

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
April 2022**

Trial Balance

Period = Apr 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	15,802.84	0.00	3,636.52	12,166.32
1130-0000	Savings Cash 1	20,042.48	0.16	0.00	20,042.64
1135-0000	Savings Cash 2	44,301.44	0.00	0.00	44,301.44
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	-2,500.00	0.00	0.00	-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	450.14	0.00	450.14
3800-0000	Retained Earnings	-108,096.05	0.00	0.00	-108,096.05
4530-0000	Condo Common Charge	-27,787.34	0.00	8,118.32	-35,905.66
4700-0000	Commercial/Retail rent	-2,746.52	0.00	686.63	-3,433.15
5720-0000	Interest on Bank Accounts	-0.49	0.00	0.16	-0.65
6202-0000	Accounting	3,300.00	0.00	0.00	3,300.00
6204-0000	Professional Consultant Fees	151.34	0.00	0.00	151.34
6213-0000	General Building Repairs-Expense	486.74	0.00	0.00	486.74
6230-0000	Painting	225.00	0.00	0.00	225.00
6242-0000	Unit Repairs	300.00	0.00	0.00	300.00
6249-0000	Elevator Contract	353.84	353.84	0.00	707.68
6250-0000	Elevator Inspection & Repair	40.80	239.00	0.00	279.80
6257-0000	Sprinkler Sys. & Inspections	1,660.00	0.00	0.00	1,660.00
6267-0000	Locksmith	190.53	0.00	0.00	190.53
6300-0000	Management	3,000.00	750.00	0.00	3,750.00
6310-0000	Security Service	0.00	5,127.59	0.00	5,127.59
6320-0000	Insurance	3,825.32	0.00	0.00	3,825.32
6320-0010	Worker's Compensation	266.22	58.92	0.00	325.14
6364-0000	Filing Fees	99.00	0.00	0.00	99.00
6367-0000	Boiler Inspection Service	900.00	0.00	0.00	900.00
6410-0000	Electricity	2,430.45	3,673.49	0.00	6,103.94
6420-0000	Gas	9,181.96	44.99	0.00	9,226.95
6455-0000	Telephone	1,565.93	464.05	0.00	2,029.98
6467-0000	Appliances	486.74	0.00	0.00	486.74
7421-0000	Postage	0.00	17.71	0.00	17.71

Trial Balance

Period = Apr 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
7615-0000	Payroll Processing Fees	498.63	141.26	0.00	639.89
7630-0000	Bank Charges Expense	25.00	0.00	0.00	25.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7845-0000	Gross Salary	3,553.83	1,015.38	0.00	4,569.21
7850-0000	Payroll Taxes	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	271.88	77.68	0.00	349.56
7852-0000	FUTA Expense	21.35	6.10	0.00	27.45
7853-0000	SUTA Expense	84.77	21.32	0.00	106.09
	Total	0.00	12,441.63	12,441.63	0.00

Income Statement

Period = Apr 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.32	92.20	35,905.66	91.27
4700-0000	Commercial/Retail rent	686.63	7.80	3,433.15	8.73
4990-0000	NET RENT INCOME	<u>8,804.95</u>	<u>100.00</u>	<u>39,338.81</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	0.65	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.16</u>	<u>0.00</u>	<u>0.65</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.11</u>	<u>100.00</u>	<u>39,339.46</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	8.39
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.38
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	1.24
6230-0000	Painting	0.00	0.00	225.00	0.57
6242-0000	Unit Repairs	0.00	0.00	300.00	0.76
6249-0000	Elevator Contract	353.84	4.02	707.68	1.80
6250-0000	Elevator Inspection & Repair	239.00	2.71	279.80	0.71
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	4.22
6267-0000	Locksmith	0.00	0.00	190.53	0.48
6300-0000	Management	750.00	8.52	3,750.00	9.53
6310-0000	Security Service	5,127.59	58.23	5,127.59	13.03
6320-0000	Insurance	0.00	0.00	3,825.32	9.72
6320-0010	Worker's Compensation	58.92	0.67	325.14	0.83
6364-0000	Filing Fees	0.00	0.00	99.00	0.25
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	2.29
6410-0000	Electricity	3,673.49	41.72	6,103.94	15.52

Income Statement

Period = Apr 2022

Book = Cash

		Period to Date	%	Year to Date	%
6420-0000	Gas	44.99	0.51	9,226.95	23.45
6455-0000	Telephone	464.05	5.27	2,029.98	5.16
6467-0000	Appliances	0.00	0.00	486.74	1.24
6990-0000	TOTAL DIRECT EXPENSES	<u>10,711.88</u>	<u>121.66</u>	<u>39,175.75</u>	<u>99.58</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	17.71	0.20	17.71	0.04
7615-0000	Payroll Processing Fees	141.26	1.60	639.89	1.63
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.06
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.38
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	11.53	4,569.21	11.61
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.03
7851-0000	FICA Expense	77.68	0.88	349.56	0.89
7852-0000	FUTA Expense	6.10	0.07	27.45	0.07
7853-0000	SUTA Expense	21.32	0.24	106.09	0.27
7890-0000	TOTAL PAYROLL	<u>1,261.74</u>	<u>14.33</u>	<u>5,682.06</u>	<u>14.44</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,279.45</u>	<u>14.53</u>	<u>5,874.77</u>	<u>14.93</u>
8990-0000	TOTAL EXPENSES	<u>11,991.33</u>	<u>136.19</u>	<u>45,050.52</u>	<u>114.52</u>
9090-0000	NET INCOME	<u>-3,186.22</u>	<u>-36.19</u>	<u>-5,711.06</u>	<u>-14.52</u>

Statement (12 months)

Period = Jan 2022-Apr 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
4000-0000	INCOME					
4100-0000	RENT					
4530-0000	Condo Common Charge	10,406.89	8,118.13	9,262.32	8,118.32	35,905.66
4700-0000	Commercial/Retail rent	1,373.26	686.63	686.63	686.63	3,433.15
4990-0000	NET RENT INCOME	<u>11,780.15</u>	<u>8,804.76</u>	<u>9,948.95</u>	<u>8,804.95</u>	<u>39,338.81</u>
5600-0000	OTHER INCOME					
5720-0000	Interest on Bank Accounts	0.17	0.15	0.17	0.16	0.65
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.15</u>	<u>0.17</u>	<u>0.16</u>	<u>0.65</u>
5990-0000	TOTAL INCOME	<u>11,780.32</u>	<u>8,804.91</u>	<u>9,949.12</u>	<u>8,805.11</u>	<u>39,339.46</u>
6000-0000	EXPENSES					
6100-0000	DIRECT EXPENSES					
6202-0000	Accounting	2,500.00	0.00	800.00	0.00	3,300.00
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.00	151.34
6213-0000	General Building Repairs-Expense	486.74	0.00	0.00	0.00	486.74
6230-0000	Painting	0.00	0.00	225.00	0.00	225.00
6242-0000	Unit Repairs	0.00	0.00	300.00	0.00	300.00
6249-0000	Elevator Contract	0.00	353.84	0.00	353.84	707.68
6250-0000	Elevator Inspection & Repair	40.80	0.00	0.00	239.00	279.80
6257-0000	Sprinkler Sys. & Inspections	0.00	1,660.00	0.00	0.00	1,660.00
6267-0000	Locksmith	0.00	0.00	190.53	0.00	190.53
6300-0000	Management	750.00	1,500.00	750.00	750.00	3,750.00
6310-0000	Security Service	0.00	0.00	0.00	5,127.59	5,127.59
6320-0000	Insurance	956.33	956.33	1,912.66	0.00	3,825.32
6320-0010	Worker's Compensation	118.92	58.92	88.38	58.92	325.14
6364-0000	Filing Fees	0.00	99.00	0.00	0.00	99.00
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.00	900.00
6410-0000	Electricity	691.89	1,007.47	731.09	3,673.49	6,103.94

Statement (12 months)

Period = Jan 2022-Apr 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
6420-0000	Gas	2,319.93	3,509.98	3,352.05	44.99	9,226.95
6455-0000	Telephone	518.64	278.26	769.03	464.05	2,029.98
6467-0000	Appliances	0.00	0.00	486.74	0.00	486.74
6990-0000	TOTAL DIRECT EXPENSES	8,383.25	9,423.80	10,656.82	10,711.88	39,175.75
7000-0000	GENERAL & ADMINISTRATIVE					
7421-0000	Postage	0.00	0.00	0.00	17.71	17.71
7615-0000	Payroll Processing Fees	216.11	141.26	141.26	141.26	639.89
7630-0000	Bank Charges Expense	25.00	0.00	0.00	0.00	25.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE					
7845-0000	Gross Salary	1,015.38	1,015.38	1,523.07	1,015.38	4,569.21
7850-0000	Payroll Taxes	0.00	0.00	-10.14	0.00	-10.14
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	349.56
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	27.45
7853-0000	SUTA Expense	25.38	25.38	34.01	21.32	106.09
7890-0000	TOTAL PAYROLL	1,340.65	1,265.80	1,813.87	1,261.74	5,682.06
7990-0000	TOTAL G & A EXPENSE	1,515.65	1,265.80	1,813.87	1,279.45	5,874.77
8990-0000	TOTAL EXPENSES	9,898.90	10,689.60	12,470.69	11,991.33	45,050.52
9090-0000	NET INCOME	1,881.42	-1,884.69	-2,521.57	-3,186.22	-5,711.06

Balance Sheet

Period = Apr 2022

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	12,166.32
1130-0000	Savings Cash 1	20,042.64
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	76,510.40
1400-0000	Total Current Assets	76,510.40
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	112,920.84
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
2650-0000	Net Payroll	-450.14
2990-0000	TOTAL LIABILITIES	10,535.85
3000-0000	CAPITAL	
3800-0000	Retained Earnings	102,384.99
3890-0000	TOTAL CAPITAL	102,384.99
3990-0000	TOTAL LIABILITIES & CAPITAL	112,920.84

Cash Flow Statement

Period = Apr 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.32	92.20	35,905.66	91.27
4700-0000	Commercial/Retail rent	686.63	7.80	3,433.15	8.73
4990-0000	NET RENT INCOME	<u>8,804.95</u>	<u>100.00</u>	<u>39,338.81</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	0.65	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.16</u>	<u>0.00</u>	<u>0.65</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.11</u>	<u>100.00</u>	<u>39,339.46</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	8.39
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.38
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	1.24
6230-0000	Painting	0.00	0.00	225.00	0.57
6242-0000	Unit Repairs	0.00	0.00	300.00	0.76
6249-0000	Elevator Contract	353.84	4.02	707.68	1.80
6250-0000	Elevator Inspection & Repair	239.00	2.71	279.80	0.71
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	4.22
6267-0000	Locksmith	0.00	0.00	190.53	0.48
6300-0000	Management	750.00	8.52	3,750.00	9.53
6310-0000	Security Service	5,127.59	58.23	5,127.59	13.03
6320-0000	Insurance	0.00	0.00	3,825.32	9.72
6320-0010	Worker's Compensation	58.92	0.67	325.14	0.83
6364-0000	Filing Fees	0.00	0.00	99.00	0.25
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	2.29
6410-0000	Electricity	3,673.49	41.72	6,103.94	15.52

Cash Flow Statement

Period = Apr 2022

Book = Cash

		Period to Date	%	Year to Date	%
6420-0000	Gas	44.99	0.51	9,226.95	23.45
6455-0000	Telephone	464.05	5.27	2,029.98	5.16
6467-0000	Appliances	0.00	0.00	486.74	1.24
6990-0000	TOTAL DIRECT EXPENSES	10,711.88	121.66	39,175.75	99.58
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	17.71	0.20	17.71	0.04
7615-0000	Payroll Processing Fees	141.26	1.60	639.89	1.63
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.06
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.38
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	11.53	4,569.21	11.61
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.03
7851-0000	FICA Expense	77.68	0.88	349.56	0.89
7852-0000	FUTA Expense	6.10	0.07	27.45	0.07
7853-0000	SUTA Expense	21.32	0.24	106.09	0.27
7890-0000	TOTAL PAYROLL	1,261.74	14.33	5,682.06	14.44
7990-0000	TOTAL G & A EXPENSE	1,279.45	14.53	5,874.77	14.93
8990-0000	TOTAL EXPENSES	11,991.33	136.19	45,050.52	114.52
9090-0000	NET INCOME	-3,186.22	-36.19	-5,711.06	-14.52
	Adjustments				
	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	

Cash Flow Statement

Period = Apr 2022

Book = Cash

		Period to Date	%	Year to Date	%
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	15,802.84	12,166.32	-3,636.52	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,042.48	20,042.64	0.16	
1135-0000	Savings Cash 2	44,301.44	44,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	80,146.76	76,510.40	-3,636.36	
Year to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	18,328.17	12,166.32	-6,161.85	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.99	20,042.64	0.65	
1135-0000	Savings Cash 2	44,301.44	44,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	82,671.60	76,510.40	-6,161.20	

General Ledger

Period = Apr 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					15,802.84	= Beginning Balance =
534condo	534 West 42nd...	04/01/2022	04/2022	Artur Ujkaj (v0000081)	K-155503	4012022	0.00	450.14	15,352.70	04012022
534condo	534 West 42nd...	04/04/2022	04/2022	Consolidated Edison Company ...	K-150112	40422	0.00	44.99	15,307.71	44-7223-0652-0201-1 FOR 02.17.22-03.21.2...
534condo	534 West 42nd...	04/15/2022	04/2022	Artur Ujkaj (v0000081)	K-155502	4152022	0.00	450.15	14,857.56	04152022
534condo	534 West 42nd...	04/25/2022	04/2022	Verizon (verizon)	K-150808	42522	0.00	278.10	14,579.46	155-734-529-0001-16 FOR 04.05.22-05.04.22
534condo	534 West 42nd...	04/29/2022	04/2022	Artur Ujkaj (v0000081)	K-155501	4292022	0.00	450.14	14,129.32	04292022
				Receipt Batch 52389			2,288.76		16,418.08	
				Journal Batch 21501			139.56		16,557.64	
				Receipt Batch 52394			572.57		17,130.21	
				Check Batch 32047				17.71	17,112.50	
				Journal Batch 21751				3,673.49	13,439.01	
				Receipt Batch 52587			686.63		14,125.64	
				Receipt Batch 52613			1,144.38		15,270.02	
				Journal Batch 21750				141.26	15,128.76	
				Check Batch 32175				5,542.26	9,586.50	
				Receipt Batch 52874			1,144.38		10,730.88	
				Receipt Batch 52876			2,396.23		13,127.11	
				Receipt Batch 53467			572.00		13,699.11	
				Check Batch 32315				364.12	13,334.99	
				Check Batch 32360				750.00	12,584.99	
				Journal Batch 21446				418.67	12,166.32	
				Net Change=-3,636.52			8,944.51	12,581.03	12,166.32	= Ending Balance =
1130-0000				Savings Cash 1					20,042.48	= Beginning Balance =
				Journal Batch 21752			0.16		20,042.64	
				Net Change=0.16			0.16	0.00	20,042.64	= Ending Balance =
1135-0000				Savings Cash 2					44,301.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	44,301.44	= 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 = Apr 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2150-0000				Loans & Exchange					-2,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-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...	04/01/2022	04/2022	Artur Ujkaj (v0000081)	K-155503	4012022	450.14	0.00	450.14	04012022
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	450.14	0.00	900.28	
534condo	534 West 42nd...	04/15/2022	04/2022	Artur Ujkaj (v0000081)	K-155502	4152022	450.15	0.00	1,350.43	04152022
534condo	534 West 42nd...	04/29/2022	04/2022	Artur Ujkaj (v0000081)	K-155501	4292022	450.14	0.00	1,800.57	04292022
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		0.00	1,350.43	450.14	To Gross up 04.2022
				Net Change=450.14			1,800.57	1,350.43	450.14	= Ending Balance =
3800-0000				Retained Earnings					-108,096.05	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-108,096.05	= Ending Balance =
4530-0000				Condo Common Charge					-27,787.34	= Beginning Balance =
534condo	534 West 42nd...	04/01/2022	04/2022	Trubitt (t0000174)	R-301700	1184...	0.00	1,144.38	-28,931.72	ClickPay - ACH - A2204010449_MG5ZX1
534condo	534 West 42nd...	04/01/2022	04/2022	Khaneja (t0001082)	R-301851	1186...	0.00	1,144.38	-30,076.10	ClickPay - ACH - A2204010516_PG2OJ3
534condo	534 West 42nd...	04/03/2022	04/2022	Samuels (t0000177)	R-302584	1191...	0.00	109.44	-30,185.54	ClickPay - ACH - A2204031148_IJ0FT1
534condo	534 West 42nd...	04/03/2022	04/2022	Samuels (t0000177)	R-302584	1191...	0.00	463.13	-30,648.67	ClickPay - ACH - A2204031148_IJ0FT1
534condo	534 West 42nd...	04/07/2022	04/2022	Riccardi (t0000176)	R-304001	985 ...	0.00	1,144.38	-31,793.05	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/15/2022	04/2022	Hwang (t0004002)	R-305981	1203...	0.00	1,144.38	-32,937.43	ClickPay - ACH - A2204150408_TN1LJ7
534condo	534 West 42nd...	04/15/2022	04/2022	Simon (t0000180)	R-306062	1336...	0.00	2,396.23	-35,333.66	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	04/22/2022	04/2022	Samuels (t0000177)	R-307429	7588...	0.00	572.00	-35,905.66	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-8,118.32			0.00	8,118.32	-35,905.66	= Ending Balance =
4700-0000				Commercial/Retail rent					-2,746.52	= Beginning Balance =
534condo	534 West 42nd...	04/06/2022	04/2022	Praveen Gulati (t0000760)	R-303707	6768...	0.00	686.63	-3,433.15	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-3,433.15	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.49	= Beginning Balance =
534condo	534 West 42nd...	04/30/2022	04/2022	Interest Payment	J-54536		0.00	0.16	-0.65	Interest Payment
				Net Change=-0.16			0.00	0.16	-0.65	= Ending Balance =
6202-0000				Accounting					3,300.00	= Beginning Balance =

General Ledger

Period = Apr 2022

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	3,300.00	= Ending Balance =
6204-0000				Professional Consultant Fees					151.34	= Beginning Balance =
				Net Change=0.00			0.00	0.00	151.34	= Ending Balance =
6213-0000				General Building Repairs-Expense					486.74	= Beginning Balance =
				Net Change=0.00			0.00	0.00	486.74	= Ending Balance =
6230-0000				Painting					225.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	225.00	= Ending Balance =
6242-0000				Unit Repairs					300.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	300.00	= Ending Balance =
6249-0000				Elevator Contract					353.84	= Beginning Balance =
534condo	534 West 42nd...	04/14/2022	04/2022	D&D Elevator, Inc-Solid State (dde)	K-151362	982	353.84	0.00	707.68	1.00 Elevator maintenance
				Net Change=353.84			353.84	0.00	707.68	= Ending Balance =
6250-0000				Elevator Inspection & Repair					40.80	= Beginning Balance =
534condo	534 West 42nd...	04/14/2022	04/2022	APSE Property Services LLC (...)	K-151361	981	239.00	0.00	279.80	Affirmation Of Corrections
				Net Change=239.00			239.00	0.00	279.80	= 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 =
6267-0000				Locksmith					190.53	= Beginning Balance =
				Net Change=0.00			0.00	0.00	190.53	= Ending Balance =
6300-0000				Management					3,000.00	= Beginning Balance =
534condo	534 West 42nd...	04/28/2022	04/2022	Livingston Management Service...	K-153142	985	750.00	0.00	3,750.00	Management Fee
				Net Change=750.00			750.00	0.00	3,750.00	= Ending Balance =
6310-0000				Security Service					0.00	= Beginning Balance =
534condo	534 West 42nd...	04/14/2022	04/2022	AFA PROTECTIVE SYSTEMS...	K-151360	980	2,918.20	0.00	2,918.20	Non Co Insp Maint FA
534condo	534 West 42nd...	04/14/2022	04/2022	AFA PROTECTIVE SYSTEMS...	K-151360	980	2,031.22	0.00	4,949.42	Fire Alarm Digital
534condo	534 West 42nd...	04/26/2022	04/2022	AFA PROTECTIVE SYSTEMS...	K-152603	983	178.17	0.00	5,127.59	Fire Department Fee
				Net Change=5,127.59			5,127.59	0.00	5,127.59	= Ending Balance =

General Ledger

Period = Apr 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6320-0000				Insurance					3,825.32	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,825.32	= Ending Balance =
6320-0010				Worker's Compensation					266.22	= Beginning Balance =
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	2.59	0.00	268.81	paid family leave
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	0.00	33.25	235.56	pay-by-pay insurance
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	1.20	0.00	236.76	voluntary disability
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		0.00	7.77	228.99	paid family leave
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		99.75	0.00	328.74	pay-by-pay insurance
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		0.00	3.60	325.14	voluntary disability
				Net Change=58.92			103.54	44.62	325.14	= Ending Balance =
6364-0000				Filing Fees					99.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	99.00	= Ending Balance =
6367-0000				Boiler Inspection Service					900.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	900.00	= Ending Balance =
6410-0000				Electricity					2,430.45	= Beginning Balance =
534condo	534 West 42nd...	04/05/2022	04/2022	Coned	J-54534		3,673.49	0.00	6,103.94	Coned
				Net Change=3,673.49			3,673.49	0.00	6,103.94	= Ending Balance =
6420-0000				Gas					9,181.96	= Beginning Balance =
534condo	534 West 42nd...	04/04/2022	04/2022	Consolidated Edison Company ...	K-150112	40422	44.99	0.00	9,226.95	44-7223-0652-0201-1 FOR 02.17.22-03.21.2...
				Net Change=44.99			44.99	0.00	9,226.95	= Ending Balance =
6455-0000				Telephone					1,565.93	= Beginning Balance =
534condo	534 West 42nd...	04/25/2022	04/2022	Verizon (verizon)	K-150808	42522	278.10	0.00	1,844.03	155-734-529-0001-16 FOR 04.05.22-05.04.22
534condo	534 West 42nd...	04/26/2022	04/2022	Verizon (verizon)	K-152604	984	184.99	0.00	2,029.02	Internet & phone bundle
534condo	534 West 42nd...	04/26/2022	04/2022	Verizon (verizon)	K-152604	984	33.50	0.00	2,062.52	Servic & equipment
534condo	534 West 42nd...	04/26/2022	04/2022	Verizon (verizon)	K-152604	984	32.37	0.00	2,094.89	Fees & other Charegs
534condo	534 West 42nd...	04/26/2022	04/2022	Verizon (verizon)	K-152604	984	0.00	64.91	2,029.98	Balance forward
				Net Change=464.05			528.96	64.91	2,029.98	= Ending Balance =
6467-0000				Appliances					486.74	= Beginning Balance =
				Net Change=0.00			0.00	0.00	486.74	= Ending Balance =
7421-0000				Postage					0.00	= Beginning Balance =

General Ledger

Period = Apr 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	04/05/2022	04/2022	Livingston Management Service...	K-150158	979	17.71	0.00	17.71	01.19.22 534w42nd Amex Fedex Postage
				Net Change=17.71			17.71	0.00	17.71	= Ending Balance =
7615-0000				Payroll Processing Fees					498.63	= Beginning Balance =
534condo	534 West 42nd...	04/08/2022	04/2022	ADP Processing Fee	J-54532		70.63	0.00	569.26	ADP Processing Fee
534condo	534 West 42nd...	04/22/2022	04/2022	ADP Processing Fee	J-54533		70.63	0.00	639.89	ADP Processing Fee
				Net Change=141.26			141.26	0.00	639.89	= Ending Balance =
7630-0000				Bank Charges Expense					25.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	25.00	= 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					3,553.83	= Beginning Balance =
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	0.00	507.69	3,046.14	To Gross up salary
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		1,523.07	0.00	4,569.21	To Gross up salary
				Net Change=1,015.38			1,523.07	507.69	4,569.21	= Ending Balance =
7850-0000				Payroll Taxes					-10.14	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-10.14	= Ending Balance =
7851-0000				FICA Expense					271.88	= Beginning Balance =
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	0.00	38.84	233.04	
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		116.52	0.00	349.56	To Gross up 04.2022
				Net Change=77.68			116.52	38.84	349.56	= Ending Balance =
7852-0000				FUTA Expense					21.35	= Beginning Balance =
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	0.00	3.05	18.30	
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		9.15	0.00	27.45	To Gross up 04.2022
				Net Change=6.10			9.15	3.05	27.45	= Ending Balance =
7853-0000				SUTA Expense					84.77	= Beginning Balance =
534condo	534 West 42nd...	04/01/2022	04/2022		J-54535	:Rever...	0.00	10.66	74.11	
534condo	534 West 42nd...	04/30/2022	04/2022	To Gross up 04.2022	J-53893		31.98	0.00	106.09	To Gross up 04.2022
				Net Change=21.32			31.98	10.66	106.09	= Ending Balance =
							23,406.34	23,406.34		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Apr 2022

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-150112		04/2022	4/4/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		44.99	40422	
K-150158	32047	04/2022	4/5/2022	Livingston Management Services, LLC (living	534condo		17.71	979	
K-150808		04/2022	4/25/2022	Verizon (verizon)	534condo		278.10	42522	
K-151360	32175	04/2022	4/14/2022	AFA PROTECTIVE SYSTEMS,INC. (afa)	534condo		4,949.42	980	
K-151361	32175	04/2022	4/14/2022	APSE Property Services LLC (apseprop)	534condo		239.00	981	
K-151362	32175	04/2022	4/14/2022	D&D Elevator, Inc-Solid State (dde)	534condo		353.84	982	
K-152603	32315	04/2022	4/26/2022	AFA PROTECTIVE SYSTEMS,INC. (afa)	534condo		178.17	983	
K-152604	32315	04/2022	4/26/2022	Verizon (verizon)	534condo		185.95	984	
K-153142	32360	04/2022	4/28/2022	Livingston Management Services, LLC (living	534condo		750.00	985	
K-155501		04/2022	4/29/2022	Artur Ujkaj (v0000081)	534condo		450.14	4292022	
K-155502		04/2022	4/15/2022	Artur Ujkaj (v0000081)	534condo		450.15	4152022	
K-155503		04/2022	4/1/2022	Artur Ujkaj (v0000081)	534condo		450.14	4012022	
Total							8,347.61		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Apr 2022

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-30170	52389	04/2022	4/1/2022	Trubitt(t0000174)	534condo	1110-0000		1,144.38		118426168	ClickPay - ACH - A2204010449_MG5ZX1
R-30185	52389	04/2022	4/1/2022	Khaneja(t0001082)	534condo	1110-0000		1,144.38		118615075	ClickPay - ACH - A2204010516_PG2OJ3
R-30258	52394	04/2022	4/3/2022	Samuels(t0000177)	534condo	1110-0000		572.57		119184596	ClickPay - ACH - A2204031148_IJ0FT1
R-30370	52587	04/2022	4/6/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6768_119758811	https://www.clickpay.com/viewcheck.aspx?tid=L220406_QH8KE4
R-30400	52613	04/2022	4/7/2022	Riccardi(t0000176)	534condo	1110-0000		1,144.38		985_119892935	https://www.clickpay.com/viewcheck.aspx?tid=L220407_OV0FC4
R-30598	52874	04/2022	4/15/2022	Hwang(t0004002)	534condo	1110-0000		1,144.38		120335574	ClickPay - ACH - A2204150408_TN1LJ7
R-30606	52876	04/2022	4/15/2022	Simon(t0000180)	534condo	1110-0000		2,396.23		1336_120378042	https://www.clickpay.com/viewcheck.aspx?tid=L220415_YZ1JB0
R-30742	53467	04/2022	4/22/2022	Samuels(t0000177)	534condo	1110-0000		572.00		758888638_1205	https://www.clickpay.com/viewcheck.aspx?tid=L220422_TZ2HH8
Total								8,804.95			

Aged Receivables

Age As Of: 04/30/2022 Post To: 04/2022

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	2	t0000174	Jason Trubitt (Current)	655.50	0.00	0.00	0.00	655.50	-655.50	0.00
534condo	5	t0000177	Yaneeke Samuels (Current)	764.75	109.25	0.00	0.00	655.50	-764.75	0.00
534condo	6	t0000178	Michael Younge (Current)	1,144.38	1,144.38	0.00	0.00	0.00	0.00	1,144.38
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	1,211.03	686.63	0.00	0.00	524.40	0.00	1,211.03
534condo				3,775.66	1,940.26	0.00	0.00	1,835.40	-1,420.25	2,355.41

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 04/30/2022

Month Year = 04/2022

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	211-4b2b	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/1/2015	10/31/2099		1,211.03
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				2,355.41
Summary Groups					Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents					0.00	0.00	9,949.14	0.00	0.00	8	100.00	0.00	2,355.41
Future Residents/Applicants					0.00	0.00	0.00	0.00	0.00	0			0.00
Occupied Units					0.00	0.00				8	100.00	0.00	
Total Non Rev Units					0.00	0.00				0	0.00	0.00	
Total Vacant Units					0.00	0.00				0	0.00	0.00	
Totals:					0.00	0.00	9,949.14	0.00	0.00	8	100.00	0.00	2,355.41

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 04/30/2022

Month Year = 04/2022

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			9262.51										
comm			686.63										
Total			9,949.14										

534condo-ChaseChk-9300

5/13/2022

Bank Reconciliation Report

4/30/2022

412059300

Posted by: dishi on 5/13/2022

Balance Per Bank Statement as of 4/30/2022 15,259.87

Outstanding Checks

Check Date	Check Number	Payee	Amount
6/30/2021	900	solids - Solid State Elevator Corp	979.88
10/18/2021	927	charleshenry - Charles Henry Properties LLC	1,299.41
4/1/2022	4012022	v0000081 - Artur Ujkaj	450.14
4/26/2022	983	afa - AFA PROTECTIVE SYSTEMS,INC.	178.17
4/26/2022	984	verizon - Verizon	185.95
Less:	Outstanding Checks		3,093.55
	Reconciled Bank Balance		<u>12,166.32</u>

Balance per GL as of 4/30/2022 12,166.32

Reconciled Balance Per G/L 12,166.32

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

534condo-ChaseChk-9300

5/13/2022

Bank Reconciliation Report

4/30/2022

412059300

Posted by: dishi on 5/13/2022

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/23/2022	974	conediso - Consolidated Edison Company of N.Y. Inc.	41.23	4/30/2022
3/25/2022	975	cjames - C. James Mechanical	900.00	4/30/2022
3/29/2022	976	usalock - USA Locksmith and Security Inc	190.53	4/30/2022
3/30/2022	977	verizon - Verizon	250.86	4/30/2022
4/4/2022	40422	conediso - Consolidated Edison Company of N.Y. Inc.	44.99	4/30/2022
4/5/2022	979	livingst - Livingston Management Services, LLC	17.71	4/30/2022
4/14/2022	980	afa - AFA PROTECTIVE SYSTEMS,INC.	4,949.42	4/30/2022
4/14/2022	981	apseprop - APSE Property Services LLC	239.00	4/30/2022
4/14/2022	982	dde - D&D Elevator, Inc-Solid State	353.84	4/30/2022
4/15/2022	4152022	v0000081 - Artur Ujkaj	450.15	4/30/2022
4/25/2022	42522	verizon - Verizon	278.10	4/30/2022
4/28/2022	985	livingst - Livingston Management Services, LLC	750.00	4/30/2022
4/29/2022	4292022	v0000081 - Artur Ujkaj	450.14	4/30/2022
Total Cleared Checks			8,915.97	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/4/2022	350	ACH	2,288.76	4/30/2022
4/5/2022	351	ACH	572.57	4/30/2022
4/7/2022	352	Lockbox	686.63	4/30/2022
4/8/2022	353	Lockbox	1,144.38	4/30/2022
4/18/2022	354	ACH	1,144.38	4/30/2022
4/18/2022	355	Lockbox	2,396.23	4/30/2022
4/25/2022	356	Lockbox	572.00	4/30/2022
Total Cleared Deposits			8,804.95	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/1/2022	JE 54535		139.56	4/30/2022
4/5/2022	JE 54534	Coned	-3,673.49	4/30/2022
4/8/2022	JE 54532	ADP Processing Fee	-70.63	4/30/2022
4/22/2022	JE 54533	ADP Processing Fee	-70.63	4/30/2022
4/30/2022	JE 53893	To Gross up 04.2022	-418.67	4/30/2022
Total Cleared Other Items			-4,093.86	



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

April 01, 2022 through April 29, 2022

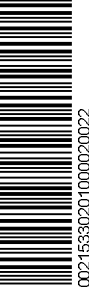
Primary Account: **000000412059300**

00021533 DRE 802 089 12022 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

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	\$19,464.75	\$15,259.87
Chase Business Total Savings	000003046731484	20,042.48	20,042.64
Total		\$39,507.23	\$35,302.51

TOTAL ASSETS

\$39,507.23 **\$35,302.51**

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$19,464.75
Deposits and Additions	6	8,804.95
Checks Paid	9	-7,692.59
Electronic Withdrawals	11	-5,317.24
Ending Balance	26	\$15,259.87



April 01, 2022 through April 29, 2022
Primary Account: **000000412059300**

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
04/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:040622 CO Entry Descr:Settlementsec:CCD Trace#:081503502005040 Eed:220406 Ind ID:000014213389321 Ind Name:Livingston Management Trn: 0962005040Tc	\$2,861.33
04/11	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:041122 CO Entry Descr:Settlementsec:CCD Trace#:081503507200364 Eed:220411 Ind ID:000014292577425 Ind Name:Livingston Management Trn: 1017200364Tc	686.63
04/12	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:041222 CO Entry Descr:Settlementsec:CCD Trace#:081503509092759 Eed:220412 Ind ID:000014302104725 Ind Name:Livingston Management Trn: 1029092759Tc	1,144.38
04/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:042022 CO Entry Descr:Settlementsec:CCD Trace#:081503502637877 Eed:220420 Ind ID:000014368327445 Ind Name:Livingston Management Trn: 1102637877Tc	2,396.23
04/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:042022 CO Entry Descr:Settlementsec:CCD Trace#:081503502637876 Eed:220420 Ind ID:000014361286265 Ind Name:Livingston Management Trn: 1102637876Tc	1,144.38
04/27	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:042722 CO Entry Descr:Settlementsec:CCD Trace#:081503506156159 Eed:220427 Ind ID:000014414452237 Ind Name:Livingston Management Trn: 1176156159Tc	572.00
Total Deposits and Additions		\$8,804.95

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
974 ^		04/05	\$41.23
975 ^		04/05	900.00
976 ^		04/04	190.53
977 ^		04/06	250.86
979 * ^		04/06	17.71
980 ^		04/25	4,949.42
981 ^		04/20	239.00
982 ^		04/22	353.84
985 * ^		04/28	750.00
Total Checks Paid			\$7,692.59

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.



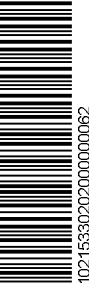
April 01, 2022 through April 29, 2022
Primary Account: **000000412059300**

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
04/05	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 220404 CO Entry Descr: XXXXXXXXXXsec: PPD Trace#: 021000023521249 Eed: 220405 Ind ID: Ind Name: Cyril Montoya DBA Trn: 0953521249Tc	\$3,673.49
04/06	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 220405 CO Entry Descr: XXXXXXXXXXsec: PPD Trace#: 021000022476490 Eed: 220406 Ind ID: Ind Name: Cyril Montoya DBashao Trn: 0962476490Tc	44.99
04/08	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220408 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000023698090 Eed: 220408 Ind ID: 2Rixs 2175496 Ind Name: 534 W 42ND Street Cond	70.63
04/14	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220414 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000027889858 Eed: 220414 Ind ID: 927723291450ixs Ind Name: 534 W 42ND Street Cond	450.15
04/15	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220415 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000027098143 Eed: 220415 Ind ID: 927723291451ixs Ind Name: 534 W 42ND Street Cond	33.25
04/15	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220415 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000029917409 Eed: 220415 Ind ID: R6ixs 041508A01 Ind Name: 534 W 42ND Street Cond	106.30
04/22	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220422 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000023572578 Eed: 220422 Ind ID: 2Rixs 4443402 Ind Name: 534 W 42ND Street Cond	70.63
04/26	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000032748455 Eed: 220426 Ind ID: 1557345290001 Ind Name: 534 W 42 St Condomin Trn: 1162748455Tc	278.10
04/28	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220428 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000025952670 Eed: 220428 Ind ID: 779085182018ixs Ind Name: 534 W 42ND Street Cond	33.25
04/28	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220428 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000027224126 Eed: 220428 Ind ID: 704089433682ixs Ind Name: 534 W 42ND Street Cond	450.14
04/28	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220428 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000029661852 Eed: 220428 Ind ID: R6ixs 042909A01 Ind Name: 534 W 42ND Street Cond	106.31
Total Electronic Withdrawals		\$5,317.24

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
04/04	\$19,274.22	04/12	18,967.65	04/25	16,305.67
04/05	14,659.50	04/14	18,517.50	04/26	16,027.57
04/06	17,207.27	04/15	18,377.95	04/27	16,599.57
04/08	17,136.64	04/20	21,679.56	04/28	15,259.87
04/11	17,823.27	04/22	21,255.09		



534condo-ChaseRes-1484

5/13/2022

Bank Reconciliation Report

4/30/2022

3046731484

Posted by: dishi on 5/13/2022

Balance Per Bank Statement as of 4/30/2022	20,042.64
Reconciled Bank Balance	<u>20,042.64</u>

Balance per GL as of 4/30/2022	20,042.64
Reconciled Balance Per G/L	<u>20,042.64</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
4/30/2022	JE 54536	Interest Payment	0.16	4/30/2022
Total Cleared Other Items			<u>0.16</u>	



April 01, 2022 through April 29, 2022
Primary Account: 000000412059300

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,042.48
Deposits and Additions	1	0.16
Ending Balance	1	\$20,042.64
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.16
Interest Paid Year-to-Date		\$0.65

Your monthly service fee was waived because you maintained an average savings balance of \$1,000 or more during the statement period.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,042.48
04/29	Interest Payment	0.16	20,042.64
	Ending Balance		\$20,042.64

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