance =

General Ledger

Period = Nov 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					11,169.18	= Beginning Balance =
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		1,015.38	0.00	12,184.56	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	12,184.56	= Ending Balance =
7851-0000				FICA Expense					864.62	= Beginning Balance =
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		77.68	0.00	942.30	To Gross up 11.2020
				Net Change=77.68			77.68	0.00	942.30	= 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					157.48	= Beginning Balance =
534condo	534 West 42nd...	11/30/2020	11/2020	To Gross up 11.2020	J-24662		6.46	0.00	163.94	To Gross up 11.2020
				Net Change=6.46			6.46	0.00	163.94	= Ending Balance =
							21,410.11	21,410.11		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 11/01/2020 - 11/30/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-99200	27984	11/2020	11/1/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	750.00 829		Management Fee
K-99736	28023	11/2020	11/4/2020	Verizon (verizon)	534condo	6455-0000 Telephone	251.19 830		10.28.20-11.27.20 phone ac# 853-077-585-0001-81
K-99800	28032	11/2020	11/5/2020	Able Fire Prevention Corp (ablef)	534condo	6252-0000 Fire Extinguishers	384.98 831		Invoice # 127937 10.20.20 Fire extinguishers inspect check and tag
K-99825	28033	11/2020	11/5/2020	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	979.88 832		Invoice # 128793 8.28.20 Perform annual brake test and tag per appen
K-100071	28056	11/2020	11/10/2020	APSE Property Services LLC (apseprop)	534condo	6365-5000 Violation Removal Costs	249.00 833		Inv 300199 FDNY summons 12101803J corrected 11.5.20
K-100072	28056	11/2020	11/10/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51 834		Invoice # 130037 11.1.20 Monthly maintenance for 11.2020
K-100705	28107	11/2020	11/20/2020	Solid State Elevator Corp (solids)	534condo	6250-0000 Elevator Inspection & Repair	1,088.75 835		Invoice 16638 Door Lock Monitoring 4.2.20
K-100835	28126	11/2020	11/24/2020	Consolidated Edison Company of N.Y. Inc. (c	534condo	6420-0000 Gas	39.47 836		cook 10.16.20-11.16.20 gas 44-7223-0652-0201-1
K-100840	28126	11/2020	11/24/2020	Consolidated Edison Company of N.Y. Inc. (c	534condo	6410-0000 Electricity	769.91 837		PLP 10.16.20-11.16.20 elec 44-7223-0650-0200-7
					534condo	6420-0000 Gas	1,549.29 837		PLP 10.16.20-11.16.20 gas 44-7223-0650-0200-7
K-101121	28150	11/2020	11/25/2020	Vernon & Ginsburg,LLP (vernon)	534condo	7610-0000 Legal - General	2,585.00 839		11.23.20 Unit 7 Ref: Tiiu Kuik-534 West 42nd Street Professional Svcs
K-101758		11/2020	11/30/2020	Verizon (verizon)	534condo	6455-0000 Telephone	279.31 113020		ac #155-734-529-0001-16 period 11.5.20-12.4.20
K-101871		11/2020	11/27/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13 112720		11.27.20
K-101872		11/2020	11/13/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13 111320		11.13.20
Total							10,158.55		

jix K Chapter K1 code

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 11/01/2020 - 11/30/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-191629	32672	11/2020	11/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		74758995	
R-191630	32672	11/2020	11/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		74759015	
R-192498	32768	11/2020	11/6/2020	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		818_75735212	
R-192681	32787	11/2020	11/9/2020	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1273_75882832	
R-192682	32787	11/2020	11/9/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6599_75882833	
R-192949	32855	11/2020	11/13/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	109.25		76095979	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,035.13		76095979	
R-194102	33077	11/2020	11/25/2020	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		76399110	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		76399110	
Total								9,949.14			

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/30/2020

Month Year = 11/2020

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			0.00
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		11/30/2020	45,251.26
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						
Future Residents/Applicants												
7	Condo	0.00	t0004002 Alexander Hwang	0.00		0.00	0.00	0.00	12/01/2020	11/30/2030		0.00
Total						0.00						
Total			534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				45,775.66

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	45,775.66
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	1.00			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	

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/30/2020

Month Year = 11/2020

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance	
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	45,775.66

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

1/7/2021

Bank Reconciliation Report**11/30/2020****412059300****Posted by: jbowen on 1/7/2021****Balance Per Bank Statement as of 11/30/2020 8,812.34****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
11/27/2020	250	2,288.76
Plus:	Outstanding Deposits	2,288.76

Outstanding Checks

Check Date	Check Number	Payee	Amount
11/20/2020	835	solids - Solid State Elevator Corp	1,088.75
11/24/2020	836	conediso - Consolidated Edison Company of N.Y. Inc.	39.47
11/24/2020	837	conediso - Consolidated Edison Company of N.Y. Inc.	2,319.20
11/25/2020	839	vernon - Vernon & Ginsburg,LLP	2,585.00
Less:	Outstanding Checks		6,032.42
	Reconciled Bank Balance		5,068.68

Balance per GL as of 11/30/2020 5,068.68**Reconciled Balance Per G/L 5,068.68****Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) 0.00**

534condo-ChaseChk-9300

1/7/2021

Bank Reconciliation Report**11/30/2020****412059300****Posted by: jbowen on 1/7/2021****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
10/21/2020	823	charleshenry - Charles Henry Properties LLC	75.00	11/30/2020
10/23/2020	824	charleshenry - Charles Henry Properties LLC	987.32	11/30/2020
10/27/2020	827	charleshenry - Charles Henry Properties LLC	675.00	11/30/2020
10/27/2020	828	ecbfinan - Finance commissioner, City of New York	310.00	11/30/2020
11/1/2020	829	livingst - Livingston Management Services, LLC	750.00	11/30/2020
11/4/2020	830	verizon - Verizon	251.19	11/30/2020
11/5/2020	831	ablef - Able Fire Prevention Corp	384.98	11/30/2020
11/5/2020	832	solids - Solid State Elevator Corp	979.88	11/30/2020
11/10/2020	833	apseprop - APSE Property Services LLC	249.00	11/30/2020
11/10/2020	834	solids - Solid State Elevator Corp	337.51	11/30/2020
11/13/2020	111320	v0000081 - Artur Ujkaj	447.13	11/30/2020
11/27/2020	112720	v0000081 - Artur Ujkaj	447.13	11/30/2020
11/30/2020	113020	verizon - Verizon	279.31	11/30/2020
Total Cleared Checks			6,173.45	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/3/2020	246	ACH	2,288.76	11/30/2020
11/9/2020	247	Lockbox	1,144.38	11/30/2020
11/10/2020	248	Lockbox	3,082.86	11/30/2020
11/16/2020	249	ACH	1,144.38	11/30/2020
Total Cleared Deposits			7,660.38	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/6/2020	JE 25036	ADP Payroll Processing Fee	-67.62	11/30/2020
11/20/2020	JE 25037	ADP Payroll Processing Fee	-67.62	11/30/2020
11/30/2020	JE 24662	To Gross up 11.2020	-267.44	11/30/2020
Total Cleared Other Items			-402.68	

534condo-ChaseRes-1484

1/7/2021

Bank Reconciliation Report

11/30/2020

3046731484

Posted by: jbowen on 1/7/2021

Balance Per Bank Statement as of 11/30/2020	20,038.17
Reconciled Bank Balance	<u>20,038.17</u>

Balance per GL as of 11/30/2020	20,038.17
Reconciled Balance Per G/L	<u>20,038.17</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
11/30/2020	JE 25035	bank interest	0.34	11/30/2020
Total Cleared Other Items			<u>0.34</u>	



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

October 31, 2020 through November 30, 2020

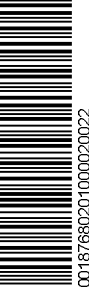
Primary Account: **000000412059300**

00018768 DRE 802 089 33620 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	\$7,728.09	\$8,812.34
Chase Business Select High Yield Savings	000003046731484	20,037.83	20,038.17
Total		\$27,765.92	\$28,850.51

TOTAL ASSETS

\$27,765.92 **\$28,850.51**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$7,728.09
Deposits and Additions	4	7,660.38
Checks Paid	10	-4,999.88
Electronic Withdrawals	9	-1,576.25
Ending Balance	23	\$8,812.34



October 31, 2020 through November 30, 2020

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

DATE	DESCRIPTION	AMOUNT
11/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:110420 CO Entry Descr:Settlementsec:CCD Trace#:081503504668336 Eed:201104 Ind ID:000009641506006 Ind Name:Livingston Management Trn: 3094668336Tc	\$2,288.76
11/12	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:111220 CO Entry Descr:Settlementsec:CCD Trace#:081503504663039 Eed:201112 Ind ID:000009716152782 Ind Name:Livingston Management Trn: 3174663039Tc	1,144.38
11/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:111320 CO Entry Descr:Settlementsec:CCD Trace#:081503501985764 Eed:201113 Ind ID:000009728646354 Ind Name:Livingston Management Trn: 3181985764Tc	3,082.86
11/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:111820 CO Entry Descr:Settlementsec:CCD Trace#:081503507928503 Eed:201118 Ind ID:000009757466794 Ind Name:Livingston Management Trn: 3237928503Tc	1,144.38
Total Deposits and Additions		\$7,660.38

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
823 ^		11/03	\$75.00
824 ^		11/03	987.32
827 * ^		11/10	675.00
828 ^		11/06	310.00
829 ^		11/04	750.00
830 ^		11/13	251.19
831 ^		11/12	384.98
832 ^		11/18	979.88
833 ^		11/16	249.00
834 ^		11/18	337.51
Total Checks Paid			\$4,999.88

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
11/06	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:201106 CO Entry Descr:ADP - Feessec:CCD Trace#:021000024991639 Eed:201106 Ind ID:2Rixs 9931414 Ind Name:534 W 42ND Street Cond	\$67.62
11/12	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:201112 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000022903723 Eed:201112 Ind ID:933516664740ixs Ind Name:534 W 42ND Street Cond	447.13
11/12	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:201112 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000022890394 Eed:201112 Ind ID:R6ixs 111323A01 Ind Name:534 W 42ND Street Cond	103.29
11/12	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:201112 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000027121845 Eed:201112 Ind ID:591040466078ixs Ind Name:534 W 42ND Street Cond	33.66



October 31, 2020 through November 30, 2020

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
11/20	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 201120 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000020856282 Eed: 201120 Ind ID: 2Rixs 4912267 Ind Name: 534 W 42ND Street Cond	67.62
11/25	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 201125 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000022753942 Eed: 201125 Ind ID: 543055046455ixs Ind Name: 534 W 42ND Street Cond	447.13
11/25	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 201125 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000021180055 Eed: 201125 Ind ID: R6ixs 112724A01 Ind Name: 534 W 42ND Street Cond	96.83
11/25	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 201125 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000021912437 Eed: 201125 Ind ID: 667061704919ixs Ind Name: 534 W 42ND Street Cond	33.66
11/27	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000036903911 Eed: 201127 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Trn: 3326903911Tc	279.31
Total Electronic Withdrawals		\$1,576.25

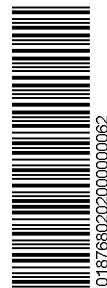
The monthly service fee of \$15.00 was waived this period because you maintained a minimum daily balance of \$1,500.00 or more.

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
11/03	\$6,665.77	11/12	7,327.23	11/20	9,669.27
11/04	8,204.53	11/13	10,158.90	11/25	9,091.65
11/06	7,826.91	11/16	9,909.90	11/27	8,812.34
11/10	7,151.91	11/18	9,736.89		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		19
Deposits / Credits		0
Deposited Items		0
Transaction Total		19
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



10187680202000000062



October 31, 2020 through November 30, 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		\$20,037.83
Deposits and Additions	1	0.34
Ending Balance	1	\$20,038.17
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.34
Interest Paid Year-to-Date		\$4.05

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		\$20,037.83
11/30	Interest Payment	0.34	20,038.17
	Ending Balance		\$20,038.17

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