

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

December 2020

Trial Balance

Period = Dec 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	5,068.68	7,259.43	0.00	12,328.11
1130-0000	Savings Cash 1	20,038.17	0.34	0.00	20,038.51
1135-0000	Savings Cash 2	54,379.39	0.00	0.00	54,379.39
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
2150-0000	Loans & Exchange	0.00	750.00	0.00	750.00
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	-126,560.16	0.00	10,406.89	-136,967.05
4620-0000	Special Assessment	-5,764.60	0.00	0.00	-5,764.60
4700-0000	Commercial/Retail rent	-7,552.93	0.00	686.63	-8,239.56
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-10,548.38	0.00	0.00	-10,548.38
5440-0000	Passthrough Misc.	-7,879.00	0.00	0.00	-7,879.00
5720-0000	Interest on Bank Accounts	-4.05	0.00	0.34	-4.39
5800-0000	Late Fee	-3,311.24	0.00	0.00	-3,311.24
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	175.00	0.00	3,378.23
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	3,375.10	337.51	0.00	3,712.61
6250-0000	Elevator Inspection & Repair	3,113.01	0.00	0.00	3,113.01
6252-0000	Fire Extinguishers	384.98	0.00	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	11,750.00	750.00	0.00	12,500.00
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

Trial Balance

Period = Dec 2020

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6320-0000	Insurance	10,628.10	0.00	0.00	10,628.10
6320-0010	Worker's Compensation	806.16	62.18	0.00	868.34
6350-0000	Property Tax	291.50	0.00	0.00	291.50
6364-0000	Filing Fees	142.80	0.00	0.00	142.80
6365-0000	Fines	310.00	0.00	0.00	310.00
6365-5000	Violation Removal Costs	249.00	0.00	0.00	249.00
6410-0000	Electricity	8,216.27	0.00	0.00	8,216.27
6420-0000	Gas	11,468.55	0.00	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	5,265.70	531.10	0.00	5,796.80
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	7,015.50	0.00	0.00	7,015.50
7615-0000	Payroll Processing Fees	1,648.57	135.24	0.00	1,783.81
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	12,184.56	1,015.38	0.00	13,199.94
7851-0000	FICA Expense	942.30	77.68	0.00	1,019.98
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	163.94	0.00	0.00	163.94
	Total	0.00	11,093.86	11,093.86	0.00

Income Statement

Period = Dec 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,406.89	93.81	136,967.05	79.30
4620-0000	Special Assessment	0.00	0.00	5,764.60	3.34
4700-0000	Commercial/Retail rent	686.63	6.19	8,239.56	4.77
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	10,548.38	6.11
4990-0000	NET RENT INCOME	11,093.52	100.00	161,519.59	93.52
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	7,879.00	4.56
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	7,879.00	4.56
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	4.39	0.00
5800-0000	Late Fee	0.00	0.00	3,311.24	1.92
5890-0000	TOTAL OTHER INCOME	0.34	0.00	3,315.63	1.92
5990-0000	TOTAL INCOME	11,093.86	100.00	172,714.22	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	5,300.00	3.07
6204-0000	Professional Consultant Fees	0.00	0.00	150.00	0.09
6213-0000	General Building Repairs-Expense	175.00	1.58	3,378.23	1.96
6215-0000	Building Supplies	0.00	0.00	1,985.27	1.15
6235-0000	Plumbing Repair	0.00	0.00	4,883.04	2.83
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	2.77
6241-0000	Boiler Repair	0.00	0.00	1,565.00	0.91
6249-0000	Elevator Contract	337.51	3.04	3,712.61	2.15

Income Statement

Period = Dec 2020

Book = Cash

		Period to Date	%	Year to Date	%
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,113.01	1.80
6252-0000	Fire Extinguishers	0.00	0.00	384.98	0.22
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	0.93
6267-0000	Locksmith	0.00	0.00	2,324.48	1.35
6291-0035	Elevator NR	0.00	0.00	1,088.75	0.63
6300-0000	Management	750.00	6.76	12,500.00	7.24
6310-0000	Security Service	0.00	0.00	4,635.26	2.68
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	5.70
6320-0000	Insurance	0.00	0.00	10,628.10	6.15
6320-0010	Worker's Compensation	62.18	0.56	868.34	0.50
6350-0000	Property Tax	0.00	0.00	291.50	0.17
6364-0000	Filing Fees	0.00	0.00	142.80	0.08
6365-0000	Fines	0.00	0.00	310.00	0.18
6365-5000	Violation Removal Costs	0.00	0.00	249.00	0.14
6410-0000	Electricity	0.00	0.00	8,216.27	4.76
6420-0000	Gas	0.00	0.00	11,468.55	6.64
6430-0000	Water & Sewer	0.00	0.00	2,415.48	1.40
6450-0000	Trash Disposal	0.00	0.00	75.00	0.04
6455-0000	Telephone	531.10	4.79	5,796.80	3.36
6460-0000	Service Contract	0.00	0.00	400.00	0.23
6990-0000	TOTAL DIRECT EXPENSES	<u>1,855.79</u>	<u>16.73</u>	<u>102,115.81</u>	<u>59.12</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.00
7610-0000	Legal - General	0.00	0.00	7,015.50	4.06
7615-0000	Payroll Processing Fees	135.24	1.22	1,783.81	1.03
7620-0000	Taxes	0.00	0.00	25.00	0.01
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.09
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	9.15	13,199.94	7.64
7851-0000	FICA Expense	77.68	0.70	1,019.98	0.59
7852-0000	FUTA Expense	0.00	0.00	42.00	0.02

Income Statement

Period = Dec 2020

Book = Cash

		Period to Date	%	Year to Date	%
7853-0000	SUTA Expense	0.00	0.00	163.94	0.09
7890-0000	TOTAL PAYROLL	<u>1,228.30</u>	<u>11.07</u>	<u>16,209.67</u>	<u>9.39</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,228.30</u>	<u>11.07</u>	<u>23,406.79</u>	<u>13.55</u>
8990-0000	TOTAL EXPENSES	<u>3,084.09</u>	<u>27.80</u>	<u>125,522.60</u>	<u>72.68</u>
9090-0000	NET INCOME	<u>8,009.77</u>	<u>72.20</u>	<u>47,191.62</u>	<u>27.32</u>

Statement (12 months)

Period = Jan 2020-Dec 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	Dec 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	42,449.53	10,406.89	136,967.05
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	874.00	0.00	5,764.60
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	686.63	8,239.56
4810-0000 Plus:Prepaid Rent/Maintenance/Commo n	0.00	1,420.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,128.13	0.00	10,548.38
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>53,138.29</u>	<u>11,093.52</u>	<u>161,519.59</u>
5100-0000 EXPENSE REIMBURSEMENT													
5440-0000 Passthrough Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,879.00	0.00	7,879.00
5490-0000 TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,879.00</u>	<u>0.00</u>	<u>7,879.00</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	0.34	4.39
5800-0000 Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,311.24	0.00	3,311.24
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>3,311.58</u>	<u>0.34</u>	<u>3,315.63</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>64,328.87</u>	<u>11,093.86</u>	<u>172,714.22</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	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	0.00	150.00

Statement (12 months)

Period = Jan 2020-Dec 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	Dec 2020	Total
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	175.00	3,378.23
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	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	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	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	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	337.51	3,712.61
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	0.00	3,113.01
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	0.00	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	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	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	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	750.00	12,500.00
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	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	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	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	62.18	868.34
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	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	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	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	0.00	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	0.00	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	0.00	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	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	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	531.10	5,796.80
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	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	1,855.79	102,115.81

Statement (12 months)

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Book = Cash

		Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
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	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	0.00	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	135.24	1,783.81
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	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	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	1,523.07	1,015.38	1,015.38	13,199.94
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	77.68	1,019.98
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	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	0.00	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>1,228.30</u>	<u>16,209.67</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>1,228.30</u>	<u>23,406.79</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>3,084.09</u>	<u>125,522.60</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>53,767.64</u>	<u>8,009.77</u>	<u>47,191.62</u>

Balance Sheet

Period = Dec 2020

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	12,328.11
1130-0000	Savings Cash 1	20,038.51
1135-0000	Savings Cash 2	54,379.39
1190-0000	TOTAL CASH	86,746.01
1400-0000	Total Current Assets	86,746.01
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	123,156.45
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2150-0000	Loans & Exchange	-750.00
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	7,735.99
3000-0000	CAPITAL	
3800-0000	Retained Earnings	115,420.46
3890-0000	TOTAL CAPITAL	115,420.46
3990-0000	TOTAL LIABILITIES & CAPITAL	123,156.45

Cash Flow Statement

Period = Dec 2020

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,406.89	93.81	136,967.05	79.30
4620-0000	Special Assessment	0.00	0.00	5,764.60	3.34
4700-0000	Commercial/Retail rent	686.63	6.19	8,239.56	4.77
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	10,548.38	6.11
4990-0000	NET RENT INCOME	11,093.52	100.00	161,519.59	93.52
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	7,879.00	4.56
5490-0000	TOTAL REIMBURSEMENT	0.00	0.00	7,879.00	4.56
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.34	0.00	4.39	0.00
5800-0000	Late Fee	0.00	0.00	3,311.24	1.92
5890-0000	TOTAL OTHER INCOME	0.34	0.00	3,315.63	1.92
5990-0000	TOTAL INCOME	11,093.86	100.00	172,714.22	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	5,300.00	3.07
6204-0000	Professional Consultant Fees	0.00	0.00	150.00	0.09
6213-0000	General Building Repairs-Expense	175.00	1.58	3,378.23	1.96
6215-0000	Building Supplies	0.00	0.00	1,985.27	1.15
6235-0000	Plumbing Repair	0.00	0.00	4,883.04	2.83
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	4,790.50	2.77
6241-0000	Boiler Repair	0.00	0.00	1,565.00	0.91
6249-0000	Elevator Contract	337.51	3.04	3,712.61	2.15

Cash Flow Statement

Period = Dec 2020

Book = Cash

		Period to Date	%	Year to Date	%
6250-0000	Elevator Inspection & Repair	0.00	0.00	3,113.01	1.80
6252-0000	Fire Extinguishers	0.00	0.00	384.98	0.22
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,600.00	0.93
6267-0000	Locksmith	0.00	0.00	2,324.48	1.35
6291-0035	Elevator NR	0.00	0.00	1,088.75	0.63
6300-0000	Management	750.00	6.76	12,500.00	7.24
6310-0000	Security Service	0.00	0.00	4,635.26	2.68
6312-0000	Security Cameras/Intercom	0.00	0.00	9,842.84	5.70
6320-0000	Insurance	0.00	0.00	10,628.10	6.15
6320-0010	Worker's Compensation	62.18	0.56	868.34	0.50
6350-0000	Property Tax	0.00	0.00	291.50	0.17
6364-0000	Filing Fees	0.00	0.00	142.80	0.08
6365-0000	Fines	0.00	0.00	310.00	0.18
6365-5000	Violation Removal Costs	0.00	0.00	249.00	0.14
6410-0000	Electricity	0.00	0.00	8,216.27	4.76
6420-0000	Gas	0.00	0.00	11,468.55	6.64
6430-0000	Water & Sewer	0.00	0.00	2,415.48	1.40
6450-0000	Trash Disposal	0.00	0.00	75.00	0.04
6455-0000	Telephone	531.10	4.79	5,796.80	3.36
6460-0000	Service Contract	0.00	0.00	400.00	0.23
6990-0000	TOTAL DIRECT EXPENSES	1,855.79	16.73	102,115.81	59.12
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	6.62	0.00
7610-0000	Legal - General	0.00	0.00	7,015.50	4.06
7615-0000	Payroll Processing Fees	135.24	1.22	1,783.81	1.03
7620-0000	Taxes	0.00	0.00	25.00	0.01
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.09
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	9.15	13,199.94	7.64
7851-0000	FICA Expense	77.68	0.70	1,019.98	0.59
7852-0000	FUTA Expense	0.00	0.00	42.00	0.02

Cash Flow Statement

Period = Dec 2020

Book = Cash

		Period to Date	%	Year to Date	%
7853-0000	SUTA Expense	0.00	0.00	163.94	0.09
7890-0000	TOTAL PAYROLL	<u>1,228.30</u>	<u>11.07</u>	<u>16,209.67</u>	<u>9.39</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,228.30</u>	<u>11.07</u>	<u>23,406.79</u>	<u>13.55</u>
8990-0000	TOTAL EXPENSES	<u>3,084.09</u>	<u>27.80</u>	<u>125,522.60</u>	<u>72.68</u>
9090-0000	NET INCOME	<u>8,009.77</u>	<u>72.20</u>	<u>47,191.62</u>	<u>27.32</u>
Adjustments					
2150-0000	Loans & Exchange	<u>-750.00</u>	<u>-6.76</u>	<u>-750.00</u>	<u>-0.43</u>
	Total Adjustments	<u>-750.00</u>	<u>-6.76</u>	<u>-750.00</u>	<u>-0.43</u>
	Cash Flow	<u>-750.00</u>	<u>-6.76</u>	<u>-750.00</u>	<u>-0.43</u>
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	5,068.68	12,328.11	7,259.43	
1130-0000	Savings Cash 1	20,038.17	20,038.51	0.34	
1135-0000	Savings Cash 2	54,379.39	54,379.39	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	79,486.24	86,746.01	7,259.77	
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	12,328.11	-7,942.16	
1130-0000	Savings Cash 1	20,034.12	20,038.51	4.39	
1135-0000	Savings Cash 2	0.00	54,379.39	54,379.39	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	40,304.39	86,746.01	46,441.62	

General Ledger

Period = Dec 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					5,068.68 = Beginning Balance =	
534condo	534 West 42nd...	12/01/2020	12/2020	Livingston Management Service...	K-101019	838	0.00	750.00	4,318.68	Management Fee
534condo	534 West 42nd...	12/01/2020	12/2020	Khaneja (t0001082)	R-194725	76791875	1,144.38	0.00	5,463.06	ClickPay - ACH - A2012010428_FH9HQ2
534condo	534 West 42nd...	12/01/2020	12/2020	Trubitt (t0000174)	R-194934	77069178	1,144.38	0.00	6,607.44	ClickPay - ACH - A2012010528_KL0IG1
534condo	534 West 42nd...	12/02/2020	12/2020	Riccardi (t0000176)	R-195317	807_...	1,144.38	0.00	7,751.82	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/04/2020	12/2020	ADP Payroll Processing Fee	J-25404		0.00	67.62	7,684.20	ADP Payroll Processing Fee
534condo	534 West 42nd...	12/07/2020	12/2020	Ben Franklin HVAC Inc. (benfra...	K-101589	840	0.00	175.00	7,509.20	Invoice 6409 Service call repair boiler 9.30.20
534condo	534 West 42nd...	12/07/2020	12/2020	Verizon (verizon)	K-101610	841	0.00	251.16	7,258.04	11.28.20-12.27.20 phone ac# 853-077-585-0...
534condo	534 West 42nd...	12/07/2020	12/2020	Simon (t0000180)	R-195761	1275...	2,396.23	0.00	9,654.27	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/08/2020	12/2020	Solid State Elevator Corp (solids)	K-101862	842	0.00	337.51	9,316.76	Invoice 130980 Monthly Maintenance for De...
534condo	534 West 42nd...	12/11/2020	12/2020	Artur Ujkaj (v0000081)	K-104113	12112020	0.00	447.13	8,869.63	12/11/2020
534condo	534 West 42nd...	12/14/2020	12/2020	Verizon (verizon)	K-102208	843	0.00	279.94	8,589.69	ac #155-734-529-0001-16 period 12.5.20-1.4.21
534condo	534 West 42nd...	12/15/2020	12/2020	Hwang (t0004002)	R-196161	78429355	1,144.38	0.00	9,734.07	ClickPay - ACH - A2012150422_FZ4MG7
534condo	534 West 42nd...	12/18/2020	12/2020	ADP Payroll Processing Fee	J-25405		0.00	67.62	9,666.45	ADP Payroll Processing Fee
534condo	534 West 42nd...	12/24/2020	12/2020	Artur Ujkaj (v0000081)	K-104112	12242020	0.00	447.13	9,219.32	12/24/2020
534condo	534 West 42nd...	12/27/2020	12/2020	Younge (t0000178)	R-197276	78752919	1,144.38	0.00	10,363.70	ClickPay - ACH - A2012271412_EP3JZ8
534condo	534 West 42nd...	12/28/2020	12/2020	Samuels (t0000177)	R-197310	78775746	109.25	0.00	10,472.95	ClickPay - ACH - A2012281105_QS7SZ3
534condo	534 West 42nd...	12/28/2020	12/2020	Samuels (t0000177)	R-197310	78775746	1,035.13	0.00	11,508.08	ClickPay - ACH - A2012281105_QS7SZ3
534condo	534 West 42nd...	12/30/2020	12/2020	Praveen Gulati (t0000760)	R-197630	6602...	686.63	0.00	12,194.71	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/30/2020	12/2020	Riccardi (t0000176)	R-197633	829_...	1,144.38	0.00	13,339.09	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/30/2020	12/2020	Check #844 cashed in Dec 202...	J-25402		0.00	750.00	12,589.09	Check #844 cashed in Dec 2020
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		0.00	67.32	12,521.77	pay-by-pay insurance
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		0.00	193.66	12,328.11	taxes
				Net Change=7,259.43			11,093.52	3,834.09	12,328.11 = Ending Balance =	
1130-0000				Savings Cash 1					20,038.17 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2020	12/2020	bank interest	J-25401		0.34	0.00	20,038.51	bank interest
				Net Change=0.34			0.34	0.00	20,038.51 = Ending Balance =	
1135-0000				Savings Cash 2					54,379.39 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	54,379.39 = Ending Balance =	
1620-0000				Equipment					28,039.88 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	28,039.88 = Ending Balance =	
1621-0000				Accum. Dep - Equipment					-2,898.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-2,898.00 = Ending Balance =	

General Ledger

Period = Dec 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1720-0000				Building Improvement					11,268.56 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	11,268.56 = Ending Balance =	
2150-0000				Loans & Exchange					0.00 = Beginning Balance =	
534condo	534 West 42nd...	12/30/2020	12/2020	Check #844 cashed in Dec 202...	J-25402		750.00	0.00	750.00	Check #844 cashed in Dec 2020
				Net Change=750.00			750.00	0.00	750.00 = 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...	12/11/2020	12/2020	Artur Ujkaj (v0000081)	K-104113	12112020	447.13	0.00	447.13	12/11/2020
534condo	534 West 42nd...	12/24/2020	12/2020	Artur Ujkaj (v0000081)	K-104112	12242020	447.13	0.00	894.26	12/24/2020
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		0.00	894.26	0.00	To Gross up 12.2020
				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					-126,560.16 = Beginning Balance =	
534condo	534 West 42nd...	12/01/2020	12/2020	Khaneja (t0001082)	R-194725	76791875	0.00	1,144.38	-127,704.54	ClickPay - ACH - A2012010428_FH9HQ2
534condo	534 West 42nd...	12/01/2020	12/2020	Trubitt (t0000174)	R-194934	77069178	0.00	1,144.38	-128,848.92	ClickPay - ACH - A2012010528_KL0IG1
534condo	534 West 42nd...	12/02/2020	12/2020	Riccardi (t0000176)	R-195317	807_...	0.00	1,144.38	-129,993.30	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/07/2020	12/2020	Simon (t0000180)	R-195761	1275...	0.00	2,396.23	-132,389.53	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/15/2020	12/2020	Hwang (t0004002)	R-196161	78429355	0.00	1,144.38	-133,533.91	ClickPay - ACH - A2012150422_FZ4MG7
534condo	534 West 42nd...	12/27/2020	12/2020	Younge (t0000178)	R-197276	78752919	0.00	1,144.38	-134,678.29	ClickPay - ACH - A2012271412_EP3JZ8
534condo	534 West 42nd...	12/28/2020	12/2020	Samuels (t0000177)	R-197310	78775746	0.00	109.25	-134,787.54	ClickPay - ACH - A2012281105_QS7SZ3
534condo	534 West 42nd...	12/28/2020	12/2020	Samuels (t0000177)	R-197310	78775746	0.00	1,035.13	-135,822.67	ClickPay - ACH - A2012281105_QS7SZ3
534condo	534 West 42nd...	12/30/2020	12/2020	Riccardi (t0000176)	R-197633	829_...	0.00	1,144.38	-136,967.05	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-10,406.89			0.00	10,406.89	-136,967.05 = Ending Balance =	
4620-0000				Special Assessment					-5,764.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-5,764.60 = Ending Balance =	
4700-0000				Commercial/Retail rent					-7,552.93 = Beginning Balance =	
534condo	534 West 42nd...	12/30/2020	12/2020	Praveen Gulati (t0000760)	R-197630	6602...	0.00	686.63	-8,239.56	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-8,239.56 = Ending Balance =	

General Ledger

Period = Dec 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
4810-0000				Plus:Prepaid Rent/Maintenanc...					-10,548.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-10,548.38	= Ending Balance =
5440-0000				Passthrough Misc.					-7,879.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-7,879.00	= Ending Balance =
5720-0000				Interest on Bank Accounts					-4.05	= Beginning Balance =
534condo	534 West 42nd...	12/31/2020	12/2020	bank interest	J-25401		0.00	0.34	-4.39	bank interest
				Net Change=-0.34			0.00	0.34	-4.39	= Ending Balance =
5800-0000				Late Fee					-3,311.24	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-3,311.24	= 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 =
534condo	534 West 42nd...	12/07/2020	12/2020	Ben Franklin HVAC Inc. (benfra...	K-101589	840	175.00	0.00	3,378.23	Invoice 6409 Service call repair boiler 9.30.20
				Net Change=175.00			175.00	0.00	3,378.23	= 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					3,375.10	= Beginning Balance =
534condo	534 West 42nd...	12/08/2020	12/2020	Solid State Elevator Corp (solids)	K-101862	842	337.51	0.00	3,712.61	Invoice 130980 Monthly Maintenance for De...
				Net Change=337.51			337.51	0.00	3,712.61	= Ending Balance =

General Ledger

Period = Dec 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6250-0000				Elevator Inspection & Repair Net Change=0.00			0.00	0.00	3,113.01 = Beginning Balance = 3,113.01 = Ending Balance =	
6252-0000				Fire Extinguishers Net Change=0.00			0.00	0.00	384.98 = Beginning Balance = 384.98 = Ending Balance =	
6257-0000				Sprinkler Sys. & Inspections Net Change=0.00			0.00	0.00	1,600.00 = Beginning Balance = 1,600.00 = Ending Balance =	
6267-0000				Locksmith Net Change=0.00			0.00	0.00	2,324.48 = Beginning Balance = 2,324.48 = Ending Balance =	
6291-0035				Elevator NR Net Change=0.00			0.00	0.00	1,088.75 = Beginning Balance = 1,088.75 = Ending Balance =	
6300-0000				Management					11,750.00 = Beginning Balance =	
534condo	534 West 42nd...	12/01/2020	12/2020	Livingston Management Service...	K-101019	838	750.00	0.00	12,500.00 Management Fee	
				Net Change=750.00			750.00	0.00	12,500.00 = Ending Balance =	
6310-0000				Security Service Net Change=0.00			0.00	0.00	4,635.26 = Beginning Balance = 4,635.26 = Ending Balance =	
6312-0000				Security Cameras/Intercom Net Change=0.00			0.00	0.00	9,842.84 = Beginning Balance = 9,842.84 = Ending Balance =	
6320-0000				Insurance Net Change=0.00			0.00	0.00	10,628.10 = Beginning Balance = 10,628.10 = Ending Balance =	
6320-0010				Worker's Compensation					806.16 = Beginning Balance =	
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		0.00	2.74	803.42 paid family leave	
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		67.32	0.00	870.74 pay-by-pay insurance	
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		0.00	2.40	868.34 voluntary disability	
				Net Change=62.18			67.32	5.14	868.34 = Ending Balance =	
6350-0000				Property Tax Net Change=0.00			0.00	0.00	291.50 = Beginning Balance = 291.50 = Ending Balance =	

General Ledger

Period = Dec 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					249.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	249.00	= Ending Balance =
6410-0000				Electricity					8,216.27	= Beginning Balance =
				Net Change=0.00			0.00	0.00	8,216.27	= Ending Balance =
6420-0000				Gas					11,468.55	= Beginning Balance =
				Net Change=0.00			0.00	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					5,265.70	= Beginning Balance =
534condo	534 West 42nd...	12/07/2020	12/2020	Verizon (verizon)	K-101610	841	251.16	0.00	5,516.86	11.28.20-12.27.20 phone ac# 853-077-585-0...
534condo	534 West 42nd...	12/14/2020	12/2020	Verizon (verizon)	K-102208	843	279.94	0.00	5,796.80	ac #155-734-529-0001-16 period 12.5.20-1.4.21
				Net Change=531.10			531.10	0.00	5,796.80	= 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					7,015.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,015.50	= Ending Balance =
7615-0000				Payroll Processing Fees					1,648.57	= Beginning Balance =
534condo	534 West 42nd...	12/04/2020	12/2020	ADP Payroll Processing Fee	J-25404		67.62	0.00	1,716.19	ADP Payroll Processing Fee
534condo	534 West 42nd...	12/18/2020	12/2020	ADP Payroll Processing Fee	J-25405		67.62	0.00	1,783.81	ADP Payroll Processing Fee

General Ledger

Period = Dec 2020

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=135.24			135.24	0.00	1,783.81	= 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					12,184.56	= Beginning Balance =
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		1,015.38	0.00	13,199.94	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	13,199.94	= Ending Balance =
7851-0000				FICA Expense					942.30	= Beginning Balance =
534condo	534 West 42nd...	12/31/2020	12/2020	To Gross up 12.2020	J-25429		77.68	0.00	1,019.98	To Gross up 12.2020
				Net Change=77.68			77.68	0.00	1,019.98	= 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					163.94	= Beginning Balance =
				Net Change=0.00			0.00	0.00	163.94	= Ending Balance =
							15,827.35	15,827.35		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 12/01/2020 - 12/31/2020

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-101019	28147	12/2020	12/1/2020	Livingston Management Services, LLC (living	534condo	6300-0000 Management	750.00	838	Management Fee
K-101589	28185	12/2020	12/7/2020	Ben Franklin HVAC Inc. (benfranklin)	534condo	6213-0000 General Building Repairs-Expense	175.00	840	Invoice 6409 Service call repair boiler 9.30.2
K-101610	28186	12/2020	12/7/2020	Verizon (verizon)	534condo	6455-0000 Telephone	251.16	841	11.28.20-12.27.20 phone ac# 853-077-585-
K-101862	28205	12/2020	12/8/2020	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	842	Invoice 130980 Monthly Maintenance for Dec
K-102208	28236	12/2020	12/14/2020	Verizon (verizon)	534condo	6455-0000 Telephone	279.94	843	ac #155-734-529-0001-16 period 12.5.20-1.
K-104112		12/2020	12/24/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	12242020	12/24/2020
K-104113		12/2020	12/11/2020	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.13	12112020	12/11/2020
Total							2,687.87		

0

0001-81

ember 12.1.20

4.21

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 12/01/2020 - 12/31/2020

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-194725	33144	12/2020	12/1/2020	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		76791875	
R-194934	33144	12/2020	12/1/2020	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		77069178	
R-195317	33167	12/2020	12/2/2020	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		807_77397425	
R-195761	33221	12/2020	12/7/2020	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1275_78010567	
R-196161	33283	12/2020	12/15/2020	Hwang(t0004002)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		78429355	
R-197276	33483	12/2020	12/27/2020	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		78752919	
R-197310	33495	12/2020	12/28/2020	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	109.25		78775746	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,035.13		78775746	
R-197630	33518	12/2020	12/30/2020	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6602_78995839	
R-197633	33518	12/2020	12/30/2020	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		829_78997764	
Total								11,093.52			

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/31/2020

Month Year = 12/2020

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	t0004002 Alexander Hwang	0.00	common	1,144.38	0.00	0.00	12/01/2020	11/30/2030		0.00
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				524.40

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	524.40
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	524.40

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/31/2020

Month Year = 12/2020

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

1/26/2021

Bank Reconciliation Report

12/31/2020

412059300

Posted by: jbowen on 1/26/2021

Balance Per Bank Statement as of 12/31/2020 **10,834.61**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
12/31/2020	257	1,831.01
Plus:	Outstanding Deposits	1,831.01

Outstanding Checks

Check Date	Check Number	Payee	Amount
12/8/2020	842	solids - Solid State Elevator Corp	337.51
Less:	Outstanding Checks		337.51
	Reconciled Bank Balance		<u>12,328.11</u>

Balance per GL as of 12/31/2020 **12,328.11**

Reconciled Balance Per G/L **12,328.11**

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

534condo-ChaseChk-9300

1/26/2021

Bank Reconciliation Report**12/31/2020****412059300****Posted by: jbowen on 1/26/2021****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
11/20/2020	835	solids - Solid State Elevator Corp	1,088.75	12/31/2020
11/24/2020	836	conediso - Consolidated Edison Company of N.Y. Inc.	39.47	12/31/2020
11/24/2020	837	conediso - Consolidated Edison Company of N.Y. Inc.	2,319.20	12/31/2020
11/25/2020	839	vernon - Vernon & Ginsburg,LLP	2,585.00	12/31/2020
12/1/2020	838	livingst - Livingston Management Services, LLC	750.00	12/31/2020
12/7/2020	840	benfranklin - Ben Franklin HVAC Inc.	175.00	12/31/2020
12/7/2020	841	verizon - Verizon	251.16	12/31/2020
12/11/2020	12112020	v0000081 - Artur Ujkaj	447.13	12/31/2020
12/14/2020	843	verizon - Verizon	279.94	12/31/2020
12/24/2020	12242020	v0000081 - Artur Ujkaj	447.13	12/31/2020
Total Cleared Checks			8,382.78	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/27/2020	250	ACH	2,288.76	12/31/2020
12/2/2020	251	ACH	2,288.76	12/31/2020
12/3/2020	252	Lockbox	1,144.38	12/31/2020
12/8/2020	253	Lockbox	2,396.23	12/31/2020
12/16/2020	254	ACH	1,144.38	12/31/2020
12/29/2020	255	ACH	1,144.38	12/31/2020
12/29/2020	256	ACH	1,144.38	12/31/2020
Total Cleared Deposits			11,551.27	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/4/2020	JE 25404	ADP Payroll Processing Fee	-67.62	12/31/2020
12/18/2020	JE 25405	ADP Payroll Processing Fee	-67.62	12/31/2020
12/30/2020	JE 25402	Check #844 cashed in Dec 2020 :Reversed by J-25403	-750.00	12/31/2020
12/31/2020	JE 25429	To Gross up 12.2020	-260.98	12/31/2020
Total Cleared Other Items			-1,146.22	

534condo-ChaseRes-1484

1/22/2021

Bank Reconciliation Report

12/31/2020

3046731484

Posted by: jbowen on 1/22/2021

Balance Per Bank Statement as of 12/31/2020	20,038.51
Reconciled Bank Balance	<u>20,038.51</u>

Balance per GL as of 12/31/2020	20,038.51
Reconciled Balance Per G/L	<u>20,038.51</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
12/31/2020	JE 25401	bank interest	0.34	12/31/2020
Total Cleared Other Items			<u>0.34</u>	



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

December 01, 2020 through December 31, 2020

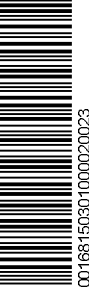
Primary Account: **000000412059300**

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**

00016815 DRE 802 089 00121 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



Information about overdrafts on your savings account(s)

We don't guarantee we will pay transactions that overdraw your savings account, even if we've paid similar transactions in the past. If we don't pay your transaction, it will be declined or returned unpaid.

We do offer checking products that can provide overdraft services. For more information, please see the Additional Banking Services and Fees document at [chase.com/disclosures](https://www.chase.com/disclosures).

If you have questions, please call the number at the top of this statement. We accept operator relay calls.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$8,812.34	\$10,834.61
Chase Business Select High Yield Savings	000003046731484	20,038.17	20,038.51
Total		\$28,850.51	\$30,873.12
TOTAL ASSETS		\$28,850.51	\$30,873.12

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$8,812.34
Deposits and Additions	6	11,551.27
Checks Paid	8	-7,958.58
Electronic Withdrawals	9	-1,570.42
Ending Balance	23	\$10,834.61



December 01, 2020 through December 31, 2020

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

DATE	DESCRIPTION	AMOUNT
12/01	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:120120 CO Entry Descr:Settlementsec:CCD Trace#:081503502023161 Eed:201201 Ind ID:000009829537482 Ind Name:Livingston Management Trn: 3362023161Tc	\$2,288.76
12/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:120420 CO Entry Descr:Settlementsec:CCD Trace#:081503507140971 Eed:201204 Ind ID:000009867817766 Ind Name:Livingston Management Trn: 3397140971Tc	2,288.76
12/07	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:120720 CO Entry Descr:Settlementsec:CCD Trace#:081503501436474 Eed:201207 Ind ID:000009897465142 Ind Name:Livingston Management Trn: 3421436474Tc	1,144.38
12/10	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:121020 CO Entry Descr:Settlementsec:CCD Trace#:081503505724887 Eed:201210 Ind ID:000009946714734 Ind Name:Livingston Management Trn: 3455724887Tc	2,396.23
12/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:121820 CO Entry Descr:Settlementsec:CCD Trace#:081503507457913 Eed:201218 Ind ID:000009999017302 Ind Name:Livingston Management Trn: 3537457913Tc	1,144.38
12/31	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:123120 CO Entry Descr:Settlementsec:CCD Trace#:081503509391180 Eed:201231 Ind ID:000010071820986 Ind Name:Livingston Management Trn: 3669391180Tc	2,288.76
Total Deposits and Additions		\$11,551.27

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
835 ^		12/02	\$1,088.75
836 ^		12/07	39.47
837 ^		12/07	2,319.20
838 ^		12/03	750.00
839 ^		12/09	2,585.00
840 ^		12/29	175.00
841 ^		12/21	251.16
844 * ^		12/30	750.00
Total Checks Paid			\$7,958.58

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.



December 01, 2020 through December 31, 2020

Primary Account: **000000412059300****ELECTRONIC WITHDRAWALS**

DATE	DESCRIPTION	AMOUNT
12/04	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:201204 CO Entry Descr:ADP - Feessec:CCD Trace#:021000023353584 Eed:201204 Ind ID:2Rixs 7007327 Ind Name:534 W 42ND Street Cond	\$67.62
12/10	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:201210 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000028786762 Eed:201210 Ind ID:796076546743ixs Ind Name:534 W 42ND Street Cond	447.13
12/10	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:201210 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000028795742 Eed:201210 Ind ID:R6ixs 121125A01 Ind Name:534 W 42ND Street Cond	96.83
12/10	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:201210 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000022693898 Eed:201210 Ind ID:120066979332ixs Ind Name:534 W 42ND Street Cond	33.66
12/18	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:201218 CO Entry Descr:ADP - Feessec:CCD Trace#:021000027378955 Eed:201218 Ind ID:2Rixs 3798809 Ind Name:534 W 42ND Street Cond	67.62
12/23	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:201223 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000022551280 Eed:201223 Ind ID:937716100592ixs Ind Name:534 W 42ND Street Cond	447.13
12/23	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:201223 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000023730658 Eed:201223 Ind ID:R6ixs 122426A01 Ind Name:534 W 42ND Street Cond	96.83
12/23	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:201223 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000022271919 Eed:201223 Ind ID:932617664148ixs Ind Name:534 W 42ND Street Cond	33.66
12/28	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000038839519 Eed:201228 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 3638839519Tc	279.94
Total Electronic Withdrawals		\$1,570.42

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
12/01	\$11,101.10	12/09	7,684.20	12/28	9,470.85
12/02	10,012.35	12/10	9,502.81	12/29	9,295.85
12/03	9,262.35	12/18	10,579.57	12/30	8,545.85
12/04	11,483.49	12/21	10,328.41	12/31	10,834.61
12/07	10,269.20	12/23	9,750.79		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

Checks Paid / Debits
Deposits / Credits
Deposited Items

Transaction Total

NUMBER OF TRANSACTIONS

17
0
0

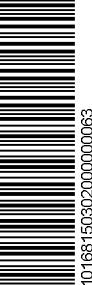
17

SERVICE FEE CALCULATION

Service Fee
Service Fee Credit

AMOUNT

\$15.00
-\$15.00





December 01, 2020 through December 31, 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		\$20,038.17
Deposits and Additions	1	0.34
Ending Balance	1	\$20,038.51
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.34
Interest Paid Year-to-Date		\$4.39

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		\$20,038.17
12/31	Interest Payment	0.34	20,038.51
	Ending Balance		\$20,038.51

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.

534condo-CitiSaving-6158

1/26/2021

Bank Reconciliation Report

11/30/2020

6867166158

Posted by: jbowen on 1/26/2021

Balance Per Bank Statement as of 11/30/2020	54,379.39
Reconciled Bank Balance	<u>54,379.39</u>

Balance per GL as of 11/30/2020	54,379.39
Reconciled Balance Per G/L	<u>54,379.39</u>

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

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/20/2020	1		54,379.39	11/30/2020
Total Cleared Deposits			<u>54,379.39</u>	



Citibank CBO Services 104
P.O. Box 6201
Sioux Falls, SD 57117-6201

00002617 BB CCC 352 JSW0#5NC AM1 H37 0

001/R1/04F000

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CITIBANK, N. A.
Account
6867166158

Statement Period
Nov 20 - Dec 17, 2020

00004143
K312

THE 534 WEST 42ND STREET
CONDOMINIUM
534 WEST 42ND STREET
NEW YORK NY 10036



Page 1 of 1

Relationship Summary:

Checking	\$54,363.44
Savings	-----
Checking Plus	-----

Currently, Citibank does not impose an extended delay on the redeposit of check(s) returned unpaid. Therefore, effective immediately, the "Exceptions to Citibank's Standard Funds Availability Policy" section of the CitiBusiness Client Manual and the U.S. Citi Commercial Bank Master Account Service and Terms Agreement is amended as follows: The subsection titled "Redeposit of Check(s) Returned Unpaid" is deleted in its entirety.

CitiBusiness Streamlined Checking

6867166158

Beginning Balance: \$0.00
Ending Balance: \$54,363.44

Date	Description	Debits	Credits	Balance
11/20	DEPOSIT			
12/01	ACH DEBIT	15.95	54,379.39	54,379.39
	DELUXE BUS SYS. BUS PRODS 88859253 Dec 01			54,363.44
	Total Debits/Credits	15.95	54,379.39	

IF YOU HAVE QUESTIONS ON:

Checking

YOU CAN CALL:

877-528-0990
(For Speech and Hearing
Impaired Customers Only
TTY: 800-945-0258)

YOU CAN WRITE:

CitiBusiness
100 Citibank Drive
San Antonio, TX 78245-9966

For change in address, call your account officer or visit your branch.

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