

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

April 2021

Trial Balance

Period = Apr 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	6,212.09	0.00	8,129.87	-1,917.78
1120-0000	Rent Security Account	0.00	0.00	0.00	0.00
1130-0000	Savings Cash 1	20,039.48	0.32	0.00	20,039.80
1135-0000	Savings Cash 2	43,313.44	0.00	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
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
4530-0000	Condo Common Charge	-25,498.77	0.00	8,143.13	-33,641.90
4700-0000	Commercial/Retail rent	-2,059.89	0.00	686.63	-2,746.52
5440-0000	Passthrough Misc.	0.00	200.00	0.00	200.00
5720-0000	Interest on Bank Accounts	-0.97	0.00	0.32	-1.29
5805-0000	Bounced Check Fee	0.00	25.00	0.00	25.00
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	11,595.00	0.00	0.00	11,595.00
6215-0000	Building Supplies	97.94	0.00	0.00	97.94
6235-0000	Plumbing Repair	4,285.56	1,009.00	0.00	5,294.56
6241-0000	Boiler Repair	5,525.00	0.00	0.00	5,525.00
6242-0000	Unit Repairs	660.00	0.00	0.00	660.00
6249-0000	Elevator Contract	675.02	675.02	0.00	1,350.04
6250-0000	Elevator Inspection & Repair	30.00	400.00	0.00	430.00
6257-0000	Sprinkler Sys. & Inspections	0.00	3,275.00	0.00	3,275.00
6300-0000	Management	2,250.00	750.00	0.00	3,000.00
6310-0000	Security Service	0.00	4,709.28	0.00	4,709.28
6320-0010	Worker's Compensation	247.74	93.87	0.00	341.61
6410-0000	Electricity	3,054.20	702.53	0.00	3,756.73
6417-0000	Cable & Internet	0.00	0.00	0.00	0.00
6420-0000	Gas	7,657.89	2,358.87	0.00	10,016.76
6430-0000	Water & Sewer	909.40	0.00	0.00	909.40
6455-0000	Telephone	791.60	791.58	0.00	1,583.18
6460-0000	Service Contract	550.00	0.00	0.00	550.00

Trial Balance

Period = Apr 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7615-0000	Payroll Processing Fees	547.19	135.24	0.00	682.43
7630-0000	Bank Charges Expense	25.00	117.00	0.00	142.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	3,046.14	1,523.07	0.00	4,569.21
7851-0000	FICA Expense	233.04	116.52	0.00	349.56
7852-0000	FUTA Expense	18.30	9.15	0.00	27.45
7853-0000	SUTA Expense	45.72	68.50	0.00	114.22
	Total	0.00	16,959.95	16,959.95	0.00

Income Statement

Period = Apr 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,143.13	94.63	33,641.90	93.02
4700-0000	Commercial/Retail rent	686.63	7.98	2,746.52	7.59
4990-0000	NET RENT INCOME	<u>8,829.76</u>	<u>102.61</u>	<u>36,388.42</u>	<u>100.62</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	-200.00	-2.32	-200.00	-0.55
5490-0000	TOTAL REIMBURSEMENT	<u>-200.00</u>	<u>-2.32</u>	<u>-200.00</u>	<u>-0.55</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	1.29	0.00
5805-0000	Bounced Check Fee	-25.00	-0.29	-25.00	-0.07
5890-0000	TOTAL OTHER INCOME	<u>-24.68</u>	<u>-0.29</u>	<u>-23.71</u>	<u>-0.07</u>
5990-0000	TOTAL INCOME	<u>8,605.08</u>	<u>100.00</u>	<u>36,164.71</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	7.74
6213-0000	General Building Repairs-Expense	0.00	0.00	11,595.00	32.06
6215-0000	Building Supplies	0.00	0.00	97.94	0.27
6235-0000	Plumbing Repair	1,009.00	11.73	5,294.56	14.64
6241-0000	Boiler Repair	0.00	0.00	5,525.00	15.28
6242-0000	Unit Repairs	0.00	0.00	660.00	1.82
6249-0000	Elevator Contract	675.02	7.84	1,350.04	3.73
6250-0000	Elevator Inspection & Repair	400.00	4.65	430.00	1.19
6257-0000	Sprinkler Sys. & Inspections	3,275.00	38.06	3,275.00	9.06
6300-0000	Management	750.00	8.72	3,000.00	8.30

Income Statement

Period = Apr 2021

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	4,709.28	54.73	4,709.28	13.02
6320-0010	Worker's Compensation	93.87	1.09	341.61	0.94
6410-0000	Electricity	702.53	8.16	3,756.73	10.39
6420-0000	Gas	2,358.87	27.41	10,016.76	27.70
6430-0000	Water & Sewer	0.00	0.00	909.40	2.51
6455-0000	Telephone	791.58	9.20	1,583.18	4.38
6460-0000	Service Contract	0.00	0.00	550.00	1.52
6990-0000	TOTAL DIRECT EXPENSES	14,765.15	171.59	55,894.50	154.56
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	135.24	1.57	682.43	1.89
7630-0000	Bank Charges Expense	117.00	1.36	142.00	0.39
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.41
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,523.07	17.70	4,569.21	12.63
7851-0000	FICA Expense	116.52	1.35	349.56	0.97
7852-0000	FUTA Expense	9.15	0.11	27.45	0.08
7853-0000	SUTA Expense	68.50	0.80	114.22	0.32
7890-0000	TOTAL PAYROLL	1,852.48	21.53	5,742.87	15.88
7990-0000	TOTAL G & A EXPENSE	1,969.48	22.89	6,034.87	16.69
8990-0000	TOTAL EXPENSES	16,734.63	194.47	61,929.37	171.24
9090-0000	NET INCOME	-8,129.55	-94.47	-25,764.66	-71.24

Statement (12 months)

Period = Jan 2021-Apr 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
4000-0000	INCOME					
4100-0000	RENT					
4500-0000	Rent	1,144.38	0.00	-1,144.38	0.00	0.00
4530-0000	Condo Common Charge	6,973.75	8,118.13	10,406.89	8,143.13	33,641.90
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	2,746.52
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>8,804.76</u>	<u>9,949.14</u>	<u>8,829.76</u>	<u>36,388.42</u>
5100-0000	EXPENSE REIMBURSEMENT					
5440-0000	Passthrough Misc.	0.00	0.00	0.00	-200.00	-200.00
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-200.00</u>
5600-0000	OTHER INCOME					
5720-0000	Interest on Bank Accounts	0.31	0.30	0.36	0.32	1.29
5805-0000	Bounced Check Fee	0.00	0.00	0.00	-25.00	-25.00
5890-0000	TOTAL OTHER INCOME	<u>0.31</u>	<u>0.30</u>	<u>0.36</u>	<u>-24.68</u>	<u>-23.71</u>
5990-0000	TOTAL INCOME	<u>8,805.07</u>	<u>8,805.06</u>	<u>9,949.50</u>	<u>8,605.08</u>	<u>36,164.71</u>
6000-0000	EXPENSES					
6100-0000	DIRECT EXPENSES					
6202-0000	Accounting	2,000.00	0.00	800.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	370.00	5,525.00	5,700.00	0.00	11,595.00
6215-0000	Building Supplies	0.00	0.00	97.94	0.00	97.94
6235-0000	Plumbing Repair	0.00	2,500.00	1,785.56	1,009.00	5,294.56
6241-0000	Boiler Repair	5,525.00	0.00	0.00	0.00	5,525.00
6242-0000	Unit Repairs	0.00	0.00	660.00	0.00	660.00
6249-0000	Elevator Contract	337.51	0.00	337.51	675.02	1,350.04
6250-0000	Elevator Inspection & Repair	0.00	0.00	30.00	400.00	430.00
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	0.00	3,275.00	3,275.00

Statement (12 months)

Period = Jan 2021-Apr 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
6300-0000	Management	1,500.00	0.00	750.00	750.00	3,000.00
6310-0000	Security Service	0.00	0.00	0.00	4,709.28	4,709.28
6320-0010	Worker's Compensation	122.58	62.58	62.58	93.87	341.61
6410-0000	Electricity	766.47	1,220.64	1,067.09	702.53	3,756.73
6420-0000	Gas	1,898.41	2,844.41	2,915.07	2,358.87	10,016.76
6430-0000	Water & Sewer	909.40	0.00	0.00	0.00	909.40
6455-0000	Telephone	253.68	255.95	281.97	791.58	1,583.18
6460-0000	Service Contract	550.00	0.00	0.00	0.00	550.00
6990-0000	TOTAL DIRECT EXPENSES	14,233.05	12,408.58	14,487.72	14,765.15	55,894.50
7000-0000	GENERAL & ADMINISTRATIVE					
7615-0000	Payroll Processing Fees	276.71	135.24	135.24	135.24	682.43
7630-0000	Bank Charges Expense	25.00	0.00	0.00	117.00	142.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE					
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,523.07	4,569.21
7851-0000	FICA Expense	77.68	77.68	77.68	116.52	349.56
7852-0000	FUTA Expense	6.10	6.10	6.10	9.15	27.45
7853-0000	SUTA Expense	15.24	15.24	15.24	68.50	114.22
7890-0000	TOTAL PAYROLL	1,391.11	1,249.64	1,249.64	1,852.48	5,742.87
7990-0000	TOTAL G & A EXPENSE	1,416.11	1,399.64	1,249.64	1,969.48	6,034.87
8990-0000	TOTAL EXPENSES	15,649.16	13,808.22	15,737.36	16,734.63	61,929.37
9090-0000	NET INCOME	-6,844.09	-5,003.16	-5,787.86	-8,129.55	-25,764.66

Balance Sheet

Period = Apr 2021

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	-1,917.78
1130-0000	Savings Cash 1	20,039.80
1135-0000	Savings Cash 2	43,313.44
1190-0000	TOTAL CASH	61,435.46
1400-0000	Total Current Assets	61,435.46
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	97,845.90
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	89,359.91
3890-0000	TOTAL CAPITAL	89,359.91
3990-0000	TOTAL LIABILITIES & CAPITAL	97,845.90

Cash Flow Statement

Period = Apr 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,143.13	94.63	33,641.90	93.02
4700-0000	Commercial/Retail rent	686.63	7.98	2,746.52	7.59
4990-0000	NET RENT INCOME	<u>8,829.76</u>	<u>102.61</u>	<u>36,388.42</u>	<u>100.62</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	-200.00	-2.32	-200.00	-0.55
5490-0000	TOTAL REIMBURSEMENT	<u>-200.00</u>	<u>-2.32</u>	<u>-200.00</u>	<u>-0.55</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	1.29	0.00
5805-0000	Bounced Check Fee	-25.00	-0.29	-25.00	-0.07
5890-0000	TOTAL OTHER INCOME	<u>-24.68</u>	<u>-0.29</u>	<u>-23.71</u>	<u>-0.07</u>
5990-0000	TOTAL INCOME	<u>8,605.08</u>	<u>100.00</u>	<u>36,164.71</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	7.74
6213-0000	General Building Repairs-Expense	0.00	0.00	11,595.00	32.06
6215-0000	Building Supplies	0.00	0.00	97.94	0.27
6235-0000	Plumbing Repair	1,009.00	11.73	5,294.56	14.64
6241-0000	Boiler Repair	0.00	0.00	5,525.00	15.28
6242-0000	Unit Repairs	0.00	0.00	660.00	1.82
6249-0000	Elevator Contract	675.02	7.84	1,350.04	3.73
6250-0000	Elevator Inspection & Repair	400.00	4.65	430.00	1.19
6257-0000	Sprinkler Sys. & Inspections	3,275.00	38.06	3,275.00	9.06
6300-0000	Management	750.00	8.72	3,000.00	8.30

Cash Flow Statement

Period = Apr 2021

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	4,709.28	54.73	4,709.28	13.02
6320-0010	Worker's Compensation	93.87	1.09	341.61	0.94
6410-0000	Electricity	702.53	8.16	3,756.73	10.39
6420-0000	Gas	2,358.87	27.41	10,016.76	27.70
6430-0000	Water & Sewer	0.00	0.00	909.40	2.51
6455-0000	Telephone	791.58	9.20	1,583.18	4.38
6460-0000	Service Contract	0.00	0.00	550.00	1.52
6990-0000	TOTAL DIRECT EXPENSES	14,765.15	171.59	55,894.50	154.56
7000-0000	GENERAL & ADMINISTRATIVE				
7615-0000	Payroll Processing Fees	135.24	1.57	682.43	1.89
7630-0000	Bank Charges Expense	117.00	1.36	142.00	0.39
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.41
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,523.07	17.70	4,569.21	12.63
7851-0000	FICA Expense	116.52	1.35	349.56	0.97
7852-0000	FUTA Expense	9.15	0.11	27.45	0.08
7853-0000	SUTA Expense	68.50	0.80	114.22	0.32
7890-0000	TOTAL PAYROLL	1,852.48	21.53	5,742.87	15.88
7990-0000	TOTAL G & A EXPENSE	1,969.48	22.89	6,034.87	16.69
8990-0000	TOTAL EXPENSES	16,734.63	194.47	61,929.37	171.24
9090-0000	NET INCOME	-8,129.55	-94.47	-25,764.66	-71.24
	Adjustments				
2150-0000	Loans & Exchange	0.00	0.00	750.00	2.07
	Total Adjustments	0.00	0.00	750.00	2.07

Cash Flow Statement

Period = Apr 2021

Book = Cash

		Period to Date	%	Year to Date	%
Cash Flow		0.00	0.00	750.00	2.07
		Period to Date	Beginning Balance	Ending Balance	Difference
1105-0000	Operating Cash	0.00	0.00	0.00	0.00
1110-0000	Operating Cash 1	6,212.09	-1,917.78	-8,129.87	
1120-0000	Rent Security Account	0.00	0.00	0.00	0.00
1130-0000	Savings Cash 1	20,039.48	20,039.80	0.32	
1135-0000	Savings Cash 2	43,313.44	43,313.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	0.00
Total Cash		69,565.01	61,435.46	-8,129.55	
		Year to Date	Beginning Balance	Ending Balance	Difference
1105-0000	Operating Cash	0.00	0.00	0.00	0.00
1110-0000	Operating Cash 1	12,048.17	-1,917.78	-13,965.95	
1120-0000	Rent Security Account	0.00	0.00	0.00	0.00
1130-0000	Savings Cash 1	20,038.51	20,039.80	1.29	
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	0.00
Total Cash		86,450.12	61,435.46	-25,014.66	

General Ledger

Period = Apr 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					6,212.09	= Beginning Balance =
534condo	534 West 42nd...	04/02/2021	04/2021	Artur Ujkaj (v0000081)	K-111635	40221	0.00	447.06	5,765.03	04/02/2021
534condo	534 West 42nd...	04/21/2021	04/2021	Artur Ujkaj (v0000081)	K-111634	42121	0.00	447.07	5,317.96	04/21/2021
534condo	534 West 42nd...	04/30/2021	04/2021	Artur Ujkaj (v0000081)	K-111633	43021	0.00	447.06	4,870.90	04/30/2021
				Check Batch 28840				750.00	4,120.90	
				Receipt Batch 35139			2,288.76		6,409.66	
				Journal Batch 17650				30.43	6,379.23	
				Receipt Batch 35211			944.38		7,323.61	
				Receipt Batch 35213			1,144.38		8,467.99	
				Check Batch 28890				8,573.97	-105.98	
				Journal Batch 17545				279.72	-385.70	
				Receipt Batch 35276			686.63		300.93	
				Check Batch 28947				1,009.00	-708.07	
				Receipt Batch 35285			1,144.38		436.31	
				Check Batch 28967				4,079.87	-3,643.56	
				Journal Batch 17547			27.48		-3,616.08	
				Receipt Batch 35505			2,421.23		-1,194.85	
				Journal Batch 17651				283.44	-1,478.29	
				Journal Batch 15225				439.49	-1,917.78	
				Net Change=-8,129.87			8,657.24	16,787.11	-1,917.78	= Ending Balance =
1120-0000				Rent Security Account					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
1130-0000				Savings Cash 1					20,039.48	= Beginning Balance =
				Journal Batch 17653			0.32		20,039.80	
				Net Change=0.32			0.32	0.00	20,039.80	= Ending Balance =
1135-0000				Savings Cash 2					43,313.44	= Beginning Balance =
				Net Change=0.00			0.00	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 =

General Ledger

Period = Apr 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	11,268.56	= Ending Balance =
2245-0000	Insurance Proceed-Prop. Damage								-8,485.99	= Beginning Balance =
Net Change=0.00							0.00	0.00	-8,485.99	= Ending Balance =
2650-0000	Net Payroll								0.00	= Beginning Balance =
534condo	534 West 42nd...	04/02/2021	04/2021	Artur Ujkaj (v0000081)	K-111635	40221	447.06	0.00	447.06	04/02/2021
534condo	534 West 42nd...	04/21/2021	04/2021	Artur Ujkaj (v0000081)	K-111634	42121	447.07	0.00	894.13	04/21/2021
534condo	534 West 42nd...	04/30/2021	04/2021	Artur Ujkaj (v0000081)	K-111633	43021	447.06	0.00	1,341.19	04/30/2021
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		0.00	1,341.19	0.00	To Gross up 4.2021
Net Change=0.00							1,341.19	1,341.19	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 =
4530-0000	Condo Common Charge								-25,498.77	= Beginning Balance =
534condo	534 West 42nd...	04/01/2021	04/2021	Younge (t0000178)	R-209088	:credit	0.00	200.00	-25,698.77	:Prog Gen credit application
534condo	534 West 42nd...	04/01/2021	04/2021	Trubitt (t0000174)	R-209511	86948486	0.00	1,144.38	-26,843.15	ClickPay - ACH - A2104010436_CM8ZF5
534condo	534 West 42nd...	04/01/2021	04/2021	Khaneja (t0001082)	R-209606	87070430	0.00	1,144.38	-27,987.53	ClickPay - ACH - A2104010454_UY9MY4
534condo	534 West 42nd...	04/07/2021	04/2021	Younge (t0000178)	R-210502	88211529	0.00	944.38	-28,931.91	ClickPay - ACH - A2104071322_AM2TM0
534condo	534 West 42nd...	04/07/2021	04/2021	Riccardi (t0000176)	R-210563	854_...	0.00	1,144.38	-30,076.29	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/15/2021	04/2021	Hwang (t0004002)	R-210998	88642151	0.00	1,144.38	-31,220.67	ClickPay - ACH - A2104150407_YQ5JN7
534condo	534 West 42nd...	04/21/2021	04/2021	Simon (t0000180)	R-212232	1289...	0.00	2,396.23	-33,616.90	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/21/2021	04/2021	Simon (t0000180)	R-212232	1289...	0.00	25.00	-33,641.90	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-8,143.13							0.00	8,143.13	-33,641.90	= Ending Balance =
4700-0000	Commercial/Retail rent								-2,059.89	= Beginning Balance =
534condo	534 West 42nd...	04/13/2021	04/2021	Praveen Gulati (t0000760)	R-210936	6636...	0.00	686.63	-2,746.52	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-686.63							0.00	686.63	-2,746.52	= Ending Balance =
5440-0000	Passthrough Misc.								0.00	= Beginning Balance =
534condo	534 West 42nd...	04/01/2021	04/2021	Younge (t0000178)	R-209088	:credit	200.00	0.00	200.00	:Prog Gen credit application
Net Change=200.00							200.00	0.00	200.00	= Ending Balance =
5720-0000	Interest on Bank Accounts								-0.97	= Beginning Balance =
534condo	534 West 42nd...	04/30/2021	04/2021	interest payment	J-35964		0.32	0.00	-0.65	Interest Payment
534condo	534 West 42nd...	04/30/2021	04/2021		J-35965	:Rever...	0.00	0.32	-0.97	Interest Payment
534condo	534 West 42nd...	04/30/2021	04/2021		J-35966	:Rever...	0.00	0.32	-1.29	Interest Payment

General Ledger

Period = Apr 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=-0.32			0.32	0.64	-1.29	= Ending Balance =
5805-0000				Bounced Check Fee					0.00	= Beginning Balance =
534condo	534 West 42nd...	04/20/2021	04/2021	Clickpay (clickp)	K-110593	879	25.00	0.00	25.00	Fee per lockbox return
				Net Change=25.00			25.00	0.00	25.00	= Ending Balance =
6202-0000				Accounting					2,800.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,800.00	= Ending Balance =
6213-0000				General Building Repairs-Expense					11,595.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,595.00	= Ending Balance =
6215-0000				Building Supplies					97.94	= Beginning Balance =
				Net Change=0.00			0.00	0.00	97.94	= Ending Balance =
6235-0000				Plumbing Repair					4,285.56	= Beginning Balance =
534condo	534 West 42nd...	04/15/2021	04/2021	Ben Franklin HVAC Inc. (benfra...	K-110493	1	175.00	0.00	4,460.56	Service call
534condo	534 West 42nd...	04/15/2021	04/2021	Ben Franklin HVAC Inc. (benfra...	K-110493	1	834.00	0.00	5,294.56	RA2114200
				Net Change=1,009.00			1,009.00	0.00	5,294.56	= 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					660.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	660.00	= Ending Balance =
6249-0000				Elevator Contract					675.02	= Beginning Balance =
534condo	534 West 42nd...	04/08/2021	04/2021	Solid State Elevator Corp (solids)	K-109793	877	337.51	0.00	1,012.53	132879 Monthly maintenance invoice for the ...
534condo	534 West 42nd...	04/20/2021	04/2021	Solid State Elevator Corp (solids)	K-110597	883	337.51	0.00	1,350.04	Monthly maintenance april 2021
				Net Change=675.02			675.02	0.00	1,350.04	= Ending Balance =
6250-0000				Elevator Inspection & Repair					30.00	= Beginning Balance =
534condo	534 West 42nd...	04/20/2021	04/2021	Sierra Consulting Group, Inc (si...	K-110596	882	400.00	0.00	430.00	58140 2020 Annual Inspection and Witness C...
				Net Change=400.00			400.00	0.00	430.00	= Ending Balance =
6257-0000				Sprinkler Sys. & Inspections					0.00	= Beginning Balance =
534condo	534 West 42nd...	04/08/2021	04/2021	Empire Fire Sprinkler LLC (empi...	K-109792	876	1,650.00	0.00	1,650.00	Monthly sprinkler inspection
534condo	534 West 42nd...	04/08/2021	04/2021	Empire Fire Sprinkler LLC (empi...	K-109792	876	1,625.00	0.00	3,275.00	Monthly sprinkler inspection january 2020- d...

General Ledger

Period = Apr 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=3,275.00							3,275.00	0.00	3,275.00	= Ending Balance =
6300-0000	Management								2,250.00	= Beginning Balance =
534condo	534 West 42nd...	04/01/2021	04/2021	Livingston Management Service...	K-109140	874	750.00	0.00	3,000.00	Management Fee
Net Change=750.00							750.00	0.00	3,000.00	= Ending Balance =
6310-0000	Security Service								0.00	= Beginning Balance =
534condo	534 West 42nd...	04/08/2021	04/2021	AFA PROTECTIVE SYSTEMS...	K-109791	875	1,932.71	0.00	1,932.71	3231070 Fire alram digital 03/01/21-02/28/21
534condo	534 West 42nd...	04/08/2021	04/2021	AFA PROTECTIVE SYSTEMS...	K-109791	875	2,776.57	0.00	4,709.28	3231070 Non Co Insp/Maint FA 03/01/21-02/...
Net Change=4,709.28							4,709.28	0.00	4,709.28	= Ending Balance =
6320-0010	Worker's Compensation								247.74	= Beginning Balance =
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		0.00	7.77	239.97	paid family leave
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		105.24	0.00	345.21	pay-by-pay insurance
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		0.00	3.60	341.61	voluntary disability
Net Change=93.87							105.24	11.37	341.61	= Ending Balance =
6410-0000	Electricity								3,054.20	= Beginning Balance =
534condo	534 West 42nd...	04/20/2021	04/2021	Consolidated Edison Company ...	K-110594	880	702.53	0.00	3,756.73	Electricity charges 44-7223-0650-0200-7 for ...
534condo	534 West 42nd...	04/20/2021	04/2021	:Reversal of J-35823	J-35824	:Rever...	0.00	27.48	3,729.25	verizon adjustment for april
534condo	534 West 42nd...	04/27/2021	04/2021	verizon adjustment for april :Re...	J-35823		27.48	0.00	3,756.73	verizon adjustment for april
Net Change=702.53							730.01	27.48	3,756.73	= Ending Balance =
6417-0000	Cable & Internet								0.00	= Beginning Balance =
534condo	534 West 42nd...	04/27/2021	04/2021	verizon	J-35963		283.44	0.00	283.44	verizon
534condo	534 West 42nd...	04/27/2021	04/2021	To reclass	J-36917		0.00	283.44	0.00	to reclass
Net Change=0.00							283.44	283.44	0.00	= Ending Balance =
6420-0000	Gas								7,657.89	= Beginning Balance =
534condo	534 West 42nd...	04/20/2021	04/2021	Consolidated Edison Company ...	K-110594	880	2,318.47	0.00	9,976.36	Gas charges 44-7223-0650-0200-7 for 02/19...
534condo	534 West 42nd...	04/20/2021	04/2021	Consolidated Edison Company ...	K-110595	881	40.40	0.00	10,016.76	Gas Service Charge for a/c 44-7223-0652-02...
Net Change=2,358.87							2,358.87	0.00	10,016.76	= 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								791.60	= Beginning Balance =
534condo	534 West 42nd...	04/08/2021	04/2021	Verizon (verizon)	K-109794	878	252.18	0.00	1,043.78	Charges for A/c 853-077-585-0001-81 for 02/...

General Ledger

Period = Apr 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	194.87	0.00	1,238.65	Internet & Phone Bundle Charge For A/C 853...
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	21.07	0.00	1,259.72	5 IP Address
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	8.96	0.00	1,268.68	Security And Cloud 25 GB
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	5.26	0.00	1,273.94	Rent : Wireless Router
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	1.05	0.00	1,274.99	911 Surcharge
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	6.73	0.00	1,281.72	Federal Universal Service Fee
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	8.67	0.00	1,290.39	Federal Subscriber Line And Access Recover...
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	0.16	0.00	1,290.55	NY Universal Service Fund
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	0.38	0.00	1,290.93	VLD Carrier Cost Recovery Charge
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	1.95	0.00	1,292.88	VLD Long Distance Access Charge
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	0.78	0.00	1,293.66	VLD Long Distance Administrative Charge
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	2.10	0.00	1,295.76	NY Municipal Construction Surcharge
534condo	534 West 42nd...	04/20/2021	04/2021	Verizon (verizon)	K-110598	884	3.98	0.00	1,299.74	Late Payment Charge
534condo	534 West 42nd...	04/27/2021	04/2021	To reclass	J-36917		283.44	0.00	1,583.18	to reclass
				Net Change=791.58			791.58	0.00	1,583.18	= 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					547.19	= Beginning Balance =
534condo	534 West 42nd...	04/09/2021	04/2021	ADP Payroll Processing Fee	J-35817		67.62	0.00	614.81	ADP Payroll Processing Fee
534condo	534 West 42nd...	04/30/2021	04/2021	ADP Payroll Processing Fee	J-35818		67.62	0.00	682.43	ADP Payroll Processing Fee
				Net Change=135.24			135.24	0.00	682.43	= Ending Balance =
7630-0000				Bank Charges Expense					25.00	= Beginning Balance =
534condo	534 West 42nd...	04/29/2021	04/2021	insufficient fund	J-35819		34.00	0.00	59.00	Insufficient Funds Fee
534condo	534 West 42nd...	04/29/2021	04/2021	insufficient fund	J-35820		34.00	0.00	93.00	Insufficient Funds Fee
534condo	534 West 42nd...	04/29/2021	04/2021	insufficient fund	J-35821		34.00	0.00	127.00	Insufficient Funds Fee
534condo	534 West 42nd...	04/30/2021	04/2021	monthly service fee	J-35822		15.00	0.00	142.00	monthly service fee
				Net Change=117.00			117.00	0.00	142.00	= 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					3,046.14	= Beginning Balance =
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		1,523.07	0.00	4,569.21	To Gross up salary
				Net Change=1,523.07			1,523.07	0.00	4,569.21	= Ending Balance =

General Ledger

Period = Apr 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7851-0000				FICA Expense					233.04	= Beginning Balance =
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		116.52	0.00	349.56	To Gross up 4.2021
				Net Change=116.52			116.52	0.00	349.56	= Ending Balance =
7852-0000				FUTA Expense					18.30	= Beginning Balance =
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		9.15	0.00	27.45	To Gross up 4.2021
				Net Change=9.15			9.15	0.00	27.45	= Ending Balance =
7853-0000				SUTA Expense					45.72	= Beginning Balance =
534condo	534 West 42nd...	04/05/2021	04/2021	suta	J-35962		30.43	0.00	76.15	suta
534condo	534 West 42nd...	04/30/2021	04/2021	To Gross up 4.2021	J-28226		38.07	0.00	114.22	To Gross up 4.2021
				Net Change=68.50			68.50	0.00	114.22	= Ending Balance =
							27,280.99	27,280.99		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Apr 2021

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-109140	28840	04/2021	4/1/21	Livingston Management Services, LLC (livingst)	534condo	6300-0000 Management	750.00 874		Management Fee
K-109791	28890	04/2021	4/8/21	AFA PROTECTIVE SYSTEMS,INC. (afa)	534condo	6310-0000 Security Service	1,932.71 875		3231070 Fire alarm digital 03/01/21-02/28/21
					534condo	6310-0000 Security Service	2,776.57 875		3231070 Non Co Insp/Maint FA 03/01/21-02/28/21
K-109792	28890	04/2021	4/8/21	Empire Fire Sprinkler LLC (empirefire)	534condo	6257-0000 Sprinkler Sys. & Inspections	1,650.00 876		Monthly sprinkler inspection
					534condo	6257-0000 Sprinkler Sys. & Inspections	1,625.00 876		Monthly sprinkler inspection January 2020- december 2020
K-109793	28890	04/2021	4/8/21	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51 877		132879 Monthly maintenance invoice for the month of march 2021
K-109794	28890	04/2021	4/8/21	Verizon (verizon)	534condo	6455-0000 Telephone	252.18 878		Charges for A/c 853-077-585-0001-81 for 02/28-03/27
K-110493	28947	04/2021	4/15/21	Ben Franklin HVAC Inc. (benfranklin)	534condo	6235-0000 Plumbing Repair	175.00 1		Service call
					534condo	6235-0000 Plumbing Repair	834.00 1		RA2114200
K-110593	28967	04/2021	4/20/21	Clickpay (clickp)	534condo	5805-0000 Bounced Check Fee	25.00 879		Fee per lockbox return
K-110594	28967	04/2021	4/20/21	Consolidated Edison Company of N.Y. Inc. (cone 534condo	534condo	6410-0000 Electricity	702.53 880		Electricity charges 44-7223-0650-0200-7 for 02/19/2021-03/22/2021
					534condo	6420-0000 Gas	2,318.47 880		Gas charges 44-7223-0650-0200-7 for 02/19/2021-03/22/2021
K-110595	28967	04/2021	4/20/21	Consolidated Edison Company of N.Y. Inc. (cone 534condo	534condo	6420-0000 Gas	40.40 881		Gas Service Charge for a/c 44-7223-0652-0201-1 for 02/19/21-03/22/21
K-110596	28967	04/2021	4/20/21	Sierra Consulting Group, Inc (sierra)	534condo	6250-0000 Elevator Inspection & Repair	400.00 882		58140 2020 Annual Inspection and Witness Category One Test (1P45340
K-110597	28967	04/2021	4/20/21	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51 883		Monthly maintenance april 2021
K-110598	28967	04/2021	4/20/21	Verizon (verizon)	534condo	6455-0000 Telephone	194.87 884		Internet & Phone Bundle Charge For A/C 853-077-585-0001-81 For 03/27/2021
					534condo	6455-0000 Telephone	21.07 884		5 IP Address
					534condo	6455-0000 Telephone	8.96 884		Security And Cloud 25 GB
					534condo	6455-0000 Telephone	5.26 884		Rent : Wireless Router
					534condo	6455-0000 Telephone	1.05 884		911 Surcharge
					534condo	6455-0000 Telephone	6.73 884		Federal Universal Service Fee
					534condo	6455-0000 Telephone	8.67 884		Federal Subscriber Line And Access Recovery Charge
					534condo	6455-0000 Telephone	0.16 884		NY Universal Service Fund
					534condo	6455-0000 Telephone	0.38 884		VLD Carrier Cost Recovery Charge
					534condo	6455-0000 Telephone	1.95 884		VLD Long Distance Access Charge
					534condo	6455-0000 Telephone	0.78 884		VLD Long Distance Administrative Charge
					534condo	6455-0000 Telephone	2.10 884		NY Municipal Construction Surcharge
					534condo	6455-0000 Telephone	3.98 884		Late Payment Charge
K-111633	04/2021	4/30/21		Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06 43021		04/30/2021
K-111634	04/2021	4/21/21		Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.07 42121		04/21/2021
K-111635	04/2021	4/2/21		Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06 40221		04/02/2021
Total							15,754.03		

534 West 42nd Street Condo Association (534condo)

Receipt Register
 For Period = Apr 2021

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-209088	35087	04/2021	4/1/21	Younge(10000178)	534condo	1110-0000	5440-0000 Passthrough Misc.	-200.00			:credit
					534condo	1110-0000	4530-0000 Condo Common Charge	200.00			:credit
R-209511	35139	04/2021	4/1/21	Trubitt(10000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		86948486	
R-209606	35139	04/2021	4/1/21	Khaneja(10001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		87070430	
R-210502	35211	04/2021	4/7/21	Younge(10000178)	534condo	1110-0000	4530-0000 Condo Common Charge	944.38		88211529	
R-210563	35213	04/2021	4/7/21	Riccardi(10000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		854_88255176	
R-210936	35276	04/2021	4/13/21	Praveen Gulati(10000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6636_88593355	
R-210998	35285	04/2021	4/15/21	Hwang(10004002)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		88642151	
R-212232	35505	04/2021	4/21/21	Simon(10000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1289_88813983	
					534condo	1110-0000	4530-0000 Condo Common Charge	25.00		1289_88813983	
Total								8,629.76			

Aged Receivables

Age As Of: 04/30/2021 Post To: 04/2021

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	5	t0000177	Yaneeke Samuels (Current)	3,053.51	1,144.38	1,144.38	109.25	655.50	-764.75	2,288.76
534condo	8	t0000180	Claude Simon (Current)	25.00	0.00	25.00	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				4,258.41	1,144.38	1,169.38	109.25	1,835.40	-1,420.25	2,838.16

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 04/30/2021

Month Year = 04/2021

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			0.00
Total						1,144.38						
5	Condo	0.00	t0000177 Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	1/1/2013			2,288.76
Total						1,144.38						
6	Condo	0.00	t0000178 Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			0.00
Total						1,144.38						
7	Condo	0.00	t0004002 Alexander Hwang	0.00	common	1,144.38	0.00	0.00	12/1/2020	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				2,838.16

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	2,838.16
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	2,838.16

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 04/30/2021

Month Year = 04/2021

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

10/11/2021

Bank Reconciliation Report

4/30/2021

412059300

Posted by: dishi on 10/11/2021

Balance Per Bank Statement as of 4/30/2021 -1,917.78

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
Less:	Outstanding Checks		564.91
	Reconciled Bank Balance		-2,482.69

Balance per GL as of 4/30/2021 -2,482.69

Reconciled Balance Per G/L -2,482.69

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

534condo-ChaseChk-9300

10/11/2021

Bank Reconciliation Report**4/30/2021****412059300****Posted by: dishi on 10/11/2021****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
3/29/2021	871	antler - Antler Motor & Pump Corp	892.78	4/30/2021
3/29/2021	872	gmn - GMN Contracting Corp.	5,000.00	4/30/2021
3/29/2021	873	v0000215 - Sej Tech Inc.	800.00	4/30/2021
4/1/2021	874	livingst - Livingston Management Services, LLC	750.00	4/30/2021
4/2/2021	40221	v0000081 - Artur Ujkaj	447.06	4/30/2021
4/8/2021	875	afa - AFA PROTECTIVE SYSTEMS,INC.	4,709.28	4/30/2021
4/8/2021	876	empirefire - Empire Fire Sprinkler LLC	3,275.00	4/30/2021
4/8/2021	877	solids - Solid State Elevator Corp	337.51	4/30/2021
4/8/2021	878	verizon - Verizon	252.18	4/30/2021
4/15/2021	1	benfranklin - Ben Franklin HVAC Inc.	1,009.00	4/30/2021
4/20/2021	879	clickp - Clickpay	25.00	4/30/2021
4/20/2021	880	conediso - Consolidated Edison Company of N.Y. Inc.	3,021.00	4/30/2021
4/20/2021	881	conediso - Consolidated Edison Company of N.Y. Inc.	40.40	4/30/2021
4/20/2021	882	sierra - Sierra Consulting Group, Inc	400.00	4/30/2021
4/20/2021	883	solids - Solid State Elevator Corp	337.51	4/30/2021
4/20/2021	884	verizon - Verizon	255.96	4/30/2021
4/21/2021	42121	v0000081 - Artur Ujkaj	447.07	4/30/2021
4/30/2021	43021	v0000081 - Artur Ujkaj	447.06	4/30/2021
Total Cleared Checks			22,446.81	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
3/30/2021	275	Lockbox	686.63	4/30/2021
4/2/2021	276	ACH	2,288.76	4/30/2021
4/8/2021	277	ACH	944.38	4/30/2021
4/8/2021	278	Lockbox	1,144.38	4/30/2021
4/14/2021	279	Lockbox	686.63	4/30/2021
4/16/2021	280	ACH	1,144.38	4/30/2021
4/22/2021	281	Lockbox	2,421.23	4/30/2021
Total Cleared Deposits			9,316.39	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/5/2021	JE 35962	suta	-30.43	4/30/2021
4/9/2021	JE 35817	ADP Payroll Processing Fee	-67.62	4/30/2021
4/20/2021	JE 35824	:Reversal of J-35823	27.48	4/30/2021
4/27/2021	JE 35823	verizon adjustment for april	-27.48	4/30/2021
4/27/2021	JE 35963	verizon	-283.44	4/30/2021
4/29/2021	JE 35819	insufficient fund	-34.00	4/30/2021
4/29/2021	JE 35820	insufficient fund	-34.00	4/30/2021
4/29/2021	JE 35821	insufficient fund	-34.00	4/30/2021
4/30/2021	JE 28226	To Gross up 4.2021	-439.49	4/30/2021
4/30/2021	JE 35818	ADP Payroll Processing Fee	-67.62	4/30/2021
4/30/2021	JE 35822	monthly service fee	-15.00	4/30/2021
Total Cleared Other Items			-1,005.60	



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

April 01, 2021 through April 30, 2021
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

00017808 DRE 802 089 12121 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



00178080301000020023

We're increasing the Legal Processing Fee

On July 18, we're increasing the legal processing fee to be up to \$100. This is the fee that we can charge to your account if we need to manage a legal process related to you or your account that appears to have the force of law behind it, including the processing of garnishments, tax levies, or other court or administrative orders.

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

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$12,218.24	\$1,917.78
Chase Business Select High Yield Savings	000003046731484	20,039.48	20,039.80
Total		\$32,257.72	\$18,122.02
TOTAL ASSETS		\$32,257.72	\$18,122.02

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$12,218.24
Deposits and Additions	7	9,316.39
Checks Paid	14	-20,096.62
Electronic Withdrawals	14	-3,238.79
Fees	4	-117.00
Ending Balance	39	-\$1,917.78



April 01, 2021 through April 30, 2021
Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
04/01	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:040121 CO Entry Descr:Settlementsec:CCD Trace#:081503508120214 Eed:210401 Ind ID:000010857902882 Ind Name:Livingston Management Tm: 0918120214Tc	\$686.63
04/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:040621 CO Entry Descr:Settlementsec:CCD Trace#:081503501558006 Eed:210406 Ind ID:000010885701882 Ind Name:Livingston Management Tm: 0961558006Tc	2,288.76
04/12	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:041221 CO Entry Descr:Settlementsec:CCD Trace#:081503505976058 Eed:210412 Ind ID:000010972955298 Ind Name:Livingston Management Tm: 1025976058Tc	1,144.38
04/12	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:041221 CO Entry Descr:Settlementsec:CCD Trace#:081503505976057 Eed:210412 Ind ID:000010969479142 Ind Name:Livingston Management Tm: 1025976057Tc	944.38
04/16	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:041621 CO Entry Descr:Settlementsec:CCD Trace#:081503507546148 Eed:210416 Ind ID:000011023209706 Ind Name:Livingston Management Tm: 1067546148Tc	686.63
04/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:042021 CO Entry Descr:Settlementsec:CCD Trace#:081503501654724 Eed:210420 Ind ID:000011033771522 Ind Name:Livingston Management Tm: 1101654724Tc	1,144.38
04/26	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:042621 CO Entry Descr:Settlementsec:CCD Trace#:081503502002375 Eed:210426 Ind ID:000011080297250 Ind Name:Livingston Management Tm: 1162002375Tc	2,421.23
Total Deposits and Additions		\$9,316.39

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
871 ^		04/02	5,000.00
872 ^		04/08	5,000.00
873 ^		04/01	800.00
874 ^		04/01	750.00
875 ^		04/16	4,709.28
876 ^		04/26	3,275.00
877 ^		04/21	337.51
878 ^		04/16	252.18
879 ^		04/28	25.00
880 ^		04/29	3,021.00
881 ^		04/29	40.40
882 ^		04/26	400.00
883 ^		04/28	337.51
884 ^		04/28	255.96
Total Checks Paid			\$20,096.62

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

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



April 01, 2021 through April 30, 2021
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
04/01	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 210401 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000021651092 Eed: 210401 Ind ID: 7980791211121xs Ind Name: 534 W 42ND Street Cond	\$35.08
04/01	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 210401 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000024780132 Eed: 210401 Ind ID: 9289188410841xs Ind Name: 534 W 42ND Street Cond	447.06
04/01	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 210401 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000026645205 Eed: 210401 Ind ID: R61xs 040207A01 Ind Name: 534 W 42ND Street Cond	111.42
04/05	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 210405 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000027362046 Eed: 210405 Ind ID: R61xs 9128646Vv Ind Name: 534 W 42ND Street Cond	30.43
04/09	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 210409 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000026980571 Eed: 210409 Ind ID: 2R1xs 9040713 Ind Name: 534 W 42ND Street Cond	67.62
04/16	Orig CO Name: Yardi Systems Orig ID: 9000820926 Desc Date: 041621 CO Entry Descr: Billpay Sec: CTX Trace#: 111924687321209 Eed: 210416 Ind ID: 48531 Ind Name: 0000Livingston Manag Tm: 1067321209Tc	1,009.00
04/20	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 210420 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000024884025 Eed: 210420 Ind ID: 9286192962291xs Ind Name: 534 W 42ND Street Cond	447.07
04/20	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 210420 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000024881779 Eed: 210420 Ind ID: R61xs 042108A01 Ind Name: 534 W 42ND Street Cond	111.41
04/21	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 210421 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000024905961 Eed: 210421 Ind ID: 9286192962301xs Ind Name: 534 W 42ND Street Cond	35.08
04/27	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000032578650 Eed: 210427 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Tm: 1172578650Tc	283.44
04/29	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 210429 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000029307768 Eed: 210429 Ind ID: 5040788100951xs Ind Name: 534 W 42ND Street Cond	35.08
04/29	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 210429 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000026026083 Eed: 210429 Ind ID: 3900798166061xs Ind Name: 534 W 42ND Street Cond	447.06
04/29	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 210429 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000027939104 Eed: 210429 Ind ID: R61xs 043009A01 Ind Name: 534 W 42ND Street Cond	111.42
04/30	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 210430 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000026445816 Eed: 210430 Ind ID: 2R1xs 3275332 Ind Name: 534 W 42ND Street Cond	67.62

Total Electronic Withdrawals

\$3,238.79

FEES

DATE	DESCRIPTION	AMOUNT
04/29	Insufficient Funds Fee For Check #880 IN The Amount of \$3,021.00	\$34.00
04/29	Insufficient Funds Fee For Check #881 IN The Amount of \$40.40	34.00
04/30	Insufficient Funds Fee For A \$67.62 Item - Details: Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 210430 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000026445816 Eed: 210430 Ind ID: 2R1xs 3275332 Ind Name: 534 W 42ND Street Cond	34.00
04/30	Monthly Service Fee	15.00

Total Fees

\$117.00



534condo-ChaseRes-1484

10/11/2021

Bank Reconciliation Report

4/30/2021

3046731484

Posted by: dishi on 10/11/2021

Balance Per Bank Statement as of 4/30/2021	20,039.80
Reconciled Bank Balance	<u>20,039.80</u>

Balance per GL as of 4/30/2021	20,039.80
Reconciled Balance Per G/L	<u>20,039.80</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
------------	--	-------------

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2021	JE 35966		0.32	4/30/2021
Total Cleared Other Items			<u>0.32</u>	



April 01, 2021 through April 30, 2021
Primary Account: 000000412059300

You were charged a monthly service fee of \$15.00 this period. You can avoid this fee in the future by maintaining a minimum daily balance of \$1,500.00. Your minimum daily balance was -\$1,801.16.

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
04/01	\$10,761.31	04/09	7,059.24	04/26	2,823.71
04/02	9,868.53	04/12	9,148.00	04/27	2,540.27
04/05	9,838.10	04/16	3,864.17	04/28	1,921.80
04/06	12,126.86	04/20	4,450.07	04/29	-1,801.16
04/08	7,126.86	04/21	4,077.48	04/30	-1,917.78

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

Checks Paid / Debits
Deposits / Credits
Deposited Items
Transaction Total

NUMBER OF TRANSACTIONS

28
0
0
28

SERVICE FEE CALCULATION

Service Fee
Service Fee Credit
Net Service Fee

AMOUNT
\$15.00
\$0.00
\$15.00
\$0.00
\$15.00

Excessive Transaction Fees (Above 100)
Total Service Fees

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,039.48
Deposits and Additions	1	0.32
Ending Balance	1	\$20,039.80
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.32
Interest Paid Year-to-Date		\$1.29

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



April 01, 2021 through April 30, 2021
Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,039.48
04/30	Interest Payment	0.32	20,039.80
	Ending Balance		\$20,039.80

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

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



IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

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

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

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



JPMorgan Chase Bank, N.A. Member FDIC



April 01, 2021 through April 30, 2021
Primary Account: **000000412059300**

This Page Intentionally Left Blank