

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

August 2021

Trial Balance

Period = Aug 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	2,000.35	0.00	3,321.36	-1,321.01
1130-0000	Savings Cash 1	20,040.78	0.35	0.00	20,041.13
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
2150-0000	Loans & Exchange	8,550.00	0.00	0.00	8,550.00
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
4530-0000	Condo Common Charge	-63,693.19	0.00	8,118.13	-71,811.32
4700-0000	Commercial/Retail rent	-4,119.78	0.00	686.63	-4,806.41
5440-0000	Passthrough Misc.	200.00	0.00	0.00	200.00
5720-0000	Interest on Bank Accounts	-2.27	0.00	0.35	-2.62
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	11,821.62	198.85	0.00	12,020.47
6215-0000	Building Supplies	347.26	0.00	0.00	347.26
6235-0000	Plumbing Repair	5,294.56	0.00	0.00	5,294.56
6241-0000	Boiler Repair	5,625.00	0.00	0.00	5,625.00
6242-0000	Unit Repairs	660.00	0.00	0.00	660.00
6249-0000	Elevator Contract	4,017.47	0.00	0.00	4,017.47
6250-0000	Elevator Inspection & Repair	1,809.88	0.00	0.00	1,809.88
6257-0000	Sprinkler Sys. & Inspections	3,275.00	0.00	0.00	3,275.00
6300-0000	Management	5,250.00	750.00	0.00	6,000.00
6310-0000	Security Service	4,869.93	0.00	0.00	4,869.93
6320-0000	Insurance	0.00	4,235.44	0.00	4,235.44
6320-0010	Worker's Compensation	529.35	62.58	0.00	591.93
6350-0000	Property Tax	193.31	0.00	0.00	193.31
6364-0000	Filing Fees	153.00	30.60	0.00	183.60
6410-0000	Electricity	5,268.88	993.68	0.00	6,262.56
6420-0000	Gas	13,343.98	266.06	0.00	13,610.04
6430-0000	Water & Sewer	2,370.31	0.00	0.00	2,370.31
6455-0000	Telephone	2,692.16	282.33	0.00	2,974.49

Trial Balance

Period = Aug 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6460-0000	Service Contract	550.00	0.00	0.00	550.00
7610-0000	Legal - General	100.00	0.00	0.00	100.00
7615-0000	Payroll Processing Fees	1,155.77	141.26	0.00	1,297.03
7630-0000	Bank Charges Expense	203.00	0.00	0.00	203.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7827-0000	Salary-Doorman	0.00	4,046.88	0.00	4,046.88
7845-0000	Gross Salary	7,615.35	1,015.38	0.00	8,630.73
7851-0000	FICA Expense	582.60	77.68	0.00	660.28
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	190.36	25.38	0.00	215.74
	Total	0.00	12,126.47	12,126.47	0.00

Income Statement

Period = Aug 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.13	92.20	71,811.32	93.97
4700-0000	Commercial/Retail rent	686.63	7.80	4,806.41	6.29
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>100.00</u>	<u>76,617.73</u>	<u>100.26</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.26
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.26</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.35	0.00	2.62	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.35</u>	<u>0.00</u>	<u>2.62</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.11</u>	<u>100.00</u>	<u>76,420.35</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.66
6213-0000	General Building Repairs-Expense	198.85	2.26	12,020.47	15.73
6215-0000	Building Supplies	0.00	0.00	347.26	0.45
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	6.93
6241-0000	Boiler Repair	0.00	0.00	5,625.00	7.36
6242-0000	Unit Repairs	0.00	0.00	660.00	0.86
6249-0000	Elevator Contract	0.00	0.00	4,017.47	5.26
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,809.88	2.37
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	4.29
6300-0000	Management	750.00	8.52	6,000.00	7.85
6310-0000	Security Service	0.00	0.00	4,869.93	6.37

Income Statement

Period = Aug 2021

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	4,235.44	48.10	4,235.44	5.54
6320-0010	Worker's Compensation	62.58	0.71	591.93	0.77
6350-0000	Property Tax	0.00	0.00	193.31	0.25
6364-0000	Filing Fees	30.60	0.35	183.60	0.24
6410-0000	Electricity	993.68	11.29	6,262.56	8.19
6420-0000	Gas	266.06	3.02	13,610.04	17.81
6430-0000	Water & Sewer	0.00	0.00	2,370.31	3.10
6455-0000	Telephone	282.33	3.21	2,974.49	3.89
6460-0000	Service Contract	0.00	0.00	550.00	0.72
6990-0000	TOTAL DIRECT EXPENSES	<u>6,819.54</u>	<u>77.45</u>	<u>77,691.25</u>	<u>101.66</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.13
7615-0000	Payroll Processing Fees	141.26	1.60	1,297.03	1.70
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.27
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.20
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	4,046.88	45.96	4,046.88	5.30
7845-0000	Gross Salary	1,015.38	11.53	8,630.73	11.29
7851-0000	FICA Expense	77.68	0.88	660.28	0.86
7852-0000	FUTA Expense	0.00	0.00	42.00	0.06
7853-0000	SUTA Expense	25.38	0.29	215.74	0.28
7890-0000	TOTAL PAYROLL	<u>5,306.58</u>	<u>60.27</u>	<u>14,892.66</u>	<u>19.49</u>
7990-0000	TOTAL G & A EXPENSE	<u>5,306.58</u>	<u>60.27</u>	<u>15,345.66</u>	<u>20.08</u>
8990-0000	TOTAL EXPENSES	<u>12,126.12</u>	<u>137.72</u>	<u>93,036.91</u>	<u>121.74</u>
9090-0000	NET INCOME	<u>-3,321.01</u>	<u>-37.72</u>	<u>-16,616.56</u>	<u>-21.74</u>

Statement (12 months)

Period = Jan 2021-Aug 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
4000-0000	INCOME									
4100-0000	RENT									
4500-0000	Rent	1,144.38	0.00	-1,144.38	0.00	0.00	0.00	0.00	0.00	0.00
4530-0000	Condo Common Charge	6,973.75	8,118.13	10,406.89	8,143.13	11,526.27	6,973.75	11,551.27	8,118.13	71,811.32
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	0.00	686.63	4,806.41
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>12,212.90</u>	<u>7,660.38</u>	<u>11,551.27</u>	<u>8,804.76</u>	<u>76,617.73</u>
5100-0000	EXPENSE REIMBURSEMENT									
5440-0000	Passthrough Misc.	0.00	0.00	0.00	-200.00	0.00	0.00	0.00	0.00	-200.00
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>
5600-0000	OTHER INCOME									
5720-0000	Interest on Bank Accounts	0.31	0.30	0.36	0.32	0.30	0.36	0.32	0.35	2.62
5805-0000	Bounced Check Fee	0.00	0.00	0.00	-25.00	25.00	0.00	0.00	0.00	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.31</u>	<u>0.30</u>	<u>0.36</u>	<u>-24.68</u>	<u>25.30</u>	<u>0.36</u>	<u>0.32</u>	<u>0.35</u>	<u>2.62</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>12,238.20</u>	<u>7,660.74</u>	<u>11,551.59</u>	<u>8,805.11</u>	<u>76,420.35</u>
6000-0000	EXPENSES									
6100-0000	DIRECT EXPENSES									
6202-0000	Accounting	2,000.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	370.00	5,525.00	5,700.00	0.00	0.00	99.00	127.62	198.85	12,020.47
6215-0000	Building Supplies	0.00	0.00	97.94	0.00	249.32	0.00	0.00	0.00	347.26
6235-0000	Plumbing Repair	0.00	2,500.00	1,785.56	1,009.00	0.00	0.00	0.00	0.00	5,294.56
6241-0000	Boiler Repair	5,525.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	5,625.00
6242-0000	Unit Repairs	0.00	0.00	660.00	0.00	0.00	0.00	0.00	0.00	660.00
6249-0000	Elevator Contract	337.51	0.00	337.51	675.02	1,317.39	675.02	675.02	0.00	4,017.47

Statement (12 months)

Period = Jan 2021-Aug 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
6250-0000	Elevator Inspection & Repair	0.00	0.00	30.00	400.00	0.00	1,379.88	0.00	0.00	1,809.88
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	0.00	3,275.00	0.00	0.00	0.00	0.00	3,275.00
6300-0000	Management	1,500.00	0.00	750.00	750.00	750.00	750.00	750.00	750.00	6,000.00
6310-0000	Security Service	0.00	0.00	0.00	4,709.28	160.65	0.00	0.00	0.00	4,869.93
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,235.44	4,235.44
6320-0010	Worker's Compensation	122.58	62.58	62.58	93.87	62.58	62.58	62.58	62.58	591.93
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	193.31	0.00	0.00	193.31
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	153.00	0.00	30.60	183.60
6410-0000	Electricity	766.47	1,220.64	1,067.09	702.53	775.19	736.96	0.00	993.68	6,262.56
6420-0000	Gas	1,898.41	2,844.41	2,915.07	2,358.87	1,352.21	841.62	1,133.39	266.06	13,610.04
6430-0000	Water & Sewer	909.40	0.00	0.00	0.00	0.00	0.00	1,460.91	0.00	2,370.31
6455-0000	Telephone	253.68	255.95	281.97	791.58	283.44	283.25	542.29	282.33	2,974.49
6460-0000	Service Contract	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
6990-0000	TOTAL DIRECT EXPENSES	<u>14,233.05</u>	<u>12,408.58</u>	<u>14,487.72</u>	<u>14,765.15</u>	<u>5,050.78</u>	<u>5,174.62</u>	<u>4,751.81</u>	<u>6,819.54</u>	<u>77,691.25</u>
7000-0000	GENERAL & ADMINISTRATIVE									
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
7615-0000	Payroll Processing Fees	276.71	135.24	135.24	135.24	135.24	135.24	202.86	141.26	1,297.03
7630-0000	Bank Charges Expense	25.00	0.00	0.00	117.00	49.00	12.00	0.00	0.00	203.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE									
7827-0000	Salary-Doorman	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,046.88	4,046.88
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	8,630.73
7851-0000	FICA Expense	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	660.28
7852-0000	FUTA Expense	6.10	6.10	6.10	9.15	6.10	6.10	2.35	0.00	42.00
7853-0000	SUTA Expense	15.24	15.24	15.24	68.50	25.38	25.38	25.38	25.38	215.74
7890-0000	TOTAL PAYROLL	<u>1,391.11</u>	<u>1,249.64</u>	<u>1,249.64</u>	<u>1,852.48</u>	<u>1,259.78</u>	<u>1,259.78</u>	<u>1,323.65</u>	<u>5,306.58</u>	<u>14,892.66</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,416.11</u>	<u>1,399.64</u>	<u>1,249.64</u>	<u>1,969.48</u>	<u>1,408.78</u>	<u>1,271.78</u>	<u>1,323.65</u>	<u>5,306.58</u>	<u>15,345.66</u>

Statement (12 months)

Period = Jan 2021-Aug 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
8990-0000	TOTAL EXPENSES	<u>15,649.16</u>	<u>13,808.22</u>	<u>15,737.36</u>	<u>16,734.63</u>	<u>6,459.56</u>	<u>6,446.40</u>	<u>6,075.46</u>	<u>12,126.12</u>	<u>93,036.91</u>
9090-0000	NET INCOME	<u>-6,844.09</u>	<u>-5,003.16</u>	<u>-5,787.86</u>	<u>-8,129.55</u>	<u>5,778.64</u>	<u>1,214.34</u>	<u>5,476.13</u>	<u>-3,321.01</u>	<u>-16,616.56</u>

Balance Sheet

Period = Aug 2021

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	-1,321.01
1130-0000	Savings Cash 1	20,041.13
1135-0000	Savings Cash 2	43,313.44
1190-0000	TOTAL CASH	62,033.56
1400-0000	Total Current Assets	62,033.56
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	98,444.00
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2150-0000	Loans & Exchange	-8,550.00
2245-0000	Insurance Proceed-Prop. Damage	8,485.99
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	8,485.99
2990-0000	TOTAL LIABILITIES	-64.01
3000-0000	CAPITAL	
3800-0000	Retained Earnings	98,508.01
3890-0000	TOTAL CAPITAL	98,508.01
3990-0000	TOTAL LIABILITIES & CAPITAL	98,444.00

Cash Flow Statement

Period = Aug 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.13	92.20	71,811.32	93.97
4700-0000	Commercial/Retail rent	686.63	7.80	4,806.41	6.29
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>100.00</u>	<u>76,617.73</u>	<u>100.26</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.26
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.26</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.35	0.00	2.62	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.35</u>	<u>0.00</u>	<u>2.62</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.11</u>	<u>100.00</u>	<u>76,420.35</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.66
6213-0000	General Building Repairs-Expense	198.85	2.26	12,020.47	15.73
6215-0000	Building Supplies	0.00	0.00	347.26	0.45
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	6.93
6241-0000	Boiler Repair	0.00	0.00	5,625.00	7.36
6242-0000	Unit Repairs	0.00	0.00	660.00	0.86
6249-0000	Elevator Contract	0.00	0.00	4,017.47	5.26
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,809.88	2.37
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	4.29
6300-0000	Management	750.00	8.52	6,000.00	7.85
6310-0000	Security Service	0.00	0.00	4,869.93	6.37

Cash Flow Statement

Period = Aug 2021

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	4,235.44	48.10	4,235.44	5.54
6320-0010	Worker's Compensation	62.58	0.71	591.93	0.77
6350-0000	Property Tax	0.00	0.00	193.31	0.25
6364-0000	Filing Fees	30.60	0.35	183.60	0.24
6410-0000	Electricity	993.68	11.29	6,262.56	8.19
6420-0000	Gas	266.06	3.02	13,610.04	17.81
6430-0000	Water & Sewer	0.00	0.00	2,370.31	3.10
6455-0000	Telephone	282.33	3.21	2,974.49	3.89
6460-0000	Service Contract	0.00	0.00	550.00	0.72
6990-0000	TOTAL DIRECT EXPENSES	<u>6,819.54</u>	<u>77.45</u>	<u>77,691.25</u>	<u>101.66</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.13
7615-0000	Payroll Processing Fees	141.26	1.60	1,297.03	1.70
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.27
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.20
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	4,046.88	45.96	4,046.88	5.30
7845-0000	Gross Salary	1,015.38	11.53	8,630.73	11.29
7851-0000	FICA Expense	77.68	0.88	660.28	0.86
7852-0000	FUTA Expense	0.00	0.00	42.00	0.06
7853-0000	SUTA Expense	25.38	0.29	215.74	0.28
7890-0000	TOTAL PAYROLL	<u>5,306.58</u>	<u>60.27</u>	<u>14,892.66</u>	<u>19.49</u>
7990-0000	TOTAL G & A EXPENSE	<u>5,306.58</u>	<u>60.27</u>	<u>15,345.66</u>	<u>20.08</u>
8990-0000	TOTAL EXPENSES	<u>12,126.12</u>	<u>137.72</u>	<u>93,036.91</u>	<u>121.74</u>
9090-0000	NET INCOME	<u>-3,321.01</u>	<u>-37.72</u>	<u>-16,616.56</u>	<u>-21.74</u>

Adjustments

Cash Flow Statement

Period = Aug 2021

Book = Cash

		Period to Date	%	Year to Date	%
2150-0000	Loans & Exchange	0.00	0.00	-7,800.00	-10.21
	Total Adjustments	0.00	0.00	-7,800.00	-10.21
	Cash Flow	0.00	0.00	-7,800.00	-10.21
	Period to Date	Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	2,000.35	-1,321.01	-3,321.36	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,040.78	20,041.13	0.35	
1135-0000	Savings Cash 2	43,313.44	43,313.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	65,354.57	62,033.56	-3,321.01	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	12,048.17	-1,321.01	-13,369.18	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,038.51	20,041.13	2.62	
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	62,033.56	-24,416.56	

General Ledger

Period = Aug 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					2,000.35	= Beginning Balance =
534condo	534 West 42nd...	08/06/2021	08/2021	Artur Ujkaj (v0000081)	K-121906	80621	0.00	447.06	1,553.29	8.6.21
534condo	534 West 42nd...	08/20/2021	08/2021	Artur Ujkaj (v0000081)	K-121905	82021	0.00	447.05	1,106.24	8.20.21
534condo	534 West 42nd...	08/25/2021	08/2021	Verizon (verizon)	K-118073	82521	0.00	282.33	823.91	155-734-529-0001-16 for 5.5-9.4.21
534condo	534 West 42nd...	08/26/2021	08/2021	Future Communications Corp (f...	K-119241	82621	0.00	2,023.44	-1,199.53	Virtual Doorman, Silver Service for 12.20-3.20.21
534condo	534 West 42nd...	08/26/2021	08/2021	Future Communications Corp (f...	K-119242	82621	0.00	2,023.44	-3,222.97	Virtual Doorman, Silver Service for 3.20-6.20.21
				Receipt Batch 38528			2,288.76		-934.21	
				Check Batch 29682				750.00	-1,684.21	
				Receipt Batch 38637			1,144.38		-539.83	
				Receipt Batch 38762			1,144.38		604.55	
				Check Batch 29737				1,259.74	-655.19	
				Receipt Batch 38873			2,396.23		1,741.04	
				Receipt Batch 38912			1,144.38		2,885.42	
				Check Batch 29764				30.60	2,854.82	
				Receipt Batch 38922			686.63		3,541.45	
				Check Batch 29767				198.85	3,342.60	
				Journal Batch 18584				141.26	3,201.34	
				Check Batch 29819				4,235.44	-1,034.10	
				Journal Batch 17145				286.91	-1,321.01	
				Net Change=-3,321.36			8,804.76	12,126.12	-1,321.01	= Ending Balance =
1130-0000				Savings Cash 1					20,040.78	= Beginning Balance =
				Journal Batch 18583			0.35		20,041.13	
				Net Change=0.35			0.35	0.00	20,041.13	= 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 =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =
2150-0000				Loans & Exchange					8,550.00	= Beginning Balance =

General Ledger

Period = Aug 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	8,550.00	= 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...	08/06/2021	08/2021	Artur Ujkaj (v0000081)	K-121906	80621	447.06	0.00	447.06	8.6.21
534condo	534 West 42nd...	08/20/2021	08/2021	Artur Ujkaj (v0000081)	K-121905	82021	447.05	0.00	894.11	8.20.21
534condo	534 West 42nd...	08/31/2021	08/2021	To Gross up 8.2021	J-35246		0.00	894.11	0.00	To Gross up 8.2021
Net Change=0.00							894.11	894.11	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									-63,693.19 = Beginning Balance =
534condo	534 West 42nd...	08/01/2021	08/2021	Trubitt (t0000174)	R-227409	96991245	0.00	1,144.38	-64,837.57	ClickPay - ACH - A2108010425_PC2IX0
534condo	534 West 42nd...	08/01/2021	08/2021	Khaneja (t0001082)	R-227585	97247881	0.00	1,144.38	-65,981.95	ClickPay - ACH - A2108010500_TD9BW2
534condo	534 West 42nd...	08/04/2021	08/2021	Riccardi (t0000176)	R-228781	910_...	0.00	1,144.38	-67,126.33	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/06/2021	08/2021	Samuels (t0000177)	R-229397	98157788	0.00	1,035.13	-68,161.46	ClickPay - ACH - A2108061145_ZQ6PD2
534condo	534 West 42nd...	08/06/2021	08/2021	Samuels (t0000177)	R-229397	98157788	0.00	109.25	-68,270.71	ClickPay - ACH - A2108061145_ZQ6PD2
534condo	534 West 42nd...	08/11/2021	08/2021	Simon (t0000180)	R-230114	1305...	0.00	2,396.23	-70,666.94	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/15/2021	08/2021	Hwang (t0004002)	R-230587	98628100	0.00	1,144.38	-71,811.32	ClickPay - ACH - A2108150409_AQ3ZC9
Net Change=-8,118.13							0.00	8,118.13	-71,811.32	= Ending Balance =
4700-0000	Commercial/Retail rent									-4,119.78 = Beginning Balance =
534condo	534 West 42nd...	08/16/2021	08/2021	Praveen Gulati (t0000760)	R-230667	6675...	0.00	686.63	-4,806.41	https://www.clickpay.com/viewcheck.aspx?ti...
Net Change=-686.63							0.00	686.63	-4,806.41	= Ending Balance =
5440-0000	Passthrough Misc.									200.00 = Beginning Balance =
Net Change=0.00							0.00	0.00	200.00	= Ending Balance =
5720-0000	Interest on Bank Accounts									-2.27 = Beginning Balance =
534condo	534 West 42nd...	08/31/2021	08/2021	Interest Payment	J-37432	:Rever...	0.00	0.35	-2.62	Interest Payment
Net Change=-0.35							0.00	0.35	-2.62	= Ending Balance =
6202-0000	Accounting									2,800.00 = Beginning Balance =
Net Change=0.00							0.00	0.00	2,800.00	= Ending Balance =

General Ledger

Period = Aug 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6213-0000				General Building Repairs-Expense					11,821.62 = Beginning Balance =	
534condo	534 West 42nd...	08/17/2021	08/2021	Charles Henry Properties LLC ...	K-118329	915	98.85	0.00	11,920.47	Stairwell Light
534condo	534 West 42nd...	08/17/2021	08/2021	Charles Henry Properties LLC ...	K-118329	915	100.00	0.00	12,020.47	Replace Stairwell Light 4th Floor Stairwell A
				Net Change=198.85			198.85	0.00	12,020.47 = Ending Balance =	
6215-0000				Building Supplies					347.26 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	347.26 = Ending Balance =	
6235-0000				Plumbing Repair					5,294.56 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	5,294.56 = Ending Balance =	
6241-0000				Boiler Repair					5,625.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	5,625.00 = 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					4,017.47 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,017.47 = Ending Balance =	
6250-0000				Elevator Inspection & Repair					1,809.88 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,809.88 = Ending Balance =	
6257-0000				Sprinkler Sys. & Inspections					3,275.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,275.00 = Ending Balance =	
6300-0000				Management					5,250.00 = Beginning Balance =	
534condo	534 West 42nd...	08/02/2021	08/2021	Livingston Management Service...	K-117366	911	750.00	0.00	6,000.00	Management Fee
				Net Change=750.00			750.00	0.00	6,000.00 = Ending Balance =	
6310-0000				Security Service					4,869.93 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,869.93 = Ending Balance =	
6320-0000				Insurance					0.00 = Beginning Balance =	
534condo	534 West 42nd...	08/23/2021	08/2021	FIRST Insurance Funding Corp. ...	K-119038	916	956.33	0.00	956.33	1st Installment Policy No. BAN1008191-03 Eff...
534condo	534 West 42nd...	08/23/2021	08/2021	NFP Property & Casualty Servic...	K-119039	917	3,279.11	0.00	4,235.44	Down payment Policy No. BAN1008191-03 Eff...
				Net Change=4,235.44			4,235.44	0.00	4,235.44 = Ending Balance =	

General Ledger

Period = Aug 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6320-0010				Worker's Compensation					529.35 = Beginning Balance =	
534condo	534 West 42nd...	08/31/2021	08/2021	To Gross up 8.2021	J-35246		0.00	2.40	526.95	voluntary disability
534condo	534 West 42nd...	08/31/2021	08/2021	To Gross up 8.2021	J-35246		70.16	0.00	597.11	pay-by-pay insurance
534condo	534 West 42nd...	08/31/2021	08/2021	To Gross up 8.2021	J-35246		0.00	5.18	591.93	paid family leave
				Net Change=62.58			70.16	7.58	591.93 = Ending Balance =	
6350-0000				Property Tax					193.31 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	193.31 = Ending Balance =	
6364-0000				Filing Fees					153.00 = Beginning Balance =	
534condo	534 West 42nd...	08/16/2021	08/2021	Livingston Management Service...	K-118304	914	30.60	0.00	183.60	7.8.21 534condo Amex, filing fees from NYC DOB
				Net Change=30.60			30.60	0.00	183.60 = Ending Balance =	
6410-0000				Electricity					5,268.88 = Beginning Balance =	
534condo	534 West 42nd...	08/11/2021	08/2021	Consolidated Edison Company ...	K-118040	912	993.68	0.00	6,262.56	44-7223-0650-0200-7 FOR 06/17/2021 -07/1...
				Net Change=993.68			993.68	0.00	6,262.56 = Ending Balance =	
6420-0000				Gas					13,343.98 = Beginning Balance =	
534condo	534 West 42nd...	08/11/2021	08/2021	Consolidated Edison Company ...	K-118040	912	224.44	0.00	13,568.42	44-7223-0650-0200-7 FOR 06/17/2021 -07/1...
534condo	534 West 42nd...	08/11/2021	08/2021	Consolidated Edison Company ...	K-118041	913	41.62	0.00	13,610.04	44-7223-0652-0201-1 FOR 06/17/2021 -07/1...
				Net Change=266.06			266.06	0.00	13,610.04 = Ending Balance =	
6430-0000				Water & Sewer					2,370.31 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,370.31 = Ending Balance =	
6455-0000				Telephone					2,692.16 = Beginning Balance =	
534condo	534 West 42nd...	08/25/2021	08/2021	Verizon (verizon)	K-118073	82521	282.33	0.00	2,974.49	155-734-529-0001-16 for 5.5-9.4.21
				Net Change=282.33			282.33	0.00	2,974.49 = Ending Balance =	
6460-0000				Service Contract					550.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	550.00 = Ending Balance =	
7610-0000				Legal - General					100.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	100.00 = Ending Balance =	
7615-0000				Payroll Processing Fees					1,155.77 = Beginning Balance =	
534condo	534 West 42nd...	08/20/2021	08/2021	ADP Payroll Processing Fee	J-37435		70.63	0.00	1,226.40	ADP Payroll Processing Fee
534condo	534 West 42nd...	08/27/2021	08/2021	ADP Payroll Processing Fee	J-37436		70.63	0.00	1,297.03	ADP Payroll Processing Fee

General Ledger

Period = Aug 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=141.26			141.26	0.00	1,297.03	= Ending Balance =
7630-0000				Bank Charges Expense					203.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	203.00	= Ending Balance =
7700-0000				Miscellaneous Expense					150.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	150.00	= Ending Balance =
7827-0000				Salary-Doorman					0.00	= Beginning Balance =
534condo	534 West 42nd...	08/26/2021	08/2021	Future Communications Corp (f...	K-119241	82621	2,023.44	0.00	2,023.44	Virtual Doorman, Silver Service for 12.20-3.20.21
534condo	534 West 42nd...	08/26/2021	08/2021	Future Communications Corp (f...	K-119242	82621	2,023.44	0.00	4,046.88	Virtual Doorman, Silver Service for 3.20-6.20.21
				Net Change=4,046.88			4,046.88	0.00	4,046.88	= Ending Balance =
7845-0000				Gross Salary					7,615.35	= Beginning Balance =
534condo	534 West 42nd...	08/31/2021	08/2021	To Gross up 8.2021	J-35246		1,015.38	0.00	8,630.73	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	8,630.73	= Ending Balance =
7851-0000				FICA Expense					582.60	= Beginning Balance =
534condo	534 West 42nd...	08/31/2021	08/2021	To Gross up 8.2021	J-35246		77.68	0.00	660.28	To Gross up 8.2021
				Net Change=77.68			77.68	0.00	660.28	= Ending Balance =
7852-0000				FUTA Expense					42.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					190.36	= Beginning Balance =
534condo	534 West 42nd...	08/31/2021	08/2021	To Gross up 8.2021	J-35246		25.38	0.00	215.74	To Gross up 8.2021
				Net Change=25.38			25.38	0.00	215.74	= Ending Balance =
							21,832.92	21,832.92		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 08/01/2021 - 08/31/2021

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-11736	29682	08/2021	8/2/2021	Livingston Management Services, LLC (living	534condo	6300-0000 Management	750.00	911	Management Fee
K-11804	29737	08/2021	8/11/2021	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	993.68	912	44-7223-0650-0200-7 FOR 06/17/2021 -07/19/2021
				534condo	6420-0000 Gas		224.44	912	44-7223-0650-0200-7 FOR 06/17/2021 -07/19/2021
K-11804	29737	08/2021	8/11/2021	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	41.62	913	44-7223-0652-0201-1 FOR 06/17/2021 -07/19/2021
K-118073		08/2021	8/25/2021	Verizon (verizon)	534condo	6455-0000 Telephone	282.33	82521	155-734-529-0001-16 for 5.5-9.4.21
K-11830	29764	08/2021	8/16/2021	Livingston Management Services, LLC (living	534condo	6364-0000 Filing Fees	30.60	914	7.8.21 534condo Amex, filing fees from NYC DOB
K-11832	29767	08/2021	8/17/2021	Charles Henry Properties LLC (charleshenry,	534condo	6213-0000 General Building Repairs-Expense	100.00	915	Replace Stairwell Light 4th Floor Stairwell A
				534condo	6213-0000 General Building Repairs-Expense		98.85	915	Stairwell Light
K-11903	29819	08/2021	8/23/2021	FIRST Insurance Funding Corp. (firstins)	534condo	6320-0000 Insurance	956.33	916	1st Installment Policy No. BAN1008191-03 Effective date 7.7.21
K-11903	29819	08/2021	8/23/2021	NFP Property & Casualty Service, Inc (nfp)	534condo	6320-0000 Insurance	3,279.11	917	Down payment Policy No. BAN1008191-03 Effective date 7.7.21
K-119241		08/2021	8/26/2021	Future Communications Corp (future)	534condo	7827-0000 Salary-Doorman	2,023.44	82621	Virtual Doorman, Silver Service for 12.20-3.20.21
K-119242		08/2021	8/26/2021	Future Communications Corp (future)	534condo	7827-0000 Salary-Doorman	2,023.44	82621	Virtual Doorman, Silver Service for 3.20-6.20.21
K-121905		08/2021	8/20/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.05	82021	8.20.21
K-121906		08/2021	8/6/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06	80621	8.6.21
Total							11,697.95		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 08/01/2021 - 08/31/2021

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-22740	38528	08/2021	8/1/2021	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		96991245	
R-22758	38528	08/2021	8/1/2021	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		97247881	
R-22878	38637	08/2021	8/4/2021	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		910_97893475	
R-22939	38762	08/2021	8/6/2021	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	109.25		98157788	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,035.13		98157788	
R-23011	38873	08/2021	8/11/2021	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1305_98465013	
R-23058	38912	08/2021	8/15/2021	Hwang(t0004002)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		98628100	
R-23066	38922	08/2021	8/16/2021	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6675_98654447	
Total								8,804.76			

Aged Receivables

Age As Of: 08/31/2021 Post To: 08/2021

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)	764.75	109.25	0.00	0.00	655.50	-764.75	0.00
534condo	6	t0000178	Michael Younge (Current)	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	1,211.03	686.63	0.00	0.00	524.40	0.00	1,211.03
534condo				3,775.66	1,940.26	0.00	0.00	1,835.40	-1,420.25	2,355.41

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 08/31/2021

Month Year = 08/2021

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			0.00
Total						1,144.38						
6	Condo	0.00	t0000178 Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			1,144.38
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			0.00
Total						2,396.23						
RETAIL	retail	0.00	t0000760 Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/1/2015	10/31/2099		1,211.03
Total						686.63						
Total			534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				2,355.41

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	2,355.41
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	2,355.41

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 08/31/2021

Month Year = 08/2021

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

11/30/2021

Bank Reconciliation Report

8/31/2021

412059300

Posted by: dishi on 11/30/2021

Balance Per Bank Statement as of 8/31/2021 **10,708.87**

Outstanding Checks

Check Date	Check Number	Payee	Amount
5/25/2021	891	534condo - 534 West 42nd Street Condo Association	11,050.00
6/30/2021	900	solids - Solid State Elevator Corp	979.88
Less:	Outstanding Checks		12,029.88
	Reconciled Bank Balance		<u>-1,321.01</u>

Balance per GL as of 8/31/2021 **-1,321.01**

Reconciled Balance Per G/L **-1,321.01**

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

534condo-ChaseChk-9300

11/30/2021

Bank Reconciliation Report

8/31/2021

412059300

Posted by: dishi on 11/30/2021

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/2/2021	911	livingst - Livingston Management Services, LLC	750.00	8/31/2021
8/6/2021	80621	v0000081 - Artur Ujkaj	447.06	8/31/2021
8/11/2021	912	conediso - Consolidated Edison Company of N.Y. Inc.	1,218.12	8/31/2021
8/11/2021	913	conediso - Consolidated Edison Company of N.Y. Inc.	41.62	8/31/2021
8/16/2021	914	livingst - Livingston Management Services, LLC	30.60	8/31/2021
8/17/2021	915	charleshenry - Charles Henry Properties LLC	198.85	8/31/2021
8/20/2021	82021	v0000081 - Artur Ujkaj	447.05	8/31/2021
8/23/2021	916	firstins - FIRST Insurance Funding Corp.	956.33	8/31/2021
8/23/2021	917	nfp - NFP Property & Casualty Service, Inc	3,279.11	8/31/2021
8/25/2021	82521	verizon - Verizon	282.33	8/31/2021
8/26/2021	82621	future - Future Communications Corp	2,023.44	8/31/2021
8/26/2021	82621	future - Future Communications Corp	2,023.44	8/31/2021

Total Cleared Checks

11,697.95

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
8/3/2021	298	ACH	2,288.76	8/31/2021
8/5/2021	299	Lockbox	1,144.38	8/31/2021
8/9/2021	300	ACH	1,144.38	8/31/2021
8/12/2021	301	Lockbox	2,396.23	8/31/2021
8/17/2021	302	ACH	1,144.38	8/31/2021
8/17/2021	303	Lockbox	686.63	8/31/2021

Total Cleared Deposits

8,804.76

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
8/20/2021	JE 37435	ADP Payroll Processing Fee	-70.63	8/31/2021
8/27/2021	JE 37436	ADP Payroll Processing Fee	-70.63	8/31/2021
8/31/2021	JE 35246	To Gross up 8.2021	-286.91	8/31/2021

Total Cleared Other Items

-428.17



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

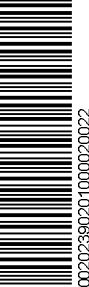
July 31, 2021 through August 31, 2021
Primary Account: **000000412059300**

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**

00020239 DRE 802 089 24421 NNNNNNNNNN 1 000000000 62 0099

HOLD - RETURN MAIL
534 WEST 42ND STREET CONDO ASSOCIATION
534 W 42ND ST
NEW YORK NY 10036



CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$14,030.23	\$10,708.87
Chase Business Select High Yield Savings	000003046731484	20,040.78	20,041.13
Total		\$34,071.01	\$30,750.00

TOTAL ASSETS

\$34,071.01 **\$30,750.00**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$14,030.23
Deposits and Additions	6	8,804.76
Checks Paid	7	-6,474.63
Electronic Withdrawals	11	-5,651.49
Ending Balance	24	\$10,708.87



July 31, 2021 through August 31, 2021
Primary Account: **000000412059300**

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
08/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080421 CO Entry Descr:Settlementsec:CCD Trace#:081503503981340 Eed:210804 Ind ID:000011989531801 Ind Name:Livingston Management Trn: 2163981340Tc	\$2,288.76
08/09	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080921 CO Entry Descr:Settlementsec:CCD Trace#:081503508532227 Eed:210809 Ind ID:000012048794745 Ind Name:Livingston Management Trn: 2218532227Tc	1,144.38
08/11	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081121 CO Entry Descr:Settlementsec:CCD Trace#:081503501852373 Eed:210811 Ind ID:000012072983817 Ind Name:Livingston Management Trn: 2231852373Tc	1,144.38
08/16	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081621 CO Entry Descr:Settlementsec:CCD Trace#:081503507023427 Eed:210816 Ind ID:000012113413821 Ind Name:Livingston Management Trn: 2287023427Tc	2,396.23
08/19	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081921 CO Entry Descr:Settlementsec:CCD Trace#:081503501864093 Eed:210819 Ind ID:000012141524841 Ind Name:Livingston Management Trn: 2311864093Tc	1,144.38
08/19	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081921 CO Entry Descr:Settlementsec:CCD Trace#:081503501864094 Eed:210819 Ind ID:000012148068525 Ind Name:Livingston Management Trn: 2311864094Tc	686.63
Total Deposits and Additions		\$8,804.76

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
911 ^		08/06	\$750.00
912 ^		08/17	1,218.12
913 ^		08/17	41.62
914 ^		08/19	30.60
915 ^		08/23	198.85
916 ^		08/27	956.33
917 ^		08/27	3,279.11
Total Checks Paid			\$6,474.63

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.

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
08/06	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210806 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000025032076 Eed:210806 Ind ID:R6lxs 080616A01 Ind Name:534 W 42ND Street Cond	\$108.37
08/06	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210806 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000021164239 Eed:210806 Ind ID:706085258715lxs Ind Name:534 W 42ND Street Cond	447.06
08/09	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210809 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000022381800 Eed:210809 Ind ID:706085258716lxs Ind Name:534 W 42ND Street Cond	35.08
08/19	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210819 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000026590344 Eed:210819 Ind ID:569056060424lxs Ind Name:534 W 42ND Street Cond	35.08



July 31, 2021 through August 31, 2021
Primary Account: **000000412059300**

ELECTRONIC WITHDRAWALS *(continued)*

DATE	DESCRIPTION	AMOUNT
08/19	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 210819 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000026548159 Eed: 210819 Ind ID: 7740812523981xs Ind Name: 534 W 42ND Street Cond	447.05
08/19	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 210819 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000028253163 Eed: 210819 Ind ID: R61xs 082017A01 Ind Name: 534 W 42ND Street Cond	108.38
08/20	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 210820 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000029625185 Eed: 210820 Ind ID: 2Rixs 7894731 Ind Name: 534 W 42ND Street Cond	70.63
08/26	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000038125132 Eed: 210826 Ind ID: 1557345290001 Ind Name: 534 W 42 St Condomin Trn: 2388125132Tc	282.33
08/27	Orig CO Name: Future Communica Orig ID: 9215986202 Desc Date: 210827 CO Entry Descr: Sale Sec: CCD Trace#: 021000027293728 Eed: 210827 Ind ID: Ind Name: 534 W Trn: 2397293728Tc	2,023.44
08/27	Orig CO Name: Future Communica Orig ID: 9215986202 Desc Date: 210827 CO Entry Descr: Sale Sec: CCD Trace#: 021000027293730 Eed: 210827 Ind ID: Ind Name: 534 W Trn: 2397293730Tc	2,023.44
08/27	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 210827 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000022127295 Eed: 210827 Ind ID: 2Rixs 2321487 Ind Name: 534 W 42ND Street Cond	70.63
Total Electronic Withdrawals		\$5,651.49

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
08/04	\$16,318.99	08/16	19,663.47	08/23	19,344.15
08/06	15,013.56	08/17	18,403.73	08/26	19,061.82
08/09	16,122.86	08/19	19,613.63	08/27	10,708.87
08/11	17,267.24	08/20	19,543.00		

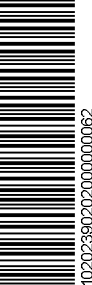
SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	18
Deposits / Credits	0
Deposited Items	0
Transaction Total	18

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



534condo-ChaseRes-1484

11/30/2021

Bank Reconciliation Report

8/31/2021

3046731484

Posted by: dishi on 11/30/2021

Balance Per Bank Statement as of 8/31/2021	20,041.13
Reconciled Bank Balance	<u>20,041.13</u>
Balance per GL as of 8/31/2021	20,041.13
Reconciled Balance Per G/L	<u>20,041.13</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
8/31/2021	JE 37432	Interest Payment	0.35	8/31/2021
Total Cleared Other Items			<u>0.35</u>	



July 31, 2021 through August 31, 2021
Primary Account: 000000412059300

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,040.78
Deposits and Additions	1	0.35
Ending Balance	1	\$20,041.13
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.35
Interest Paid Year-to-Date		\$2.62

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		\$20,040.78
08/31	Interest Payment	0.35	20,041.13
	Ending Balance		\$20,041.13

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