

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

March 2021

Trial Balance

Period = Mar 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	14,500.31	0.00	8,288.22	6,212.09
1130-0000	Savings Cash 1	20,039.12	0.36	0.00	20,039.48
1135-0000	Savings Cash 2	40,813.44	2,500.00	0.00	43,313.44
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	0.00	0.00	0.00
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	-115,124.57	0.00	0.00	-115,124.57
4500-0000	Rent	-1,144.38	1,144.38	0.00	0.00
4530-0000	Condo Common Charge	-15,091.88	0.00	10,406.89	-25,498.77
4620-0000	Special Assessment	0.00	0.00	0.00	0.00
4700-0000	Commercial/Retail rent	-1,373.26	0.00	686.63	-2,059.89
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	0.00	0.00
5720-0000	Interest on Bank Accounts	-0.61	0.00	0.36	-0.97
6202-0000	Accounting	2,000.00	800.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	5,895.00	5,700.00	0.00	11,595.00
6215-0000	Building Supplies	0.00	97.94	0.00	97.94
6235-0000	Plumbing Repair	2,500.00	1,785.56	0.00	4,285.56
6241-0000	Boiler Repair	5,525.00	0.00	0.00	5,525.00
6242-0000	Unit Repairs	0.00	660.00	0.00	660.00
6249-0000	Elevator Contract	337.51	337.51	0.00	675.02
6250-0000	Elevator Inspection & Repair	0.00	30.00	0.00	30.00
6300-0000	Management	1,500.00	750.00	0.00	2,250.00
6320-0010	Worker's Compensation	185.16	62.58	0.00	247.74
6410-0000	Electricity	1,987.11	1,067.09	0.00	3,054.20
6420-0000	Gas	4,742.82	2,915.07	0.00	7,657.89
6430-0000	Water & Sewer	909.40	0.00	0.00	909.40
6455-0000	Telephone	509.63	281.97	0.00	791.60
6460-0000	Service Contract	550.00	0.00	0.00	550.00
7615-0000	Payroll Processing Fees	411.95	135.24	0.00	547.19
7630-0000	Bank Charges Expense	25.00	0.00	0.00	25.00

Trial Balance

Period = Mar 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	2,030.76	1,015.38	0.00	3,046.14
7851-0000	FICA Expense	155.36	77.68	0.00	233.04
7852-0000	FUTA Expense	12.20	6.10	0.00	18.30
7853-0000	SUTA Expense	30.48	15.24	0.00	45.72
	Total	0.00	19,382.10	19,382.10	0.00

Income Statement

Period = Mar 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	-1,144.38	-11.50	0.00	0.00
4530-0000	Condo Common Charge	10,406.89	104.60	25,498.77	92.52
4700-0000	Commercial/Retail rent	686.63	6.90	2,059.89	7.47
4990-0000	NET RENT INCOME	<u>9,949.14</u>	<u>100.00</u>	<u>27,558.66</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.36	0.00	0.97	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.36</u>	<u>0.00</u>	<u>0.97</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,949.50</u>	<u>100.00</u>	<u>27,559.63</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	800.00	8.04	2,800.00	10.16
6213-0000	General Building Repairs-Expense	5,700.00	57.29	11,595.00	42.07
6215-0000	Building Supplies	97.94	0.98	97.94	0.36
6235-0000	Plumbing Repair	1,785.56	17.95	4,285.56	15.55
6241-0000	Boiler Repair	0.00	0.00	5,525.00	20.05
6242-0000	Unit Repairs	660.00	6.63	660.00	2.39
6249-0000	Elevator Contract	337.51	3.39	675.02	2.45
6250-0000	Elevator Inspection & Repair	30.00	0.30	30.00	0.11
6300-0000	Management	750.00	7.54	2,250.00	8.16
6320-0010	Worker's Compensation	62.58	0.63	247.74	0.90
6410-0000	Electricity	1,067.09	10.73	3,054.20	11.08
6420-0000	Gas	2,915.07	29.30	7,657.89	27.79
6430-0000	Water & Sewer	0.00	0.00	909.40	3.30
6455-0000	Telephone	281.97	2.83	791.60	2.87
6460-0000	Service Contract	0.00	0.00	550.00	2.00

Income Statement

Period = Mar 2021

Book = Cash

		Period to Date	%	Year to Date	%
6990-0000	TOTAL DIRECT EXPENSES	<u>14,487.72</u>	<u>145.61</u>	<u>41,129.35</u>	<u>149.24</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	135.24	1.36	547.19	1.99
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.09
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.54
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.21	3,046.14	11.05
7851-0000	FICA Expense	77.68	0.78	233.04	0.85
7852-0000	FUTA Expense	6.10	0.06	18.30	0.07
7853-0000	SUTA Expense	15.24	0.15	45.72	0.17
7890-0000	TOTAL PAYROLL	<u>1,249.64</u>	<u>12.56</u>	<u>3,890.39</u>	<u>14.12</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,249.64</u>	<u>12.56</u>	<u>4,065.39</u>	<u>14.75</u>
8990-0000	TOTAL EXPENSES	<u>15,737.36</u>	<u>158.17</u>	<u>45,194.74</u>	<u>163.99</u>
9090-0000	NET INCOME	<u>-5,787.86</u>	<u>-58.17</u>	<u>-17,635.11</u>	<u>-63.99</u>

Statement (12 months)

Period = Jan 2021-Mar 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Total
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	1,144.38	0.00	-1,144.38	0.00
4530-0000	Condo Common Charge	6,973.75	8,118.13	10,406.89	25,498.77
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	2,059.89
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>8,804.76</u>	<u>9,949.14</u>	<u>27,558.66</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.31	0.30	0.36	0.97
5890-0000	TOTAL OTHER INCOME	<u>0.31</u>	<u>0.30</u>	<u>0.36</u>	<u>0.97</u>
5990-0000	TOTAL INCOME	<u>8,805.07</u>	<u>8,805.06</u>	<u>9,949.50</u>	<u>27,559.63</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	2,000.00	0.00	800.00	2,800.00
6213-0000	General Building Repairs-Expense	370.00	5,525.00	5,700.00	11,595.00
6215-0000	Building Supplies	0.00	0.00	97.94	97.94
6235-0000	Plumbing Repair	0.00	2,500.00	1,785.56	4,285.56
6241-0000	Boiler Repair	5,525.00	0.00	0.00	5,525.00
6242-0000	Unit Repairs	0.00	0.00	660.00	660.00
6249-0000	Elevator Contract	337.51	0.00	337.51	675.02
6250-0000	Elevator Inspection & Repair	0.00	0.00	30.00	30.00
6300-0000	Management	1,500.00	0.00	750.00	2,250.00
6320-0010	Worker's Compensation	122.58	62.58	62.58	247.74
6410-0000	Electricity	766.47	1,220.64	1,067.09	3,054.20
6420-0000	Gas	1,898.41	2,844.41	2,915.07	7,657.89
6430-0000	Water & Sewer	909.40	0.00	0.00	909.40
6455-0000	Telephone	253.68	255.95	281.97	791.60
6460-0000	Service Contract	550.00	0.00	0.00	550.00

Statement (12 months)

Period = Jan 2021-Mar 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Total
6990-0000	TOTAL DIRECT EXPENSES	<u>14,233.05</u>	<u>12,408.58</u>	<u>14,487.72</u>	<u>41,129.35</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	276.71	135.24	135.24	547.19
7630-0000	Bank Charges Expense	25.00	0.00	0.00	25.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	150.00
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	3,046.14
7851-0000	FICA Expense	77.68	77.68	77.68	233.04
7852-0000	FUTA Expense	6.10	6.10	6.10	18.30
7853-0000	SUTA Expense	15.24	15.24	15.24	45.72
7890-0000	TOTAL PAYROLL	<u>1,391.11</u>	<u>1,249.64</u>	<u>1,249.64</u>	<u>3,890.39</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,416.11</u>	<u>1,399.64</u>	<u>1,249.64</u>	<u>4,065.39</u>
8990-0000	TOTAL EXPENSES	<u>15,649.16</u>	<u>13,808.22</u>	<u>15,737.36</u>	<u>45,194.74</u>
9090-0000	NET INCOME	<u>-6,844.09</u>	<u>-5,003.16</u>	<u>-5,787.86</u>	<u>-17,635.11</u>

Balance Sheet

Period = Mar 2021

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	6,212.09
1130-0000	Savings Cash 1	20,039.48
1135-0000	Savings Cash 2	43,313.44
1190-0000	TOTAL CASH	69,565.01
1400-0000	Total Current Assets	69,565.01
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	105,975.45
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	97,489.46
3890-0000	TOTAL CAPITAL	97,489.46
3990-0000	TOTAL LIABILITIES & CAPITAL	105,975.45

Cash Flow Statement

Period = Mar 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4500-0000	Rent	-1,144.38	-11.50	0.00	0.00
4530-0000	Condo Common Charge	10,406.89	104.60	25,498.77	92.52
4700-0000	Commercial/Retail rent	686.63	6.90	2,059.89	7.47
4990-0000	NET RENT INCOME	<u>9,949.14</u>	<u>100.00</u>	<u>27,558.66</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.36	0.00	0.97	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.36</u>	<u>0.00</u>	<u>0.97</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,949.50</u>	<u>100.00</u>	<u>27,559.63</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	800.00	8.04	2,800.00	10.16
6213-0000	General Building Repairs-Expense	5,700.00	57.29	11,595.00	42.07
6215-0000	Building Supplies	97.94	0.98	97.94	0.36
6235-0000	Plumbing Repair	1,785.56	17.95	4,285.56	15.55
6241-0000	Boiler Repair	0.00	0.00	5,525.00	20.05
6242-0000	Unit Repairs	660.00	6.63	660.00	2.39
6249-0000	Elevator Contract	337.51	3.39	675.02	2.45
6250-0000	Elevator Inspection & Repair	30.00	0.30	30.00	0.11
6300-0000	Management	750.00	7.54	2,250.00	8.16
6320-0010	Worker's Compensation	62.58	0.63	247.74	0.90
6410-0000	Electricity	1,067.09	10.73	3,054.20	11.08
6420-0000	Gas	2,915.07	29.30	7,657.89	27.79
6430-0000	Water & Sewer	0.00	0.00	909.40	3.30
6455-0000	Telephone	281.97	2.83	791.60	2.87
6460-0000	Service Contract	0.00	0.00	550.00	2.00

Cash Flow Statement

Period = Mar 2021

Book = Cash

		Period to Date	%	Year to Date	%
6990-0000	TOTAL DIRECT EXPENSES	<u>14,487.72</u>	<u>145.61</u>	<u>41,129.35</u>	<u>149.24</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	135.24	1.36	547.19	1.99
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.09
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.54
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.21	3,046.14	11.05
7851-0000	FICA Expense	77.68	0.78	233.04	0.85
7852-0000	FUTA Expense	6.10	0.06	18.30	0.07
7853-0000	SUTA Expense	15.24	0.15	45.72	0.17
7890-0000	TOTAL PAYROLL	<u>1,249.64</u>	<u>12.56</u>	<u>3,890.39</u>	<u>14.12</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,249.64</u>	<u>12.56</u>	<u>4,065.39</u>	<u>14.75</u>
8990-0000	TOTAL EXPENSES	<u>15,737.36</u>	<u>158.17</u>	<u>45,194.74</u>	<u>163.99</u>
9090-0000	NET INCOME	<u>-5,787.86</u>	<u>-58.17</u>	<u>-17,635.11</u>	<u>-63.99</u>
	Adjustments				
2150-0000	Loans & Exchange	0.00	0.00	750.00	2.72
	Total Adjustments	<u>0.00</u>	<u>0.00</u>	<u>750.00</u>	<u>2.72</u>
	Cash Flow	<u>0.00</u>	<u>0.00</u>	<u>750.00</u>	<u>2.72</u>
	Period to Date	Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	14,500.31	6,212.09	-8,288.22	
1130-0000	Savings Cash 1	20,039.12	20,039.48	0.36	
1135-0000	Savings Cash 2	40,813.44	43,313.44	2,500.00	

Cash Flow Statement

Period = Mar 2021

Book = Cash

		Period to Date	%	Year to Date	%
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	75,352.87	69,565.01	-5,787.86	
		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	12,048.17	6,212.09	-5,836.08	
1130-0000	Savings Cash 1	20,038.51	20,039.48	0.97	
1135-0000	Savings Cash 2	54,363.44	43,313.44	-11,050.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	86,450.12	69,565.01	-16,885.11	

General Ledger

Period = Mar 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					14,500.31	= Beginning Balance =
534condo	534 West 42nd...	03/01/2021	03/2021	Consolidated Edison Company ...	K-107615	30121	0.00	282.45	14,217.86	ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	534 West 42nd...	03/01/2021	03/2021	Consolidated Edison Company ...	K-128517	30121	282.45	0.00	14,500.31	ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	534 West 42nd...	03/03/2021	03/2021	Riccardi (t0000176)	R-212258	846_...	1,144.38	0.00	15,644.69	Reapplied Receipt
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	0.00	488.88	15,155.81	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	0.00	109.25	15,046.56	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	0.00	109.25	14,937.31	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	0.00	109.25	14,828.06	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	0.00	109.25	14,718.81	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	0.00	109.25	14,609.56	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	0.00	109.25	14,500.31	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/05/2021	03/2021	Artur Ujkaj (v0000081)	K-109696	30521	0.00	447.07	14,053.24	03/05/2021
534condo	534 West 42nd...	03/15/2021	03/2021	Simon (t0000180)	R-207071	1284...	0.00	2,396.23	11,657.01	NSF receipt Ctrl# 206659 Payer:Simon, Clau...
534condo	534 West 42nd...	03/17/2021	03/2021	Antler Motor & Pump Corp (antler)	K-108916	867	892.78	0.00	12,549.79	Base Bid
534condo	534 West 42nd...	03/19/2021	03/2021	Artur Ujkaj (v0000081)	K-109695	31921	0.00	447.06	12,102.73	03/19/2021
534condo	534 West 42nd...	03/29/2021	03/2021	Verizon (verizon)	K-108854	32921	0.00	281.97	11,820.76	ac #155-734-529-0001-16 period 3.5.21-4.4.21
				Check Batch 28660				750.00	11,070.76	
				Receipt Batch 34587			2,288.76		13,359.52	
				Check Batch 28674				337.51	13,022.01	
				Check Batch 28675				2,280.72	10,741.29	
				Receipt Batch 34605			1,144.38		11,885.67	
				Receipt Batch 34632			1,144.38		13,030.05	
				Receipt Batch 34695			2,396.23		15,426.28	
				Receipt Batch 34711			1,144.38		16,570.66	
				Check Batch 28716				2,500.00	14,070.66	
				Journal Batch 17543				135.24	13,935.42	
				Receipt Batch 34745			1,144.38		15,079.80	
				Check Batch 28757				4,835.72	10,244.08	
				Check Batch 28758				139.22	10,104.86	
				Receipt Batch 34984			2,396.23		12,501.09	
				Check Batch 28825				5,892.78	6,608.31	
				Check Batch 28829				800.00	5,808.31	
				Receipt Batch 35045			686.63		6,494.94	
				Journal Batch 15002				282.85	6,212.09	
				Net Change=-8,288.22			14,664.98	22,953.20	6,212.09	= Ending Balance =
1130-0000				Savings Cash 1					20,039.12	= Beginning Balance =
				Journal Batch 17544			0.36		20,039.48	

General Ledger

Period = Mar 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.36			0.36	0.00	20,039.48	= Ending Balance =
1135-0000				Savings Cash 2					40,813.44	= Beginning Balance =
				Receipt Batch 34716			2,500.00		43,313.44	
				Net Change=2,500.00			2,500.00	0.00	43,313.44	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =
2150-0000				Loans & Exchange					0.00	= Beginning Balance =
534condo	534 West 42nd...	03/10/2021	03/2021	534 West 42nd Street Condo ...	K-107997	866	2,500.00	0.00	2,500.00	Transfer
534condo	534 West 42nd...	03/10/2021	03/2021	534 W 42 St Condo	R-206917	866	0.00	2,500.00	0.00	Internal Transfer
				Net Change=0.00			2,500.00	2,500.00	0.00	= 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...	03/05/2021	03/2021	Artur Ujkaj (v0000081)	K-109696	30521	447.07	0.00	447.07	03/05/2021
534condo	534 West 42nd...	03/19/2021	03/2021	Artur Ujkaj (v0000081)	K-109695	31921	447.06	0.00	894.13	03/19/2021
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		0.00	894.13	0.00	To Gross up 3.2021
				Net Change=0.00			894.13	894.13	0.00	= Ending Balance =
3800-0000				Retained Earnings					-115,124.57	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-115,124.57	= Ending Balance =
4500-0000				Rent					-1,144.38	= Beginning Balance =
534condo	534 West 42nd...	03/01/2021	03/2021	To reclass	J-36920		1,144.38	0.00	0.00	to reclass
				Net Change=1,144.38			1,144.38	0.00	0.00	= Ending Balance =
4530-0000				Condo Common Charge					-15,091.88	= Beginning Balance =
534condo	534 West 42nd...	03/01/2021	03/2021	Khaneja (t0001082)	R-205473	84339090	0.00	1,144.38	-16,236.26	ClickPay - ACH - A2103010446_SA5MY3

General Ledger

Period = Mar 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	03/01/2021	03/2021	Trubitt (t0000174)	R-205525	84416608	0.00	1,144.38	-17,380.64	ClickPay - ACH - A2103010503_YX0PY7
534condo	534 West 42nd...	03/01/2021	03/2021	To reclass	J-36920		0.00	1,144.38	-18,525.02	to reclass
534condo	534 West 42nd...	03/02/2021	03/2021	Younge (t0000178)	R-206007	84842306	0.00	1,144.38	-19,669.40	ClickPay - ACH - A2103021426_JW7RF9
534condo	534 West 42nd...	03/03/2021	03/2021	Riccardi (t0000176)	R-212258	846_...	0.00	1,144.38	-20,813.78	Reapplied Receipt
534condo	534 West 42nd...	03/06/2021	03/2021	Simon (t0000180)	R-206659	1284...	0.00	2,396.23	-23,210.01	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/09/2021	03/2021	Samuels (t0000177)	R-206759	85697045	0.00	109.25	-23,319.26	ClickPay - ACH - A2103091337_TY1OI6
534condo	534 West 42nd...	03/09/2021	03/2021	Samuels (t0000177)	R-206759	85697045	0.00	1,035.13	-24,354.39	ClickPay - ACH - A2103091337_TY1OI6
534condo	534 West 42nd...	03/15/2021	03/2021	Simon (t0000180)	R-207071	1284...	2,396.23	0.00	-21,958.16	NSF receipt Ctrl# 206659 Payer:Simon, Clau...
534condo	534 West 42nd...	03/15/2021	03/2021	Hwang (t0004002)	R-207081	85986742	0.00	1,144.38	-23,102.54	ClickPay - ACH - A2103150450_IP2JA9
534condo	534 West 42nd...	03/23/2021	03/2021	Simon (t0000180)	R-208438	1287...	0.00	2,396.23	-25,498.77	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-10,406.89							2,396.23	12,803.12	-25,498.77	= Ending Balance =
4620-0000	Special Assessment								0.00	= Beginning Balance =
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-206267	846_...	0.00	109.25	-109.25	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-206267	846_...	0.00	109.25	-218.50	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-206267	846_...	0.00	109.25	-327.75	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-206267	846_...	0.00	109.25	-437.00	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-206267	846_...	0.00	109.25	-546.25	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-206267	846_...	0.00	109.25	-655.50	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	109.25	0.00	-546.25	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	109.25	0.00	-437.00	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	109.25	0.00	-327.75	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	109.25	0.00	-218.50	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	109.25	0.00	-109.25	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	109.25	0.00	0.00	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
Net Change=0.00							655.50	655.50	0.00	= Ending Balance =
4700-0000	Commercial/Retail rent								-1,373.26	= Beginning Balance =
534condo	534 West 42nd...	03/29/2021	03/2021	Praveen Gulati (t0000760)	R-208804	6629...	0.00	686.63	-2,059.89	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-686.63							0.00	686.63	-2,059.89	= Ending Balance =
4810-0000	Plus:Prepaid Rent/Maintenanc...								0.00	= Beginning Balance =
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-206267	846_...	0.00	488.88	-488.88	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	03/03/2021	03/2021	Trubitt (t0000174)	R-212259	846_...	488.88	0.00	0.00	:Prog Gen Reverses receipt Ctrl# 206267 (Re...
Net Change=0.00							488.88	488.88	0.00	= Ending Balance =
5720-0000	Interest on Bank Accounts								-0.61	= Beginning Balance =
534condo	534 West 42nd...	03/26/2021	03/2021	bank interest	J-35816		0.00	0.36	-0.97	bank interest

General Ledger

Period = Mar 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
Net Change=-0.36							0.00	0.36	-0.97	= Ending Balance =
6202-0000	Accounting								2,000.00	= Beginning Balance =
534condo	534 West 42nd...	03/29/2021	03/2021	Sej Tech Inc. (v0000215)	K-109046	873	800.00	0.00	2,800.00	1169 tax protest form
Net Change=800.00							800.00	0.00	2,800.00	= Ending Balance =
6213-0000	General Building Repairs-Expense								5,895.00	= Beginning Balance =
534condo	534 West 42nd...	03/02/2021	03/2021	Charles Henry Properties LLC ...	K-107512	861	600.00	0.00	6,495.00	Construct and install soundproofing cover For ...
534condo	534 West 42nd...	03/17/2021	03/2021	Charles Henry Properties LLC ...	K-108488	869	100.00	0.00	6,595.00	Close up and finish shower bodies
534condo	534 West 42nd...	03/29/2021	03/2021	GMN Contracting Corp. (gmn)	K-108948	872	5,000.00	0.00	11,595.00	Removal of two flanged flex piep coupling, inst...
Net Change=5,700.00							5,700.00	0.00	11,595.00	= Ending Balance =
6215-0000	Building Supplies								0.00	= Beginning Balance =
534condo	534 West 42nd...	03/02/2021	03/2021	Charles Henry Properties LLC ...	K-107514	863	35.92	0.00	35.92	Light bulbs for boiler room doorway
534condo	534 West 42nd...	03/02/2021	03/2021	Charles Henry Properties LLC ...	K-107514	863	62.02	0.00	97.94	Filters for lobby ac
Net Change=97.94							97.94	0.00	97.94	= Ending Balance =
6235-0000	Plumbing Repair								2,500.00	= Beginning Balance =
534condo	534 West 42nd...	03/02/2021	03/2021	Sanitary Plumbing & Heating (s...	K-107515	864	892.78	0.00	3,392.78	Replace two 2 pressure gauges
534condo	534 West 42nd...	03/17/2021	03/2021	Antler Motor & Pump Corp (antler)	K-108464	867	892.78	0.00	4,285.56	Base Bid
534condo	534 West 42nd...	03/17/2021	03/2021	Antler Motor & Pump Corp (antler)	K-108916	867	0.00	892.78	3,392.78	Base Bid
534condo	534 West 42nd...	03/29/2021	03/2021	Antler Motor & Pump Corp (antler)	K-108947	871	892.78	0.00	4,285.56	Base Bid
Net Change=1,785.56							2,678.34	892.78	4,285.56	= Ending Balance =
6241-0000	Boiler Repair								5,525.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	5,525.00	= Ending Balance =
6242-0000	Unit Repairs								0.00	= Beginning Balance =
534condo	534 West 42nd...	03/02/2021	03/2021	Charles Henry Properties LLC ...	K-107513	862	660.00	0.00	660.00	Scrape ,patch , repair paint bathroom ceilings
Net Change=660.00							660.00	0.00	660.00	= Ending Balance =
6249-0000	Elevator Contract								337.51	= Beginning Balance =
534condo	534 West 42nd...	03/02/2021	03/2021	Solid State Elevator Corp (solids)	K-107490	860	337.51	0.00	675.02	Monthly maintenance invoice for the month of ...
Net Change=337.51							337.51	0.00	675.02	= Ending Balance =
6250-0000	Elevator Inspection & Repair								0.00	= Beginning Balance =
534condo	534 West 42nd...	03/02/2021	03/2021	Sierra Consulting Group, Inc (si...	K-107516	865	30.00	0.00	30.00	Department of bldg filing fee category 1 test
Net Change=30.00							30.00	0.00	30.00	= Ending Balance =

General Ledger

Period = Mar 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6300-0000				Management					1,500.00 = Beginning Balance =	
534condo	534 West 42nd...	03/01/2021	03/2021	Livingston Management Service...	K-107178	859	750.00	0.00	2,250.00	Management Fee
				Net Change=750.00			750.00	0.00	2,250.00 = Ending Balance =	
6320-0010				Worker's Compensation					185.16 = Beginning Balance =	
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		0.00	5.18	179.98	paid family leave
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		70.16	0.00	250.14	pay-by-pay insurance
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		0.00	2.40	247.74	voluntary disability
				Net Change=62.58			70.16	7.58	247.74 = Ending Balance =	
6410-0000				Electricity					1,987.11 = Beginning Balance =	
534condo	534 West 42nd...	03/01/2021	03/2021	Consolidated Edison Company ...	K-107615	30121	282.45	0.00	2,269.56	ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	534 West 42nd...	03/01/2021	03/2021	Consolidated Edison Company ...	K-128517	30121	0.00	282.45	1,987.11	ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	534 West 42nd...	03/17/2021	03/2021	Consolidated Edison Company ...	K-108465	868	1,067.09	0.00	3,054.20	Electrical charges for a/c no 44-7223-0650-0...
				Net Change=1,067.09			1,349.54	282.45	3,054.20 = Ending Balance =	
6420-0000				Gas					4,742.82 = Beginning Balance =	
534condo	534 West 42nd...	03/17/2021	03/2021	Consolidated Edison Company ...	K-108465	868	2,875.85	0.00	7,618.67	Gas charges for a/c no 44-7223-0650-0200-7 ...
534condo	534 West 42nd...	03/17/2021	03/2021	Consolidated Edison Company ...	K-108489	870	39.22	0.00	7,657.89	Gas charges 44-7223-0652-0201-1 for 01/20...
				Net Change=2,915.07			2,915.07	0.00	7,657.89 = Ending Balance =	
6430-0000				Water & Sewer					909.40 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	909.40 = Ending Balance =	
6455-0000				Telephone					509.63 = Beginning Balance =	
534condo	534 West 42nd...	03/29/2021	03/2021	Verizon (verizon)	K-108854	32921	281.97	0.00	791.60	ac #155-734-529-0001-16 period 3.5.21-4.4.21
				Net Change=281.97			281.97	0.00	791.60 = Ending Balance =	
6460-0000				Service Contract					550.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	550.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					411.95 = Beginning Balance =	
534condo	534 West 42nd...	03/12/2021	03/2021	ADP Payroll Processing Fee	J-35814		67.62	0.00	479.57	ADP Payroll Processing Fee
534condo	534 West 42nd...	03/26/2021	03/2021	ADP Payroll Processing Fee :C...	J-35815		67.62	0.00	547.19	ADP Payroll Processing Fee
				Net Change=135.24			135.24	0.00	547.19 = Ending Balance =	
7630-0000				Bank Charges Expense					25.00 = Beginning Balance =	

General Ledger

Period = Mar 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	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					2,030.76	= Beginning Balance =
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		1,015.38	0.00	3,046.14	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	3,046.14	= Ending Balance =
7851-0000				FICA Expense					155.36	= Beginning Balance =
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		77.68	0.00	233.04	To Gross up 3.2021
				Net Change=77.68			77.68	0.00	233.04	= Ending Balance =
7852-0000				FUTA Expense					12.20	= Beginning Balance =
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		6.10	0.00	18.30	To Gross up 3.2021
				Net Change=6.10			6.10	0.00	18.30	= Ending Balance =
7853-0000				SUTA Expense					30.48	= Beginning Balance =
534condo	534 West 42nd...	03/31/2021	03/2021	To Gross up 3.2021	J-27771		15.24	0.00	45.72	To Gross up 3.2021
				Net Change=15.24			15.24	0.00	45.72	= Ending Balance =
							42,164.63	42,164.63		

534 West 42nd Street Condo Association (534condo)

Check Register
For Period = Mar 2021

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-107178	28660	03/2021	3/1/21	Livingston Management Services, LLC (livings1)	534condo	6300-0000 Management	750.00 859		Management Fee
K-107490	28674	03/2021	3/2/21	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51 860		Monthly maintenance invoice for the month of february 2021
K-107512	28675	03/2021	3/2/21	Charles Henry Properties LLC (charlesherry)	534condo	6213-0000 General Building Repairs-Expense	600.00 861		Construct and install soundproofing cover for boiler circulating pumps per Unit 2 Complaint. Tested and approved by Unit 2. Includes all labor and materials
K-107513	28675	03/2021	3/2/21	Charles Henry Properties LLC (charlesherry)	534condo	6242-0000 Unit Repairs	660.00 862		Scrape ,patch , repair paint bathroom ceilings
K-107514	28675	03/2021	3/2/21	Charles Henry Properties LLC (charlesherry)	534condo	6215-0000 Building Supplies	35.92 863		Light bulbs for boiler room doorway
					534condo	6215-0000 Building Supplies	62.02 863		Filters for lobby ac
K-107515	28675	03/2021	3/2/21	Sanitary Plumbing & Heating (sanitary)	534condo	6235-0000 Plumbing Repair	892.78 864		Replace two 2 pressure gauges
K-107516	28675	03/2021	3/2/21	Sierra Consulting Group, Inc (sierra)	534condo	6250-0000 Elevator Inspection & Repair	30.00 865		Department of bldg filing fee category 1 test
K-107615		03/2021	3/1/21	Consolidated Edison Company of N.Y. Inc. (cone534condo		6410-0000 Electricity	282.45 30121		ac #155-734-529-0001-16 period 2.5.21-3.4.21
K-107997	28716	03/2021	3/10/21	534 West 42nd Street Condo Association (534co534condo		2150-0000 Loans & Exchange	2,500.00 866		Transfer
K-108464	28757	03/2021	3/17/21	Antler Motor & Pump Corp (antler)	534condo	6235-0000 Plumbing Repair	892.78 867		Base Bid
K-108465	28757	03/2021	3/17/21	Consolidated Edison Company of N.Y. Inc. (cone534condo		6420-0000 Gas	2,875.85 868		Gas charges for a/c no 44-7223-0650-0200-7 for 1/20/21-2/19/21
					534condo	6410-0000 Electricity	1,067.09 868		Electrical charges for a/c no 44-7223-0650-0200-7 for 1/20/21-2/19/21
K-108488	28758	03/2021	3/17/21	Charles Henry Properties LLC (charlesherry)	534condo	6213-0000 General Building Repairs-Expense	100.00 869		Close up and finish shower bodies
K-108489	28758	03/2021	3/17/21	Consolidated Edison Company of N.Y. Inc. (cone534condo		6420-0000 Gas	39.22 870		Gas charges 44-7223-0652-0201-1 for 01/20/2021-02/19/2021
K-108854		03/2021	3/29/21	Verizon (verizon)	534condo	6405-0000 Telephone	281.97 32921		ac #155-734-529-0001-16 period 3.5.21-4.4.21
K-108916		03/2021	3/17/21	Antler Motor & Pump Corp (antler)	534condo	6235-0000 Plumbing Repair	-892.78 867		Base Bid
K-108947	28825	03/2021	3/29/21	Antler Motor & Pump Corp (antler)	534condo	6235-0000 Plumbing Repair	892.78 871		Base Bid
K-108948	28825	03/2021	3/29/21	GWN Contracting Corp. (gwn)	534condo	6213-0000 General Building Repairs-Expense	5,000.00 872		Removal of two flanged flex piep coupling, installation of new two flanged flex pipe
K-109046	28829	03/2021	3/29/21	Sej Tech Inc. (v0000215)	534condo	6202-0000 Accounting	800.00 873		1169 tax protest form
K-109695		03/2021	3/19/21	Artur Ujak (v0000081)	534condo	2650-0000 Net Payroll	447.06 31921		03/19/2021
K-109696		03/2021	3/5/21	Artur Ujak (v0000081)	534condo	2650-0000 Net Payroll	447.07 30521		03/05/2021
K-128517		03/2021	3/1/21	Consolidated Edison Company of N.Y. Inc. (cone534condo		6410-0000 Electricity	-282.45 30121		ac #155-734-529-0001-16 period 2.5.21-3.4.21
Total							17,819.27		

534 West 42nd Street Condo Association (534condo)

Receipt Register
 For Period = Mar 2021

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-205473	34587	03/2021	3/1/21	Khaneja(10001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		84339090	
R-205525	34587	03/2021	3/1/21	Trubitt(10000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		84416608	
R-206007	34605	03/2021	3/2/21	Younge(10000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		84842306	
R-206267	34632	03/2021	3/3/21	Trubitt(10000174)	534condo	1110-0000	4620-0000 Special Assessment	109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	109.25		846_85103311	
					534condo	1110-0000	4810-0000 Plus:Prepaid Rent/Maintenance/Common	488.88		846_85103311	*
R-206659	34695	03/2021	3/6/21	Simon(10000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1284_85642099	
R-206759	34711	03/2021	3/9/21	Samuels(10000177)	534condo	1110-0000	4530-0000 Condo Common Charge	109.25		85697045	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,035.13		85697045	
R-206917	34716	03/2021	3/10/21	534 W 42 St Condo	534condo	1135-0000	2150-0000 Loans & Exchange	2,500.00		866	
R-207071		03/2021	3/15/21	Simon(10000180)	534condo	1110-0000	4530-0000 Condo Common Charge	-2,396.23		1284_85642099	
R-207081	34745	03/2021	3/15/21	Hwang(10004002)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		85986742	
R-208438	34984	03/2021	3/23/21	Simon(10000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1287_86255207	
R-208804	35045	03/2021	3/29/21	Praveen Gulati(10000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6629_86524006	
R-212258		03/2021	3/3/21	Riccardi(10000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		846_85103311	
R-212259		03/2021	3/3/21	Trubitt(10000174)	534condo	1110-0000	4620-0000 Special Assessment	-109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	-109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	-109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	-109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	-109.25		846_85103311	
					534condo	1110-0000	4620-0000 Special Assessment	-109.25		846_85103311	
					534condo	1110-0000	4810-0000 Plus:Prepaid Rent/Maintenance/Common	-488.88		846_85103311	
Total								12,449.14			

Aged Receivables

Age As Of: 03/31/2021 Post To: 03/2021

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	2	t0000174	Jason Trubitt (Current)	655.50	0.00	0.00	0.00	655.50	-655.50	0.00
534condo	4	t0000176	John Riccardi (Current)	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo	5	t0000177	Yaneeke Samuels (Current)	1,909.13	1,144.38	109.25	0.00	655.50	-764.75	1,144.38
534condo	6	t0000178	Michael Younge (Current)	-200.00	0.00	-200.00	0.00	0.00	0.00	-200.00
534condo	8	t0000180	Claude Simon (Current)	25.00	25.00	0.00	0.00	0.00	0.00	25.00
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	524.40	0.00	0.00	0.00	524.40	0.00	524.40
534condo				4,058.41	2,313.76	-90.75	0.00	1,835.40	-1,420.25	2,638.16

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/31/2021

Month Year = 03/2021

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	12/1/2012			0.00
Total						1,144.38						
3	Condo	0.00	t0001082 Dr. Amit Khaneja	0.00	common	1,144.38	0.00	0.00	1/1/2017	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	5/1/2013			1,144.38
Total						1,144.38						
5	Condo	0.00	t0000177 Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	1/1/2013			1,144.38
Total						1,144.38						
6	Condo	0.00	t0000178 Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			-200.00
Total						1,144.38						
7	Condo	0.00	t0004002 Alexander Hwang	0.00	common	1,144.38	0.00	0.00	12/1/2020	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			25.00
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	11/1/2015	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				2,638.16

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	100.00	0.00	2,638.16
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	0			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	2,638.16

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 03/31/2021

Month Year = 03/2021

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			9262.51								
comm			686.63								
Total			9,949.14								

534condo-ChaseChk-9300

10/7/2021

Bank Reconciliation Report

3/31/2021

412059300

Posted by: dishi on 10/7/2021

Balance Per Bank Statement as of 3/31/2021

12,218.24

Outstanding Deposits

Deposit Date	Deposit Number	Amount
3/30/2021	275	686.63
Plus:	Outstanding Deposits	686.63

Outstanding Checks

Check Date	Check Number	Payee	Amount
1/29/2021	12921	verizon - Verizon	282.46
3/1/2021	30121	conediso - Consolidated Edison Company of N.Y. Inc.	282.45
3/29/2021	871	antler - Antler Motor & Pump Corp	892.78
3/29/2021	872	gmn - GMN Contracting Corp.	5,000.00
3/29/2021	873	v0000215 - Sej Tech Inc.	800.00
Less:	Outstanding Checks		7,257.69
	Reconciled Bank Balance		5,647.18

Balance per GL as of 3/31/2021

5,647.18

Reconciled Balance Per G/L

5,647.18

Difference

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

0.00

534condo-ChaseChk-9300

10/7/2021

Bank Reconciliation Report**3/31/2021****412059300****Posted by: dishi on 10/7/2021****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
3/1/2021	859	livingst - Livingston Management Services, LLC	750.00	3/31/2021
3/2/2021	860	solids - Solid State Elevator Corp	337.51	3/31/2021
3/2/2021	861	charleshenry - Charles Henry Properties LLC	600.00	3/31/2021
3/2/2021	862	charleshenry - Charles Henry Properties LLC	660.00	3/31/2021
3/2/2021	863	charleshenry - Charles Henry Properties LLC	97.94	3/31/2021
3/2/2021	864	sanitary - Sanitary Plumbing & Heating	892.78	3/31/2021
3/2/2021	865	sierra - Sierra Consulting Group, Inc	30.00	3/31/2021
3/5/2021	30521	v0000081 - Artur Ujkaj	447.07	3/31/2021
3/10/2021	866	534condo - 534 West 42nd Street Condo Association	2,500.00	3/31/2021
3/17/2021	868	conediso - Consolidated Edison Company of N.Y. Inc.	3,942.94	3/31/2021
3/17/2021	869	charleshenry - Charles Henry Properties LLC	100.00	3/31/2021
3/17/2021	870	conediso - Consolidated Edison Company of N.Y. Inc.	39.22	3/31/2021
3/19/2021	31921	v0000081 - Artur Ujkaj	447.06	3/31/2021
3/29/2021	32921	verizon - Verizon	281.97	3/31/2021

Total Cleared Checks**11,126.49****Cleared Deposits**

Date	Tran #	Notes	Amount	Date Cleared
3/2/2021	268	ACH	2,288.76	3/31/2021
3/3/2021	269	ACH	1,144.38	3/31/2021
3/4/2021	270	Lockbox	1,144.38	3/31/2021
3/9/2021	271	Lockbox	2,396.23	3/31/2021
3/10/2021	272	ACH	1,144.38	3/31/2021
3/16/2021	273	ACH	1,144.38	3/31/2021
3/24/2021	274	Lockbox	2,396.23	3/31/2021

Total Cleared Deposits**11,658.74****Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
3/12/2021	JE 35814	ADP Payroll Processing Fee	-67.62	3/31/2021
3/15/2021	RC 206659	Returned item t0000180	-2,396.23	3/31/2021
3/26/2021	JE 35815	ADP Payroll Processing Fee :Copy of JE Ctrl 35814	-67.62	3/31/2021
3/31/2021	JE 27771	To Gross up 3.2021	-282.85	3/31/2021

Total Cleared Other Items**-2,814.32**



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

February 27, 2021 through March 31, 2021

Primary Account: **000000412059300**

00019391 DRE 802 089 09121 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

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**



001939103010000000023

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE	ENDING BALANCE
		THIS PERIOD	THIS PERIOD
Chase Total Business Checking	000000412059300	\$14,500.31	\$12,218.24
Chase Business Select High Yield Savings	000003046731484	20,039.12	20,039.48
Total		\$34,539.43	\$32,257.72
TOTAL ASSETS		\$34,539.43	\$32,257.72

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$14,500.31
Deposits and Additions	7	11,658.74
Checks Paid	11	-9,950.39
Electronic Withdrawals	10	-3,990.42
Ending Balance	28	\$12,218.24



February 27, 2021 through March 31, 2021

Primary Account: 000000412059300

1144
23456**DEPOSITS AND ADDITIONS**

DATE	DESCRIPTION	AMOUNT
03/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:030421 CO Entry Descr:Settlementsec:CCD Trace#:081503509335379 Eed:210304 Ind ID:000010605664878 Ind Name:Livingston Management Tm: 0639335379Tc	\$2,288.76
03/05	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:030521 CO Entry Descr:Settlementsec:CCD Trace#:081503506158785 Eed:210305 Ind ID:000010636904938 Ind Name:Livingston Management Tm: 0646158785Tc	1,144.38
03/08	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:030821 CO Entry Descr:Settlementsec:CCD Trace#:081503509129644 Eed:210308 Ind ID:000010658048846 Ind Name:Livingston Management Tm: 0679129644Tc	1,144.38
03/11	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:031121 CO Entry Descr:Settlementsec:CCD Trace#:081503507517140 Eed:210311 Ind ID:000010694984250 Ind Name:Livingston Management Tm: 0707517140Tc	2,396.23
03/12	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:031221 CO Entry Descr:Settlementsec:CCD Trace#:081503509026518 Eed:210312 Ind ID:000010710759106 Ind Name:Livingston Management Tm: 0719026518Tc	1,144.38
03/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:031821 CO Entry Descr:Settlementsec:CCD Trace#:081503508701074 Eed:210318 Ind ID:000010750205378 Ind Name:Livingston Management Tm: 0778701074Tc	1,144.38
03/26	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:032621 CO Entry Descr:Settlementsec:CCD Trace#:081503506843459 Eed:210326 Ind ID:000010813188562 Ind Name:Livingston Management Tm: 0856843459Tc	2,396.23

8

Total Deposits and Additions**\$11,658.74****CHECKS PAID**

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
859 ^		03/02	\$750.00
860 ^		03/10	337.51
861 ^		03/09	600.00
862 ^		03/09	660.00
863 ^		03/09	97.94
864 ^		03/08	892.78
865 ^		03/08	30.00
866 ^		03/10	2,500.00
868 * ^		03/25	3,942.94
869 ^		03/23	100.00
870 ^		03/25	39.22

Total Checks Paid**\$9,950.39**

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.



February 27, 2021 through March 31, 2021

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
03/04	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210304 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000020966251 Eed:210304 Ind ID:932118546582Ixs Ind Name:534 W 42ND Street Cond	\$35.08
03/04	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210304 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000027716476 Eed:210304 Ind ID:392579196924Ixs Ind Name:534 W 42ND Street Cond	447.07
03/04	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210304 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000027725857 Eed:210304 Ind ID:R6Ixs 030505A01 Ind Name:534 W 42ND Street Cond	106.34
03/12	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:210312 CO Entry Descr:ADP - Feessec:CCD Trace#:021000026467902 Eed:210312 Ind ID:2Rixs 7898645 Ind Name:534 W 42ND Street Cond	67.62
03/15	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:031521 CO Entry Descr:Return Sec:CCD Trace#:081503505208732 Eed:210315 Ind ID:000010738343750 Ind Name:Livingston Management Tm: 0745208732Tc	2,396.23
03/18	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210318 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000021765212 Eed:210318 Ind ID:701061026496Ixs Ind Name:534 W 42ND Street Cond	35.08
03/18	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210318 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000023502288 Eed:210318 Ind ID:935017424716Ixs Ind Name:534 W 42ND Street Cond	447.06
03/18	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210318 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000024812069 Eed:210318 Ind ID:R6Ixs 031906A01 Ind Name:534 W 42ND Street Cond	106.35
03/26	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000038730717 Eed:210326 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Tm: 0858730717Tc	281.97
03/26	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:210326 CO Entry Descr:ADP - Feessec:CCD Trace#:021000026107507 Eed:210326 Ind ID:2Rixs 8935162 Ind Name:534 W 42ND Street Cond	67.62
Total Electronic Withdrawals		\$3,990.42

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
03/02	\$13,750.31	03/10	12,621.11	03/18	14,253.76
03/04	15,450.58	03/11	15,017.34	03/23	14,153.76
03/05	16,594.96	03/12	16,094.10	03/25	10,171.60
03/08	16,816.56	03/15	13,697.87	03/26	12,218.24
03/09	15,458.62				

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	21
Deposits / Credits	0
Deposited Items	0
Transaction Total	21

534condo-ChaseRes-1484

10/7/2021

Bank Reconciliation Report

3/31/2021

3046731484

Posted by: dishi on 10/7/2021

Balance Per Bank Statement as of 3/31/2021	20,039.48
Reconciled Bank Balance	<u>20,039.48</u>

Balance per GL as of 3/31/2021	20,039.48
Reconciled Balance Per G/L	<u>20,039.48</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
3/26/2021	JE 35816	bank interest	0.36	3/31/2021
Total Cleared Other Items			<u>0.36</u>	



February 27, 2021 through March 31, 2021
Primary Account: 000000412059300

SERVICE CHARGE SUMMARY *(continued)*

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

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,039.12
Deposits and Additions	1	0.36
Ending Balance	1	\$20,039.48
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.36
Interest Paid Year-to-Date		\$0.97

Interest paid in 2020 for account 000003046731484 was \$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		\$20,039.12
03/31	Interest Payment	0.36	20,039.48
	Ending Balance		\$20,039.48

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.



February 27, 2021 through March 31, 2021

Primary Account: **000000412059300**

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



February 27, 2021 through March 31, 2021
Primary Account: **000000412059300**

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