

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
May 2022**

Trial Balance

Period = May 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	12,166.32	894.94	0.00	13,061.26
1130-0000	Savings Cash 1	20,042.64	0.17	0.00	20,042.81
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	450.14	0.00	450.14	0.00
3800-0000	Retained Earnings	-108,096.05	0.00	0.00	-108,096.05
4530-0000	Condo Common Charge	-35,905.66	0.00	8,118.75	-44,024.41
4700-0000	Commercial/Retail rent	-3,433.15	0.00	686.63	-4,119.78
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	0.00	0.00
5720-0000	Interest on Bank Accounts	-0.65	0.00	0.17	-0.82
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	707.68	353.84	0.00	1,061.52
6250-0000	Elevator Inspection & Repair	279.80	0.00	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
6291-0050	General Building Services NR	0.00	3,500.00	0.00	3,500.00
6300-0000	Management	3,750.00	0.00	0.00	3,750.00
6310-0000	Security Service	5,127.59	0.00	0.00	5,127.59
6320-0000	Insurance	3,825.32	0.00	0.00	3,825.32
6320-0010	Worker's Compensation	325.14	58.92	0.00	384.06
6364-0000	Filing Fees	99.00	0.00	0.00	99.00
6365-0000	Fines	0.00	75.00	0.00	75.00
6367-0000	Boiler Inspection Service	900.00	0.00	0.00	900.00
6410-0000	Electricity	6,103.94	774.50	0.00	6,878.44
6417-0000	Cable & Internet	0.00	272.88	0.00	272.88

Trial Balance

Period = May 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6420-0000	Gas	9,226.95	1,938.91	0.00	11,165.86
6455-0000	Telephone	2,029.98	0.00	0.00	2,029.98
6467-0000	Appliances	486.74	0.00	0.00	486.74
7421-0000	Postage	17.71	24.79	0.00	42.50
7610-0000	Legal - General	0.00	100.00	0.00	100.00
7615-0000	Payroll Processing Fees	639.89	141.26	0.00	781.15
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	4,569.21	1,015.38	0.00	5,584.59
7850-0000	Payroll Taxes	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	349.56	77.68	0.00	427.24
7852-0000	FUTA Expense	27.45	6.10	0.00	33.55
7853-0000	SUTA Expense	106.09	21.32	0.00	127.41
	Total	0.00	9,255.69	9,255.69	0.00

Income Statement

Period = May 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.75	92.20	44,024.41	91.44
4700-0000	Commercial/Retail rent	686.63	7.80	4,119.78	8.56
4990-0000	NET RENT INCOME	<u>8,805.38</u>	<u>100.00</u>	<u>48,144.19</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.17	0.00	0.82	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.00</u>	<u>0.82</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.55</u>	<u>100.00</u>	<u>48,145.01</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	6.85
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.31
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	1.01
6230-0000	Painting	0.00	0.00	225.00	0.47
6242-0000	Unit Repairs	0.00	0.00	300.00	0.62
6249-0000	Elevator Contract	353.84	4.02	1,061.52	2.20
6250-0000	Elevator Inspection & Repair	0.00	0.00	279.80	0.58
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	3.45
6267-0000	Locksmith	0.00	0.00	190.53	0.40
6291-0050	General Building Services NR	3,500.00	39.75	3,500.00	7.27
6300-0000	Management	0.00	0.00	3,750.00	7.79
6310-0000	Security Service	0.00	0.00	5,127.59	10.65
6320-0000	Insurance	0.00	0.00	3,825.32	7.95
6320-0010	Worker's Compensation	58.92	0.67	384.06	0.80
6364-0000	Filing Fees	0.00	0.00	99.00	0.21
6365-0000	Fines	75.00	0.85	75.00	0.16

Income Statement

Period = May 2022

Book = Cash

		Period to Date	%	Year to Date	%
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.87
6410-0000	Electricity	774.50	8.80	6,878.44	14.29
6417-0000	Cable & Internet	272.88	3.10	272.88	0.57
6420-0000	Gas	1,938.91	22.02	11,165.86	23.19
6455-0000	Telephone	0.00	0.00	2,029.98	4.22
6467-0000	Appliances	0.00	0.00	486.74	1.01
6990-0000	TOTAL DIRECT EXPENSES	6,974.05	79.20	46,149.80	95.86
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	24.79	0.28	42.50	0.09
7610-0000	Legal - General	100.00	1.14	100.00	0.21
7615-0000	Payroll Processing Fees	141.26	1.60	781.15	1.62
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.05
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.31
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	11.53	5,584.59	11.60
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.02
7851-0000	FICA Expense	77.68	0.88	427.24	0.89
7852-0000	FUTA Expense	6.10	0.07	33.55	0.07
7853-0000	SUTA Expense	21.32	0.24	127.41	0.26
7890-0000	TOTAL PAYROLL	1,261.74	14.33	6,943.80	14.42
7990-0000	TOTAL G & A EXPENSE	1,386.53	15.75	7,261.30	15.08
8990-0000	TOTAL EXPENSES	8,360.58	94.95	53,411.10	110.94
9090-0000	NET INCOME	444.97	5.05	-5,266.09	-10.94

Statement (12 months)

Period = Jan 2022-May 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 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	8,118.75	44,024.41
4700-0000	Commercial/Retail rent	1,373.26	686.63	686.63	686.63	686.63	4,119.78
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>8,805.38</u>	<u>48,144.19</u>
5600-0000	OTHER INCOME						
5720-0000	Interest on Bank Accounts	0.17	0.15	0.17	0.16	0.17	0.82
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.15</u>	<u>0.17</u>	<u>0.16</u>	<u>0.17</u>	<u>0.82</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>8,805.55</u>	<u>48,145.01</u>
6000-0000	EXPENSES						
6100-0000	DIRECT EXPENSES						
6202-0000	Accounting	2,500.00	0.00	800.00	0.00	0.00	3,300.00
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.00	0.00	151.34
6213-0000	General Building Repairs-Expense	486.74	0.00	0.00	0.00	0.00	486.74
6230-0000	Painting	0.00	0.00	225.00	0.00	0.00	225.00
6242-0000	Unit Repairs	0.00	0.00	300.00	0.00	0.00	300.00
6249-0000	Elevator Contract	0.00	353.84	0.00	353.84	353.84	1,061.52
6250-0000	Elevator Inspection & Repair	40.80	0.00	0.00	239.00	0.00	279.80
6257-0000	Sprinkler Sys. & Inspections	0.00	1,660.00	0.00	0.00	0.00	1,660.00
6267-0000	Locksmith	0.00	0.00	190.53	0.00	0.00	190.53
6291-0050	General Building Services NR	0.00	0.00	0.00	0.00	3,500.00	3,500.00
6300-0000	Management	750.00	1,500.00	750.00	750.00	0.00	3,750.00
6310-0000	Security Service	0.00	0.00	0.00	5,127.59	0.00	5,127.59
6320-0000	Insurance	956.33	956.33	1,912.66	0.00	0.00	3,825.32
6320-0010	Worker's Compensation	118.92	58.92	88.38	58.92	58.92	384.06
6364-0000	Filing Fees	0.00	99.00	0.00	0.00	0.00	99.00
6365-0000	Fines	0.00	0.00	0.00	0.00	75.00	75.00

Statement (12 months)

Period = Jan 2022-May 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.00	0.00	900.00
6410-0000	Electricity	691.89	1,007.47	731.09	3,673.49	774.50	6,878.44
6417-0000	Cable & Internet	0.00	0.00	0.00	0.00	272.88	272.88
6420-0000	Gas	2,319.93	3,509.98	3,352.05	44.99	1,938.91	11,165.86
6455-0000	Telephone	518.64	278.26	769.03	464.05	0.00	2,029.98
6467-0000	Appliances	0.00	0.00	486.74	0.00	0.00	486.74
6990-0000	TOTAL DIRECT EXPENSES	<u>8,383.25</u>	<u>9,423.80</u>	<u>10,656.82</u>	<u>10,711.88</u>	<u>6,974.05</u>	<u>46,149.80</u>
7000-0000	GENERAL & ADMINISTRATIVE						
7421-0000	Postage	0.00	0.00	0.00	17.71	24.79	42.50
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	100.00
7615-0000	Payroll Processing Fees	216.11	141.26	141.26	141.26	141.26	781.15
7630-0000	Bank Charges Expense	25.00	0.00	0.00	0.00	0.00	25.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE						
7845-0000	Gross Salary	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	5,584.59
7850-0000	Payroll Taxes	0.00	0.00	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	427.24
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	33.55
7853-0000	SUTA Expense	25.38	25.38	34.01	21.32	21.32	127.41
7890-0000	TOTAL PAYROLL	<u>1,340.65</u>	<u>1,265.80</u>	<u>1,813.87</u>	<u>1,261.74</u>	<u>1,261.74</u>	<u>6,943.80</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,515.65</u>	<u>1,265.80</u>	<u>1,813.87</u>	<u>1,279.45</u>	<u>1,386.53</u>	<u>7,261.30</u>
8990-0000	TOTAL EXPENSES	<u>9,898.90</u>	<u>10,689.60</u>	<u>12,470.69</u>	<u>11,991.33</u>	<u>8,360.58</u>	<u>53,411.10</u>
9090-0000	NET INCOME	<u>1,881.42</u>	<u>-1,884.69</u>	<u>-2,521.57</u>	<u>-3,186.22</u>	<u>444.97</u>	<u>-5,266.09</u>

Balance Sheet

Period = May 2022

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	13,061.26
1130-0000	Savings Cash 1	20,042.81
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	77,405.51
1400-0000	Total Current Assets	77,405.51
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	113,815.95
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	102,829.96
3890-0000	TOTAL CAPITAL	102,829.96
3990-0000	TOTAL LIABILITIES & CAPITAL	113,815.95

Cash Flow Statement

Period = May 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	8,118.75	92.20	44,024.41	91.44
4700-0000	Commercial/Retail rent	686.63	7.80	4,119.78	8.56
4990-0000	NET RENT INCOME	<u>8,805.38</u>	<u>100.00</u>	<u>48,144.19</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.17	0.00	0.82	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.00</u>	<u>0.82</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.55</u>	<u>100.00</u>	<u>48,145.01</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	6.85
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.31
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	1.01
6230-0000	Painting	0.00	0.00	225.00	0.47
6242-0000	Unit Repairs	0.00	0.00	300.00	0.62
6249-0000	Elevator Contract	353.84	4.02	1,061.52	2.20
6250-0000	Elevator Inspection & Repair	0.00	0.00	279.80	0.58
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	3.45
6267-0000	Locksmith	0.00	0.00	190.53	0.40
6291-0050	General Building Services NR	3,500.00	39.75	3,500.00	7.27
6300-0000	Management	0.00	0.00	3,750.00	7.79
6310-0000	Security Service	0.00	0.00	5,127.59	10.65
6320-0000	Insurance	0.00	0.00	3,825.32	7.95
6320-0010	Worker's Compensation	58.92	0.67	384.06	0.80
6364-0000	Filing Fees	0.00	0.00	99.00	0.21
6365-0000	Fines	75.00	0.85	75.00	0.16

Cash Flow Statement

Period = May 2022

Book = Cash

		Period to Date	%	Year to Date	%
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.87
6410-0000	Electricity	774.50	8.80	6,878.44	14.29
6417-0000	Cable & Internet	272.88	3.10	272.88	0.57
6420-0000	Gas	1,938.91	22.02	11,165.86	23.19
6455-0000	Telephone	0.00	0.00	2,029.98	4.22
6467-0000	Appliances	0.00	0.00	486.74	1.01
6990-0000	TOTAL DIRECT EXPENSES	6,974.05	79.20	46,149.80	95.86
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	24.79	0.28	42.50	0.09
7610-0000	Legal - General	100.00	1.14	100.00	0.21
7615-0000	Payroll Processing Fees	141.26	1.60	781.15	1.62
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.05
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.31
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	11.53	5,584.59	11.60
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.02
7851-0000	FICA Expense	77.68	0.88	427.24	0.89
7852-0000	FUTA Expense	6.10	0.07	33.55	0.07
7853-0000	SUTA Expense	21.32	0.24	127.41	0.26
7890-0000	TOTAL PAYROLL	1,261.74	14.33	6,943.80	14.42
7990-0000	TOTAL G & A EXPENSE	1,386.53	15.75	7,261.30	15.08
8990-0000	TOTAL EXPENSES	8,360.58	94.95	53,411.10	110.94
9090-0000	NET INCOME	444.97	5.05	-5,266.09	-10.94
	Adjustments				
	Total Adjustments	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = May 2022

Book = Cash

		Period to Date	%	Year to Date	%
Cash Flow		0.00	0.00	0.00	0.00
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	12,166.32	13,061.26	894.94	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,042.64	20,042.81	0.17	
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		76,510.40	77,405.51	895.11	
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	13,061.26	-5,266.91	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.99	20,042.81	0.82	
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	77,405.51	-5,266.09	

General Ledger

Period = May 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					12,166.32	= Beginning Balance =
534condo	534 West 42nd...	05/01/2022	05/2022	Artur Ujkaj (v0000081)	K-156389	4012022	450.14	0.00	12,616.46	04012022
534condo	534 West 42nd...	05/01/2022	05/2022	Trubitt (t0000174)	R-313419	none	0.00	1,144.38	11,472.08	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2022	05/2022	Trubitt (t0000174)	R-313419	none	1,144.38	0.00	12,616.46	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2022	05/2022	Khaneja (t0001082)	R-313594	none	0.00	1,144.38	11,472.08	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2022	05/2022	Khaneja (t0001082)	R-313594	none	1,144.38	0.00	12,616.46	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/02/2022	05/2022	Consolidated Edison Company ...	K-153612	50222	0.00	774.50	11,841.96	44-7223-0650-0200-7 FOR 03.21.22-04.19.22
534condo	534 West 42nd...	05/02/2022	05/2022	Consolidated Edison Company ...	K-153612	50222	0.00	1,938.91	9,903.05	44-7223-0650-0200-7 FOR 03.21.22-04.19.22
534condo	534 West 42nd...	05/13/2022	05/2022	Artur Ujkaj (v0000081)	K-160317	5132022	0.00	450.13	9,452.92	05132022
534condo	534 West 42nd...	05/27/2022	05/2022	Artur Ujkaj (v0000081)	K-160316	5272022	0.00	450.15	9,002.77	05272022
				Receipt Batch 53598			2,288.76		11,291.53	
				Check Batch 32458				353.84	10,937.69	
				Receipt Batch 53829			573.00		11,510.69	
				Receipt Batch 53863			1,144.38		12,655.07	
				Receipt Batch 53915			2,396.23		15,051.30	
				Journal Batch 23439				33.25	15,018.05	
				Journal Batch 23441			33.25		15,051.30	
				Journal Batch 23442			33.25		15,084.55	
				Receipt Batch 53944			1,144.38		16,228.93	
				Receipt Batch 53992			686.63		16,915.56	
				Check Batch 32642				3,500.00	13,415.56	
				Receipt Batch 54501			572.00		13,987.56	
				Check Batch 32725				100.00	13,887.56	
				Check Batch 32746				24.79	13,862.77	
				Journal Batch 23436				272.88	13,589.89	
				Check Batch 32786				75.00	13,514.89	
				Journal Batch 22319				312.37	13,202.52	
				Journal Batch 23435				141.26	13,061.26	
				Net Change=894.94			11,610.78	10,715.84	13,061.26	= Ending Balance =
1130-0000				Savings Cash 1					20,042.64	= Beginning Balance =
				Journal Batch 23444			0.17		20,042.81	
				Net Change=0.17			0.17	0.00	20,042.81	= 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 =

General Ledger

Period = May 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	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					-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					450.14	= Beginning Balance =
534condo	534 West 42nd...	05/01/2022	05/2022	Artur Ujkaj (v0000081)	K-156389	4012022	0.00	450.14	0.00	04012022
534condo	534 West 42nd...	05/13/2022	05/2022	Artur Ujkaj (v0000081)	K-160317	5132022	450.13	0.00	450.13	05132022
534condo	534 West 42nd...	05/27/2022	05/2022	Artur Ujkaj (v0000081)	K-160316	5272022	450.15	0.00	900.28	05272022
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		0.00	900.28	0.00	To Gross up 05.2022
				Net Change=-450.14			900.28	1,350.42	0.00	= 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					-35,905.66	= Beginning Balance =
534condo	534 West 42nd...	05/01/2022	05/2022	Trubitt (t0000174)	R-313419	none	0.00	1,144.38	-37,050.04	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2022	05/2022	Khaneja (t0001082)	R-313594	none	0.00	1,144.38	-38,194.42	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/09/2022	05/2022	Samuels (t0000177)	R-317058	7607...	0.00	109.25	-38,303.67	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/09/2022	05/2022	Samuels (t0000177)	R-317058	7607...	0.00	463.75	-38,767.42	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/10/2022	05/2022	Riccardi (t0000176)	R-317604	994 ...	0.00	1,144.38	-39,911.80	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/12/2022	05/2022	Simon (t0000180)	R-318103	1341...	0.00	2,396.23	-42,308.03	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/15/2022	05/2022	Hwang (t0004002)	R-318374	1230...	0.00	1,144.38	-43,452.41	ClickPay - ACH - A2205150407_HM9SL5
534condo	534 West 42nd...	05/20/2022	05/2022	Samuels (t0000177)	R-319698	7624...	0.00	572.00	-44,024.41	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-8,118.75			0.00	8,118.75	-44,024.41	= Ending Balance =
4700-0000				Commercial/Retail rent					-3,433.15	= Beginning Balance =
534condo	534 West 42nd...	05/17/2022	05/2022	Praveen Gulati (t0000760)	R-318685	6782...	0.00	686.63	-4,119.78	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-4,119.78	= Ending Balance =

General Ledger

Period = May 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
4810-0000				Plus:Prepaid Rent/Maintenanc...					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/01/2022	05/2022	Trubitt (t0000174)	R-312720	1212...	0.00	1,144.38	-1,144.38	ClickPay - ACH - A2205010442_PU6LY8
534condo	534 West 42nd...	05/01/2022	05/2022	Khaneja (t0001082)	R-312910	1215...	0.00	1,144.38	-2,288.76	ClickPay - ACH - A2205010605_WF6MG5
534condo	534 West 42nd...	05/01/2022	05/2022	Trubitt (t0000174)	R-313419	none	1,144.38	0.00	-1,144.38	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2022	05/2022	Khaneja (t0001082)	R-313594	none	1,144.38	0.00	0.00	:Prog Gen prepayment transfer
				Net Change=0.00			2,288.76	2,288.76	0.00	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.65	= Beginning Balance =
534condo	534 West 42nd...	05/31/2022	05/2022	Interest Payment	J-58035		0.00	0.17	-0.82	Interest Payment
				Net Change=-0.17			0.00	0.17	-0.82	= Ending Balance =
6202-0000				Accounting					3,300.00	= Beginning Balance =
				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					707.68	= Beginning Balance =
534condo	534 West 42nd...	05/04/2022	05/2022	Solid State Elevator Corp (solids)	K-153965	986	353.84	0.00	1,061.52	Elevator Maintenance
				Net Change=353.84			353.84	0.00	1,061.52	= Ending Balance =
6250-0000				Elevator Inspection & Repair					279.80	= Beginning Balance =
				Net Change=0.00			0.00	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 =

General Ledger

Period = May 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	190.53	= Ending Balance =
6291-0050				General Building Services NR					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/18/2022	05/2022	Lion Construction LLC (lioncons...	K-156170	987	3,500.00	0.00	3,500.00	Exterior Signage- Install Client Provided Sign...
				Net Change=3,500.00			3,500.00	0.00	3,500.00	= Ending Balance =
6300-0000				Management					3,750.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,750.00	= Ending Balance =
6310-0000				Security Service					5,127.59	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,127.59	= Ending Balance =
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					325.14	= Beginning Balance =
534condo	534 West 42nd...	05/12/2022	05/2022	pay by pay	J-58030		272.88	0.00	598.02	pay by pay
534condo	534 West 42nd...	05/12/2022	05/2022		J-58031	:Rever...	0.00	272.88	325.14	pay by pay
534condo	534 West 42nd...	05/12/2022	05/2022	pay by pay :Reversed by J-58033	J-58032		33.25	0.00	358.39	pay by pay
534condo	534 West 42nd...	05/12/2022	05/2022	:Reversal of J-58032	J-58033	:Rever...	0.00	33.25	325.14	pay by pay
534condo	534 West 42nd...	05/12/2022	05/2022	reverse payment	J-58034	:Rever...	0.00	33.25	291.89	pay by pay
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		0.00	5.18	286.71	paid family leave
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		99.75	0.00	386.46	pay-by-pay insurance
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		0.00	2.40	384.06	voluntary disability
				Net Change=58.92			405.88	346.96	384.06	= Ending Balance =
6364-0000				Filing Fees					99.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	99.00	= Ending Balance =
6365-0000				Fines					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/31/2022	05/2022	Finance commissioner, City of...	K-157454	990	75.00	0.00	75.00	534W 42St Fines 5/10/22
				Net Change=75.00			75.00	0.00	75.00	= 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					6,103.94	= Beginning Balance =
534condo	534 West 42nd...	05/02/2022	05/2022	Consolidated Edison Company ...	K-153612	50222	774.50	0.00	6,878.44	44-7223-0650-0200-7 FOR 03.21.22-04.19.22

General Ledger

Period = May 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=774.50			774.50	0.00	6,878.44	= Ending Balance =
6417-0000				Cable & Internet					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/26/2022	05/2022	verizon	J-58029		272.88	0.00	272.88	Coned
				Net Change=272.88			272.88	0.00	272.88	= Ending Balance =
6420-0000				Gas					9,226.95	= Beginning Balance =
534condo	534 West 42nd...	05/02/2022	05/2022	Consolidated Edison Company ...	K-153612	50222	1,938.91	0.00	11,165.86	44-7223-0650-0200-7 FOR 03.21.22-04.19.22
				Net Change=1,938.91			1,938.91	0.00	11,165.86	= Ending Balance =
6455-0000				Telephone					2,029.98	= Beginning Balance =
				Net Change=0.00			0.00	0.00	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					17.71	= Beginning Balance =
534condo	534 West 42nd...	05/26/2022	05/2022	Livingston Management Service...	K-157005	989	24.79	0.00	42.50	RDS Delivery 534w42nd
				Net Change=24.79			24.79	0.00	42.50	= Ending Balance =
7610-0000				Legal - General					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/25/2022	05/2022	Goldberg Weprin Finkel Goldste...	K-156800	988	100.00	0.00	100.00	534W 42St Fee X2022/23 Protest Applica blo...
				Net Change=100.00			100.00	0.00	100.00	= Ending Balance =
7615-0000				Payroll Processing Fees					639.89	= Beginning Balance =
534condo	534 West 42nd...	05/31/2022	05/2022	ADP Processing Fee sum up	J-58028		70.63	0.00	710.52	ADP Processing Fee
534condo	534 West 42nd...	05/31/2022	05/2022	ADP Processing Fee sum up	J-58028		70.63	0.00	781.15	ADP Processing Fee
				Net Change=141.26			141.26	0.00	781.15	= 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					4,569.21	= Beginning Balance =
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		1,015.38	0.00	5,584.59	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	5,584.59	= Ending Balance =

General Ledger

Period = May 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7850-0000				Payroll Taxes					-10.14	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-10.14	= Ending Balance =
7851-0000				FICA Expense					349.56	= Beginning Balance =
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		77.68	0.00	427.24	To Gross up 05.2022
				Net Change=77.68			77.68	0.00	427.24	= Ending Balance =
7852-0000				FUTA Expense					27.45	= Beginning Balance =
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		6.10	0.00	33.55	To Gross up 05.2022
				Net Change=6.10			6.10	0.00	33.55	= Ending Balance =
7853-0000				SUTA Expense					106.09	= Beginning Balance =
534condo	534 West 42nd...	05/31/2022	05/2022	To Gross up 05.2022	J-56255		21.32	0.00	127.41	To Gross up 05.2022
				Net Change=21.32			21.32	0.00	127.41	= Ending Balance =
							23,507.53	23,507.53		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = May 2022

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-153612		05/2022	5/2/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		2,713.41	50222	
K-153965	32458	05/2022	5/4/2022	Solid State Elevator Corp (solids)	534condo		353.84	986	
K-156170	32642	05/2022	5/18/2022	Lion Construction LLC (lionconstruc)	534condo		3,500.00	987	
K-156389		05/2022	5/1/2022	Artur Ujkaj (v0000081)	534condo		-450.14	4012022	
K-156800	32725	05/2022	5/25/2022	Goldberg Weprin Finkel Goldstein LLP (goldv	534condo		100.00	988	
K-157005	32746	05/2022	5/26/2022	Livingston Management Services, LLC (living	534condo		24.79	989	
K-157454	32786	05/2022	5/31/2022	Finance commissioner, City of New York (eci	534condo		75.00	990	
K-160316		05/2022	5/27/2022	Artur Ujkaj (v0000081)	534condo		450.15	5272022	
K-160317		05/2022	5/13/2022	Artur Ujkaj (v0000081)	534condo		450.13	5132022	
Total							7,217.18		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = May 2022

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-31272	53598	05/2022	5/1/2022	Trubitt(t0000174)	534condo	1110-0000		1,144.38		121203125	ClickPay - ACH - A2205010442_PU6LY8
R-31291	53598	05/2022	5/1/2022	Khaneja(t0001082)	534condo	1110-0000		1,144.38		121513729	ClickPay - ACH - A2205010605_WF6MG5
R-313419		05/2022	5/1/2022	Trubitt(t0000174)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-313594		05/2022	5/1/2022	Khaneja(t0001082)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-31705	53829	05/2022	5/9/2022	Samuels(t0000177)	534condo	1110-0000		573.00		760744667_1227	https://www.clickpay.com/viewcheck.aspx?tid=L220509_FR8QP0
R-31760	53863	05/2022	5/10/2022	Riccardi(t0000176)	534condo	1110-0000		1,144.38		994_122834777	https://www.clickpay.com/viewcheck.aspx?tid=L220510_OM2AH3
R-31810	53915	05/2022	5/12/2022	Simon(t0000180)	534condo	1110-0000		2,396.23		1341_122983238	https://www.clickpay.com/viewcheck.aspx?tid=L220512_KM7OU8
R-31837	53944	05/2022	5/15/2022	Hwang(t0004002)	534condo	1110-0000		1,144.38		123056442	ClickPay - ACH - A2205150407_HM9SL5
R-31868	53992	05/2022	5/17/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6782_123137041	https://www.clickpay.com/viewcheck.aspx?tid=L220517_XB6QW9
R-31969	54501	05/2022	5/20/2022	Samuels(t0000177)	534condo	1110-0000		572.00		762402525_1232	https://www.clickpay.com/viewcheck.aspx?tid=L220520_ZD2QE1
Total								8,805.38			

Aged Receivables

Age As Of: 05/31/2022 Post To: 05/2022

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)	764.13	108.63	0.00	0.00	655.50	-764.75	-0.62
534condo	6	t0000178	Michael Younge (Current)	2,288.76	1,144.38	1,144.38	0.00	0.00	0.00	2,288.76
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				4,919.42	1,939.64	1,144.38	0.00	1,835.40	-1,420.25	3,499.17

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 05/31/2022

Month Year = 05/2022

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			-0.62
						Total	1,144.38						
6	Condo	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			2,288.76
						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				3,499.17
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	3,499.17
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	3,499.17

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 05/31/2022

Month Year = 05/2022

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

7/19/2022

Bank Reconciliation Report

5/31/2022

412059300

Posted by: dishi on 7/19/2022

Balance Per Bank Statement as of 5/31/2022 18,915.55

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
5/18/2022	987	lionconstruc - Lion Construction LLC	3,500.00
5/31/2022	990	ecbfinan - Finance commissioner, City of New York	75.00
Less:	Outstanding Checks		5,854.29
	Reconciled Bank Balance		<u>13,061.26</u>

Balance per GL as of 5/31/2022 13,061.26

Reconciled Balance Per G/L 13,061.26

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

534condo-ChaseChk-9300

7/19/2022

Bank Reconciliation Report

5/31/2022

412059300

Posted by: dishi on 7/19/2022

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/26/2022	983	afa - AFA PROTECTIVE SYSTEMS,INC.	178.17	5/31/2022
4/26/2022	984	verizon - Verizon	185.95	5/31/2022
5/2/2022	50222	conediso - Consolidated Edison Company of N.Y. Inc.	2,713.41	5/31/2022
5/4/2022	986	solids - Solid State Elevator Corp	353.84	5/31/2022
5/13/2022	5132022	v0000081 - Artur Ujkaj	450.13	5/31/2022
5/25/2022	988	goldwepr - Goldberg Weprin Finkel Goldstein LLP	100.00	5/31/2022
5/26/2022	989	livingst - Livingston Management Services, LLC	24.79	5/31/2022
5/27/2022	5272022	v0000081 - Artur Ujkaj	450.15	5/31/2022
Total Cleared Checks			4,456.44	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/3/2022	357	ACH	2,288.76	5/31/2022
5/10/2022	358	Lockbox	573.00	5/31/2022
5/11/2022	359	Lockbox	1,144.38	5/31/2022
5/13/2022	360	Lockbox	2,396.23	5/31/2022
5/17/2022	361	ACH	1,144.38	5/31/2022
5/18/2022	362	Lockbox	686.63	5/31/2022
5/23/2022	363	Lockbox	572.00	5/31/2022
Total Cleared Deposits			8,805.38	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/12/2022	JE 58030	pay by pay	-272.88	5/31/2022
5/12/2022	JE 58031		272.88	5/31/2022
5/12/2022	JE 58032	pay by pay	-33.25	5/31/2022
5/12/2022	JE 58033	:Reversal of J-58032	33.25	5/31/2022
5/12/2022	JE 58034	reverse payment	33.25	5/31/2022
5/26/2022	JE 58029	verizon	-272.88	5/31/2022
5/31/2022	JE 56255	To Gross up 05.2022	-312.37	5/31/2022
5/31/2022	JE 58028	ADP Processing Fee sum up	-141.26	5/31/2022
Total Cleared Other Items			-693.26	



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

April 30, 2022 through May 31, 2022

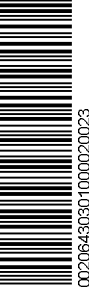
Primary Account: **000000412059300**

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**

00020643 DRE 802 089 15222 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



On June 12, 2022, fees for non-Chase ATM transactions are changing

We're making the following fee changes and, depending on the type of account you have with us, you may be affected:

- Non-Chase ATM transactions fee* (Domestic Withdrawal, Domestic & International Balance Inquiry, Domestic & International Balance Transfers):** This fee will increase from \$2.50 to \$3.00, but you can still avoid it by using Chase ATMs. The International Withdrawal Fee for ATMs outside the U.S., Puerto Rico and the U.S. Virgin Islands remains \$5.00 per withdrawal. We'll continue to waive these fees for customers receiving Chase Military Banking benefits on their Chase Business Complete CheckingSM accounts.

Please note: We'll continue to waive these fees for Chase Performance Business Checking[®] and Chase Platinum Business CheckingSM accounts.

For more information about banking fees, please read the Additional Banking Services and Fees for Business Accounts Deposit Account Agreement, which you can find at chase.com/business-deposit-disclosures, or visit a branch.

If you have any questions, please call the number on this statement. We accept operator relay calls.

* Fees from the ATM owner/networks may still apply.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$15,259.87	\$18,915.55
Chase Business Total Savings	000003046731484	20,042.64	20,042.81
Total		\$35,302.51	\$38,958.36
TOTAL ASSETS		\$35,302.51	\$38,958.36



April 30, 2022 through May 31, 2022
Primary Account: 000000412059300

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$15,259.87
Deposits and Additions	7	8,805.38
Checks Paid	5	-842.75
Electronic Withdrawals	10	-4,306.95
Ending Balance	22	\$18,915.55

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
05/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:050422 CO Entry Descr:Settlementsec:CCD Trace#:081503505642401 Eed:220504 Ind ID:000014485869689 Ind Name:Livingston Management Trn: 1245642401Tc	\$2,288.76
05/12	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:051222 CO Entry Descr:Settlementsec:CCD Trace#:081503502792126 Eed:220512 Ind ID:000014591776089 Ind Name:Livingston Management Trn: 1322792126Tc	573.00
05/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:051322 CO Entry Descr:Settlementsec:CCD Trace#:081503502193765 Eed:220513 Ind ID:000014602519641 Ind Name:Livingston Management Trn: 1332193765Tc	1,144.38
05/17	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:051722 CO Entry Descr:Settlementsec:CCD Trace#:081503506425022 Eed:220517 Ind ID:000014617912241 Ind Name:Livingston Management Trn: 1376425022Tc	2,396.23
05/19	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:051922 CO Entry Descr:Settlementsec:CCD Trace#:081503501584739 Eed:220519 Ind ID:000014638680097 Ind Name:Livingston Management Trn: 1391584739Tc	1,144.38
05/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:052022 CO Entry Descr:Settlementsec:CCD Trace#:081503507477049 Eed:220520 Ind ID:000014653108369 Ind Name:Livingston Management Trn: 1407477049Tc	686.63
05/25	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:052522 CO Entry Descr:Settlementsec:CCD Trace#:081503503085547 Eed:220525 Ind ID:000014679102181 Ind Name:Livingston Management Trn: 1453085547Tc	572.00
Total Deposits and Additions		\$8,805.38



April 30, 2022 through May 31, 2022
Primary Account: 000000412059300

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
983 ^		05/02	\$178.17
984 ^		05/03	185.95
986 * ^		05/11	353.84
988 * ^		05/31	100.00
989 ^		05/26	24.79

Total Checks Paid **\$842.75**

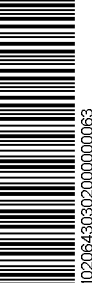
If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* 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
05/03	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 220502 CO Entry Descr: XXXXXXXXXsec: PPD Trace#: 021000021804120 Eed: 220503 Ind ID: Ind Name: Cyril Montoya DBA Trn: 1231804120Tc	\$2,713.41
05/06	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220506 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000025197136 Eed: 220506 Ind ID: 2Rixs 8319042 Ind Name: 534 W 42ND Street Cond	70.63
05/12	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220512 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000024825106 Eed: 220512 Ind ID: 565057904466ixs Ind Name: 534 W 42ND Street Cond	33.25
05/12	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220512 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000029794115 Eed: 220512 Ind ID: 943221424807ixs Ind Name: 534 W 42ND Street Cond	450.13
05/12	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220512 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000029810711 Eed: 220512 Ind ID: R6ixs 051310A01 Ind Name: 534 W 42ND Street Cond	106.32
05/20	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220520 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000020508546 Eed: 220520 Ind ID: 2Rixs 1725149 Ind Name: 534 W 42ND Street Cond	70.63
05/26	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000036053697 Eed: 220526 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Trn: 1466053697Tc	272.88
05/26	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220526 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000026992236 Eed: 220526 Ind ID: 442563971893ixs Ind Name: 534 W 42ND Street Cond	33.25
05/26	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220526 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000021086916 Eed: 220526 Ind ID: 932023775417ixs Ind Name: 534 W 42ND Street Cond	450.15
05/26	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220526 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000022787504 Eed: 220526 Ind ID: R6ixs 052711A01 Ind Name: 534 W 42ND Street Cond	106.30
Total Electronic Withdrawals		\$4,306.95



534condo-ChaseRes-1484

7/19/2022

Bank Reconciliation Report

5/31/2022

3046731484

Posted by: dishi on 7/19/2022

Balance Per Bank Statement as of 5/31/2022	20,042.81
Reconciled Bank Balance	<u>20,042.81</u>

Balance per GL as of 5/31/2022	20,042.81
Reconciled Balance Per G/L	<u>20,042.81</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
5/31/2022	JE 58035	Interest Payment	0.17	5/31/2022
Total Cleared Other Items			<u>0.17</u>	



April 30, 2022 through May 31, 2022
Primary Account: **000000412059300**

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
05/02	\$15,081.70	05/12	14,029.93	05/20	19,330.92
05/03	12,182.34	05/13	15,174.31	05/25	19,902.92
05/04	14,471.10	05/17	17,570.54	05/26	19,015.55
05/06	14,400.47	05/19	18,714.92	05/31	18,915.55
05/11	14,046.63				

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,042.64
Deposits and Additions	1	0.17
Ending Balance	1	\$20,042.81
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.17
Interest Paid Year-to-Date		\$0.82

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		\$20,042.64
05/31	Interest Payment	0.17	20,042.81
	Ending Balance		\$20,042.81

15 deposited items are provided with your account each month. There is a \$0.40 fee for each additional deposited item.



April 30, 2022 through May 31, 2022
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:

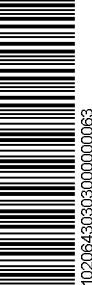
- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

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





April 30, 2022 through May 31, 2022
Primary Account: **000000412059300**

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534condo-CitiSaving-6158

7/19/2022

Bank Reconciliation Report

5/31/2022

6867166158

Posted by: dishi on 7/19/2022

Balance Per Bank Statement as of 5/31/2022	44,301.44
Reconciled Bank Balance	<u>44,301.44</u>
Balance per GL as of 5/31/2022	44,301.44
Reconciled Balance Per G/L	<u>44,301.44</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)
	<u>0.00</u>



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

00001388 BB CCC 151 JSW0#5NC AM1 061 0

CitiBusiness®

001/R1/D AF000

00014016
K304

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



000
CITIBANK, N. A.
Account
6867166158
Statement Period
May 1 - May 31, 2022
Relationship Manager
Citibusiness Service Center
(877) 528-0990

Page 1 of 1

Relationship Summary:

Checking	\$44,301.44
Savings	----
Checking Plus	----

Beginning immediately, CitiBusiness Client Manual includes the following to the 'Cancellation or Amendment of all other Funds Transfer Requests' under 'Wires': "If your wire transfer is returned by the beneficiary bank to Citibank, an amendment request cannot be accepted and as a result, the funds will automatically be credited back to your account less any applicable service charges. If your transfer was in foreign currency, your returned funds will be in U.S. dollars at the exchange rate established by Citibank on the date of return as indicated above."

Type of Charge	No./Units	Price/Unit	Amount
STREAMLINED CHECKING # 6867166158			
Average Daily Collected Balance			\$44,301.44
Total Charges for Services			\$0.00
Net Service Charge			\$0.00

CitiBusiness Streamlined Checking 6867166158

Beginning Balance:	\$44,301.44
Ending Balance:	\$44,301.44

IF YOU HAVE QUESTIONS ON:

Checking

YOU CAN CALL:

877-528-0990
(For Speech and Hearing
Impaired Customers Only
TTY: 800-945-0258)

YOU CAN WRITE:

CitiBusiness
100 Citibank Drive
San Antonio, TX 78245-9966

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

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