

**Report Packet
Cover Page**

Prepared for

**534 West 42nd Street(534 Condo)
December 2023**

Trial Balance

Period = Dec 2023

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	95,081.74	2,480.13	0.00	97,561.87
1130-0000	Savings Cash 1	44.35	0.00	0.00	44.35
1135-0000	Savings Cash 2	4,241.44	0.00	15.00	4,226.44
1210-0000	Prepaid Insurance	-16,167.94	0.00	0.00	-16,167.94
1300-0000	Accounts Receivable	-3,317.91	0.00	0.00	-3,317.91
1621-0000	Accum. Dep - Equipment	5,608.00	0.00	0.00	5,608.00
2200-0000	Accounts Payable	12,084.33	0.00	0.00	12,084.33
2210-0000	Prepaid Rent	10,548.38	0.00	0.00	10,548.38
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3400-0000	Owner Draw	-2,466.98	0.00	0.00	-2,466.98
3800-0000	Retained Earnings	-73,356.27	0.00	0.00	-73,356.27
4530-0000	Condo Common Charge	-105,859.37	0.00	7,690.20	-113,549.57
4620-0000	Special Assessment	-122,710.82	0.00	0.00	-122,710.82
4700-0000	Commercial/Retail rent	-8,047.27	0.00	769.02	-8,816.29
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-2,146.85	0.00	0.30	-2,147.15
5720-0000	Interest on Bank Accounts	-0.39	0.00	0.00	-0.39
6202-0000	Accounting	6,850.00	0.00	0.00	6,850.00
6204-0000	Professional Consultant Fees	37,852.89	0.00	0.00	37,852.89
6213-0000	General Building Repairs-Expense	19,266.84	0.00	0.00	19,266.84
6215-0000	Building Supplies	463.54	0.00	0.00	463.54
6235-0000	Plumbing Repair	7,612.40	0.00	0.00	7,612.40
6249-0000	Elevator Contract	2,600.78	371.54	0.00	2,972.32
6250-0000	Elevator Inspection & Repair	12,709.34	0.00	0.00	12,709.34
6256-0000	Fire Alarm Inspection	5,241.42	0.00	0.00	5,241.42
6257-0000	Sprinkler Sys. & Inspections	1,660.00	0.00	0.00	1,660.00
6258-0000	Fire Monitoring Contract	4,125.09	0.00	0.00	4,125.09
6291-0115	Sidewalk Shed Rental	2,929.83	0.00	0.00	2,929.83
6300-0000	Management	10,700.00	1,100.00	0.00	11,800.00
6320-0000	Insurance	21,003.93	0.00	0.00	21,003.93
6320-0010	Worker's Compensation	720.00	57.00	0.00	777.00
6350-0000	Property Tax	54.33	225.00	0.00	279.33
6364-0000	Filing Fees	2,575.67	90.00	0.00	2,665.67
6365-0000	Fines	75.00	0.00	0.00	75.00

Trial Balance

Period = Dec 2023

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6367-0000	Boiler Inspection Service	417.18	0.00	0.00	417.18
6410-0000	Electricity	8,397.75	734.54	0.00	9,132.29
6417-0000	Cable & Internet	4,533.42	538.12	0.00	5,071.54
6420-0000	Gas	16,966.08	1,536.98	0.00	18,503.06
6455-0000	Telephone	1,318.20	0.00	0.00	1,318.20
7610-0000	Legal - General	12,688.00	0.00	0.00	12,688.00
7612-0000	Consulting	400.00	0.00	0.00	400.00
7615-0000	Payroll Processing Fees	1,806.11	230.73	0.00	2,036.84
7630-0000	Bank Charges Expense	336.99	15.00	0.00	351.99
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7827-0000	Salary-Doorman	9,553.05	0.00	0.00	9,553.05
7845-0000	Gross Salary	12,184.56	1,015.38	0.00	13,199.94
7851-0000	FICA Expense	932.17	77.68	0.00	1,009.85
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	298.99	2.42	0.00	301.41
	Total	0.00	8,474.52	8,474.52	0.00

Income Statement

Period = Dec 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,690.20	90.91	113,549.57	45.93
4620-0000	Special Assessment	0.00	0.00	122,710.82	49.64
4700-0000	Commercial/Retail rent	769.02	9.09	8,816.29	3.57
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.30	0.00	2,147.15	0.87
4990-0000	NET RENT INCOME	<u>8,459.52</u>	<u>100.00</u>	<u>247,223.83</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.00	0.00	0.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,459.52</u>	<u>100.00</u>	<u>247,224.22</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	6,850.00	2.77
6204-0000	Professional Consultant Fees	0.00	0.00	37,852.89	15.31
6213-0000	General Building Repairs-Expense	0.00	0.00	19,266.84	7.79
6215-0000	Building Supplies	0.00	0.00	463.54	0.19
6235-0000	Plumbing Repair	0.00	0.00	7,612.40	3.08
6249-0000	Elevator Contract	371.54	4.39	2,972.32	1.20
6250-0000	Elevator Inspection & Repair	0.00	0.00	12,709.34	5.14
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	2.12
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	0.67
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	1.67
6291-0115	Sidewalk Shed Rental	0.00	0.00	2,929.83	1.19
6300-0000	Management	1,100.00	13.00	11,800.00	4.77
6320-0000	Insurance	0.00	0.00	21,003.93	8.50
6320-0010	Worker's Compensation	57.00	0.67	777.00	0.31

Income Statement

Period = Dec 2023

Book = Cash

		Period to Date	%	Year to Date	%
6350-0000	Property Tax	225.00	2.66	279.33	0.11
6364-0000	Filing Fees	90.00	1.06	2,665.67	1.08
6365-0000	Fines	0.00	0.00	75.00	0.03
6367-0000	Boiler Inspection Service	0.00	0.00	417.18	0.17
6410-0000	Electricity	734.54	8.68	9,132.29	3.69
6417-0000	Cable & Internet	538.12	6.36	5,071.54	2.05
6420-0000	Gas	1,536.98	18.17	18,503.06	7.48
6455-0000	Telephone	0.00	0.00	1,318.20	0.53
6990-0000	TOTAL DIRECT EXPENSES	<u>4,653.18</u>	<u>55.01</u>	<u>172,726.87</u>	<u>69.87</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	12,688.00	5.13
7612-0000	Consulting	0.00	0.00	400.00	0.16
7615-0000	Payroll Processing Fees	230.73	2.73	2,036.84	0.82
7630-0000	Bank Charges Expense	15.00	0.18	351.99	0.14
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.06
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	9,553.05	3.86
7845-0000	Gross Salary	1,015.38	12.00	13,199.94	5.34
7851-0000	FICA Expense	77.68	0.92	1,009.85	0.41
7852-0000	FUTA Expense	0.00	0.00	42.00	0.02
7853-0000	SUTA Expense	2.42	0.03	301.41	0.12
7890-0000	TOTAL PAYROLL	<u>1,326.21</u>	<u>15.68</u>	<u>26,143.09</u>	<u>10.57</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,341.21</u>	<u>15.85</u>	<u>39,733.08</u>	<u>16.07</u>
8990-0000	TOTAL EXPENSES	<u>5,994.39</u>	<u>70.86</u>	<u>212,459.95</u>	<u>85.94</u>
9090-0000	NET INCOME	<u>2,465.13</u>	<u>29.14</u>	<u>34,764.27</u>	<u>14.06</u>

Statement (12 months)

Period = Jan 2023-Dec 2023

Book = Cash

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
4000-0000 INCOME													
4100-0000 RENT													
4530-0000 Condo Common Charge	9,263.13	9,367.18	9,262.51	9,143.94	9,262.51	10,373.98	10,373.98	10,373.98	10,373.98	7,690.20	10,373.98	7,690.20	113,549.57
4620-0000 Special Assessment	0.00	0.00	2,837.08	5,753.95	5,534.09	5,986.88	1,767.88	81,610.00	17,935.64	641.00	644.30	0.00	122,710.82
4700-0000 Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	769.02	769.02	769.02	769.02	769.02	769.02	769.02	8,816.29
4810-0000 Plus:Prepaid Rent/Maintenance/Commo n	1,144.38	-195.43	1,195.00	-2,153.88	204.00	726.20	-592.88	-46.28	3,147.44	-641.70	-640.00	0.30	2,147.15
4990-0000 NET RENT INCOME	<u>11,094.14</u>	<u>9,858.38</u>	<u>13,981.22</u>	<u>13,430.64</u>	<u>15,687.23</u>	<u>17,856.08</u>	<u>12,318.00</u>	<u>92,706.72</u>	<u>32,226.08</u>	<u>8,458.52</u>	<u>11,147.30</u>	<u>8,459.52</u>	<u>247,223.83</u>
5600-0000 OTHER INCOME													
5720-0000 Interest on Bank Accounts	0.17	0.15	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39
5890-0000 TOTAL OTHER INCOME	<u>0.17</u>	<u>0.15</u>	<u>0.07</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>
5990-0000 TOTAL INCOME	<u>11,094.31</u>	<u>9,858.53</u>	<u>13,981.29</u>	<u>13,430.64</u>	<u>15,687.23</u>	<u>17,856.08</u>	<u>12,318.00</u>	<u>92,706.72</u>	<u>32,226.08</u>	<u>8,458.52</u>	<u>11,147.30</u>	<u>8,459.52</u>	<u>247,224.22</u>
6000-0000 EXPENSES													
6100-0000 DIRECT EXPENSES													
6202-0000 Accounting	2,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,350.00	0.00	0.00	6,850.00
6204-0000 Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	13,714.88	9,024.20	0.00	15,113.81	0.00	0.00	37,852.89
6213-0000 General Building Repairs-Expense	0.00	700.00	901.71	1,388.16	0.00	0.00	0.00	16,276.82	0.00	0.00	0.15	0.00	19,266.84
6215-0000 Building Supplies	0.00	0.00	0.00	0.00	463.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	463.54
6235-0000 Plumbing Repair	0.00	1,140.00	6,989.56	-1,388.16	0.00	0.00	0.00	0.00	0.00	871.00	0.00	0.00	7,612.40
6249-0000 Elevator Contract	0.00	0.00	743.08	0.00	0.00	371.54	371.54	743.08	0.00	371.54	0.00	371.54	2,972.32
6250-0000 Elevator Inspection & Repair	0.00	138.27	1,356.32	4,466.24	0.00	0.00	6,610.24	138.27	0.00	0.00	0.00	0.00	12,709.34
6256-0000 Fire Alarm Inspection	0.00	0.00	5,241.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,241.42

Statement (12 months)

Period = Jan 2023-Dec 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,660.00
6258-0000	Fire Monitoring Contract	0.00	3,932.46	0.00	192.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,125.09
6291-0115	Sidewalk Shed Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,953.22	976.61	0.00	2,929.83
6300-0000	Management	750.00	750.00	750.00	750.00	750.00	750.00	750.00	2,150.00	1,100.00	1,100.00	1,100.00	1,100.00	11,800.00
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	21,117.76	3.00	0.00	0.00	0.00	-116.83	0.00	21,003.93
6320-0010	Worker's Compensation	117.00	57.00	61.50	57.00	57.00	57.00	57.00	85.50	57.00	57.00	57.00	57.00	777.00
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.33	225.00	279.33
6364-0000	Filing Fees	0.00	99.00	1.75	119.90	0.00	14.75	0.00	904.75	183.60	292.00	959.92	90.00	2,665.67
6365-0000	Fines	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	75.00
6367-0000	Boiler Inspection Service	0.00	0.00	0.00	0.00	59.95	0.00	0.00	0.00	0.00	0.00	357.23	0.00	417.18
6410-0000	Electricity	203.26	981.76	1,045.16	976.52	1,266.12	701.92	967.78	806.94	842.42	0.00	605.87	734.54	9,132.29
6417-0000	Cable & Internet	528.31	544.18	529.18	529.43	0.00	528.62	276.91	651.28	407.32	0.00	538.19	538.12	5,071.54
6420-0000	Gas	41.97	3,903.25	3,653.06	3,486.46	2,183.10	524.08	552.96	524.25	560.20	0.00	1,536.75	1,536.98	18,503.06
6455-0000	Telephone	0.00	0.00	0.00	0.00	528.62	0.00	252.27	0.00	0.00	537.31	0.00	0.00	1,318.20
6990-0000	TOTAL DIRECT EXPENSES	3,640.54	14,745.92	22,932.74	10,603.18	5,308.33	24,065.67	23,556.58	31,305.09	3,150.54	22,695.88	6,069.22	4,653.18	172,726.87
7000-0000	GENERAL & ADMINISTRATIVE													
7610-0000	Legal - General	793.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	1,470.00	2,600.00	325.00	0.00	12,688.00
7612-0000	Consulting	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
7615-0000	Payroll Processing Fees	147.94	223.34	147.94	147.94	147.94	221.91	153.82	153.82	153.82	153.82	153.82	230.73	2,036.84
7630-0000	Bank Charges Expense	50.00	0.00	219.00	0.00	0.00	0.00	0.00	15.00	15.00	18.99	19.00	15.00	351.99
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE													
7827-0000	Salary-Doorman	0.00	0.00	4,852.02	0.00	654.15	0.00	0.00	2,023.44	0.00	0.00	2,023.44	0.00	9,553.05
7845-0000	Gross Salary	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	13,199.94
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	77.68	77.68	116.52	77.68	77.68	77.69	77.68	1,009.85

Statement (12 months)

Period = Jan 2023-Dec 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	2.35	0.00	0.00	0.00	0.00	0.00	42.00
7853-0000	SUTA Expense	42.32	21.32	31.98	21.32	21.32	21.32	43.47	31.98	21.32	21.32	21.32	2.42	301.41
7890-0000	TOTAL PAYROLL	<u>1,289.42</u>	<u>1,343.82</u>	<u>6,680.68</u>	<u>1,268.42</u>	<u>1,922.57</u>	<u>1,342.39</u>	<u>1,292.70</u>	<u>3,848.83</u>	<u>1,268.20</u>	<u>1,268.20</u>	<u>3,291.65</u>	<u>1,326.21</u>	<u>26,143.09</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,132.42</u>	<u>1,493.82</u>	<u>14,799.68</u>	<u>1,268.42</u>	<u>1,922.57</u>	<u>1,342.39</u>	<u>1,292.70</u>	<u>3,863.83</u>	<u>2,753.20</u>	<u>3,887.19</u>	<u>3,635.65</u>	<u>1,341.21</u>	<u>39,733.08</u>
8990-0000	TOTAL EXPENSES	<u>5,772.96</u>	<u>16,239.74</u>	<u>37,732.42</u>	<u>11,871.60</u>	<u>7,230.90</u>	<u>25,408.06</u>	<u>24,849.28</u>	<u>35,168.92</u>	<u>5,903.74</u>	<u>26,583.07</u>	<u>9,704.87</u>	<u>5,994.39</u>	<u>212,459.95</u>
9090-0000	NET INCOME	<u>5,321.35</u>	<u>-6,381.21</u>	<u>-23,751.13</u>	<u>1,559.04</u>	<u>8,456.33</u>	<u>-7,551.98</u>	<u>-12,531.28</u>	<u>57,537.80</u>	<u>26,322.34</u>	<u>-18,124.55</u>	<u>1,442.43</u>	<u>2,465.13</u>	<u>34,764.27</u>

Balance Sheet

Period = Dec 2023

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	97,561.87
1130-0000	Savings Cash 1	44.35
1135-0000	Savings Cash 2	4,226.44
1190-0000	TOTAL CASH	101,832.66
1210-0000	Prepaid Insurance	-16,167.94
1300-0000	Accounts Receivable	-3,317.91
1400-0000	Total Current Assets	82,346.81
1600-0000	PROPERTY	
1621-0000	Accum. Dep - Equipment	5,608.00
1890-0000	TOTAL PROPERTY	5,608.00
1990-0000	TOTAL ASSETS	87,954.81
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2200-0000	Accounts Payable	-12,084.33
2210-0000	Prepaid Rent	-10,548.38
2990-0000	TOTAL LIABILITIES	-22,632.71
3000-0000	CAPITAL	
3400-0000	Owner Draw	2,466.98
3800-0000	Retained Earnings	108,120.54
3890-0000	TOTAL CAPITAL	110,587.52
3990-0000	TOTAL LIABILITIES & CAPITAL	87,954.81

Cash Flow Statement

Period = Dec 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	7,690.20	90.91	113,549.57	45.93
4620-0000	Special Assessment	0.00	0.00	122,710.82	49.64
4700-0000	Commercial/Retail rent	769.02	9.09	8,816.29	3.57
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.30	0.00	2,147.15	0.87
4990-0000	NET RENT INCOME	<u>8,459.52</u>	<u>100.00</u>	<u>247,223.83</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.00	0.00	0.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,459.52</u>	<u>100.00</u>	<u>247,224.22</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	6,850.00	2.77
6204-0000	Professional Consultant Fees	0.00	0.00	37,852.89	15.31
6213-0000	General Building Repairs-Expense	0.00	0.00	19,266.84	7.79
6215-0000	Building Supplies	0.00	0.00	463.54	0.19
6235-0000	Plumbing Repair	0.00	0.00	7,612.40	3.08
6249-0000	Elevator Contract	371.54	4.39	2,972.32	1.20
6250-0000	Elevator Inspection & Repair	0.00	0.00	12,709.34	5.14
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	2.12
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	0.67
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	1.67
6291-0115	Sidewalk Shed Rental	0.00	0.00	2,929.83	1.19
6300-0000	Management	1,100.00	13.00	11,800.00	4.77
6320-0000	Insurance	0.00	0.00	21,003.93	8.50
6320-0010	Worker's Compensation	57.00	0.67	777.00	0.31

Cash Flow Statement

Period = Dec 2023

Book = Cash

		Period to Date	%	Year to Date	%
6350-0000	Property Tax	225.00	2.66	279.33	0.11
6364-0000	Filing Fees	90.00	1.06	2,665.67	1.08
6365-0000	Fines	0.00	0.00	75.00	0.03
6367-0000	Boiler Inspection Service	0.00	0.00	417.18	0.17
6410-0000	Electricity	734.54	8.68	9,132.29	3.69
6417-0000	Cable & Internet	538.12	6.36	5,071.54	2.05
6420-0000	Gas	1,536.98	18.17	18,503.06	7.48
6455-0000	Telephone	0.00	0.00	1,318.20	0.53
6990-0000	TOTAL DIRECT EXPENSES	<u>4,653.18</u>	<u>55.01</u>	<u>172,726.87</u>	<u>69.87</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	12,688.00	5.13
7612-0000	Consulting	0.00	0.00	400.00	0.16
7615-0000	Payroll Processing Fees	230.73	2.73	2,036.84	0.82
7630-0000	Bank Charges Expense	15.00	0.18	351.99	0.14
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.06
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	9,553.05	3.86
7845-0000	Gross Salary	1,015.38	12.00	13,199.94	5.34
7851-0000	FICA Expense	77.68	0.92	1,009.85	0.41
7852-0000	FUTA Expense	0.00	0.00	42.00	0.02
7853-0000	SUTA Expense	2.42	0.03	301.41	0.12
7890-0000	TOTAL PAYROLL	<u>1,326.21</u>	<u>15.68</u>	<u>26,143.09</u>	<u>10.57</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,341.21</u>	<u>15.85</u>	<u>39,733.08</u>	<u>16.07</u>
8990-0000	TOTAL EXPENSES	<u>5,994.39</u>	<u>70.86</u>	<u>212,459.95</u>	<u>85.94</u>
9090-0000	NET INCOME	<u>2,465.13</u>	<u>29.14</u>	<u>34,764.27</u>	<u>14.06</u>

Adjustments

Cash Flow Statement

Period = Dec 2023

Book = Cash

		Period to Date	%	Year to Date	%
Total Adjustments		0.00	0.00	0.00	0.00
Cash Flow		0.00	0.00	0.00	0.00
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	95,081.74	97,561.87	2,480.13	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	44.35	44.35	0.00	
1135-0000	Savings Cash 2	4,241.44	4,226.44	-15.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		99,367.53	101,832.66	2,465.13	
Year to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	2,722.84	97,561.87	94,839.03	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,043.96	44.35	-19,999.61	
1135-0000	Savings Cash 2	44,301.44	4,226.44	-40,075.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		67,068.24	101,832.66	34,764.42	

General Ledger

Period = Dec 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					95,081.74	= Beginning Balance =
				Check Batch 41186				2,271.52	92,810.22	
				Receipt Batch 82014			2,563.40		95,373.62	
				Receipt Batch 82015			1,281.70		96,655.32	
				Check Batch 41292				1,100.00	95,555.32	
				Receipt Batch 82147			641.00		96,196.32	
				Check Batch 41781				451.19	95,745.13	
				Receipt Batch 82291			1,281.70		97,026.83	
				Journal Batch 40551				528.30	96,498.53	
				Receipt Batch 82349			769.02		97,267.55	
				Receipt Batch 82514			1,281.70		98,549.25	
				Check Batch 41482				371.54	98,177.71	
				Check Batch 41782				451.19	97,726.52	
				Receipt Batch 83113			641.00		98,367.52	
				Check Batch 41654				253.64	98,113.88	
				Check Batch 41702				225.00	97,888.88	
				Journal Batch 39787				250.10	97,638.78	
				Journal Batch 40552				76.91	97,561.87	
				Net Change=2,480.13			8,459.52	5,979.39	97,561.87	= Ending Balance =
1130-0000				Savings Cash 1					44.35	= Beginning Balance =
				Net Change=0.00			0.00	0.00	44.35	= Ending Balance =
1135-0000				Savings Cash 2					4,241.44	= Beginning Balance =
				Journal Batch 40554				15.00	4,226.44	
				Net Change=-15.00			0.00	15.00	4,226.44	= Ending Balance =
1210-0000				Prepaid Insurance					-16,167.94	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-16,167.94	= Ending Balance =
1300-0000				Accounts Receivable					-3,317.91	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-3,317.91	= Ending Balance =
1621-0000				Accum. Dep - Equipment					5,608.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,608.00	= Ending Balance =
2200-0000				Accounts Payable					12,084.33	= Beginning Balance =
				Net Change=0.00			0.00	0.00	12,084.33	= Ending Balance =

General Ledger

Period = Dec 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2210-0000				Prepaid Rent					10,548.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	10,548.38	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	12/08/2023	12/2023	Artur Ujkaj (v0000081)	K-272944	12082023	451.19	0.00	451.19	12082023
534condo	534 West 42nd...	12/22/2023	12/2023	Artur Ujkaj (v0000081)	K-272945	12222023	451.19	0.00	902.38	12222023
534condo	534 West 42nd...	12/31/2023	12/2023	To Gross up 12.2023	J-94542	To Gr...	0.00	902.38	0.00	Net pay (C)
				Net Change=0.00			902.38	902.38	0.00	= Ending Balance =
3400-0000				Owner Draw					-2,466.98	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,466.98	= Ending Balance =
3800-0000				Retained Earnings					-73,356.27	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-73,356.27	= Ending Balance =
4530-0000				Condo Common Charge					-105,859.37	= Beginning Balance =
534condo	534 West 42nd...	12/01/2023	12/2023	Khaneja (t0001082)	R-608375	1781...	0.00	1,281.70	-107,141.07	ClickPay - ACH - A2312010450_KE5KH1
534condo	534 West 42nd...	12/01/2023	12/2023	Trubitt (t0000174)	R-608716	1782...	0.00	1,281.70	-108,422.77	ClickPay - ACH - A2312010503_LA3KH5
534condo	534 West 42nd...	12/01/2023	12/2023	Riccardi (t0000176)	R-610218	1781...	0.00	1,281.70	-109,704.47	ClickPay - Credit Card - T2312010454_OQ4AM1
534condo	534 West 42nd...	12/06/2023	12/2023	Samuels (t0000177)	R-613487	8282...	0.00	641.00	-110,345.47	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	12/08/2023	12/2023	Younge (t0000178)	R-614493	1797...	0.00	1,281.70	-111,627.17	ClickPay - ACH - A2312081223_PN2BT6
534condo	534 West 42nd...	12/15/2023	12/2023	Hwang (t0004002)	R-616321	1802...	0.00	1,281.70	-112,908.87	ClickPay - ACH - A2312150426_LE0HN5
534condo	534 West 42nd...	12/22/2023	12/2023	Samuels (t0000177)	R-618410	8299...	0.00	640.70	-113,549.57	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-7,690.20			0.00	7,690.20	-113,549.57	= Ending Balance =
4620-0000				Special Assessment					-122,710.82	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-122,710.82	= Ending Balance =
4700-0000				Commercial/Retail rent					-8,047.27	= Beginning Balance =
534condo	534 West 42nd...	12/11/2023	12/2023	Praveen Gulati (t0000760)	R-615123	7008...	0.00	769.02	-8,816.29	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-769.02			0.00	769.02	-8,816.29	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					-2,146.85	= Beginning Balance =
534condo	534 West 42nd...	12/22/2023	12/2023	Samuels (t0000177)	R-618410	8299...	0.00	0.30	-2,147.15	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-0.30			0.00	0.30	-2,147.15	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.39	= Beginning Balance =

General Ledger

Period = Dec 2023

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	-0.39	= Ending Balance =
6202-0000				Accounting					6,850.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6,850.00	= Ending Balance =
6204-0000				Professional Consultant Fees					37,852.89	= Beginning Balance =
				Net Change=0.00			0.00	0.00	37,852.89	= Ending Balance =
6213-0000				General Building Repairs-Expense					19,266.84	= Beginning Balance =
				Net Change=0.00			0.00	0.00	19,266.84	= Ending Balance =
6215-0000				Building Supplies					463.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	463.54	= Ending Balance =
6235-0000				Plumbing Repair					7,612.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,612.40	= Ending Balance =
6249-0000				Elevator Contract					2,600.78	= Beginning Balance =
534condo	534 West 42nd...	12/18/2023	12/2023	D&D Elevator (ddelevator)	K-268806	1139	371.54	0.00	2,972.32	Maintenance contract
				Net Change=371.54			371.54	0.00	2,972.32	= Ending Balance =
6250-0000				Elevator Inspection & Repair					12,709.34	= Beginning Balance =
				Net Change=0.00			0.00	0.00	12,709.34	= Ending Balance =
6256-0000				Fire Alarm Inspection					5,241.42	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,241.42	= Ending Balance =
6257-0000				Sprinkler Sys. & Inspections					1,660.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,660.00	= Ending Balance =
6258-0000				Fire Monitoring Contract					4,125.09	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,125.09	= Ending Balance =
6291-0115				Sidewalk Shed Rental					2,929.83	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,929.83	= Ending Balance =
6300-0000				Management					10,700.00	= Beginning Balance =
534condo	534 West 42nd...	12/06/2023	12/2023	Livingston Management Service...	K-266006	1138	1,100.00	0.00	11,800.00	Management Fees

General Ledger

Period = Dec 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=1,100.00			1,100.00	0.00	11,800.00	= Ending Balance =
6320-0000				Insurance					21,003.93	= Beginning Balance =
				Net Change=0.00			0.00	0.00	21,003.93	= Ending Balance =
6320-0010				Worker's Compensation					720.00	= Beginning Balance =
534condo	534 West 42nd...	12/31/2023	12/2023	To Gross up 12.2023	J-94542	To Gr...	0.00	4.62	715.38	Paid Family Leave(C)
534condo	534 West 42nd...	12/31/2023	12/2023	To Gross up 12.2023	J-94542	To Gr...	64.02	0.00	779.40	Pay by Pay (D)
534condo	534 West 42nd...	12/31/2023	12/2023	To Gross up 12.2023	J-94542	To Gr...	0.00	2.40	777.00	Voluntary Disability (C)
				Net Change=57.00			64.02	7.02	777.00	= Ending Balance =
6350-0000				Property Tax					54.33	= Beginning Balance =
534condo	534 West 42nd...	12/28/2023	12/2023	NYC Dept of Finance (finance)	K-271611	12282023	225.00	0.00	279.33	BBL: 1-1070-7502-Property Tax-Dec-2023
				Net Change=225.00			225.00	0.00	279.33	= Ending Balance =
6364-0000				Filing Fees					2,575.67	= Beginning Balance =
534condo	534 West 42nd...	12/08/2023	12/2023	NYC building	J-96068		30.00	0.00	2,605.67	NYC Department of building
534condo	534 West 42nd...	12/08/2023	12/2023	NYC building	J-96068		30.00	0.00	2,635.67	NYC building
534condo	534 West 42nd...	12/08/2023	12/2023	NYC building	J-96068		30.00	0.00	2,665.67	NYC building
				Net Change=90.00			90.00	0.00	2,665.67	= Ending Balance =
6365-0000				Fines					75.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	75.00	= Ending Balance =
6367-0000				Boiler Inspection Service					417.18	= Beginning Balance =
				Net Change=0.00			0.00	0.00	417.18	= Ending Balance =
6410-0000				Electricity					8,397.75	= Beginning Balance =
534condo	534 West 42nd...	12/01/2023	12/2023	Consolidated Edison Company ...	K-264618	12012023	734.54	0.00	9,132.29	44-7223-0650-0200-7 New acc # 27550-63000-1
				Net Change=734.54			734.54	0.00	9,132.29	= Ending Balance =
6417-0000				Cable & Internet					4,533.42	= Beginning Balance =
534condo	534 West 42nd...	12/27/2023	12/2023	Verizon (verizon)	K-270980	1272023	253.64	0.00	4,787.06	853-077-585-0001-81 12/8/23 FOR 212.564-...
534condo	534 West 42nd...	12/27/2023	12/2023	verizon :	J-96074		284.48	0.00	5,071.54	verizon
				Net Change=538.12			538.12	0.00	5,071.54	= Ending Balance =
6420-0000				Gas					16,966.08	= Beginning Balance =
534condo	534 West 42nd...	12/01/2023	12/2023	Consolidated Edison Company ...	K-264618	12012023	1,492.36	0.00	18,458.44	44-7223-0650-0200-7 New acc # 27550-63000-1

General Ledger

Period = Dec 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	12/01/2023	12/2023	Consolidated Edison Company ...	K-264619	12012023	44.62	0.00	18,503.06	44-7223-0652-0201-1 New acc # 27785-24000-6
				Net Change=1,536.98			1,536.98	0.00	18,503.06	= Ending Balance =
6455-0000				Telephone					1,318.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,318.20	= Ending Balance =
7610-0000				Legal - General					12,688.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	12,688.00	= Ending Balance =
7612-0000				Consulting					400.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	400.00	= Ending Balance =
7615-0000				Payroll Processing Fees					1,806.11	= Beginning Balance =
534condo	534 West 42nd...	12/31/2023	12/2023	Payroll Processing Fees	J-96071		76.91	0.00	1,883.02	Payroll Processing Fees
534condo	534 West 42nd...	12/31/2023	12/2023	Payroll Processing Fees	J-96071		76.91	0.00	1,959.93	Payroll Processing Fees
534condo	534 West 42nd...	12/31/2023	12/2023	Payroll Processing Fees	J-96076		76.91	0.00	2,036.84	Payroll Processing Fees
				Net Change=230.73			230.73	0.00	2,036.84	= Ending Balance =
7630-0000				Bank Charges Expense					336.99	= Beginning Balance =
534condo	534 West 42nd...	12/08/2023	12/2023	bank charge	J-96082		15.00	0.00	351.99	bank charge
534condo	534 West 42nd...	12/08/2023	12/2023		J-96083	:Rever...	0.00	15.00	336.99	bank charge
534condo	534 West 42nd...	12/08/2023	12/2023	Service Charge	J-96084		15.00	0.00	351.99	Service Charge
				Net Change=15.00			30.00	15.00	351.99	= 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					9,553.05	= Beginning Balance =
				Net Change=0.00			0.00	0.00	9,553.05	= Ending Balance =
7845-0000				Gross Salary					12,184.56	= Beginning Balance =
534condo	534 West 42nd...	12/31/2023	12/2023	To Gross up 12.2023	J-94542	To Gr...	1,015.38	0.00	13,199.94	Total Paid (D)
				Net Change=1,015.38			1,015.38	0.00	13,199.94	= Ending Balance =
7851-0000				FICA Expense					932.17	= Beginning Balance =
534condo	534 West 42nd...	12/31/2023	12/2023	To Gross up 12.2023	J-94542	To Gr...	77.68	0.00	1,009.85	S.S.+Medicare (D)
				Net Change=77.68			77.68	0.00	1,009.85	= Ending Balance =

General Ledger

Period = Dec 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
7852-0000				FUTA Expense					42.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					298.99	= Beginning Balance =
534condo	534 West 42nd...	12/31/2023	12/2023	To Gross up 12.2023	J-94542	To Gr...	2.42	0.00	301.41	NY State Unemployment(D)
				Net Change=2.42			2.42	0.00	301.41	= Ending Balance =
							15,378.31	15,378.31		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Dec 2023

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-264618	41186	12/2023	12/1/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		2,226.90	12012023	
K-264619	41186	12/2023	12/1/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		44.62	12012023	
K-266006	41292	12/2023	12/6/2023	Livingston Management Services, LLC (living	534condo		1,100.00	1138	
K-268806	41482	12/2023	12/18/2023	D&D Elevator (ddelevator)	534condo		371.54	1139	
K-270980	41654	12/2023	12/27/2023	Verizon (verizon)	534condo		253.64	1272023	
K-271611	41702	12/2023	12/28/2023	NYC Dept of Finance (finance)	534condo		225.00	12282023	
K-272944	41781	12/2023	12/8/2023	Artur Ujkaj (v0000081)	534condo		451.19	12082023	
K-272945	41782	12/2023	12/22/2023	Artur Ujkaj (v0000081)	534condo		451.19	12222023	
Total							5,124.08		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Dec 2023

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-60837:	82014	12/2023	12/1/2023	Khaneja(t0001082)	534condo	1110-0000		1,281.70		178133674	ClickPay - ACH - A2312010450_KE5KH1
R-60871:	82014	12/2023	12/1/2023	Trubitt(t0000174)	534condo	1110-0000		1,281.70		178256427	ClickPay - ACH - A2312010503_LA3KH5
R-61021:	82015	12/2023	12/1/2023	Riccardi(t0000176)	534condo	1110-0000		1,281.70		178175179	ClickPay - Credit Card - T2312010454_OQ4AM1
R-61348:	82147	12/2023	12/6/2023	Samuels(t0000177)	534condo	1110-0000		641.00		828249924_1796	https://www.clickpay.com/viewcheck.aspx?tid=L231206_WT4HZ3
R-61449:	82291	12/2023	12/8/2023	Younge(t0000178)	534condo	1110-0000		1,281.70		179790514	ClickPay - ACH - A2312081223_PN2BT6
R-61512:	82349	12/2023	12/11/2023	Praveen Gulati(t0000760)	534condo	1110-0000		769.02		7008_179990782	https://www.clickpay.com/viewcheck.aspx?tid=L231211_FY3OG4
R-61632:	82514	12/2023	12/15/2023	Hwang(t0004002)	534condo	1110-0000		1,281.70		180227733	ClickPay - ACH - A2312150426_LE0HN5
R-61841:	83113	12/2023	12/22/2023	Samuels(t0000177)	534condo	1110-0000		641.00		829939186_1805	https://www.clickpay.com/viewcheck.aspx?tid=L231222_OY7BV5
Total								8,459.52			

Aged Receivables

Age As Of: 12/31/2023 Post To: 12/2023

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	5	t0000177	Yaneeke Samuels (Current)	880.55	0.00	0.00	0.00	880.55	-765.05	115.50
534condo	8	t0000180	Claude Simon (Current)	5,367.56	2,683.78	2,683.78	0.00	0.00	-2,683.78	2,683.78
534condo				6,248.11	2,683.78	2,683.78	0.00	880.55	-3,448.83	2,799.28

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/31/2023

Month Year = 12/2023

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	1,281.70	0.00	0.00	12/1/2012			0.00
						Total	1,281.70						
3	Condo	0.00	t0001082	Dr. Amit Khaneja	0.00	common	1,281.70	0.00	0.00	1/1/2017	12/31/2099		0.00
						Total	1,281.70						
4	Condo	0.00	t0000176	John Riccardi	0.00	common	1,281.70	0.00	0.00	5/1/2013			0.00
						Total	1,281.70						
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00	common	1,281.70	0.00	0.00	1/1/2013			115.50
						Total	1,281.70						
6	Condo	0.00	t0000178	Michael Younge	0.00	common	1,281.70	0.00	0.00	2/22/2013			0.00
						Total	1,281.70						
7	Condo	0.00	t0004002	Alexander Hwang	0.00	common	1,281.70	0.00	0.00	12/1/2020	11/30/2030		0.00
						Total	1,281.70						
8	Condo	0.00	t0000180	Claude Simon	0.00	common	2,683.78	0.00	0.00	12/12/2013			2,683.78
						Total	2,683.78						
RETAIL	211-4b2b	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	769.02	0.00	0.00	11/1/2015	10/31/2099		0.00
						Total	769.02						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		11,143.00	0.00	0.00				2,799.28
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	11,143.00	0.00	0.00	8	100.00	0.00	2,799.28
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	11,143.00	0.00	0.00	8	100.00	0.00	2,799.28

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 12/31/2023

Month Year = 12/2023

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Summary of Charges by Charge Code													
(Current/Notice Residents Only)													
Charge Code			Amount										
common			10373.98										
comm			769.02										
Total			11,143.00										

534condo-ChaseChk-9300

1/22/2024

Bank Reconciliation Report

12/31/2023

412059300

Posted by: dishi on 1/22/2024

Balance Per Bank Statement as of 12/31/2023

98,722.08

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/29/2023	1116	livingst-rmb - Livingston Management Services, LLC	183.60
11/21/2023	1131	cercone - Cercone Exterior Restoration Corp.	976.61
Less:	Outstanding Checks		1,160.21
	Reconciled Bank Balance		<u>97,561.87</u>

Balance per GL as of 12/31/2023

97,561.87

Reconciled Balance Per G/L

97,561.87

Difference

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

0.00

534condo-ChaseChk-9300

1/22/2024

Bank Reconciliation Report

12/31/2023

412059300

Posted by: dishi on 1/22/2024

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/21/2023	1133	future - Future Communications Corp	2,023.44	12/31/2023
11/28/2023	1136	omnia - Omnia Mechanical Group	1,959.75	12/31/2023
11/28/2023	1137	omnia - Omnia Mechanical Group	1,388.16	12/31/2023
12/1/2023	12012023	conediso - Consolidated Edison Company of N.Y. Inc.	2,226.90	12/31/2023
12/1/2023	12012023	conediso - Consolidated Edison Company of N.Y. Inc.	44.62	12/31/2023
12/6/2023	1138	livingst - Livingston Management Services, LLC	1,100.00	12/31/2023
12/8/2023	12082023	v0000081 - Artur Ujkaj	451.19	12/31/2023
12/18/2023	1139	ddelevator - D&D Elevator	371.54	12/31/2023
12/22/2023	12222023	v0000081 - Artur Ujkaj	451.19	12/31/2023
12/27/2023	1272023	verizon - Verizon	253.64	12/31/2023
12/28/2023	12282023	finance - NYC Dept of Finance	225.00	12/31/2023
Total Cleared Checks			10,495.43	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/4/2023	503	ACH	2,563.40	12/31/2023
12/5/2023	504	Credit Card	1,281.70	12/31/2023
12/7/2023	505	Lockbox	641.00	12/31/2023
12/11/2023	506	ACH	1,281.70	12/31/2023
12/12/2023	507	Lockbox	769.02	12/31/2023
12/18/2023	508	ACH	1,281.70	12/31/2023
12/26/2023	509	Lockbox	641.00	12/31/2023
Total Cleared Deposits			8,459.52	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/8/2023	JE 96068	NYC building	-90.00	12/31/2023
12/27/2023	JE 96074	verizon :	-284.48	12/31/2023
12/31/2023	JE 94542	To Gross up 12.2023	-250.10	12/31/2023
12/31/2023	JE 96071	Payroll Processing Fees	-153.82	12/31/2023
12/31/2023	JE 96076	Payroll Processing Fees	-76.91	12/31/2023
Total Cleared Other Items			-855.31	

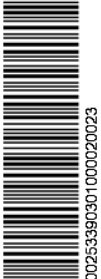


JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

December 01, 2023 through December 29, 2023
Primary Account: **000000412059300**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-800-242-7338**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**
We accept operator relay calls



002533930301000020023

00025339 DRE 802 089 36423 NNNNNNNNNN 1 000000000 62 0099
HOLD - RETURN MAIL
534 WEST 42ND STREET CONDO ASSOCIATION
C/O CLAUDE SIMON
534 W 42ND ST APT 8
NEW YORK NY 10036-6221

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$101,613.30	\$98,722.08
Chase Business Total Savings	000003046731484	44.35	44.35
Total		\$101,657.65	\$98,766.43

TOTAL ASSETS **\$101,657.65** **\$98,766.43**

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$101,613.30
Deposits and Additions	7	8,459.52
Checks Paid	5	-6,842.89
Electronic Withdrawals	17	-4,507.85
Ending Balance	29	\$98,722.08

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.



December 01, 2023 through December 29, 2023

Primary Account: **000000412059300****How to Avoid the Monthly Service Fee (MSF)**

If you meet any of the following qualifying activities for this Chase Business Complete CheckingSM account in a statement period, we will waive the \$15 MSF.

Here's the business activity we used to determine if you qualified for the MSF waiver:

- \$2,000 Minimum Daily Ending Balance: Your lowest daily ending balance was \$97,241.43.
- \$2,000 Chase Payment SolutionsSM Activity: \$0.00 was deposited into this account.
- \$2,000 Chase Ink[®] Business Card Activity: \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client CheckingSM account OR
- Meet Chase Military Banking requirements

For complete details on all requirements to avoid the MSF, please review the Additional Banking Services and Fees for Business Accounts at chase.com/business/disclosures or visit a Chase branch.

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
12/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:120623 CO Entry Descr: Settlementsec: CCD Trace#: 122038444674953 Eed:231206 Ind ID:000019514400234 Ind Name:Livingston Management 999-999-9999 Trn: 3404674953Tc	\$2,563.40
12/06	Orig CO Name: Clickpay Stl Cc Orig ID: 270283316 Desc Date:231205 CO Entry Descr: Cp Stl Ccsec: CCD Trace#: 122243334492049 Eed:231206 Ind ID:40473450 Ind Name:534 West 42ND Street C Cp-Clickpay Stl Cc Trn: 3404492049Tc	1,281.70
12/11	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:121123 CO Entry Descr: Settlementsec: CCD Trace#: 122038446633279 Eed:231211 Ind ID:000019584716286 Ind Name:Livingston Management 999-999-9999 Trn: 3456633279Tc	641.00
12/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:121323 CO Entry Descr: Settlementsec: CCD Trace#: 122038448368887 Eed:231213 Ind ID:000019603358270 Ind Name:Livingston Management 999-999-9999 Trn: 3478368887Tc	1,281.70
12/14	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:121423 CO Entry Descr: Settlementsec: CCD Trace#: 122038441257316 Eed:231214 Ind ID:000019620094954 Ind Name:Livingston Management 999-999-9999 Trn: 3481257316Tc	769.02
12/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:122023 CO Entry Descr: Settlementsec: CCD Trace#: 122038441433157 Eed:231220 Ind ID:000019646109598 Ind Name:Livingston Management 999-999-9999 Trn: 3541433157Tc	1,281.70
12/28	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:122823 CO Entry Descr: Settlementsec: CCD Trace#: 122038444665394 Eed:231228 Ind ID:000019695519438 Ind Name:Livingston Management 999-999-9999 Trn: 3624665394Tc	641.00
Total Deposits and Additions		\$8,459.52

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1133 ^		12/01	\$2,023.44
1136 * ^		12/11	1,959.75
1137 ^		12/11	1,388.16
1138 ^		12/19	1,100.00



December 01, 2023 through December 29, 2023

Primary Account: **000000412059300**

CHECKS PAID *(continued)*

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1139 ^		12/26	371.54
Total Checks Paid			\$6,842.89

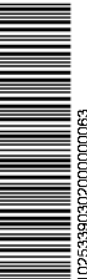
If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* 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
12/01	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:231201 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000028028113 Eed:231201 Ind ID:929830894577 Ind Name:647311974534 W 42ND St 550374703 Trn: 3358028113Tc	\$76.91
12/05	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:231201 CO Entry Descr:Cecony Sec:CCD Trace#:021000022844042 Eed:231205 Ind ID:27550630001 Ind Name:Cyril Montoya DbA Shao Trn: 3392844042Tc	2,226.90
12/05	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:231201 CO Entry Descr:Cecony Sec:CCD Trace#:021000022844102 Eed:231205 Ind ID:27785240006 Ind Name:Cyril Montoya DbA Shao Trn: 3392844102Tc	44.62
12/07	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:231207 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000024056048 Eed:231207 Ind ID:929030899494xs Ind Name:534 W 42ND Street Cond 304287687 Trn: 3414056048Tc	32.01
12/07	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:231207 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000024801367 Eed:231207 Ind ID:943727801163xs Ind Name:534 W 42ND Street Cond 323298036 Trn: 3414801367Tc	451.19
12/07	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:231207 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000028089370 Eed:231207 Ind ID:R6lxs 120825A01 Ind Name:534 W 42ND Street Cond Aa Trn: 3418089370Tc	94.25
12/08	Orig CO Name:Nyc Buildings Orig ID:Ac36440434 Desc Date: CO Entry Descr:Dob Sec:CCD Trace#:028000081147393 Eed:231208 Ind ID:C 335212740 Ind Name:534 West 42ND Street C Trn: 3421147393Tc	30.00
12/08	Orig CO Name:Nyc Buildings Orig ID:Ac36440434 Desc Date: CO Entry Descr:Dob Sec:CCD Trace#:028000081147396 Eed:231208 Ind ID:C 335213774 Ind Name:534 West 42ND Street C Trn: 3421147396Tc	30.00
12/08	Orig CO Name:Nyc Buildings Orig ID:Ac36440434 Desc Date: CO Entry Descr:Dob Sec:CCD Trace#:028000081147401 Eed:231208 Ind ID:C 335214601 Ind Name:534 West 42ND Street C Trn: 3421147401Tc	30.00
12/11	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Tel Trace#:031000036834814 Eed:231211 Ind ID:8530775850001 Ind Name:534 W 42 St Trn: 3456834814Tc	253.64
12/15	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:231215 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000027920178 Eed:231215 Ind ID:926730744277 Ind Name:648159444534 W 42ND St 550374703 Trn: 3497920178Tc	76.91
12/21	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:231221 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000020340824 Eed:231221 Ind ID:673060245814xs Ind Name:534 W 42ND Street Cond 304287687 Trn: 3550340824Tc	32.01



534condo-ChaseRes-1484

1/22/2024

Bank Reconciliation Report

12/31/2023

3046731484

Posted by: dishi on 1/22/2024

Balance Per Bank Statement as of 12/31/2023	44.35
Reconciled Bank Balance	<u>44.35</u>
Balance per GL as of 12/31/2023	44.35
Reconciled Balance Per G/L	<u>44.35</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)
	<u>0.00</u>



December 01, 2023 through December 29, 2023
Primary Account: **000000412059300**

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
12/21	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:231221 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000022198355 Eed:231221 Ind ID:442571303659lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 3552198355Tc	451.19
12/21	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:231221 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000025247303 Eed:231221 Ind ID:R6lxs 122226A01 Ind Name:534 W 42ND Street Cond Aa Trn: 3555247303Tc	91.83
12/27	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000033840198 Eed:231227 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 3613840198Tc	284.48
12/29	Orig CO Name:Nyc Dof Orig ID:D136400434 Desc Date: CO Entry Descr:Nycproptaxsec:CCD Trace#:021000029060778 Eed:231229 Ind ID:3885563~2036381 Ind Name:534Condo Trn: 3639060778Tc	225.00
12/29	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:231229 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000028069106 Eed:231229 Ind ID:928431576130 Ind Name:649203683534 W 42ND St 550374703 Trn: 3638069106Tc	76.91
Total Electronic Withdrawals		\$4,507.85

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
12/01	\$99,512.95	12/13	98,740.23	12/21	99,039.01
12/05	97,241.43	12/14	99,509.25	12/26	98,667.47
12/06	101,086.53	12/15	99,432.34	12/27	98,382.99
12/07	100,509.08	12/19	98,332.34	12/28	99,023.99
12/08	100,419.08	12/20	99,614.04	12/29	98,722.08
12/11	97,458.53				

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$44.35
Ending Balance	0	\$44.35
Annual Percentage Yield Earned This Period		0.00%
Interest Paid Year-to-Date		\$0.39

The monthly service fee for this account was waived as an added feature of a linked Chase Business Complete Checking account.



December 01, 2023 through December 29, 2023

Primary Account: **000000412059300**

15 deposited items are provided with your account each month. There is a \$0.40 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 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:

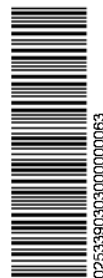
- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

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.

For business accounts, see your deposit account agreement or other applicable agreements that govern your account for details.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC FUNDS TRANSFERS: Contact us immediately if your statement is incorrect or if you need more information about any non-electronic funds transfers on this statement. For more details, see your deposit account agreement or other applicable agreements that govern your account.

JPMorgan Chase Bank, N.A. Member FDIC





December 01, 2023 through December 29, 2023

Primary Account: **000000412059300**

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534condo-CitiSaving-6158

1/22/2024

Bank Reconciliation Report

12/31/2023

6867166158

Posted by: dishi on 1/22/2024

Balance Per Bank Statement as of 12/31/2023	4,226.44
Reconciled Bank Balance	<u>4,226.44</u>

Balance per GL as of 12/31/2023	4,226.44
Reconciled Balance Per G/L	<u>4,226.44</u>

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

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/8/2023	JE 96084	Service Charge	-15.00	12/31/2023
Total Cleared Other Items			<u>-15.00</u>	

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

00003738 BB CCC 363 JSW0#5NC AM1 T77 0

001/R1/04F000

00015297
K310

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



000
CITIBANK, N. A.
Account
6867166158
Statement Period
Dec 1 - Dec 31, 2023
Relationship Manager
Citibusiness Service Center
(877) 528-0990

Page 1 of 1

CitiBusiness® ACCOUNT AS OF DECEMBER 31, 2023

Relationship Summary:

Checking	\$4,226.44
Savings	-----
Checking Plus	-----

SERVICE CHARGE SUMMARY FROM NOVEMBER 1, 2023 THRU NOVEMBER 30, 2023

Type of Charge	No./Units	Price/Unit	Amount
STREAMLINED CHECKING # 6867166158			
Average Daily Collected Balance			\$4,244.94
DEPOSIT SERVICES MONTHLY MAINTENANCE FEE	1	15.0000	15.00
Total Charges for Services			\$15.00
Net Service Charge			\$15.00
Charges debited from account # 6867166158			

CHECKING ACTIVITY

CitiBusiness Streamlined Checking 6867166158

Beginning Balance: \$4,241.44
Ending Balance: \$4,226.44

Date	Description	Debits	Credits	Balance
12/08	SERVICE CHARGE ACCT ANALYSIS DIRECT DB	15.00		4,226.44

CUSTOMER SERVICE INFORMATION

IF YOU HAVE QUESTIONS ON:

Checking

YOU CAN CALL:

877-528-0990
For TTY: We accept 711 or
other Relay Service.

YOU CAN WRITE:

CitiBusiness
100 Citibank Drive
San Antonio, TX 78245-9966

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

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