

Report Packet

Cover Page

534 West 42nd Street Condo
Association

Prepared for

October 2021

Trial Balance

Period = Oct 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	-9,774.17	25,470.61	0.00	15,696.44
1130-0000	Savings Cash 1	20,041.45	0.20	0.00	20,041.65
1135-0000	Savings Cash 2	43,313.44	0.00	0.00	43,313.44
1620-0000	Equipment	28,039.88	0.00	0.00	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
1720-0000	Building Improvement	11,268.56	0.00	0.00	11,268.56
2150-0000	Loans & Exchange	8,550.00	0.00	11,050.00	-2,500.00
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	-82,218.21	0.00	8,118.13	-90,336.34
4700-0000	Commercial/Retail rent	-4,806.41	0.00	686.63	-5,493.04
5440-0000	Passthrough Misc.	200.00	0.00	0.00	200.00
5720-0000	Interest on Bank Accounts	-2.94	0.00	0.20	-3.14
6202-0000	Accounting	2,800.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	12,020.47	0.00	0.00	12,020.47
6215-0000	Building Supplies	347.26	0.00	0.00	347.26
6235-0000	Plumbing Repair	5,294.56	0.00	0.00	5,294.56
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	1,317.39	0.00	1,317.39
6241-0000	Boiler Repair	5,625.00	0.00	0.00	5,625.00
6242-0000	Unit Repairs	660.00	0.00	0.00	660.00
6249-0000	Elevator Contract	4,017.47	0.00	0.00	4,017.47
6250-0000	Elevator Inspection & Repair	1,809.88	108.88	0.00	1,918.76
6257-0000	Sprinkler Sys. & Inspections	3,275.00	0.00	0.00	3,275.00
6300-0000	Management	7,500.00	0.00	0.00	7,500.00
6310-0000	Security Service	4,869.93	0.00	0.00	4,869.93
6320-0000	Insurance	16,704.97	0.00	11,513.20	5,191.77
6320-0010	Worker's Compensation	685.80	62.58	0.00	748.38
6350-0000	Property Tax	295.06	0.00	0.00	295.06
6364-0000	Filing Fees	493.60	0.00	0.00	493.60
6410-0000	Electricity	8,056.98	873.94	0.00	8,930.92
6420-0000	Gas	14,099.27	695.98	0.00	14,795.25
6430-0000	Water & Sewer	2,370.31	0.00	0.00	2,370.31

Trial Balance

Period = Oct 2021

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6455-0000	Telephone	3,256.82	1,578.88	0.00	4,835.70
6460-0000	Service Contract	550.00	0.00	0.00	550.00
7610-0000	Legal - General	100.00	0.00	0.00	100.00
7615-0000	Payroll Processing Fees	1,438.29	141.26	0.00	1,579.55
7630-0000	Bank Charges Expense	203.00	0.00	0.00	203.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7827-0000	Salary-Doorman	4,046.88	0.00	0.00	4,046.88
7845-0000	Gross Salary	10,153.80	1,015.38	0.00	11,169.18
7851-0000	FICA Expense	776.80	77.68	0.00	854.48
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	253.81	25.38	0.00	279.19
	Total	0.00	31,368.16	31,368.16	0.00

Income Statement

Period = Oct 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.13	92.20	90,336.34	94.46
4700-0000	Commercial/Retail rent	686.63	7.80	5,493.04	5.74
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>100.00</u>	<u>95,829.38</u>	<u>100.21</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.21
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.21</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.20	0.00	3.14	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.20</u>	<u>0.00</u>	<u>3.14</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,804.96</u>	<u>100.00</u>	<u>95,632.52</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	2.93
6213-0000	General Building Repairs-Expense	0.00	0.00	12,020.47	12.57
6215-0000	Building Supplies	0.00	0.00	347.26	0.36
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	5.54
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	1,317.39	14.96	1,317.39	1.38
6241-0000	Boiler Repair	0.00	0.00	5,625.00	5.88
6242-0000	Unit Repairs	0.00	0.00	660.00	0.69
6249-0000	Elevator Contract	0.00	0.00	4,017.47	4.20
6250-0000	Elevator Inspection & Repair	108.88	1.24	1,918.76	2.01
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	3.42
6300-0000	Management	0.00	0.00	7,500.00	7.84

Income Statement

Period = Oct 2021

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	0.00	0.00	4,869.93	5.09
6320-0000	Insurance	-11,513.20	-130.76	5,191.77	5.43
6320-0010	Worker's Compensation	62.58	0.71	748.38	0.78
6350-0000	Property Tax	0.00	0.00	295.06	0.31
6364-0000	Filing Fees	0.00	0.00	493.60	0.52
6410-0000	Electricity	873.94	9.93	8,930.92	9.34
6420-0000	Gas	695.98	7.90	14,795.25	15.47
6430-0000	Water & Sewer	0.00	0.00	2,370.31	2.48
6455-0000	Telephone	1,578.88	17.93	4,835.70	5.06
6460-0000	Service Contract	0.00	0.00	550.00	0.58
6990-0000	TOTAL DIRECT EXPENSES	-6,875.55	-78.09	87,856.83	91.87
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.10
7615-0000	Payroll Processing Fees	141.26	1.60	1,579.55	1.65
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.21
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.16
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	4,046.88	4.23
7845-0000	Gross Salary	1,015.38	11.53	11,169.18	11.68
7851-0000	FICA Expense	77.68	0.88	854.48	0.89
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	25.38	0.29	279.19	0.29
7890-0000	TOTAL PAYROLL	1,259.70	14.31	17,971.28	18.79
7990-0000	TOTAL G & A EXPENSE	1,259.70	14.31	18,424.28	19.27
8990-0000	TOTAL EXPENSES	-5,615.85	-63.78	106,281.11	111.13
9090-0000	NET INCOME	14,420.81	163.78	-10,648.59	-11.13

Statement (12 months)

Period = Jan 2021-Oct 2021

Book = Cash

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
4000-0000	INCOME										
4100-0000	RENT										
4500-0000	Rent	1,144.38	0.00	-1,144.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4530-0000	Condo Common Charge	6,973.75	8,118.13	10,406.89	8,143.13	11,526.27	6,973.75	11,551.27	8,118.13	10,406.89	90,336.34
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	686.63	0.00	686.63	0.00	5,493.04
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>8,804.76</u>	<u>9,949.14</u>	<u>8,829.76</u>	<u>12,212.90</u>	<u>7,660.38</u>	<u>11,551.27</u>	<u>8,804.76</u>	<u>10,406.89</u>	<u>95,829.38</u>
5100-0000	EXPENSE REIMBURSEMENT										
5440-0000	Passthrough Misc.	0.00	0.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	-200.00
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>
5600-0000	OTHER INCOME										
5720-0000	Interest on Bank Accounts	0.31	0.30	0.36	0.32	0.30	0.36	0.32	0.35	0.32	3.14
5805-0000	Bounced Check Fee	0.00	0.00	0.00	-25.00	25.00	0.00	0.00	0.00	0.00	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.31</u>	<u>0.30</u>	<u>0.36</u>	<u>-24.68</u>	<u>25.30</u>	<u>0.36</u>	<u>0.32</u>	<u>0.35</u>	<u>0.32</u>	<u>3.14</u>
5990-0000	TOTAL INCOME	<u>8,805.07</u>	<u>8,805.06</u>	<u>9,949.50</u>	<u>8,605.08</u>	<u>12,238.20</u>	<u>7,660.74</u>	<u>11,551.59</u>	<u>8,805.11</u>	<u>10,407.21</u>	<u>95,632.52</u>
6000-0000	EXPENSES										
6100-0000	DIRECT EXPENSES										
6202-0000	Accounting	2,000.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
6213-0000	General Building Repairs-Expense	370.00	5,525.00	5,700.00	0.00	0.00	99.00	127.62	198.85	0.00	12,020.47
6215-0000	Building Supplies	0.00	0.00	97.94	0.00	249.32	0.00	0.00	0.00	0.00	347.26
6235-0000	Plumbing Repair	0.00	2,500.00	1,785.56	1,009.00	0.00	0.00	0.00	0.00	0.00	5,294.56
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,317.39	1,317.39
6241-0000	Boiler Repair	5,525.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	5,625.00
6242-0000	Unit Repairs	0.00	0.00	660.00	0.00	0.00	0.00	0.00	0.00	0.00	660.00

Statement (12 months)

Period = Jan 2021-Oct 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
6249-0000	Elevator Contract	337.51	0.00	337.51	675.02	1,317.39	675.02	675.02	0.00	0.00	0.00	4,017.47
6250-0000	Elevator Inspection & Repair	0.00	0.00	30.00	400.00	0.00	1,379.88	0.00	0.00	0.00	108.88	1,918.76
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	0.00	3,275.00	0.00	0.00	0.00	0.00	0.00	0.00	3,275.00
6300-0000	Management	1,500.00	0.00	750.00	750.00	750.00	750.00	750.00	750.00	1,500.00	0.00	7,500.00
6310-0000	Security Service	0.00	0.00	0.00	4,709.28	160.65	0.00	0.00	0.00	0.00	0.00	4,869.93
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,235.44	12,469.53	-11,513.20	5,191.77
6320-0010	Worker's Compensation	122.58	62.58	62.58	93.87	62.58	62.58	62.58	62.58	93.87	62.58	748.38
6350-0000	Property Tax	0.00	0.00	0.00	0.00	0.00	193.31	0.00	0.00	101.75	0.00	295.06
6364-0000	Filing Fees	0.00	0.00	0.00	0.00	0.00	153.00	0.00	30.60	310.00	0.00	493.60
6410-0000	Electricity	766.47	1,220.64	1,067.09	702.53	775.19	736.96	0.00	993.68	1,794.42	873.94	8,930.92
6420-0000	Gas	1,898.41	2,844.41	2,915.07	2,358.87	1,352.21	841.62	1,133.39	266.06	489.23	695.98	14,795.25
6430-0000	Water & Sewer	909.40	0.00	0.00	0.00	0.00	0.00	1,460.91	0.00	0.00	0.00	2,370.31
6455-0000	Telephone	253.68	255.95	281.97	791.58	283.44	283.25	542.29	282.33	282.33	1,578.88	4,835.70
6460-0000	Service Contract	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
6990-0000	TOTAL DIRECT EXPENSES	14,233.05	12,408.58	14,487.72	14,765.15	5,050.78	5,174.62	4,751.81	6,819.54	17,041.13	-6,875.55	87,856.83
7000-0000	GENERAL & ADMINISTRATIVE											
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
7615-0000	Payroll Processing Fees	276.71	135.24	135.24	135.24	135.24	135.24	202.86	141.26	141.26	141.26	1,579.55
7630-0000	Bank Charges Expense	25.00	0.00	0.00	117.00	49.00	12.00	0.00	0.00	0.00	0.00	203.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE											
7827-0000	Salary-Doorman	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,046.88	0.00	0.00	4,046.88
7845-0000	Gross Salary	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	1,015.38	11,169.18
7851-0000	FICA Expense	77.68	77.68	77.68	116.52	77.68	77.68	77.68	77.68	116.52	77.68	854.48
7852-0000	FUTA Expense	6.10	6.10	6.10	9.15	6.10	6.10	2.35	0.00	0.00	0.00	42.00
7853-0000	SUTA Expense	15.24	15.24	15.24	68.50	25.38	25.38	25.38	25.38	38.07	25.38	279.19
7890-0000	TOTAL PAYROLL	1,391.11	1,249.64	1,249.64	1,852.48	1,259.78	1,259.78	1,323.65	5,306.58	1,818.92	1,259.70	17,971.28

Statement (12 months)

Period = Jan 2021-Oct 2021

Book = Cash

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
7990-0000	TOTAL G & A EXPENSE	<u>1,416.11</u>	<u>1,399.64</u>	<u>1,249.64</u>	<u>1,969.48</u>	<u>1,408.78</u>	<u>1,271.78</u>	<u>1,323.65</u>	<u>5,306.58</u>	<u>1,818.92</u>	<u>1,259.70</u>	<u>18,424.28</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>12,126.12</u>	<u>18,860.05</u>	<u>-5,615.85</u>	<u>106,281.11</u>
9090-0000	NET INCOME	<u>-6,844.09</u>	<u>-5,003.16</u>	<u>-5,787.86</u>	<u>-8,129.55</u>	<u>5,778.64</u>	<u>1,214.34</u>	<u>5,476.13</u>	<u>-3,321.01</u>	<u>-8,452.84</u>	<u>14,420.81</u>	<u>-10,648.59</u>

Balance Sheet

Period = Oct 2021

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	15,696.44
1130-0000	Savings Cash 1	20,041.65
1135-0000	Savings Cash 2	43,313.44
1190-0000	TOTAL CASH	79,051.53
1400-0000	Total Current Assets	79,051.53
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	115,461.97
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2150-0000	Loans & Exchange	2,500.00
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	10,985.99
3000-0000	CAPITAL	
3800-0000	Retained Earnings	104,475.98
3890-0000	TOTAL CAPITAL	104,475.98
3990-0000	TOTAL LIABILITIES & CAPITAL	115,461.97

Cash Flow Statement

Period = Oct 2021

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.13	92.20	90,336.34	94.46
4700-0000	Commercial/Retail rent	686.63	7.80	5,493.04	5.74
4990-0000	NET RENT INCOME	<u>8,804.76</u>	<u>100.00</u>	<u>95,829.38</u>	<u>100.21</u>
5100-0000	EXPENSE REIMBURSEMENT				
5440-0000	Passthrough Misc.	0.00	0.00	-200.00	-0.21
5490-0000	TOTAL REIMBURSEMENT	<u>0.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>-0.21</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.20	0.00	3.14	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.20</u>	<u>0.00</u>	<u>3.14</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,804.96</u>	<u>100.00</u>	<u>95,632.52</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	2,800.00	2.93
6213-0000	General Building Repairs-Expense	0.00	0.00	12,020.47	12.57
6215-0000	Building Supplies	0.00	0.00	347.26	0.36
6235-0000	Plumbing Repair	0.00	0.00	5,294.56	5.54
6240-0000	HVAC Rep. (Heat, Ventilation, Air)	1,317.39	14.96	1,317.39	1.38
6241-0000	Boiler Repair	0.00	0.00	5,625.00	5.88
6242-0000	Unit Repairs	0.00	0.00	660.00	0.69
6249-0000	Elevator Contract	0.00	0.00	4,017.47	4.20
6250-0000	Elevator Inspection & Repair	108.88	1.24	1,918.76	2.01
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	3,275.00	3.42
6300-0000	Management	0.00	0.00	7,500.00	7.84

Cash Flow Statement

Period = Oct 2021

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	0.00	0.00	4,869.93	5.09
6320-0000	Insurance	-11,513.20	-130.76	5,191.77	5.43
6320-0010	Worker's Compensation	62.58	0.71	748.38	0.78
6350-0000	Property Tax	0.00	0.00	295.06	0.31
6364-0000	Filing Fees	0.00	0.00	493.60	0.52
6410-0000	Electricity	873.94	9.93	8,930.92	9.34
6420-0000	Gas	695.98	7.90	14,795.25	15.47
6430-0000	Water & Sewer	0.00	0.00	2,370.31	2.48
6455-0000	Telephone	1,578.88	17.93	4,835.70	5.06
6460-0000	Service Contract	0.00	0.00	550.00	0.58
6990-0000	TOTAL DIRECT EXPENSES	-6,875.55	-78.09	87,856.83	91.87
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	100.00	0.10
7615-0000	Payroll Processing Fees	141.26	1.60	1,579.55	1.65
7630-0000	Bank Charges Expense	0.00	0.00	203.00	0.21
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.16
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	4,046.88	4.23
7845-0000	Gross Salary	1,015.38	11.53	11,169.18	11.68
7851-0000	FICA Expense	77.68	0.88	854.48	0.89
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	25.38	0.29	279.19	0.29
7890-0000	TOTAL PAYROLL	1,259.70	14.31	17,971.28	18.79
7990-0000	TOTAL G & A EXPENSE	1,259.70	14.31	18,424.28	19.27
8990-0000	TOTAL EXPENSES	-5,615.85	-63.78	106,281.11	111.13
9090-0000	NET INCOME	14,420.81	163.78	-10,648.59	-11.13

Cash Flow Statement

Period = Oct 2021

Book = Cash

		Period to Date	%	Year to Date	%
2150-0000	Adjustments				
	Loans & Exchange	11,050.00	125.50	3,250.00	3.40
	Total Adjustments	11,050.00	125.50	3,250.00	3.40
	Cash Flow	11,050.00	125.50	3,250.00	3.40
	Period to Date	Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	-9,774.17	15,696.44	25,470.61	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.45	20,041.65	0.20	
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	53,580.72	79,051.53	25,470.81	
	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	15,696.44	3,648.27	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,038.51	20,041.65	3.14	
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	79,051.53	-7,398.59	

General Ledger

Period = Oct 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					-9,774.17	= Beginning Balance =
534condo	534 West 42nd...	05/25/2021	10/2021	534 West 42nd Street Condo ...	K-130782	891	11,050.00	0.00	1,275.83	To transfer the funds to Citi Bank
534condo	534 West 42nd...	09/02/2021	10/2021	NFP Property & Casualty Servic...	K-130781	919	11,513.20	0.00	12,789.03	Allocation total premium
534condo	534 West 42nd...	10/01/2021	10/2021	Artur Ujkaj (v0000081)	K-129584	100121	0.00	447.06	12,341.97	10.1.21
534condo	534 West 42nd...	10/01/2021	10/2021	Artur Ujkaj (v0000081)	K-130749	100121	447.06	0.00	12,789.03	10.1.21
534condo	534 West 42nd...	10/15/2021	10/2021	Artur Ujkaj (v0000081)	K-129583	101521	0.00	447.07	12,341.96	10.15.21
534condo	534 West 42nd...	10/25/2021	10/2021	Verizon (verizon)	K-126096	102521	0.00	279.47	12,062.49	Act No. 155-734-529-0001-16 Period 10.05....
534condo	534 West 42nd...	10/29/2021	10/2021	Consolidated Edison Company ...	K-126774	102921	0.00	873.94	11,188.55	44-7223-0650-0200-7 for 09.16.21-10.18.21
534condo	534 West 42nd...	10/29/2021	10/2021	Consolidated Edison Company ...	K-126774	102921	0.00	695.98	10,492.57	44-7223-0650-0200-7 for 09.16.21-10.18.21
534condo	534 West 42nd...	10/29/2021	10/2021	Artur Ujkaj (v0000081)	K-129582	102921	0.00	447.06	10,045.51	10.29.21
				Receipt Batch 40854			2,288.76		12,334.27	
				Journal Batch 18592				141.26	12,193.01	
				Check Batch 30221				108.88	12,084.13	
				Check Batch 30232				1,317.39	10,766.74	
				Receipt Batch 41080			1,144.38		11,911.12	
				Receipt Batch 41116			1,144.38		13,055.50	
				Receipt Batch 41118			1,144.38		14,199.88	
				Check Batch 30267				1,299.41	12,900.47	
				Receipt Batch 41174			686.63		13,587.10	
				Receipt Batch 41723			2,396.23		15,983.33	
				Journal Batch 18591				286.89	15,696.44	
				Net Change=25,470.61			31,815.02	6,344.41	15,696.44	= Ending Balance =
1130-0000				Savings Cash 1					20,041.45	= Beginning Balance =
				Journal Batch 18583			0.20		20,041.65	
				Net Change=0.20			0.20	0.00	20,041.65	= 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 =

General Ledger

Period = Oct 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2150-0000				Loans & Exchange					8,550.00 = Beginning Balance =	
534condo	534 West 42nd...	05/25/2021	10/2021	534 West 42nd Street Condo ...	K-130782	891	0.00	11,050.00	-2,500.00	To transfer the funds to Citi Bank
				Net Change=-11,050.00			0.00	11,050.00	-2,500.00 = Ending Balance =	
2245-0000				Insurance Proceed-Prop. Damage					-8,485.99 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-8,485.99 = Ending Balance =	
2650-0000				Net Payroll					0.00 = Beginning Balance =	
534condo	534 West 42nd...	10/01/2021	10/2021	Artur Ujkaj (v0000081)	K-129584	100121	447.06	0.00	447.06	10.1.21
534condo	534 West 42nd...	10/01/2021	10/2021	Artur Ujkaj (v0000081)	K-130749	100121	0.00	447.06	0.00	10.1.21
534condo	534 West 42nd...	10/15/2021	10/2021	Artur Ujkaj (v0000081)	K-129583	101521	447.07	0.00	447.07	10.15.21
534condo	534 West 42nd...	10/29/2021	10/2021	Artur Ujkaj (v0000081)	K-129582	102921	447.06	0.00	894.13	10.29.21
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37431		0.00	1,341.19	-447.06	To Gross up 10.2021
534condo	534 West 42nd...	10/31/2021	10/2021		J-37442	:Rever...	1,341.19	0.00	894.13	
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37445		0.00	894.13	0.00	To Gross up 10.2021
				Net Change=0.00			2,682.38	2,682.38	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					-82,218.21 = Beginning Balance =	
534condo	534 West 42nd...	10/01/2021	10/2021	Trubitt (t0000174)	R-244100	1018...	0.00	1,144.38	-83,362.59	ClickPay - ACH - A2110010433_UL3GR8
534condo	534 West 42nd...	10/01/2021	10/2021	Khaneja (t0001082)	R-244160	1020...	0.00	1,144.38	-84,506.97	ClickPay - ACH - A2110010452_ET9NN6
534condo	534 West 42nd...	10/13/2021	10/2021	Samuels (t0000177)	R-246429	1035...	0.00	1,035.13	-85,542.10	ClickPay - ACH - A2110131512_DC7GI4
534condo	534 West 42nd...	10/13/2021	10/2021	Samuels (t0000177)	R-246429	1035...	0.00	109.25	-85,651.35	ClickPay - ACH - A2110131512_DC7GI4
534condo	534 West 42nd...	10/15/2021	10/2021	Hwang (t0004002)	R-246895	1036...	0.00	1,144.38	-86,795.73	ClickPay - ACH - A2110150425_HA0XB5
534condo	534 West 42nd...	10/15/2021	10/2021	Riccardi (t0000176)	R-246970	926_...	0.00	1,144.38	-87,940.11	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	10/25/2021	10/2021	Simon (t0000180)	R-249864	1311...	0.00	2,396.23	-90,336.34	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-8,118.13			0.00	8,118.13	-90,336.34 = Ending Balance =	
4700-0000				Commercial/Retail rent					-4,806.41 = Beginning Balance =	
534condo	534 West 42nd...	10/19/2021	10/2021	Praveen Gulati (t0000760)	R-247188	6694...	0.00	686.63	-5,493.04	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-5,493.04 = Ending Balance =	
5440-0000				Passthrough Misc.					200.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	200.00 = Ending Balance =	

General Ledger

Period = Oct 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
5720-0000				Interest on Bank Accounts					-2.94 = Beginning Balance =	
534condo	534 West 42nd...	10/31/2021	10/2021	Interest Payment	J-37434	:Rever...	0.00	0.20	-3.14	Interest Payment
				Net Change=-0.20			0.00	0.20	-3.14 = Ending Balance =	
6202-0000				Accounting					2,800.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,800.00 = Ending Balance =	
6213-0000				General Building Repairs-Expense					12,020.47 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	12,020.47 = Ending Balance =	
6215-0000				Building Supplies					347.26 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	347.26 = Ending Balance =	
6235-0000				Plumbing Repair					5,294.56 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	5,294.56 = Ending Balance =	
6240-0000				HVAC Rep. (Heat, Ventilation, Air)					0.00 = Beginning Balance =	
534condo	534 West 42nd...	10/13/2021	10/2021	HVAV Mechanical Installation C...	K-124720	926	190.54	0.00	190.54	Material
534condo	534 West 42nd...	10/13/2021	10/2021	HVAV Mechanical Installation C...	K-124720	926	146.98	0.00	337.52	Labor
534condo	534 West 42nd...	10/13/2021	10/2021	HVAV Mechanical Installation C...	K-124720	926	163.31	0.00	500.83	Labor only
534condo	534 West 42nd...	10/13/2021	10/2021	HVAV Mechanical Installation C...	K-124720	926	816.56	0.00	1,317.39	Maintenance
				Net Change=1,317.39			1,317.39	0.00	1,317.39 = Ending Balance =	
6241-0000				Boiler Repair					5,625.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	5,625.00 = Ending Balance =	
6242-0000				Unit Repairs					660.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	660.00 = Ending Balance =	
6249-0000				Elevator Contract					4,017.47 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,017.47 = Ending Balance =	
6250-0000				Elevator Inspection & Repair					1,809.88 = Beginning Balance =	
534condo	534 West 42nd...	10/12/2021	10/2021	APSE Property Services LLC (...)	K-124534	925	108.88	0.00	1,918.76	CAT1 Elevator Compliance signoff- 2021
				Net Change=108.88			108.88	0.00	1,918.76 = 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 =	

General Ledger

Period = Oct 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6300-0000				Management					7,500.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	7,500.00 = Ending Balance =	
6310-0000				Security Service					4,869.93 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,869.93 = Ending Balance =	
6320-0000				Insurance					16,704.97 = Beginning Balance =	
534condo	534 West 42nd...	09/02/2021	10/2021	NFP Property & Casualty Servic...	K-130781	919	0.00	11,513.20	5,191.77	Allocation total premium
				Net Change=-11,513.20			0.00	11,513.20	5,191.77 = Ending Balance =	
6320-0010				Worker's Compensation					685.80 = Beginning Balance =	
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37431		0.00	7.77	678.03	paid family leave
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37431		105.24	0.00	783.27	pay-by-pay insurance
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37431		0.00	3.60	779.67	voluntary disability
534condo	534 West 42nd...	10/31/2021	10/2021		J-37442	:Rever...	7.77	0.00	787.44	paid family leave
534condo	534 West 42nd...	10/31/2021	10/2021		J-37442	:Rever...	0.00	105.24	682.20	pay-by-pay insurance
534condo	534 West 42nd...	10/31/2021	10/2021		J-37442	:Rever...	3.60	0.00	685.80	voluntary disability
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37445		0.00	5.18	680.62	paid family leave
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37445		70.16	0.00	750.78	pay-by-pay insurance
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37445		0.00	2.40	748.38	voluntary disability
				Net Change=62.58			186.77	124.19	748.38 = Ending Balance =	
6350-0000				Property Tax					295.06 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	295.06 = Ending Balance =	
6364-0000				Filing Fees					493.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	493.60 = Ending Balance =	
6410-0000				Electricity					8,056.98 = Beginning Balance =	
534condo	534 West 42nd...	10/29/2021	10/2021	Consolidated Edison Company ...	K-126774	102921	873.94	0.00	8,930.92	44-7223-0650-0200-7 for 09.16.21-10.18.21
				Net Change=873.94			873.94	0.00	8,930.92 = Ending Balance =	
6420-0000				Gas					14,099.27 = Beginning Balance =	
534condo	534 West 42nd...	10/29/2021	10/2021	Consolidated Edison Company ...	K-126774	102921	695.98	0.00	14,795.25	44-7223-0650-0200-7 for 09.16.21-10.18.21
				Net Change=695.98			695.98	0.00	14,795.25 = Ending Balance =	
6430-0000				Water & Sewer					2,370.31 = Beginning Balance =	

General Ledger

Period = Oct 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=0.00							0.00	0.00	2,370.31	= Ending Balance =
6455-0000				Telephone					3,256.82	= Beginning Balance =
534condo	534 West 42nd...	10/18/2021	10/2021	Charles Henry Properties LLC ...	K-125060	927	1,299.41	0.00	4,556.23	Reimbursement for verizon payment from 05/...
534condo	534 West 42nd...	10/25/2021	10/2021	Verizon (verizon)	K-126096	102521	279.47	0.00	4,835.70	Act No. 155-734-529-0001-16 Period 10.05....
Net Change=1,578.88							1,578.88	0.00	4,835.70	= Ending Balance =
6460-0000				Service Contract					550.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	550.00	= Ending Balance =
7610-0000				Legal - General					100.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	100.00	= Ending Balance =
7615-0000				Payroll Processing Fees					1,438.29	= Beginning Balance =
534condo	534 West 42nd...	10/01/2021	10/2021	ADP Payroll Processing Fee	J-37446		70.63	0.00	1,508.92	ADP Payroll Processing Fee
534condo	534 West 42nd...	10/22/2021	10/2021	ADP Payroll Processing Fee	J-37447		70.63	0.00	1,579.55	ADP Payroll Processing Fee
Net Change=141.26							141.26	0.00	1,579.55	= Ending Balance =
7630-0000				Bank Charges Expense					203.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	203.00	= Ending Balance =
7700-0000				Miscellaneous Expense					150.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	150.00	= Ending Balance =
7827-0000				Salary-Doorman					4,046.88	= Beginning Balance =
Net Change=0.00							0.00	0.00	4,046.88	= Ending Balance =
7845-0000				Gross Salary					10,153.80	= Beginning Balance =
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37431		1,523.07	0.00	11,676.87	To Gross up salary
534condo	534 West 42nd...	10/31/2021	10/2021		J-37442	:Rever...	0.00	1,523.07	10,153.80	To Gross up salary
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37445		1,015.38	0.00	11,169.18	To Gross up salary
Net Change=1,015.38							2,538.45	1,523.07	11,169.18	= Ending Balance =
7851-0000				FICA Expense					776.80	= Beginning Balance =
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37431		116.52	0.00	893.32	To Gross up 10.2021
534condo	534 West 42nd...	10/31/2021	10/2021		J-37442	:Rever...	0.00	116.52	776.80	
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37445		77.68	0.00	854.48	To Gross up 10.2021
Net Change=77.68							194.20	116.52	854.48	= Ending Balance =

General Ledger

Period = Oct 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	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					253.81	= Beginning Balance =
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37431		38.07	0.00	291.88	To Gross up 10.2021
534condo	534 West 42nd...	10/31/2021	10/2021		J-37442	:Rever...	0.00	38.07	253.81	
534condo	534 West 42nd...	10/31/2021	10/2021	To Gross up 10.2021	J-37445		25.38	0.00	279.19	To Gross up 10.2021
				Net Change=25.38			63.45	38.07	279.19	= Ending Balance =
							42,196.80	42,196.80		

534 West 42nd Street Condo Association (534condo)

Check Register

Date = 10/01/2021 - 10/31/2021

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-124534	30221	10/2021	10/12/2021	APSE Property Services LLC (apseprop)	534condo	6250-0000 Elevator Inspection & Repair	108.88 925		CAT1 Elevator Compliance signoff- 2021
K-124720	30232	10/2021	10/13/2021	HVAV Mechanical Installation Corp (hvacme	534condo	6240-0000 HVAC Rep. (Heat, Ventilation, Air)	816.56 926		Maintenance
					534condo	6240-0000 HVAC Rep. (Heat, Ventilation, Air)	163.31 926		Labor only
					534condo	6240-0000 HVAC Rep. (Heat, Ventilation, Air)	146.98 926		Labor
					534condo	6240-0000 HVAC Rep. (Heat, Ventilation, Air)	190.54 926		Material
K-125060	30267	10/2021	10/18/2021	Charles Henry Properties LLC (charleshenry	534condo	6455-0000 Telephone	1,299.41 927		Reimbursement for verizon payment from 05/21 to 09/21
K-126096		10/2021	10/25/2021	Verizon (verizon)	534condo	6455-0000 Telephone	279.47 102521		Act No. 155-734-529-0001-16 Period 10.05.21-11.04.21
K-126774		10/2021	10/29/2021	Consolidated Edison Company of N.Y. Inc. (	534condo	6410-0000 Electricity	873.94 102921		44-7223-0650-0200-7 for 09.16.21-10.18.21
					534condo	6420-0000 Gas	695.98 102921		44-7223-0650-0200-7 for 09.16.21-10.18.21
K-129582		10/2021	10/29/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06 102921		10.29.21
K-129583		10/2021	10/15/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.07 101521		10.15.21
K-129584		10/2021	10/1/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	447.06 100121		10.1.21
K-130749		10/2021	10/1/2021	Artur Ujkaj (v0000081)	534condo	2650-0000 Net Payroll	-447.06 100121		10.1.21
Total							5,469.20		

534 West 42nd Street Condo Association (534condo)

Receipt Register

Date = 10/01/2021 - 10/31/2021

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-24410	40854	10/2021	10/1/2021	Trubitt(t0000174)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		101887877	
R-24416	40854	10/2021	10/1/2021	Khaneja(t0001082)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		102001536	
R-24642	41080	10/2021	10/13/2021	Samuels(t0000177)	534condo	1110-0000	4530-0000 Condo Common Charge	109.25		103579724	
					534condo	1110-0000	4530-0000 Condo Common Charge	1,035.13		103579724	
R-24689	41116	10/2021	10/15/2021	Hwang(t0004002)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		103685318	
R-24697	41118	10/2021	10/15/2021	Riccardi(t0000176)	534condo	1110-0000	4530-0000 Condo Common Charge	1,144.38		926_103724795	
R-24718	41174	10/2021	10/19/2021	Praveen Gulati(t0000760)	534condo	1110-0000	4700-0000 Commercial/Retail rent	686.63		6694_103807511	
R-24986	41723	10/2021	10/25/2021	Simon(t0000180)	534condo	1110-0000	4530-0000 Condo Common Charge	2,396.23		1311_103969042	
Total								8,804.76			

Aged Receivables

Age As Of: 10/31/2021 Post To: 10/2021

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	2	t0000174	Jason Trubitt (Current)	655.50	0.00	0.00	0.00	655.50	-655.50	0.00
534condo	5	t0000177	Yaneeke Samuels (Current)	764.75	109.25	0.00	0.00	655.50	-764.75	0.00
534condo	6	t0000178	Michael Younge (Current)	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	1,897.66	686.63	686.63	0.00	524.40	0.00	1,897.66
534condo				4,462.29	1,940.26	686.63	0.00	1,835.40	-1,420.25	3,042.04

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/31/2021

Month Year = 10/2021

Unit	Unit Type	Unit Sq Ft	Resident Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Residents												
2	Condo	0.00	t0000174 Jason Trubitt	0.00	common	1,144.38	0.00	0.00	12/1/2012			0.00
Total						1,144.38						
3	Condo	0.00	t0001082 Dr. Amit Khaneja	0.00	common	1,144.38	0.00	0.00	1/1/2017	12/31/2099		0.00
Total						1,144.38						
4	Condo	0.00	t0000176 John Riccardi	0.00	common	1,144.38	0.00	0.00	5/1/2013			0.00
Total						1,144.38						
5	Condo	0.00	t0000177 Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	1/1/2013			0.00
Total						1,144.38						
6	Condo	0.00	t0000178 Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			1,144.38
Total						1,144.38						
7	Condo	0.00	t0004002 Alexander Hwang	0.00	common	1,144.38	0.00	0.00	12/1/2020	11/30/2030		0.00
Total						1,144.38						
8	Condo	0.00	t0000180 Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
Total						2,396.23						
RETAIL	retail	0.00	t0000760 Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/1/2015	10/31/2099		1,897.66
Total						686.63						
Total			534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				3,042.04

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	3,042.04
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	3,042.04

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/31/2021

Month Year = 10/2021

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**10/31/2021****412059300****Posted by: yuchen on 11/30/2021****Balance Per Bank Statement as of 10/31/2021****19,654.53****Outstanding Checks**

Check Date	Check Number	Payee	Amount
6/30/2021	900	solids - Solid State Elevator Corp	979.88
10/12/2021	925	apseprop - APSE Property Services LLC	108.88
10/18/2021	927	charleshenry - Charles Henry Properties LLC	1,299.41
10/29/2021	102921	conediso - Consolidated Edison Company of N.Y. Inc.	1,569.92
Less:	Outstanding Checks		3,958.09
	Reconciled Bank Balance		15,696.44

Balance per GL as of 10/31/2021**15,696.44****Reconciled Balance Per G/L****15,696.44****Difference**

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

0.00

534condo-ChaseChk-9300

11/30/2021

Bank Reconciliation Report**10/31/2021****412059300****Posted by: yuchen on 11/30/2021****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
9/22/2021	922	firstins - FIRST Insurance Funding Corp.	956.33	10/31/2021
9/23/2021	923	goldwepr - Goldberg Weprin Finkel Goldstein LLP	310.00	10/31/2021
9/30/2021	93021	conediso - Consolidated Edison Company of N.Y. Inc.	1,110.75	10/31/2021
10/13/2021	926	hvacmechan - HVAC Mechanical Installation Corp	1,317.39	10/31/2021
10/15/2021	101521	v0000081 - Artur Ujkaj	447.07	10/31/2021
10/25/2021	102521	verizon - Verizon	279.47	10/31/2021
10/29/2021	102921	v0000081 - Artur Ujkaj	447.06	10/31/2021
Total Cleared Checks			4,868.07	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/4/2021	310	ACH	2,288.76	10/31/2021
10/14/2021	311	ACH	1,144.38	10/31/2021
10/18/2021	312	ACH	1,144.38	10/31/2021
10/18/2021	313	Lockbox	1,144.38	10/31/2021
10/20/2021	314	Lockbox	686.63	10/31/2021
10/26/2021	315	Lockbox	2,396.23	10/31/2021
Total Cleared Deposits			8,804.76	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/1/2021	JE 37446	ADP Payroll Processing Fee	-70.63	10/31/2021
10/22/2021	JE 37447	ADP Payroll Processing Fee	-70.63	10/31/2021
10/31/2021	JE 37431	To Gross up 10.2021	-430.34	10/31/2021
10/31/2021	JE 37442		430.34	10/31/2021
10/31/2021	JE 37445	To Gross up 10.2021	-286.89	10/31/2021
Total Cleared Other Items			-428.15	



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

October 01, 2021 through October 29, 2021

Primary Account: 000000412059300

00021284 DRE 802 089 30321 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 Business Complete Checking	000000412059300	\$16,145.99	\$19,654.53
Chase Business Total Savings	000003046731484	20,041.45	20,041.65
Total		\$36,187.44	\$39,696.18

TOTAL ASSETS	\$36,187.44	\$39,696.18
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CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$16,145.99
Deposits and Additions	6	8,804.76
Checks Paid	3	-2,583.72
Electronic Withdrawals	10	-2,712.50
Ending Balance	19	\$19,654.53



October 01, 2021 through October 29, 2021

Primary Account: 000000412059300

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
10/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:100621 CO Entry Descr:Settlementsec:CCD Trace#:081503503642042 Eed:211006 Ind ID:000012550553585 Ind Name:Livingston Management Tm: 2793642042Tc	\$2,288.76
10/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:101821 CO Entry Descr:Settlementsec:CCD Trace#:081503509226085 Eed:211018 Ind ID:000012680397689 Ind Name:Livingston Management Tm: 2919226085Tc	1,144.38
10/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:102021 CO Entry Descr:Settlementsec:CCD Trace#:081503503764495 Eed:211020 Ind ID:000012702059309 Ind Name:Livingston Management Tm: 2933764495Tc	1,144.38
10/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:102021 CO Entry Descr:Settlementsec:CCD Trace#:081503503764496 Eed:211020 Ind ID:000012694274617 Ind Name:Livingston Management Tm: 2933764496Tc	1,144.38
10/22	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:102221 CO Entry Descr:Settlementsec:CCD Trace#:081503506311260 Eed:211022 Ind ID:000012726166201 Ind Name:Livingston Management Tm: 2956311260Tc	686.63
10/28	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:102821 CO Entry Descr:Settlementsec:CCD Trace#:081503508405991 Eed:211028 Ind ID:000012767357745 Ind Name:Livingston Management Tm: 3018405991Tc	2,396.23
Total Deposits and Additions		\$8,804.76

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
922 ^		10/08	\$956.33
923 ^		10/01	310.00
926 * ^		10/19	1,317.39
Total Checks Paid			\$2,583.72

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
10/01	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:210930 CO Entry Descr:Intell Ck Sec:PPD Trace#:021000022776398 Eed:211001 Ind ID: Ind Name:Cyril Montoya DBA Tm: 2742776398Tc	\$1,110.75
10/01	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:211001 CO Entry Descr:ADP - Feessec:CCD Trace#:021000024779179 Eed:211001 Ind ID:2Rixs 8468477 Ind Name:534 W 42ND Street Cond	70.63
10/14	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:211014 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000023971480 Eed:211014 Ind ID:7890814443761xs Ind Name:534 W 42ND Street Cond	35.08
10/14	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:211014 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000020014127 Eed:211014 Ind ID:9424188748801xs Ind Name:534 W 42ND Street Cond	447.07
10/14	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:211014 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000024678750 Eed:211014 Ind ID:R61xs 101521A01 Ind Name:534 W 42ND Street Cond	108.36

534condo-ChaseRes-1484

11/30/2021

Bank Reconciliation Report

10/31/2021

3046731484

Posted by: yuchen on 11/30/2021

Balance Per Bank Statement as of 10/31/2021	20,041.65
Reconciled Bank Balance	<u>20,041.65</u>
Balance per GL as of 10/31/2021	20,041.65
Reconciled Balance Per G/L	<u>20,041.65</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/31/2021	JE 37434	Interest Payment	0.20	10/31/2021
Total Cleared Other Items			<u>0.20</u>	



October 01, 2021 through October 29, 2021
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
10/22	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:211022 CO Entry Descr:ADP - Feessec:CCD Trace#:021000021878795 Eed:211022 Ind ID:2Rixs 2040314 Ind Name:534 W 42ND Street Cond	70.63
10/26	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000033163792 Eed:211026 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Tm: 2993163792Tc	279.47
10/28	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:211028 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000021105606 Eed:211028 Ind ID:492560286038ixs Ind Name:534 W 42ND Street Cond	35.08
10/28	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:211028 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000028579250 Eed:211028 Ind ID:942518894907ixs Ind Name:534 W 42ND Street Cond	447.06
10/28	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:211028 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000020523742 Eed:211028 Ind ID:R6ixs 102922A01 Ind Name:534 W 42ND Street Cond	108.37
Total Electronic Withdrawals		\$2,712.50

DAILY ENDING BALANCE

DATE	AMOUNT
10/01	\$14,654.61
10/06	16,943.37
10/08	15,987.04
10/14	15,396.53
10/18	16,540.91
10/19	15,223.52
10/20	17,512.28
10/22	18,128.28
10/26	17,848.81
10/28	19,654.53

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,041.45
Deposits and Additions	1	0.20
Ending Balance	1	\$20,041.65
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.20
Interest Paid Year-to-Date		\$3.14





October 01, 2021 through October 29, 2021
Primary Account: 000000412059300

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,041.45
10/29	Interest Payment	0.20	20,041.65
	Ending Balance		\$20,041.65

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 (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