

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

July 2021

Trial Balance

Period = Jul 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	-5,975.46	7,975.81	0.00	2,000.35
1130-0000	Savings Cash 1	20,040.46	0.32	0.00	20,040.78
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	11,050.00	0.00	2,500.00	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	-52,141.92	0.00	11,551.27	-63,693.19
4700-0000	Commercial/Retail rent	-4,119.78	0.00	0.00	-4,119.78
5440-0000	Passthrough Misc.	200.00	0.00	0.00	200.00
5720-0000	Interest on Bank Accounts	-1.95	0.00	0.32	-2.27
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	11,694.00	127.62	0.00	11,821.62
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	3,342.45	675.02	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	4,500.00	750.00	0.00	5,250.00
6310-0000	Security Service	4,869.93	0.00	0.00	4,869.93
6320-0010	Worker's Compensation	466.77	62.58	0.00	529.35
6350-0000	Property Tax	193.31	0.00	0.00	193.31
6364-0000	Filing Fees	153.00	0.00	0.00	153.00
6410-0000	Electricity	5,268.88	0.00	0.00	5,268.88
6420-0000	Gas	12,210.59	1,133.39	0.00	13,343.98
6430-0000	Water & Sewer	909.40	1,460.91	0.00	2,370.31
6455-0000	Telephone	2,149.87	542.29	0.00	2,692.16
6460-0000	Service Contract	550.00	0.00	0.00	550.00

Trial Balance

Period = Jul 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7610-0000	Legal - General	100.00	0.00	0.00	100.00
7615-0000	Payroll Processing Fees	952.91	202.86	0.00	1,155.77
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
7845-0000	Gross Salary	6,599.97	1,015.38	0.00	7,615.35
7851-0000	FICA Expense	504.92	77.68	0.00	582.60
7852-0000	FUTA Expense	39.65	2.35	0.00	42.00
7853-0000	SUTA Expense	164.98	25.38	0.00	190.36
	Total	0.00	14,051.59	14,051.59	0.00

Income Statement

Period = Jul 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	11,551.27	100.00	63,693.19	94.20
4700-0000	Commercial/Retail rent	0.00	0.00	4,119.78	6.09
4990-0000	NET RENT INCOME	<u>11,551.27</u>	<u>100.00</u>	<u>67,812.97</u>	<u>100.29</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.30
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.30</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	2.27	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>2.27</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>11,551.59</u>	<u>100.00</u>	<u>67,615.24</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	4.14
6213-0000	General Building Repairs-Expense	127.62	1.10	11,821.62	17.48
6215-0000	Building Supplies	0.00	0.00	347.26	0.51
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	7.83
6241-0000	Boiler Repair	0.00	0.00	5,625.00	8.32
6242-0000	Unit Repairs	0.00	0.00	660.00	0.98
6249-0000	Elevator Contract	675.02	5.84	4,017.47	5.94
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,809.88	2.68
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	4.84
6300-0000	Management	750.00	6.49	5,250.00	7.76
6310-0000	Security Service	0.00	0.00	4,869.93	7.20

Income Statement

Period = Jul 2021

Book = Cash

		Period to Date	%	Year to Date	%
6320-0010	Worker's Compensation	62.58	0.54	529.35	0.78
6350-0000	Property Tax	0.00	0.00	193.31	0.29
6364-0000	Filing Fees	0.00	0.00	153.00	0.23
6410-0000	Electricity	0.00	0.00	5,268.88	7.79
6420-0000	Gas	1,133.39	9.81	13,343.98	19.74
6430-0000	Water & Sewer	1,460.91	12.65	2,370.31	3.51
6455-0000	Telephone	542.29	4.69	2,692.16	3.98
6460-0000	Service Contract	0.00	0.00	550.00	0.81
6990-0000	TOTAL DIRECT EXPENSES	<u>4,751.81</u>	<u>41.14</u>	<u>70,871.71</u>	<u>104.82</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.15
7615-0000	Payroll Processing Fees	202.86	1.76	1,155.77	1.71
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.30
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.22
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	8.79	7,615.35	11.26
7851-0000	FICA Expense	77.68	0.67	582.60	0.86
7852-0000	FUTA Expense	2.35	0.02	42.00	0.06
7853-0000	SUTA Expense	25.38	0.22	190.36	0.28
7890-0000	TOTAL PAYROLL	<u>1,323.65</u>	<u>11.46</u>	<u>9,586.08</u>	<u>14.18</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,323.65</u>	<u>11.46</u>	<u>10,039.08</u>	<u>14.85</u>
8990-0000	TOTAL EXPENSES	<u>6,075.46</u>	<u>52.59</u>	<u>80,910.79</u>	<u>119.66</u>
9090-0000	NET INCOME	<u>5,476.13</u>	<u>47.41</u>	<u>-13,295.55</u>	<u>-19.66</u>

Statement (12 months)

Period = Jan 2021-Jul 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 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
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	63,693.19
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	0.00	4,119.78
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>67,812.97</u>
5100-0000	EXPENSE REIMBURSEMENT								
5440-0000	Passthrough Misc.	0.00	0.00	0.00	-200.00	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>-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	2.27
5805-0000	Bounced Check Fee	0.00	0.00	0.00	-25.00	25.00	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>2.27</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>67,615.24</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	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	11,821.62
6215-0000	Building Supplies	0.00	0.00	97.94	0.00	249.32	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	5,294.56
6241-0000	Boiler Repair	5,525.00	0.00	0.00	0.00	100.00	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	660.00
6249-0000	Elevator Contract	337.51	0.00	337.51	675.02	1,317.39	675.02	675.02	4,017.47
6250-0000	Elevator Inspection & Repair	0.00	0.00	30.00	400.00	0.00	1,379.88	0.00	1,809.88

Statement (12 months)

Period = Jan 2021-Jul 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Total
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	0.00	3,275.00	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	5,250.00
6310-0000	Security Service	0.00	0.00	0.00	4,709.28	160.65	0.00	0.00	4,869.93
6320-0010	Worker's Compensation	122.58	62.58	62.58	93.87	62.58	62.58	62.58	529.35
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	193.31	0.00	193.31
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	153.00	0.00	153.00
6410-0000	Electricity	766.47	1,220.64	1,067.09	702.53	775.19	736.96	0.00	5,268.88
6420-0000	Gas	1,898.41	2,844.41	2,915.07	2,358.87	1,352.21	841.62	1,133.39	13,343.98
6430-0000	Water & Sewer	909.40	0.00	0.00	0.00	0.00	0.00	1,460.91	2,370.31
6455-0000	Telephone	253.68	255.95	281.97	791.58	283.44	283.25	542.29	2,692.16
6460-0000	Service Contract	550.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
6990-0000	TOTAL DIRECT EXPENSES	<u>14,233.05</u>	<u>12,408.58</u>	<u>14,487.72</u>	<u>14,765.15</u>	<u>5,050.78</u>	<u>5,174.62</u>	<u>4,751.81</u>	<u>70,871.71</u>
7000-0000	GENERAL & ADMINISTRATIVE								
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	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	1,155.77
7630-0000	Bank Charges Expense	25.00	0.00	0.00	117.00	49.00	12.00	0.00	203.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE								
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	7,615.35
7851-0000	FICA Expense	77.68	77.68	77.68	116.52	77.68	77.68	77.68	582.60
7852-0000	FUTA Expense	6.10	6.10	6.10	9.15	6.10	6.10	2.35	42.00
7853-0000	SUTA Expense	15.24	15.24	15.24	68.50	25.38	25.38	25.38	190.36
7890-0000	TOTAL PAYROLL	<u>1,391.11</u>	<u>1,249.64</u>	<u>1,249.64</u>	<u>1,852.48</u>	<u>1,259.78</u>	<u>1,259.78</u>	<u>1,323.65</u>	<u>9,586.08</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,416.11</u>	<u>1,399.64</u>	<u>1,249.64</u>	<u>1,969.48</u>	<u>1,408.78</u>	<u>1,271.78</u>	<u>1,323.65</u>	<u>10,039.08</u>
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>80,910.79</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>-13,295.55</u>

Balance Sheet

Period = Jul 2021

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	2,000.35
1130-0000	Savings Cash 1	20,040.78
1135-0000	Savings Cash 2	43,313.44
1190-0000	TOTAL CASH	65,354.57
1400-0000	Total Current Assets	65,354.57
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	101,765.01
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	101,829.02
3890-0000	TOTAL CAPITAL	101,829.02
3990-0000	TOTAL LIABILITIES & CAPITAL	101,765.01

Cash Flow Statement

Period = Jul 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	11,551.27	100.00	63,693.19	94.20
4700-0000	Commercial/Retail rent	0.00	0.00	4,119.78	6.09
4990-0000	NET RENT INCOME	<u>11,551.27</u>	<u>100.00</u>	<u>67,812.97</u>	<u>100.29</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.30
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.30</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.32	0.00	2.27	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.32</u>	<u>0.00</u>	<u>2.27</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>11,551.59</u>	<u>100.00</u>	<u>67,615.24</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	4.14
6213-0000	General Building Repairs-Expense	127.62	1.10	11,821.62	17.48
6215-0000	Building Supplies	0.00	0.00	347.26	0.51
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	7.83
6241-0000	Boiler Repair	0.00	0.00	5,625.00	8.32
6242-0000	Unit Repairs	0.00	0.00	660.00	0.98
6249-0000	Elevator Contract	675.02	5.84	4,017.47	5.94
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,809.88	2.68
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	4.84
6300-0000	Management	750.00	6.49	5,250.00	7.76
6310-0000	Security Service	0.00	0.00	4,869.93	7.20

Cash Flow Statement

Period = Jul 2021

Book = Cash

		Period to Date	%	Year to Date	%
6320-0010	Worker's Compensation	62.58	0.54	529.35	0.78
6350-0000	Property Tax	0.00	0.00	193.31	0.29
6364-0000	Filing Fees	0.00	0.00	153.00	0.23
6410-0000	Electricity	0.00	0.00	5,268.88	7.79
6420-0000	Gas	1,133.39	9.81	13,343.98	19.74
6430-0000	Water & Sewer	1,460.91	12.65	2,370.31	3.51
6455-0000	Telephone	542.29	4.69	2,692.16	3.98
6460-0000	Service Contract	0.00	0.00	550.00	0.81
6990-0000	TOTAL DIRECT EXPENSES	4,751.81	41.14	70,871.71	104.82
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.15
7615-0000	Payroll Processing Fees	202.86	1.76	1,155.77	1.71
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.30
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.22
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	8.79	7,615.35	11.26
7851-0000	FICA Expense	77.68	0.67	582.60	0.86
7852-0000	FUTA Expense	2.35	0.02	42.00	0.06
7853-0000	SUTA Expense	25.38	0.22	190.36	0.28
7890-0000	TOTAL PAYROLL	1,323.65	11.46	9,586.08	14.18
7990-0000	TOTAL G & A EXPENSE	1,323.65	11.46	10,039.08	14.85
8990-0000	TOTAL EXPENSES	6,075.46	52.59	80,910.79	119.66
9090-0000	NET INCOME	5,476.13	47.41	-13,295.55	-19.66
	Adjustments				
2150-0000	Loans & Exchange	2,500.00	21.64	-7,800.00	-11.54
	Total Adjustments	2,500.00	21.64	-7,800.00	-11.54

Cash Flow Statement

Period = Jul 2021

Book = Cash

		Period to Date	%	Year to Date	%
Cash Flow		2,500.00	21.64	-7,800.00	-11.54
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	-5,975.46	2,000.35	7,975.81	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,040.46	20,040.78	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		57,378.44	65,354.57	7,976.13	
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	2,000.35	-10,047.82	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,038.51	20,040.78	2.27	
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	65,354.57	-21,095.55	

General Ledger

Period = Jul 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					-5,975.46	= Beginning Balance =
534condo	534 West 42nd...	07/09/2021	07/2021	Artur Ujkaj (v0000081)	K-118217	70921	0.00	447.07	-6,422.53	07/09/21
534condo	534 West 42nd...	07/23/2021	07/2021	Artur Ujkaj (v0000081)	K-118216	72321	0.00	447.06	-6,869.59	07/23/21
534condo	534 West 42nd...	07/25/2021	07/2021	Verizon (verizon)	K-116916	72521	0.00	282.13	-7,151.72	Acc# 155-734-529-0001-16 for 7.5-8.4.21
				Receipt Batch 36598			1,144.38		-6,007.34	
				Check Batch 29477				750.00	-6,757.34	
				Receipt Batch 36615			2,288.76		-4,468.58	
				Journal Batch 17677				202.86	-4,671.44	
				Receipt Batch 36650			3,433.14		-1,238.30	
				Check Batch 29554				337.51	-1,575.81	
				Receipt Batch 36799			3,540.61		1,964.80	
				Receipt Batch 36809			1,144.38		3,109.18	
				Journal Batch 18581			2,500.00		5,609.18	
				Check Batch 29632				1,133.39	4,475.79	
				Check Batch 29633				2,186.20	2,289.59	
				Journal Batch 16235				289.24	2,000.35	
				Net Change=7,975.81			14,051.27	6,075.46	2,000.35	= Ending Balance =
1130-0000				Savings Cash 1					20,040.46	= Beginning Balance =
				Journal Batch 17676			0.32		20,040.78	
				Net Change=0.32			0.32	0.00	20,040.78	= Ending Balance =
1135-0000				Savings Cash 2					43,313.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	43,313.44	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =
2150-0000				Loans & Exchange					11,050.00	= Beginning Balance =
534condo	534 West 42nd...	07/16/2021	07/2021	Deposit 1970295708	J-37430		0.00	2,500.00	8,550.00	Deposit 1970295708
				Net Change=-2,500.00			0.00	2,500.00	8,550.00	= Ending Balance =

General Ledger

Period = Jul 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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...	07/09/2021	07/2021	Artur Ujkaj (v0000081)	K-118217	70921	447.07	0.00	447.07	07/09/21
534condo	534 West 42nd...	07/23/2021	07/2021	Artur Ujkaj (v0000081)	K-118216	72321	447.06	0.00	894.13	07/23/21
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		0.00	894.13	0.00	To Gross up 7.2021
				Net Change=0.00			894.13	894.13	0.00 = Ending Balance =	
3800-0000				Retained Earnings					-115,124.57 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-115,124.57 = Ending Balance =	
4530-0000				Condo Common Charge					-52,141.92 = Beginning Balance =	
534condo	534 West 42nd...	06/30/2021	07/2021	Samuels (t0000177)	R-220524	94087604	0.00	1,035.13	-53,177.05	ClickPay - ACH - A2106300901_UM9GE1
534condo	534 West 42nd...	06/30/2021	07/2021	Samuels (t0000177)	R-220524	94087604	0.00	109.25	-53,286.30	ClickPay - ACH - A2106300901_UM9GE1
534condo	534 West 42nd...	07/01/2021	07/2021	Trubitt (t0000174)	R-220811	94350479	0.00	1,144.38	-54,430.68	ClickPay - ACH - A2107010434_ON7AJ1
534condo	534 West 42nd...	07/01/2021	07/2021	Khaneja (t0001082)	R-220938	94545960	0.00	1,144.38	-55,575.06	ClickPay - ACH - A2107010502_NF8GB3
534condo	534 West 42nd...	07/05/2021	07/2021	Younge (t0000178)	R-221460	95386758	0.00	1,144.38	-56,719.44	ClickPay - ACH - A2107051254_ND6OD2
534condo	534 West 42nd...	07/05/2021	07/2021	Younge (t0000178)	R-221460	95386758	0.00	1,144.38	-57,863.82	ClickPay - ACH - A2107051254_ND6OD2
534condo	534 West 42nd...	07/05/2021	07/2021	Younge (t0000178)	R-221460	95386758	0.00	1,144.38	-59,008.20	ClickPay - ACH - A2107051254_ND6OD2
534condo	534 West 42nd...	07/14/2021	07/2021	Simon (t0000180)	R-222183	1301...	0.00	2,396.23	-61,404.43	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/14/2021	07/2021	Riccardi (t0000176)	R-222189	893_...	0.00	1,144.38	-62,548.81	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/15/2021	07/2021	Hwang (t0004002)	R-222206	96132460	0.00	1,144.38	-63,693.19	ClickPay - ACH - A2107150406_AN0DK7
				Net Change=-11,551.27			0.00	11,551.27	-63,693.19 = Ending Balance =	
4700-0000				Commercial/Retail rent					-4,119.78 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-4,119.78 = Ending Balance =	
5440-0000				Passthrough Misc.					200.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	200.00 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-1.95 = Beginning Balance =	
534condo	534 West 42nd...	07/30/2021	07/2021	Interest Payment	J-36022	:Rever...	0.00	0.32	-2.27	Interest Payment
				Net Change=-0.32			0.00	0.32	-2.27 = Ending Balance =	
6202-0000				Accounting					2,800.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,800.00 = Ending Balance =	

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6213-0000				General Building Repairs-Expense					11,694.00	= Beginning Balance =
534condo	534 West 42nd...	07/21/2021	07/2021	Charles Henry Properties LLC ...	K-116825	907	52.62	0.00	11,746.62	Timer
534condo	534 West 42nd...	07/21/2021	07/2021	Charles Henry Properties LLC ...	K-116825	907	75.00	0.00	11,821.62	Replace outside light timer
				Net Change=127.62			127.62	0.00	11,821.62	= 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					3,342.45	= Beginning Balance =
534condo	534 West 42nd...	07/12/2021	07/2021	Solid State Elevator Corp (solids)	K-115935	904	337.51	0.00	3,679.96	534 west 42 nd street - 1P45340 -
534condo	534 West 42nd...	07/21/2021	07/2021	Solid State Elevator Corp (solids)	K-116827	909	337.51	0.00	4,017.47	MONTHLY MAINTENANCE INVOICE FOR ...
				Net Change=675.02			675.02	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					4,500.00	= Beginning Balance =
534condo	534 West 42nd...	07/01/2021	07/2021	Livingston Management Service...	K-115178	903	750.00	0.00	5,250.00	Management Fee
				Net Change=750.00			750.00	0.00	5,250.00	= Ending Balance =
6310-0000				Security Service					4,869.93	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,869.93	= Ending Balance =
6320-0010				Worker's Compensation					466.77	= Beginning Balance =
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		0.00	2.40	464.37	voluntary disability
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		70.16	0.00	534.53	pay-by-pay insurance

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		0.00	5.18	529.35	paid family leave
				Net Change=62.58			70.16	7.58	529.35	= Ending Balance =
6350-0000				Property Tax					193.31	= Beginning Balance =
				Net Change=0.00			0.00	0.00	193.31	= Ending Balance =
6364-0000				Filing Fees					153.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	153.00	= Ending Balance =
6410-0000				Electricity					5,268.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,268.88	= Ending Balance =
6420-0000				Gas					12,210.59	= Beginning Balance =
534condo	534 West 42nd...	07/21/2021	07/2021	Consolidated Edison Company ...	K-116791	905	39.09	0.00	12,249.68	gas charges a/c -44-7223-0652-0201-1 -peri...
534condo	534 West 42nd...	07/21/2021	07/2021	Consolidated Edison Company ...	K-116792	906	1,094.30	0.00	13,343.98	electric / gas charges a/c -44-7223-0650-0200...
				Net Change=1,133.39			1,133.39	0.00	13,343.98	= Ending Balance =
6430-0000				Water & Sewer					909.40	= Beginning Balance =
534condo	534 West 42nd...	07/21/2021	07/2021	NYC Water Board (nycwater)	K-116826	908	882.20	0.00	1,791.60	Past Due charges
534condo	534 West 42nd...	07/21/2021	07/2021	NYC Water Board (nycwater)	K-116826	908	355.27	0.00	2,146.87	SEWER CHARGES FOR A/C NO 50010-250...
534condo	534 West 42nd...	07/21/2021	07/2021	NYC Water Board (nycwater)	K-116826	908	223.44	0.00	2,370.31	WATER CHARGES FOR A/C NO 50010-250...
				Net Change=1,460.91			1,460.91	0.00	2,370.31	= Ending Balance =
6455-0000				Telephone					2,149.87	= Beginning Balance =
534condo	534 West 42nd...	07/21/2021	07/2021	Verizon (verizon)	K-116828	910	66.46	0.00	2,216.33	SERVICES , EQUIPMENT AND OTHER C...
534condo	534 West 42nd...	07/21/2021	07/2021	Verizon (verizon)	K-116828	910	193.70	0.00	2,410.03	INTERNET AND PHONE BUNDLE CHARG...
534condo	534 West 42nd...	07/25/2021	07/2021	Verizon (verizon)	K-116916	72521	282.13	0.00	2,692.16	Acc# 155-734-529-0001-16 for 7.5-8.4.21
				Net Change=542.29			542.29	0.00	2,692.16	= 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					952.91	= Beginning Balance =
534condo	534 West 42nd...	07/02/2021	07/2021	ADP Payroll Processing Fee	J-36023		67.62	0.00	1,020.53	ADP Payroll Processing Fee
534condo	534 West 42nd...	07/16/2021	07/2021	ADP Payroll Processing Fee	J-36024		67.62	0.00	1,088.15	ADP Payroll Processing Fee

General Ledger

Period = Jul 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/30/2021	07/2021	ADP Payroll Processing Fee	J-36025		67.62	0.00	1,155.77	ADP Payroll Processing Fee
				Net Change=202.86			202.86	0.00	1,155.77	= 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 =
7845-0000				Gross Salary					6,599.97	= Beginning Balance =
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		1,015.38	0.00	7,615.35	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	7,615.35	= Ending Balance =
7851-0000				FICA Expense					504.92	= Beginning Balance =
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		77.68	0.00	582.60	To Gross up 7.2021
				Net Change=77.68			77.68	0.00	582.60	= Ending Balance =
7852-0000				FUTA Expense					39.65	= Beginning Balance =
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		2.35	0.00	42.00	To Gross up 7.2021
				Net Change=2.35			2.35	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					164.98	= Beginning Balance =
534condo	534 West 42nd...	07/31/2021	07/2021	To Gross up 7.2021	J-32137		25.38	0.00	190.36	To Gross up 7.2021
				Net Change=25.38			25.38	0.00	190.36	= Ending Balance =
							21,028.76	21,028.76		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 07/01/2021 - 07/31/2021

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-11517	29477	07/2021	7/1/2021	Livingston Management Services, LLC (livingston)	534condo	6300-0000 Management	750.00	903	Management Fee
K-11593	29554	07/2021	7/12/2021	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	904	534 west 42 nd street - 1P45340 -
K-11679	29632	07/2021	7/21/2021	Consolidated Edison Company of N.Y. Inc. (ced)	534condo	6420-0000 Gas	39.09	905	gas charges a/c -44-7223-0652-0201-1 -period 05/18/2021-06/17/2021
K-11679	29632	07/2021	7/21/2021	Consolidated Edison Company of N.Y. Inc. (ced)	534condo	6420-0000 Gas	1,094.30	906	electric / gas charges a/c -44-7223-0650-0200-7 -period 05/18/2021-06/17/2021
K-11682	29633	07/2021	7/21/2021	Charles Henry Properties LLC (charleshenry)	534condo	6213-0000 General Building Repairs-Expense	75.00	907	Replace outside light timer
					534condo	6213-0000 General Building Repairs-Expense	52.62	907	Timer
K-11682	29633	07/2021	7/21/2021	NYC Water Board (nycwater)	534condo	6430-0000 Water & Sewer	223.44	908	WATER CHARGES FOR A/C NO 50010-25022-001 FOR 03/18/2021 -06/17/2021
					534condo	6430-0000 Water & Sewer	355.27	908	SEWER CHARGES FOR A/C NO 50010-25022-001 FOR 03/18/2021 -06/17/2021
					534condo	6430-0000 Water & Sewer	882.20	908	Past Due charges
K-11682	29633	07/2021	7/21/2021	Solid State Elevator Corp (solids)	534condo	6249-0000 Elevator Contract	337.51	909	MONTHLY MAINTENANCE INVOICE FOR THE MONTH OF JULY 2021
K-11682	29633	07/2021	7/21/2021	Verizon (verizon)	534condo	6455-0000 Telephone	193.70	910	INTERNET AND PHONE BUNDLE CHARGES FOR A/C NO 853-077-585-0001-81 FOR 06/21-07/27
					534condo	6455-0000 Telephone	66.46	910	SERVICES , EQUIPMENT AND OTHER CHARGES
K-116916		07/2021	7/25/2021	Verizon (verizon)	534condo	6455-0000 Telephone	282.13	72521	Acc# 155-734-529-0001-16 for 7.5-8.4.21
K-118216		07/2021	7/23/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06	72321	07/23/21
K-118217		07/2021	7/9/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.07	70921	07/09/21
Total							5,583.36		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 07/01/2021 - 07/31/2021

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-220811	36615	07/2021	7/1/2021	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		94350479	
R-220931	36615	07/2021	7/1/2021	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		94545960	
R-221461	36650	07/2021	7/5/2021	Younge(t0000178)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		95386758	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		95386758	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		95386758	
R-222181	36799	07/2021	7/14/2021	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1301_96109771	
R-222181	36799	07/2021	7/14/2021	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		893_96116810	
R-222201	36809	07/2021	7/15/2021	Hwang(t0004002)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		96132460	
Total								10,406.89			

Aged Receivables

Age As Of: 07/31/2021 Post To: 07/2021

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)	1,211.03	686.63	0.00	0.00	524.40	0.00	1,211.03
534condo				2,631.28	795.88	0.00	0.00	1,835.40	-1,420.25	1,211.03

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2021

Month Year = 07/2021

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		1,211.03
Total						686.63						
Total			534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				1,211.03

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	1,211.03
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	1,211.03

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2021

Month Year = 07/2021

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

7/31/2021

412059300

Posted by: dishi on 11/30/2021

Balance Per Bank Statement as of 7/31/2021 **14,030.23**

Outstanding Checks

Check Date	Check Number	Payee	Amount
5/25/2021	891	534condo - 534 West 42nd Street Condo Association	11,050.00
6/30/2021	900	solids - Solid State Elevator Corp	979.88
Less:	Outstanding Checks		12,029.88
	Reconciled Bank Balance		<u>2,000.35</u>

Balance per GL as of 7/31/2021 **2,000.35**

Reconciled Balance Per G/L **2,000.35**

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

534condo-ChaseChk-9300

11/30/2021

Bank Reconciliation Report

7/31/2021

412059300

Posted by: dishi on 11/30/2021

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
6/25/2021	898	solids - Solid State Elevator Corp	337.51	7/31/2021
6/25/2021	899	sierra - Sierra Consulting Group, Inc	400.00	7/31/2021
6/29/2021	62921	nycdof - NYC Department of Finance	193.31	7/31/2021
6/30/2021	901	solids - Solid State Elevator Corp	337.51	7/31/2021
6/30/2021	902	livingst - Livingston Management Services, LLC	153.00	7/31/2021
7/1/2021	903	livingst - Livingston Management Services, LLC	750.00	7/31/2021
7/9/2021	70921	v0000081 - Artur Ujkaj	447.07	7/31/2021
7/12/2021	904	solids - Solid State Elevator Corp	337.51	7/31/2021
7/21/2021	905	conediso - Consolidated Edison Company of N.Y. Inc.	39.09	7/31/2021
7/21/2021	906	conediso - Consolidated Edison Company of N.Y. Inc.	1,094.30	7/31/2021
7/21/2021	907	charleshenry - Charles Henry Properties LLC	127.62	7/31/2021
7/21/2021	908	nycwater - NYC Water Board	1,460.91	7/31/2021
7/21/2021	909	solids - Solid State Elevator Corp	337.51	7/31/2021
7/21/2021	910	verizon - Verizon	260.16	7/31/2021
7/23/2021	72321	v0000081 - Artur Ujkaj	447.06	7/31/2021
7/25/2021	72521	verizon - Verizon	282.13	7/31/2021
Total Cleared Checks			7,004.69	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/1/2021	293	ACH	1,144.38	7/31/2021
7/2/2021	294	ACH	2,288.76	7/31/2021
7/7/2021	295	ACH	3,433.14	7/31/2021
7/15/2021	296	Lockbox	3,540.61	7/31/2021
7/16/2021	297	ACH	1,144.38	7/31/2021
Total Cleared Deposits			11,551.27	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/2/2021	JE 36023	ADP Payroll Processing Fee	-67.62	7/31/2021
7/16/2021	JE 36024	ADP Payroll Processing Fee	-67.62	7/31/2021
7/16/2021	JE 37430	Deposit 1970295708	2,500.00	7/31/2021
7/30/2021	JE 36025	ADP Payroll Processing Fee	-67.62	7/31/2021
7/31/2021	JE 32137	To Gross up 7.2021	-289.24	7/31/2021
Total Cleared Other Items			2,007.90	



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

July 01, 2021 through July 30, 2021

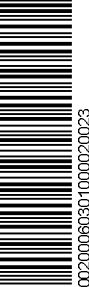
Primary Account: **000000412059300**

00020006 DRE 802 089 21221 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**



CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Total Business Checking	000000412059300	\$7,475.75	\$14,030.23
Chase Business Select High Yield Savings	000003046731484	20,040.46	20,040.78
Total		\$27,516.21	\$34,071.01

TOTAL ASSETS

\$27,516.21 **\$34,071.01**

CHASE TOTAL BUSINESS CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$7,475.75
Deposits and Additions	6	14,051.27
Checks Paid	12	-5,635.12
Electronic Withdrawals	11	-1,861.67
Ending Balance	29	\$14,030.23



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

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
07/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070621 CO Entry Descr:Settlementsec:CCD Trace#:081503501987854 Eed:210706 Ind ID:000011701057921 Ind Name:Livingston Management Trn: 1871987854Tc	\$1,144.38
07/07	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070721 CO Entry Descr:Settlementsec:CCD Trace#:081503504531588 Eed:210707 Ind ID:000011716114065 Ind Name:Livingston Management Trn: 1884531588Tc	2,288.76
07/08	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070821 CO Entry Descr:Settlementsec:CCD Trace#:081503509980596 Eed:210708 Ind ID:000011769385425 Ind Name:Livingston Management Trn: 1899980596Tc	3,433.14
07/16	Deposit 1970295708	2,500.00
07/19	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:071921 CO Entry Descr:Settlementsec:CCD Trace#:081503509709077 Eed:210719 Ind ID:000011853947517 Ind Name:Livingston Management Trn: 2009709077Tc	3,540.61
07/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072021 CO Entry Descr:Settlementsec:CCD Trace#:081503507515147 Eed:210720 Ind ID:000011858560381 Ind Name:Livingston Management Trn: 2017515147Tc	1,144.38
Total Deposits and Additions		\$14,051.27

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
898 ^		07/07	\$337.51
899 ^		07/02	400.00
901 * ^		07/07	337.51
902 ^		07/08	153.00
903 ^		07/08	750.00
904 ^		07/20	337.51
905 ^		07/27	39.09
906 ^		07/27	1,094.30
907 ^		07/28	127.62
908 ^		07/29	1,460.91
909 ^		07/27	337.51
910 ^		07/27	260.16
Total Checks Paid			\$5,635.12

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.



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

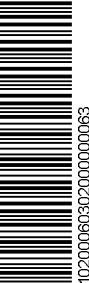
ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/01	Orig CO Name:Nyc Dept of Fin Orig ID:1136400434 Desc Date: CO Entry Descr:Nycdof Ptxsec:CCD Trace#:028000087520186 Eed:210701 Ind ID:C 162802134 Ind Name:534 W 42ND Street Cond Trn: 1827520186Tc	\$193.31
07/02	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:210702 CO Entry Descr:ADP - Feessec:CCD Trace#:021000027321197 Eed:210702 Ind ID:2Rixs 4181943 Ind Name:534 W 42ND Street Cond	67.62
07/08	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210708 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000020692413 Eed:210708 Ind ID:703061130051ixs Ind Name:534 W 42ND Street Cond	35.08
07/08	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210708 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000024109656 Eed:210708 Ind ID:412558377017ixs Ind Name:534 W 42ND Street Cond	447.07
07/08	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210708 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000025664541 Eed:210708 Ind ID:R6ixs 070914A01 Ind Name:534 W 42ND Street Cond	110.71
07/16	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:210716 CO Entry Descr:ADP - Feessec:CCD Trace#:021000024072934 Eed:210716 Ind ID:2Rixs 3447975 Ind Name:534 W 42ND Street Cond	67.62
07/22	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:210722 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000020784708 Eed:210722 Ind ID:934619019037ixs Ind Name:534 W 42ND Street Cond	35.08
07/22	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:210722 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000029147121 Eed:210722 Ind ID:928419955145ixs Ind Name:534 W 42ND Street Cond	447.06
07/22	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:210722 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000029198323 Eed:210722 Ind ID:R6ixs 072315A01 Ind Name:534 W 42ND Street Cond	108.37
07/27	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000036154499 Eed:210727 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 2086154499Tc	282.13
07/30	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:210730 CO Entry Descr:ADP - Feessec:CCD Trace#:021000028367718 Eed:210730 Ind ID:2Rixs 6299153 Ind Name:534 W 42ND Street Cond	67.62
Total Electronic Withdrawals		\$1,861.67

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
07/01	\$7,282.44	07/16	13,942.60	07/27	15,686.38
07/02	6,814.82	07/19	17,483.21	07/28	15,558.76
07/06	7,959.20	07/20	18,290.08	07/29	14,097.85
07/07	9,572.94	07/22	17,699.57	07/30	14,030.23
07/08	11,510.22				



534condo-ChaseRes-1484

11/30/2021

Bank Reconciliation Report

7/31/2021

3046731484

Posted by: dishi on 10/12/2021

Balance Per Bank Statement as of 7/31/2021	20,040.78
Reconciled Bank Balance	<u>20,040.78</u>

Balance per GL as of 7/31/2021	20,040.78
Reconciled Balance Per G/L	<u>20,040.78</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
7/30/2021	JE 36022	Interest Payment	0.32	7/31/2021
Total Cleared Other Items			<u>0.32</u>	



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

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION		NUMBER OF TRANSACTIONS
Checks Paid / Debits		23
Deposits / Credits		1
Deposited Items		1
Transaction Total		25
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

CHASE BUSINESS SELECT HIGH YIELD SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,040.46
Deposits and Additions	1	0.32
Ending Balance	1	\$20,040.78
Annual Percentage Yield Earned This Period		0.02%
Interest Paid This Period		\$0.32
Interest Paid Year-to-Date		\$2.27

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

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,040.46
07/30	Interest Payment	0.32	20,040.78
	Ending Balance		\$20,040.78

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.



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

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

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

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

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



JPMorgan Chase Bank, N.A. Member FDIC





July 01, 2021 through July 30, 2021

Primary Account: **000000412059300**

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