

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

September 2021

Trial Balance

Period = Sep 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	-1,321.01	0.00	8,453.16	-9,774.17
1130-0000	Savings Cash 1	20,041.13	0.32	0.00	20,041.45
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	-71,811.32	0.00	10,406.89	-82,218.21
4700-0000	Commercial/Retail rent	-4,806.41	0.00	0.00	-4,806.41
5440-0000	Passthrough Misc.	200.00	0.00	0.00	200.00
5720-0000	Interest on Bank Accounts	-2.62	0.00	0.32	-2.94
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	12,020.47	0.00	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	6,000.00	1,500.00	0.00	7,500.00
6310-0000	Security Service	4,869.93	0.00	0.00	4,869.93
6320-0000	Insurance	4,235.44	12,469.53	0.00	16,704.97
6320-0010	Worker's Compensation	591.93	93.87	0.00	685.80
6350-0000	Property Tax	193.31	101.75	0.00	295.06
6364-0000	Filing Fees	183.60	310.00	0.00	493.60
6410-0000	Electricity	6,262.56	1,794.42	0.00	8,056.98
6420-0000	Gas	13,610.04	489.23	0.00	14,099.27
6430-0000	Water & Sewer	2,370.31	0.00	0.00	2,370.31
6455-0000	Telephone	2,974.49	282.33	0.00	3,256.82

Trial Balance

Period = Sep 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	1,297.03	141.26	0.00	1,438.29
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	4,046.88	0.00	0.00	4,046.88
7845-0000	Gross Salary	8,630.73	1,523.07	0.00	10,153.80
7851-0000	FICA Expense	660.28	116.52	0.00	776.80
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	215.74	38.07	0.00	253.81
	Total	0.00	18,860.37	18,860.37	0.00

Income Statement

Period = Sep 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,406.89	100.00	82,218.21	94.69
4700-0000	Commercial/Retail rent	0.00	0.00	4,806.41	5.54
4990-0000	NET RENT INCOME	<u>10,406.89</u>	<u>100.00</u>	<u>87,024.62</u>	<u>100.23</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.23
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.23</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	2.94	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>2.94</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>10,407.21</u>	<u>100.00</u>	<u>86,827.56</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.22
6213-0000	General Building Repairs-Expense	0.00	0.00	12,020.47	13.84
6215-0000	Building Supplies	0.00	0.00	347.26	0.40
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	6.10
6241-0000	Boiler Repair	0.00	0.00	5,625.00	6.48
6242-0000	Unit Repairs	0.00	0.00	660.00	0.76
6249-0000	Elevator Contract	0.00	0.00	4,017.47	4.63
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,809.88	2.08
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	3.77
6300-0000	Management	1,500.00	14.41	7,500.00	8.64
6310-0000	Security Service	0.00	0.00	4,869.93	5.61

Income Statement

Period = Sep 2021

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	12,469.53	119.82	16,704.97	19.24
6320-0010	Worker's Compensation	93.87	0.90	685.80	0.79
6350-0000	Property Tax	101.75	0.98	295.06	0.34
6364-0000	Filing Fees	310.00	2.98	493.60	0.57
6410-0000	Electricity	1,794.42	17.24	8,056.98	9.28
6420-0000	Gas	489.23	4.70	14,099.27	16.24
6430-0000	Water & Sewer	0.00	0.00	2,370.31	2.73
6455-0000	Telephone	282.33	2.71	3,256.82	3.75
6460-0000	Service Contract	0.00	0.00	550.00	0.63
6990-0000	TOTAL DIRECT EXPENSES	<u>17,041.13</u>	<u>163.74</u>	<u>94,732.38</u>	<u>109.10</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.12
7615-0000	Payroll Processing Fees	141.26	1.36	1,438.29	1.66
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.23
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.17
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	4,046.88	4.66
7845-0000	Gross Salary	1,523.07	14.63	10,153.80	11.69
7851-0000	FICA Expense	116.52	1.12	776.80	0.89
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	38.07	0.37	253.81	0.29
7890-0000	TOTAL PAYROLL	<u>1,818.92</u>	<u>17.48</u>	<u>16,711.58</u>	<u>19.25</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,818.92</u>	<u>17.48</u>	<u>17,164.58</u>	<u>19.77</u>
8990-0000	TOTAL EXPENSES	<u>18,860.05</u>	<u>181.22</u>	<u>111,896.96</u>	<u>128.87</u>
9090-0000	NET INCOME	<u>-8,452.84</u>	<u>-81.22</u>	<u>-25,069.40</u>	<u>-28.87</u>

Statement (12 months)

Period = Jan 2021-Sep 2021

Book = Cash

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 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	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	10,406.89	82,218.21
4700-0000 Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	0.00	686.63	0.00	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>10,406.89</u>	<u>87,024.62</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	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>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	0.32	2.94
5805-0000 Bounced Check Fee	0.00	0.00	0.00	-25.00	25.00	0.00	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>0.32</u>	<u>2.94</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>10,407.21</u>	<u>86,827.56</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	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	0.00	12,020.47
6215-0000 Building Supplies	0.00	0.00	97.94	0.00	249.32	0.00	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	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	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	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	0.00	4,017.47

Statement (12 months)

Period = Jan 2021-Sep 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
6250-0000	Elevator Inspection & Repair	0.00	0.00	30.00	400.00	0.00	1,379.88	0.00	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	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	1,500.00	7,500.00
6310-0000	Security Service	0.00	0.00	0.00	4,709.28	160.65	0.00	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	12,469.53	16,704.97
6320-0010	Worker's Compensation	122.58	62.58	62.58	93.87	62.58	62.58	62.58	62.58	93.87	685.80
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	193.31	0.00	0.00	101.75	295.06
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	153.00	0.00	30.60	310.00	493.60
6410-0000	Electricity	766.47	1,220.64	1,067.09	702.53	775.19	736.96	0.00	993.68	1,794.42	8,056.98
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	489.23	14,099.27
6430-0000	Water & Sewer	909.40	0.00	0.00	0.00	0.00	0.00	1,460.91	0.00	0.00	2,370.31
6455-0000	Telephone	253.68	255.95	281.97	791.58	283.44	283.25	542.29	282.33	282.33	3,256.82
6460-0000	Service Contract	550.00	0.00	0.00	0.00	0.00	0.00	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	5,050.78	5,174.62	4,751.81	6,819.54	17,041.13	94,732.38
7000-0000	GENERAL & ADMINISTRATIVE										
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	0.00	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	141.26	1,438.29
7630-0000	Bank Charges Expense	25.00	0.00	0.00	117.00	49.00	12.00	0.00	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	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	0.00	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	1,523.07	10,153.80
7851-0000	FICA Expense	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	116.52	776.80
7852-0000	FUTA Expense	6.10	6.10	6.10	9.15	6.10	6.10	2.35	0.00	0.00	42.00
7853-0000	SUTA Expense	15.24	15.24	15.24	68.50	25.38	25.38	25.38	25.38	38.07	253.81
7890-0000	TOTAL PAYROLL	1,391.11	1,249.64	1,249.64	1,852.48	1,259.78	1,259.78	1,323.65	5,306.58	1,818.92	16,711.58

Statement (12 months)

Period = Jan 2021-Sep 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
7990-0000	TOTAL G & A EXPENSE	1,416.11	1,399.64	1,249.64	1,969.48	1,408.78	1,271.78	1,323.65	5,306.58	1,818.92	17,164.58
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>18,860.05</u>	<u>111,896.96</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>-8,452.84</u>	<u>-25,069.40</u>

Balance Sheet

Period = Sep 2021

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	-9,774.17
1130-0000	Savings Cash 1	20,041.45
1135-0000	Savings Cash 2	43,313.44
1190-0000	TOTAL CASH	53,580.72
1400-0000	Total Current Assets	53,580.72
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	89,991.16
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	90,055.17
3890-0000	TOTAL CAPITAL	90,055.17
3990-0000	TOTAL LIABILITIES & CAPITAL	89,991.16

Cash Flow Statement

Period = Sep 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,406.89	100.00	82,218.21	94.69
4700-0000	Commercial/Retail rent	0.00	0.00	4,806.41	5.54
4990-0000	NET RENT INCOME	<u>10,406.89</u>	<u>100.00</u>	<u>87,024.62</u>	<u>100.23</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.23
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.23</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	2.94	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>2.94</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>10,407.21</u>	<u>100.00</u>	<u>86,827.56</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	3.22
6213-0000	General Building Repairs-Expense	0.00	0.00	12,020.47	13.84
6215-0000	Building Supplies	0.00	0.00	347.26	0.40
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	6.10
6241-0000	Boiler Repair	0.00	0.00	5,625.00	6.48
6242-0000	Unit Repairs	0.00	0.00	660.00	0.76
6249-0000	Elevator Contract	0.00	0.00	4,017.47	4.63
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,809.88	2.08
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	3.77
6300-0000	Management	1,500.00	14.41	7,500.00	8.64
6310-0000	Security Service	0.00	0.00	4,869.93	5.61

Cash Flow Statement

Period = Sep 2021

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6320-0010	Worker's Compensation	93.87	0.90	685.80	0.79
6350-0000	Property Tax	101.75	0.98	295.06	0.34
6364-0000	Filing Fees	310.00	2.98	493.60	0.57
6410-0000	Electricity	1,794.42	17.24	8,056.98	9.28
6420-0000	Gas	489.23	4.70	14,099.27	16.24
6430-0000	Water & Sewer	0.00	0.00	2,370.31	2.73
6455-0000	Telephone	282.33	2.71	3,256.82	3.75
6460-0000	Service Contract	0.00	0.00	550.00	0.63
6990-0000	TOTAL DIRECT EXPENSES	<u>17,041.13</u>	<u>163.74</u>	<u>94,732.38</u>	<u>109.10</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.12
7615-0000	Payroll Processing Fees	141.26	1.36	1,438.29	1.66
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.23
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.17
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	4,046.88	4.66
7845-0000	Gross Salary	1,523.07	14.63	10,153.80	11.69
7851-0000	FICA Expense	116.52	1.12	776.80	0.89
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	38.07	0.37	253.81	0.29
7890-0000	TOTAL PAYROLL	<u>1,818.92</u>	<u>17.48</u>	<u>16,711.58</u>	<u>19.25</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,818.92</u>	<u>17.48</u>	<u>17,164.58</u>	<u>19.77</u>
8990-0000	TOTAL EXPENSES	<u>18,860.05</u>	<u>181.22</u>	<u>111,896.96</u>	<u>128.87</u>
9090-0000	NET INCOME	<u>-8,452.84</u>	<u>-81.22</u>	<u>-25,069.40</u>	<u>-28.87</u>

Adjustments

Cash Flow Statement

Period = Sep 2021

Book = Cash

		Period to Date	%	Year to Date	%
2150-0000	Loans & Exchange	0.00	0.00	-7,800.00	-8.98
	Total Adjustments	0.00	0.00	-7,800.00	-8.98
	Cash Flow	0.00	0.00	-7,800.00	-8.98
	Period to Date	Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	-1,321.01	-9,774.17	-8,453.16	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.13	20,041.45	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	
	Total Cash	62,033.56	53,580.72	-8,452.84	
	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	-9,774.17	-21,822.34	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,038.51	20,041.45	2.94	
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	53,580.72	-32,869.40	

General Ledger

Period = Sep 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					-1,321.01 = Beginning Balance =	
534condo	534 West 42nd...	09/03/2021	09/2021	Artur Ujkaj (v0000081)	K-125428	90321	0.00	447.07	-1,768.08	9.3.21
534condo	534 West 42nd...	09/17/2021	09/2021	Artur Ujkaj (v0000081)	K-125427	91721	0.00	447.06	-2,215.14	9.17.21
534condo	534 West 42nd...	09/27/2021	09/2021	NYC Department of Finance (n...	K-126045	92721	0.00	101.75	-2,316.89	bbl: 01070, 7502 CPY009631986
534condo	534 West 42nd...	09/29/2021	09/2021	Verizon (verizon)	K-123077	92921	0.00	282.33	-2,599.22	155-734-529-0001-16 for 9.5-10.4.21
534condo	534 West 42nd...	09/30/2021	09/2021	Consolidated Edison Company ...	K-123502	93021	0.00	871.40	-3,470.62	447223065002007 FOR 8.17 - 9.16-21
534condo	534 West 42nd...	09/30/2021	09/2021	Consolidated Edison Company ...	K-123502	93021	0.00	239.35	-3,709.97	447223065002007 FOR 8.17 - 9.16-21
534condo	534 West 42nd...	09/30/2021	09/2021	Artur Ujkaj (v0000081)	K-130750	93021	0.00	447.06	-4,157.03	09.30.21
				Check Batch 29902				750.00	-4,907.03	
				Receipt Batch 39661			2,288.76		-2,618.27	
				Check Batch 29927				11,513.20	-14,131.47	
				Receipt Batch 39805			2,288.76		-11,842.71	
				Receipt Batch 39808			1,144.38		-10,698.33	
				Journal Batch 18585				141.26	-10,839.59	
				Check Batch 29992				1,172.90	-12,012.49	
				Receipt Batch 39995			1,144.38		-10,868.11	
				Receipt Batch 39997			1,144.38		-9,723.73	
				Receipt Batch 40550			2,396.23		-7,327.50	
				Check Batch 30031				956.33	-8,283.83	
				Check Batch 30041				310.00	-8,593.83	
				Check Batch 30103				750.00	-9,343.83	
				Journal Batch 17998				286.89	-9,630.72	
				Journal Batch 18589				143.45	-9,774.17	
				Net Change=-8,453.16			10,406.89	18,860.05	-9,774.17 = Ending Balance =	
1130-0000				Savings Cash 1					20,041.13 = Beginning Balance =	
				Journal Batch 18583			0.32		20,041.45	
				Net Change=0.32			0.32	0.00	20,041.45 = 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 =	

General Ledger

Period = Sep 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1720-0000				Building Improvement					11,268.56 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	11,268.56 = Ending Balance =	
2150-0000				Loans & Exchange					8,550.00 = Beginning Balance =	
				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...	09/03/2021	09/2021	Artur Ujkaj (v0000081)	K-125428	90321	447.07	0.00	447.07	9.3.21
534condo	534 West 42nd...	09/17/2021	09/2021	Artur Ujkaj (v0000081)	K-125427	91721	447.06	0.00	894.13	9.17.21
534condo	534 West 42nd...	09/30/2021	09/2021	Artur Ujkaj (v0000081)	K-130750	93021	447.06	0.00	1,341.19	09.30.21
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-36484		0.00	894.13	447.06	To Gross up 9.2021
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-37443		0.00	447.06	0.00	To Gross up 9.2021
				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					-71,811.32 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2021	09/2021	Khaneja (t0001082)	R-235580	99547744	0.00	1,144.38	-72,955.70	ClickPay - ACH - A2109010446_RS7VX8
534condo	534 West 42nd...	09/01/2021	09/2021	Trubitt (t0000174)	R-235648	99654372	0.00	1,144.38	-74,100.08	ClickPay - ACH - A2109010502_IS6UQ8
534condo	534 West 42nd...	09/03/2021	09/2021	Younge (t0000178)	R-236824	1001...	0.00	1,144.38	-75,244.46	ClickPay - ACH - A2109030915_FU6WD0
534condo	534 West 42nd...	09/03/2021	09/2021	Younge (t0000178)	R-236824	1001...	0.00	1,144.38	-76,388.84	ClickPay - ACH - A2109030915_FU6WD0
534condo	534 West 42nd...	09/04/2021	09/2021	Samuels (t0000177)	R-237053	1003...	0.00	1,035.13	-77,423.97	ClickPay - ACH - A2109041120_LG5PJ1
534condo	534 West 42nd...	09/04/2021	09/2021	Samuels (t0000177)	R-237053	1003...	0.00	109.25	-77,533.22	ClickPay - ACH - A2109041120_LG5PJ1
534condo	534 West 42nd...	09/15/2021	09/2021	Hwang (t0004002)	R-238617	1010...	0.00	1,144.38	-78,677.60	ClickPay - ACH - A2109150411_NA4EE0
534condo	534 West 42nd...	09/15/2021	09/2021	Riccardi (t0000176)	R-238732	918 ...	0.00	1,144.38	-79,821.98	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	09/21/2021	09/2021	Simon (t0000180)	R-241757	1308...	0.00	2,396.23	-82,218.21	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-10,406.89			0.00	10,406.89	-82,218.21 = Ending Balance =	
4700-0000				Commercial/Retail rent					-4,806.41 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-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 =	

General Ledger

Period = Sep 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5720-0000				Interest on Bank Accounts					-2.62 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2021	09/2021	Interest Payment	J-37433	:Rever...	0.00	0.32	-2.94	Interest Payment
				Net Change=-0.32			0.00	0.32	-2.94 = 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					12,020.47 = Beginning Balance =	
				Net Change=0.00			0.00	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					6,000.00 = Beginning Balance =	
534condo	534 West 42nd...	09/01/2021	09/2021	Livingston Management Service...	K-120734	918	750.00	0.00	6,750.00	Management Fee
534condo	534 West 42nd...	09/29/2021	09/2021	Livingston Management Service...	K-123198	924	750.00	0.00	7,500.00	Management Fee
				Net Change=1,500.00			1,500.00	0.00	7,500.00 = Ending Balance =	
6310-0000				Security Service					4,869.93 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,869.93 = Ending Balance =	

General Ledger

Period = Sep 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6320-0000				Insurance					4,235.44 = Beginning Balance =	
534condo	534 West 42nd...	09/02/2021	09/2021	NFP Property & Casualty Serv...	K-120976	919	11,513.20	0.00	15,748.64	Allocation total premium
534condo	534 West 42nd...	09/22/2021	09/2021	FIRST Insurance Funding Corp. ...	K-122388	922	956.33	0.00	16,704.97	2nd Installment Policy No. BAN1008191-03 Ef...
				Net Change=12,469.53			12,469.53	0.00	16,704.97 = Ending Balance =	
6320-0010				Worker's Compensation					591.93 = Beginning Balance =	
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-36484		0.00	2.40	589.53	voluntary disability
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-36484		70.16	0.00	659.69	pay-by-pay insurance
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-36484		0.00	5.18	654.51	paid family leave
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-37443		0.00	2.59	651.92	paid family leave
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-37443		35.08	0.00	687.00	pay-by-pay insurance
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-37443		0.00	1.20	685.80	voluntary disability
				Net Change=93.87			105.24	11.37	685.80 = Ending Balance =	
6350-0000				Property Tax					193.31 = Beginning Balance =	
534condo	534 West 42nd...	09/27/2021	09/2021	NYC Department of Finance (n...	K-126045	92721	101.75	0.00	295.06	bbf: 01070, 7502 CPY009631986
				Net Change=101.75			101.75	0.00	295.06 = Ending Balance =	
6364-0000				Filing Fees					183.60 = Beginning Balance =	
534condo	534 West 42nd...	09/23/2021	09/2021	Goldberg Weprin Finkel Goldste...	K-122468	923	310.00	0.00	493.60	Filing 2021/22 Petitions
				Net Change=310.00			310.00	0.00	493.60 = Ending Balance =	
6410-0000				Electricity					6,262.56 = Beginning Balance =	
534condo	534 West 42nd...	09/15/2021	09/2021	Consolidated Edison Company ...	K-121797	920	923.02	0.00	7,185.58	44-7223-0650-0200-7 FOR 7.19-8.17.21
534condo	534 West 42nd...	09/30/2021	09/2021	Consolidated Edison Company ...	K-123502	93021	871.40	0.00	8,056.98	447223065002007 FOR 8.17 - 9.16-21
				Net Change=1,794.42			1,794.42	0.00	8,056.98 = Ending Balance =	
6420-0000				Gas					13,610.04 = Beginning Balance =	
534condo	534 West 42nd...	09/15/2021	09/2021	Consolidated Edison Company ...	K-121797	920	211.81	0.00	13,821.85	44-7223-0650-0200-7 FOR 7.19-8.17.21
534condo	534 West 42nd...	09/15/2021	09/2021	Consolidated Edison Company ...	K-121798	921	38.07	0.00	13,859.92	44-7223-0652-0201-1 FOR 7.19-8.17.21
534condo	534 West 42nd...	09/30/2021	09/2021	Consolidated Edison Company ...	K-123502	93021	239.35	0.00	14,099.27	447223065002007 FOR 8.17 - 9.16-21
				Net Change=489.23			489.23	0.00	14,099.27 = 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					2,974.49 = Beginning Balance =	

General Ledger

Period = Sep 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	09/29/2021	09/2021	Verizon (verizon)	K-123077	92921	282.33	0.00	3,256.82	155-734-529-0001-16 for 9.5-10.4.21
				Net Change=282.33			282.33	0.00	3,256.82	= 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					1,297.03	= Beginning Balance =
534condo	534 West 42nd...	09/10/2021	09/2021	ADP Payroll Processing Fee	J-37437		70.63	0.00	1,367.66	ADP Payroll Processing Fee
534condo	534 West 42nd...	09/24/2021	09/2021	ADP Payroll Processing Fee	J-37438		70.63	0.00	1,438.29	ADP Payroll Processing Fee
				Net Change=141.26			141.26	0.00	1,438.29	= 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					4,046.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,046.88	= Ending Balance =
7845-0000				Gross Salary					8,630.73	= Beginning Balance =
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-36484		1,015.38	0.00	9,646.11	To Gross up salary
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-37443		507.69	0.00	10,153.80	To Gross up salary
				Net Change=1,523.07			1,523.07	0.00	10,153.80	= Ending Balance =
7851-0000				FICA Expense					660.28	= Beginning Balance =
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-36484		77.68	0.00	737.96	To Gross up 9.2021
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-37443		38.84	0.00	776.80	To Gross up 9.2021
				Net Change=116.52			116.52	0.00	776.80	= 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					215.74	= Beginning Balance =
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-36484		25.38	0.00	241.12	To Gross up 9.2021

General Ledger

Period = Sep 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	09/30/2021	09/2021	To Gross up 9.2021	J-37443		12.69	0.00	253.81	To Gross up 9.2021
				Net Change=38.07			38.07	0.00	253.81	= Ending Balance =
							30,619.82	30,619.82		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 09/01/2021 - 09/30/2021

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-12073	29902	09/2021	9/1/2021	Livingston Management Services, LLC (living	534condo	6300-0000 Management	750.00	918	Management Fee
K-12097	29927	09/2021	9/2/2021	NFP Property & Casualty Service, Inc (nfp)	534condo	6320-0000 Insurance	11,513.20	919	Allocation total premium
K-12179	29992	09/2021	9/15/2021	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	923.02	920	44-7223-0650-0200-7 FOR 7.19-8.17.21
				534condo	6420-0000 Gas		211.81	920	44-7223-0650-0200-7 FOR 7.19-8.17.21
K-12179	29992	09/2021	9/15/2021	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	38.07	921	44-7223-0652-0201-1 FOR 7.19-8.17.21
K-12238	30031	09/2021	9/22/2021	FIRST Insurance Funding Corp. (firstins)	534condo	6320-0000 Insurance	956.33	922	2nd Installment Policy No. BAN1008191-03 Effective date 7.7.21
K-12246	30041	09/2021	9/23/2021	Goldberg Weprin Finkel Goldstein LLP (gold	534condo	6364-0000 Filing Fees	310.00	923	Filing 2021/22 Petitions
K-12307		09/2021	9/29/2021	Verizon (verizon)	534condo	6455-0000 Telephone	282.33	92921	155-734-529-0001-16 for 9.5-10.4.21
K-12319	30103	09/2021	9/29/2021	Livingston Management Services, LLC (living	534condo	6300-0000 Management	750.00	924	Management Fee
K-12350		09/2021	9/30/2021	Consolidated Edison Company of N.Y. Inc. (	534condo	6420-0000 Gas	239.35	93021	447223065002007 FOR 8.17 - 9.16-21
				534condo	6410-0000 Electricity		871.40	93021	447223065002007 FOR 8.17 - 9.16-21
K-12542		09/2021	9/17/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06	91721	9.17.21
K-12542		09/2021	9/3/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.07	90321	9.3.21
K-12604		09/2021	9/27/2021	NYC Department of Finance (nycdof)	534condo	6350-0000 Property Tax	101.75	92721	bbl: 01070, 7502 CPY009631986
K-13075		09/2021	9/30/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06	93021	09.30.21
K-13078		10/2021	9/2/2021	NFP Property & Casualty Service, Inc (nfp)	534condo	6320-0000 Insurance	-11,513.20	919	Allocation total premium
Total							6,775.25		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 09/01/2021 - 09/30/2021

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-23558	39661	09/2021	9/1/2021	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		99547744	
R-23564	39661	09/2021	9/1/2021	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		99654372	
R-23682	39805	09/2021	9/3/2021	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		100159838	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		100159838	
R-23705	39808	09/2021	9/4/2021	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	109.25		100334866	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,035.13		100334866	
R-23861	39995	09/2021	9/15/2021	Hwang(t0004002)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		101035215	
R-23873	39997	09/2021	9/15/2021	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		918_101073968	
R-24175	40550	09/2021	9/21/2021	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1308_101216924	
Total								10,406.89			

Aged Receivables

Age As Of: 09/30/2021 Post To: 09/2021

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	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	1,897.66	686.63	686.63	0.00	524.40	0.00	1,897.66
534condo				3,317.91	795.88	686.63	0.00	1,835.40	-1,420.25	1,897.66

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/30/2021

Month Year = 09/2021

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			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			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		1,897.66
Total						686.63						
Total			534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				1,897.66

Summary Groups	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	0.00	0.00	9,949.14	0.00	0.00	8	100.00	0.00	1,897.66
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	1,897.66

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 09/30/2021

Month Year = 09/2021

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**9/30/2021****412059300****Posted by: yuchen on 11/30/2021****Balance Per Bank Statement as of 9/30/2021****16,145.99****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
9/2/2021	919	nfp - NFP Property & Casualty Service, Inc	11,513.20
9/22/2021	922	firstins - FIRST Insurance Funding Corp.	956.33
9/23/2021	923	goldwepr - Goldberg Weprin Finkel Goldstein LLP	310.00
9/30/2021	93021	conediso - Consolidated Edison Company of N.Y. Inc.	1,110.75
Less:	Outstanding Checks		25,920.16
	Reconciled Bank Balance		-9,774.17

Balance per GL as of 9/30/2021**-9,774.17****Reconciled Balance Per G/L****-9,774.17****Difference****(Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00**

534condo-ChaseChk-9300

11/30/2021

Bank Reconciliation Report**9/30/2021****412059300****Posted by: yuchen on 11/30/2021****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
9/1/2021	918	livingst - Livingston Management Services, LLC	750.00	9/30/2021
9/3/2021	90321	v0000081 - Artur Ujkaj	447.07	9/30/2021
9/15/2021	920	conediso - Consolidated Edison Company of N.Y. Inc.	1,134.83	9/30/2021
9/15/2021	921	conediso - Consolidated Edison Company of N.Y. Inc.	38.07	9/30/2021
9/17/2021	91721	v0000081 - Artur Ujkaj	447.06	9/30/2021
9/27/2021	92721	nycdof - NYC Department of Finance	101.75	9/30/2021
9/29/2021	924	livingst - Livingston Management Services, LLC	750.00	9/30/2021
9/29/2021	92921	verizon - Verizon	282.33	9/30/2021
9/30/2021	93021	v0000081 - Artur Ujkaj	447.06	9/30/2021
Total Cleared Checks			4,398.17	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/2/2021	304	ACH	2,288.76	9/30/2021
9/7/2021	305	ACH	2,288.76	9/30/2021
9/8/2021	306	ACH	1,144.38	9/30/2021
9/16/2021	307	ACH	1,144.38	9/30/2021
9/16/2021	308	Lockbox	1,144.38	9/30/2021
9/22/2021	309	Lockbox	2,396.23	9/30/2021
Total Cleared Deposits			10,406.89	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/10/2021	JE 37437	ADP Payroll Processing Fee	-70.63	9/30/2021
9/24/2021	JE 37438	ADP Payroll Processing Fee	-70.63	9/30/2021
9/30/2021	JE 36484	To Gross up 9.2021	-286.89	9/30/2021
9/30/2021	JE 37443	To Gross up 9.2021	-143.45	9/30/2021
Total Cleared Other Items			-571.60	



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

September 01, 2021 through September 30, 2021

Primary Account: 000000412059300

00020360 DRE 802 089 27421 NNNNNNNNNN 1 000000000 62 0099

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

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



00203600201000020022

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$10,708.87	\$16,145.99
Chase Business Select High Yield Savings	000003046731484	20,041.13	20,041.45
Total		\$30,750.00	\$36,187.44
TOTAL ASSETS		\$30,750.00	\$36,187.44

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$10,708.87
Deposits and Additions	5	10,406.89
Checks Paid	4	-2,672.90
Electronic Withdrawals	13	-2,296.87
Ending Balance	22	\$16,145.99



September 01, 2021 through September 30, 2021

Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
09/07	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:090721 CO Entry Descr:Settlementsec:CCD Trace#:081503501650649 Eed:210907 Ind ID:000012276893197 Ind Name:Livingston Management Tm: 2501650649Tc	\$2,288.76
09/09	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:090921 CO Entry Descr:Settlementsec:CCD Trace#:081503509211753 Eed:210909 Ind ID:000012317562717 Ind Name:Livingston Management Tm: 2529211753Tc	3,433.14
09/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:092021 CO Entry Descr:Settlementsec:CCD Trace#:081503505100694 Eed:210920 Ind ID:000012417928129 Ind Name:Livingston Management Tm: 2635100694Tc	1,144.38
09/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:092021 CO Entry Descr:Settlementsec:CCD Trace#:081503505100695 Eed:210920 Ind ID:000012421619865 Ind Name:Livingston Management Tm: 2635100695Tc	1,144.38
09/24	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:092421 CO Entry Descr:Settlementsec:CCD Trace#:081503506971646 Eed:210924 Ind ID:000012465970937 Ind Name:Livingston Management Tm: 2676971646Tc	2,396.23
Total Deposits and Additions		\$10,406.89

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
918 ^		09/07	\$750.00
920 * ^		09/23	1,134.83
921 ^		09/23	38.07
924 * ^		09/29	750.00
Total Checks Paid			\$2,672.90

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

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

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
09/02	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210902 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000027020770 Eed:210902 Ind ID:9352192835061xs Ind Name:534 W 42ND Street Cond	\$35.08
09/02	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210902 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000021608201 Eed:210902 Ind ID:9355193554421xs Ind Name:534 W 42ND Street Cond	447.07
09/02	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210902 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000021619830 Eed:210902 Ind ID:R61xs 090318A01 Ind Name:534 W 42ND Street Cond	108.36
09/10	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:210910 CO Entry Descr:ADP - Feessec:CCD Trace#:021000027396893 Eed:210910 Ind ID:2R1xs 5702568 Ind Name:534 W 42ND Street Cond	70.63
09/16	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210916 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000028706286 Eed:210916 Ind ID:9406183212711xs Ind Name:534 W 42ND Street Cond	35.08
09/16	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210916 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000024780738 Eed:210916 Ind ID:1600620357461xs Ind Name:534 W 42ND Street Cond	447.06



September 01, 2021 through September 30, 2021

Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
09/16	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210916 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000026824631 Eed:210916 Ind ID:R6lxs 091719A01 Ind Name:534 W 42ND Street Cond	108.37
09/24	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:210924 CO Entry Descr:ADP - Feessec:CCD Trace#:021000024778298 Eed:210924 Ind ID:2Rlxs 0129573 Ind Name:534 W 42ND Street Cond	70.63
09/28	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000030938840 Eed:210928 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Tm: 2710938840Tc	282.33
09/29	Orig CO Name:Nyc Dept of Fin Orig ID:1136400434 Desc Date: CO Entry Descr:Nycdof Ptxsec:CCD Trace#:028000086105962 Eed:210929 Ind ID:C 175611078 Ind Name:534 W 42ND Street Cond Tm: 2726105962Tc	101.75
09/30	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210930 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000023330697 Eed:210930 Ind ID:935519519858lxs Ind Name:534 W 42ND Street Cond	35.08
09/30	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210930 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000023780505 Eed:210930 Ind ID:581044742282lxs Ind Name:534 W 42ND Street Cond	447.06
09/30	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210930 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000026404404 Eed:210930 Ind ID:R6lxs 100120A01 Ind Name:534 W 42ND Street Cond	108.37
Total Electronic Withdrawals		\$2,296.87

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
09/02	\$10,118.36	09/16	14,429.12	09/28	17,588.25
09/07	11,657.12	09/20	16,717.88	09/29	16,736.50
09/09	15,090.26	09/23	15,544.98	09/30	16,145.99
09/10	15,019.63	09/24	17,870.58		

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION

	NUMBER OF TRANSACTIONS
Checks Paid / Debits	17
Deposits / Credits	0
Deposited Items	0
Transaction Total	17

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



10203600202000000062

534condo-ChaseRes-1484

11/30/2021

Bank Reconciliation Report

9/30/2021

3046731484

Posted by: yuchen on 11/30/2021

Balance Per Bank Statement as of 9/30/2021	20,041.45
Reconciled Bank Balance	<u>20,041.45</u>
Balance per GL as of 9/30/2021	20,041.45
Reconciled Balance Per G/L	<u>20,041.45</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
9/30/2021	JE 37433	Interest Payment	0.32	9/30/2021
Total Cleared Other Items			<u>0.32</u>	



September 01, 2021 through September 30, 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		\$20,041.13
Deposits and Additions	1	0.32
Ending Balance	1	\$20,041.45
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.32
Interest Paid Year-to-Date		\$2.94

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		\$20,041.13
09/30	Interest Payment	0.32	20,041.45
	Ending Balance		\$20,041.45

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