

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
June 2022**

Trial Balance

Period = Jun 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	13,061.26	1,172.19	0.00	14,233.45
1130-0000	Savings Cash 1	20,042.81	0.16	0.00	20,042.97
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	0.00	0.00	0.00
3800-0000	Retained Earnings	-108,096.05	0.00	0.00	-108,096.05
4530-0000	Condo Common Charge	-44,024.41	0.00	11,551.89	-55,576.30
4700-0000	Commercial/Retail rent	-4,119.78	0.00	686.63	-4,806.41
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,144.38	-1,144.38
5720-0000	Interest on Bank Accounts	-0.82	0.00	0.16	-0.98
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
6215-0000	Building Supplies	0.00	334.35	0.00	334.35
6230-0000	Painting	225.00	0.00	0.00	225.00
6235-0000	Plumbing Repair	0.00	4,808.06	0.00	4,808.06
6242-0000	Unit Repairs	300.00	0.00	0.00	300.00
6249-0000	Elevator Contract	1,061.52	353.84	0.00	1,415.36
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	3,500.00	0.00	0.00	3,500.00
6300-0000	Management	3,750.00	750.00	0.00	4,500.00
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	384.06	58.92	0.00	442.98
6364-0000	Filing Fees	99.00	0.00	0.00	99.00
6365-0000	Fines	75.00	0.00	0.00	75.00
6367-0000	Boiler Inspection Service	900.00	0.00	0.00	900.00

Trial Balance

Period = Jun 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6410-0000	Electricity	6,878.44	721.79	0.00	7,600.23
6417-0000	Cable & Internet	272.88	0.00	0.00	272.88
6420-0000	Gas	11,165.86	887.94	0.00	12,053.80
6455-0000	Telephone	2,029.98	795.40	0.00	2,825.38
6467-0000	Appliances	486.74	0.00	0.00	486.74
7421-0000	Postage	42.50	0.00	0.00	42.50
7610-0000	Legal - General	100.00	0.00	0.00	100.00
7615-0000	Payroll Processing Fees	781.15	356.49	0.00	1,137.64
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
7827-0000	Salary-Doorman	0.00	2,023.44	0.00	2,023.44
7845-0000	Gross Salary	5,584.59	1,015.38	0.00	6,599.97
7850-0000	Payroll Taxes	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	427.24	77.68	0.00	504.92
7852-0000	FUTA Expense	33.55	6.10	0.00	39.65
7853-0000	SUTA Expense	127.41	21.32	0.00	148.73
	Total	0.00	13,383.06	13,383.06	0.00

Income Statement

Period = Jun 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	11,551.89	86.32	55,576.30	90.33
4700-0000	Commercial/Retail rent	686.63	5.13	4,806.41	7.81
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	8.55	1,144.38	1.86
4990-0000	NET RENT INCOME	<u>13,382.90</u>	<u>100.00</u>	<u>61,527.09</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	0.98	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.16</u>	<u>0.00</u>	<u>0.98</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>13,383.06</u>	<u>100.00</u>	<u>61,528.07</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	5.36
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.25
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	0.79
6215-0000	Building Supplies	334.35	2.50	334.35	0.54
6230-0000	Painting	0.00	0.00	225.00	0.37
6235-0000	Plumbing Repair	4,808.06	35.93	4,808.06	7.81
6242-0000	Unit Repairs	0.00	0.00	300.00	0.49
6249-0000	Elevator Contract	353.84	2.64	1,415.36	2.30
6250-0000	Elevator Inspection & Repair	0.00	0.00	279.80	0.45
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.70
6267-0000	Locksmith	0.00	0.00	190.53	0.31
6291-0050	General Building Services NR	0.00	0.00	3,500.00	5.69
6300-0000	Management	750.00	5.60	4,500.00	7.31
6310-0000	Security Service	0.00	0.00	5,127.59	8.33
6320-0000	Insurance	0.00	0.00	3,825.32	6.22

Income Statement

Period = Jun 2022

Book = Cash

		Period to Date	%	Year to Date	%
6320-0010	Worker's Compensation	58.92	0.44	442.98	0.72
6364-0000	Filing Fees	0.00	0.00	99.00	0.16
6365-0000	Fines	0.00	0.00	75.00	0.12
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.46
6410-0000	Electricity	721.79	5.39	7,600.23	12.35
6417-0000	Cable & Internet	0.00	0.00	272.88	0.44
6420-0000	Gas	887.94	6.63	12,053.80	19.59
6455-0000	Telephone	795.40	5.94	2,825.38	4.59
6467-0000	Appliances	0.00	0.00	486.74	0.79
6990-0000	TOTAL DIRECT EXPENSES	8,710.30	65.08	54,860.10	89.16
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.07
7610-0000	Legal - General	0.00	0.00	100.00	0.16
7615-0000	Payroll Processing Fees	356.49	2.66	1,137.64	1.85
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.04
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.24
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	2,023.44	15.12	2,023.44	3.29
7845-0000	Gross Salary	1,015.38	7.59	6,599.97	10.73
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.02
7851-0000	FICA Expense	77.68	0.58	504.92	0.82
7852-0000	FUTA Expense	6.10	0.05	39.65	0.06
7853-0000	SUTA Expense	21.32	0.16	148.73	0.24
7890-0000	TOTAL PAYROLL	3,500.41	26.16	10,444.21	16.97
7990-0000	TOTAL G & A EXPENSE	3,500.41	26.16	10,761.71	17.49
8990-0000	TOTAL EXPENSES	12,210.71	91.24	65,621.81	106.65
9090-0000	NET INCOME	1,172.35	8.76	-4,093.74	-6.65

Income Statement

Period = Jun 2022

Book = Cash

	Period to Date	%	Year to Date	%
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Statement (12 months)

Period = Jan 2022-Jun 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 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	11,551.89	55,576.30
4700-0000	Commercial/Retail rent	1,373.26	686.63	686.63	686.63	686.63	686.63	4,806.41
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	0.00	0.00	0.00	1,144.38	1,144.38
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>13,382.90</u>	<u>61,527.09</u>
5600-0000	OTHER INCOME							
5720-0000	Interest on Bank Accounts	0.17	0.15	0.17	0.16	0.17	0.16	0.98
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>0.16</u>	<u>0.98</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>13,383.06</u>	<u>61,528.07</u>
6000-0000	EXPENSES							
6100-0000	DIRECT EXPENSES							
6202-0000	Accounting	2,500.00	0.00	800.00	0.00	0.00	0.00	3,300.00
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.00	0.00	0.00	151.34
6213-0000	General Building Repairs-Expense	486.74	0.00	0.00	0.00	0.00	0.00	486.74
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	0.00	334.35	334.35
6230-0000	Painting	0.00	0.00	225.00	0.00	0.00	0.00	225.00
6235-0000	Plumbing Repair	0.00	0.00	0.00	0.00	0.00	4,808.06	4,808.06
6242-0000	Unit Repairs	0.00	0.00	300.00	0.00	0.00	0.00	300.00
6249-0000	Elevator Contract	0.00	353.84	0.00	353.84	353.84	353.84	1,415.36
6250-0000	Elevator Inspection & Repair	40.80	0.00	0.00	239.00	0.00	0.00	279.80
6257-0000	Sprinkler Sys. & Inspections	0.00	1,660.00	0.00	0.00	0.00	0.00	1,660.00
6267-0000	Locksmith	0.00	0.00	190.53	0.00	0.00	0.00	190.53
6291-0050	General Building Services NR	0.00	0.00	0.00	0.00	3,500.00	0.00	3,500.00
6300-0000	Management	750.00	1,500.00	750.00	750.00	0.00	750.00	4,500.00
6310-0000	Security Service	0.00	0.00	0.00	5,127.59	0.00	0.00	5,127.59

Statement (12 months)

Period = Jan 2022-Jun 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
6320-0000	Insurance	956.33	956.33	1,912.66	0.00	0.00	0.00	3,825.32
6320-0010	Worker's Compensation	118.92	58.92	88.38	58.92	58.92	58.92	442.98
6364-0000	Filing Fees	0.00	99.00	0.00	0.00	0.00	0.00	99.00
6365-0000	Fines	0.00	0.00	0.00	0.00	75.00	0.00	75.00
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.00	0.00	0.00	900.00
6410-0000	Electricity	691.89	1,007.47	731.09	3,673.49	774.50	721.79	7,600.23
6417-0000	Cable & Internet	0.00	0.00	0.00	0.00	272.88	0.00	272.88
6420-0000	Gas	2,319.93	3,509.98	3,352.05	44.99	1,938.91	887.94	12,053.80
6455-0000	Telephone	518.64	278.26	769.03	464.05	0.00	795.40	2,825.38
6467-0000	Appliances	0.00	0.00	486.74	0.00	0.00	0.00	486.74
6990-0000	TOTAL DIRECT EXPENSES	8,383.25	9,423.80	10,656.82	10,711.88	6,974.05	8,710.30	54,860.10
7000-0000	GENERAL & ADMINISTRATIVE							
7421-0000	Postage	0.00	0.00	0.00	17.71	24.79	0.00	42.50
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	0.00	100.00
7615-0000	Payroll Processing Fees	216.11	141.26	141.26	141.26	141.26	356.49	1,137.64
7630-0000	Bank Charges Expense	25.00	0.00	0.00	0.00	0.00	0.00	25.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE							
7827-0000	Salary-Doorman	0.00	0.00	0.00	0.00	0.00	2,023.44	2,023.44
7845-0000	Gross Salary	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	6,599.97
7850-0000	Payroll Taxes	0.00	0.00	-10.14	0.00	0.00	0.00	-10.14
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	77.68	504.92
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	39.65
7853-0000	SUTA Expense	25.38	25.38	34.01	21.32	21.32	21.32	148.73
7890-0000	TOTAL PAYROLL	1,340.65	1,265.80	1,813.87	1,261.74	1,261.74	3,500.41	10,444.21
7990-0000	TOTAL G & A EXPENSE	1,515.65	1,265.80	1,813.87	1,279.45	1,386.53	3,500.41	10,761.71
8990-0000	TOTAL EXPENSES	9,898.90	10,689.60	12,470.69	11,991.33	8,360.58	12,210.71	65,621.81

Statement (12 months)

Period = Jan 2022-Jun 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
9090-0000	NET INCOME	1,881.42	-1,884.69	-2,521.57	-3,186.22	444.97	1,172.35	-4,093.74

Balance Sheet

Period = Jun 2022

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	14,233.45
1130-0000	Savings Cash 1	20,042.97
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	78,577.86
1400-0000	Total Current Assets	78,577.86
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	114,988.30
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	104,002.31
3890-0000	TOTAL CAPITAL	104,002.31
3990-0000	TOTAL LIABILITIES & CAPITAL	114,988.30

Cash Flow Statement

Period = Jun 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	11,551.89	86.32	55,576.30	90.33
4700-0000	Commercial/Retail rent	686.63	5.13	4,806.41	7.81
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	8.55	1,144.38	1.86
4990-0000	NET RENT INCOME	<u>13,382.90</u>	<u>100.00</u>	<u>61,527.09</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	0.98	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.16</u>	<u>0.00</u>	<u>0.98</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>13,383.06</u>	<u>100.00</u>	<u>61,528.07</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	5.36
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.25
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	0.79
6215-0000	Building Supplies	334.35	2.50	334.35	0.54
6230-0000	Painting	0.00	0.00	225.00	0.37
6235-0000	Plumbing Repair	4,808.06	35.93	4,808.06	7.81
6242-0000	Unit Repairs	0.00	0.00	300.00	0.49
6249-0000	Elevator Contract	353.84	2.64	1,415.36	2.30
6250-0000	Elevator Inspection & Repair	0.00	0.00	279.80	0.45
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.70
6267-0000	Locksmith	0.00	0.00	190.53	0.31
6291-0050	General Building Services NR	0.00	0.00	3,500.00	5.69
6300-0000	Management	750.00	5.60	4,500.00	7.31
6310-0000	Security Service	0.00	0.00	5,127.59	8.33
6320-0000	Insurance	0.00	0.00	3,825.32	6.22

Cash Flow Statement

Period = Jun 2022

Book = Cash

		Period to Date	%	Year to Date	%
6320-0010	Worker's Compensation	58.92	0.44	442.98	0.72
6364-0000	Filing Fees	0.00	0.00	99.00	0.16
6365-0000	Fines	0.00	0.00	75.00	0.12
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.46
6410-0000	Electricity	721.79	5.39	7,600.23	12.35
6417-0000	Cable & Internet	0.00	0.00	272.88	0.44
6420-0000	Gas	887.94	6.63	12,053.80	19.59
6455-0000	Telephone	795.40	5.94	2,825.38	4.59
6467-0000	Appliances	0.00	0.00	486.74	0.79
6990-0000	TOTAL DIRECT EXPENSES	8,710.30	65.08	54,860.10	89.16
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.07
7610-0000	Legal - General	0.00	0.00	100.00	0.16
7615-0000	Payroll Processing Fees	356.49	2.66	1,137.64	1.85
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.04
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.24
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	2,023.44	15.12	2,023.44	3.29
7845-0000	Gross Salary	1,015.38	7.59	6,599.97	10.73
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.02
7851-0000	FICA Expense	77.68	0.58	504.92	0.82
7852-0000	FUTA Expense	6.10	0.05	39.65	0.06
7853-0000	SUTA Expense	21.32	0.16	148.73	0.24
7890-0000	TOTAL PAYROLL	3,500.41	26.16	10,444.21	16.97
7990-0000	TOTAL G & A EXPENSE	3,500.41	26.16	10,761.71	17.49
8990-0000	TOTAL EXPENSES	12,210.71	91.24	65,621.81	106.65
9090-0000	NET INCOME	1,172.35	8.76	-4,093.74	-6.65

Cash Flow Statement

Period = Jun 2022

Book = Cash

		Period to Date	%	Year to Date	%
Adjustments					
Total Adjustments		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Cash Flow		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	13,061.26	14,233.45	1,172.19	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,042.81	20,042.97	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		77,405.51	78,577.86	1,172.35	
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	14,233.45	-4,094.72	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.99	20,042.97	0.98	
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	78,577.86	-4,093.74	

General Ledger

Period = Jun 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					13,061.26	= Beginning Balance =
534condo	534 West 42nd...	06/01/2022	06/2022	Consolidated Edison Company ...	K-160913	60122	0.00	721.79	12,339.47	44-7223-0650-0200-7 For 04.19.22-05.18.22...
534condo	534 West 42nd...	06/01/2022	06/2022	Consolidated Edison Company ...	K-160913	60122	0.00	546.62	11,792.85	44-7223-0650-0200-7 For 04.19.22-05.18.22...
534condo	534 West 42nd...	06/02/2022	06/2022	Charles Henry Properties LLC ...	K-157988	927	1,299.41	0.00	13,092.26	Reimbursement for verizon payment from 05/...
534condo	534 West 42nd...	06/10/2022	06/2022	Artur Ujkaj (v0000081)	K-165401	6102022	0.00	450.14	12,642.12	06102022
534condo	534 West 42nd...	06/24/2022	06/2022	Future Communications Corp (f...	K-161677	62422	0.00	2,023.44	10,618.68	Salary-Doorman Quarter Bill 6/10-09/09/22
534condo	534 West 42nd...	06/24/2022	06/2022	Artur Ujkaj (v0000081)	K-165400	6242022	0.00	450.14	10,168.54	06242022
534condo	534 West 42nd...	06/25/2022	06/2022	Verizon (verizon)	K-161759	62522	0.00	271.95	9,896.59	155-734-529-0001 For 06.05.22-07.04.22
				Check Batch 32808				750.00	9,146.59	
				Receipt Batch 54746			2,288.76		11,435.35	
				Check Batch 32825				272.88	11,162.47	
				Check Batch 32827				1,633.76	9,528.71	
				Check Batch 32839				1,191.00	8,337.71	
				Receipt Batch 55063			572.00		8,909.71	
				Check Batch 32917				3,617.06	5,292.65	
				Check Batch 32921				142.56	5,150.09	
				Receipt Batch 55111			3,540.61		8,690.70	
				Check Batch 33009				99.38	8,591.32	
				Check Batch 33032				99.38	8,491.94	
				Receipt Batch 55262			1,144.38		9,636.32	
				Receipt Batch 55294			686.63		10,322.95	
				Check Batch 33093				250.57	10,072.38	
				Receipt Batch 55765			573.00		10,645.38	
				Receipt Batch 55795			4,577.52		15,222.90	
				Check Batch 33236				353.84	14,869.06	
				Journal Batch 23428				279.12	14,589.94	
				Journal Batch 23445				141.26	14,448.68	
				Journal Batch 25279				215.23	14,233.45	
				Net Change=1,172.19			14,682.31	13,510.12	14,233.45	= Ending Balance =
1130-0000				Savings Cash 1					20,042.81	= Beginning Balance =
				Journal Batch 23444			0.16		20,042.97	
				Net Change=0.16			0.16	0.00	20,042.97	= 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 = Jun 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					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/10/2022	06/2022	Artur Ujkaj (v0000081)	K-165401	6102022	450.14	0.00	450.14	06102022
534condo	534 West 42nd...	06/24/2022	06/2022	Artur Ujkaj (v0000081)	K-165400	6242022	450.14	0.00	900.28	06242022
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		0.00	900.28	0.00	To Gross up 06.2022
				Net Change=0.00			900.28	900.28	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					-44,024.41	= Beginning Balance =
534condo	534 West 42nd...	06/01/2022	06/2022	Khaneja (t0001082)	R-326146	1239...	0.00	1,144.38	-45,168.79	ClickPay - ACH - A2206010427_HF7WX2
534condo	534 West 42nd...	06/01/2022	06/2022	Trubitt (t0000174)	R-326368	1241...	0.00	1,144.38	-46,313.17	ClickPay - ACH - A2206010453_GL6AY9
534condo	534 West 42nd...	06/07/2022	06/2022	Samuels (t0000177)	R-329454	7644...	0.00	108.63	-46,421.80	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/07/2022	06/2022	Samuels (t0000177)	R-329454	7644...	0.00	463.37	-46,885.17	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/08/2022	06/2022	Simon (t0000180)	R-329753	1345...	0.00	2,396.23	-49,281.40	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/08/2022	06/2022	Riccardi (t0000176)	R-329935	1002...	0.00	1,144.38	-50,425.78	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/15/2022	06/2022	Hwang (t0004002)	R-331266	1257...	0.00	1,144.38	-51,570.16	ClickPay - ACH - A2206150406_NK8YX3
534condo	534 West 42nd...	06/22/2022	06/2022	Samuels (t0000177)	R-332542	7663...	0.00	573.00	-52,143.16	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	06/23/2022	06/2022	Younge (t0000178)	R-332695	1260...	0.00	1,144.38	-53,287.54	ClickPay - ACH - A2206230347_ML3LI9
534condo	534 West 42nd...	06/23/2022	06/2022	Younge (t0000178)	R-332695	1260...	0.00	1,144.38	-54,431.92	ClickPay - ACH - A2206230347_ML3LI9
534condo	534 West 42nd...	06/23/2022	06/2022	Younge (t0000178)	R-332695	1260...	0.00	1,144.38	-55,576.30	ClickPay - ACH - A2206230347_ML3LI9
				Net Change=-11,551.89			0.00	11,551.89	-55,576.30	= Ending Balance =
4700-0000				Commercial/Retail rent					-4,119.78	= Beginning Balance =

General Ledger

Period = Jun 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	06/17/2022	06/2022	Praveen Gulati (t0000760)	R-331578	6792...	0.00	686.63	-4,806.41	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-4,806.41	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/23/2022	06/2022	Younge (t0000178)	R-332695	1260...	0.00	1,144.38	-1,144.38	ClickPay - ACH - A2206230347_ML3LI9
				Net Change=-1,144.38			0.00	1,144.38	-1,144.38	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.82	= Beginning Balance =
534condo	534 West 42nd...	06/30/2022	06/2022	Interest Payment	J-58036		0.00	0.16	-0.98	Interest Payment
				Net Change=-0.16			0.00	0.16	-0.98	= 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 =
6215-0000				Building Supplies					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/02/2022	06/2022	Charles Henry Properties LLC ...	K-157989	992	334.35	0.00	334.35	534W Building Supplies
				Net Change=334.35			334.35	0.00	334.35	= Ending Balance =
6230-0000				Painting					225.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	225.00	= Ending Balance =
6235-0000				Plumbing Repair					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/02/2022	06/2022	Ben Franklin HVAC Inc. (benfra...	K-158026	994	175.00	0.00	175.00	Service Call
534condo	534 West 42nd...	06/02/2022	06/2022	Ben Franklin HVAC Inc. (benfra...	K-158026	994	150.00	0.00	325.00	Add Labour
534condo	534 West 42nd...	06/02/2022	06/2022	Ben Franklin HVAC Inc. (benfra...	K-158026	994	684.00	0.00	1,009.00	Relief valve
534condo	534 West 42nd...	06/02/2022	06/2022	Ben Franklin HVAC Inc. (benfra...	K-158026	994	162.00	0.00	1,171.00	stone
534condo	534 West 42nd...	06/02/2022	06/2022	Ben Franklin HVAC Inc. (benfra...	K-158026	994	20.00	0.00	1,191.00	Fitting
534condo	534 West 42nd...	06/08/2022	06/2022	GMN Contracting Corp. (gmn)	K-158943	995	3,617.06	0.00	4,808.06	534Co- Removal of mixing valve manifold follo...
				Net Change=4,808.06			4,808.06	0.00	4,808.06	= Ending Balance =
6242-0000				Unit Repairs					300.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	300.00	= Ending Balance =

General Ledger

Period = Jun 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6249-0000				Elevator Contract					1,061.52	= Beginning Balance =
534condo	534 West 42nd...	06/29/2022	06/2022	D&D Elevator, Inc-Solid State (dde)	K-162311	1000	353.84	0.00	1,415.36	534Condo 1.00 Elevator Mainten
				Net Change=353.84			353.84	0.00	1,415.36	= 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 =
				Net Change=0.00			0.00	0.00	190.53	= Ending Balance =
6291-0050				General Building Services NR					3,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,500.00	= Ending Balance =
6300-0000				Management					3,750.00	= Beginning Balance =
534condo	534 West 42nd...	06/01/2022	06/2022	Livingston Management Service...	K-157872	991	750.00	0.00	4,500.00	Management Fee
				Net Change=750.00			750.00	0.00	4,500.00	= 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					384.06	= Beginning Balance =
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		0.00	5.18	378.88	paid family leave
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		66.50	0.00	445.38	pay-by-pay insurance
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		0.00	2.40	442.98	voluntary disability
				Net Change=58.92			66.50	7.58	442.98	= 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					75.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	75.00	= Ending Balance =

General Ledger

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6367-0000				Boiler Inspection Service					900.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	900.00	= Ending Balance =
6410-0000				Electricity					6,878.44	= Beginning Balance =
534condo	534 West 42nd...	06/01/2022	06/2022	Consolidated Edison Company ...	K-160913	60122	721.79	0.00	7,600.23	44-7223-0650-0200-7 For 04.19.22-05.18.22...
				Net Change=721.79			721.79	0.00	7,600.23	= Ending Balance =
6417-0000				Cable & Internet					272.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	272.88	= Ending Balance =
6420-0000				Gas					11,165.86	= Beginning Balance =
534condo	534 West 42nd...	06/01/2022	06/2022	Consolidated Edison Company ...	K-160913	60122	546.62	0.00	11,712.48	44-7223-0650-0200-7 For 04.19.22-05.18.22...
534condo	534 West 42nd...	06/08/2022	06/2022	Consolidated Edison Company ...	K-159001	996	142.56	0.00	11,855.04	44-7223-0652-0201-1 For 04.19.22-05.18.22
534condo	534 West 42nd...	06/15/2022	06/2022	Consolidated Edison Company ...	K-159670	997	99.38	0.00	11,954.42	44-7223-0652-0201-1 For 03.21.22-04.19.2...
534condo	534 West 42nd...	06/15/2022	06/2022	Consolidated Edison Company ...	K-160194	998	99.38	0.00	12,053.80	Account##/Contract#: 44-7223-0652-0201-1 COOK
				Net Change=887.94			887.94	0.00	12,053.80	= Ending Balance =
6455-0000				Telephone					2,029.98	= Beginning Balance =
534condo	534 West 42nd...	06/02/2022	06/2022	Verizon (verizon)	K-157966	52522	272.88	0.00	2,302.86	155-734-529-0001-16 For 05/05/2022-06/04/2022
534condo	534 West 42nd...	06/02/2022	06/2022	Charles Henry Properties LLC ...	K-157988	927	0.00	1,299.41	1,003.45	Reimbursement for verizon payment from 05/...
534condo	534 West 42nd...	06/02/2022	06/2022	Charles Henry Properties LLC ...	K-157990	993	1,299.41	0.00	2,302.86	534W42ndSt Telephone Expense
534condo	534 West 42nd...	06/22/2022	06/2022	Verizon (verizon)	K-160744	999	250.57	0.00	2,553.43	853-077-585-0001-81 For 05/28/22-06/27/22
534condo	534 West 42nd...	06/25/2022	06/2022	Verizon (verizon)	K-161759	62522	271.95	0.00	2,825.38	155-734-529-0001 For 06.05.22-07.04.22
				Net Change=795.40			2,094.81	1,299.41	2,825.38	= Ending Balance =
6467-0000				Appliances					486.74	= Beginning Balance =
				Net Change=0.00			0.00	0.00	486.74	= Ending Balance =
7421-0000				Postage					42.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.50	= 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					781.15	= Beginning Balance =
534condo	534 West 42nd...	06/30/2022	06/2022	ADP Processing Fee sum up	J-58038		70.63	0.00	851.78	ADP Processing Fee
534condo	534 West 42nd...	06/30/2022	06/2022	ADP Processing Fee sum up	J-58038		70.63	0.00	922.41	ADP Processing Fee

General Ledger

Period = Jun 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	06/30/2022	06/2022	ADP Processing Fee sum up	J-60800		70.63	0.00	993.04	ADP Processing Fee
534condo	534 West 42nd...	06/30/2022	06/2022	ADP Processing Fee sum up	J-60800		70.63	0.00	1,063.67	ADP Processing Fee
534condo	534 West 42nd...	06/30/2022	06/2022	ADP Processing Fee sum up	J-60800		73.97	0.00	1,137.64	ADP Processing Fee
				Net Change=356.49			356.49	0.00	1,137.64	= 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 =
7827-0000				Salary-Doorman					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/24/2022	06/2022	Future Communications Corp (f...	K-161677	62422	2,023.44	0.00	2,023.44	Salary-Doorman Quarter Bill 6/10-09/09/22
				Net Change=2,023.44			2,023.44	0.00	2,023.44	= Ending Balance =
7845-0000				Gross Salary					5,584.59	= Beginning Balance =
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		1,015.38	0.00	6,599.97	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	6,599.97	= 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					427.24	= Beginning Balance =
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		77.68	0.00	504.92	To Gross up 06.2022
				Net Change=77.68			77.68	0.00	504.92	= Ending Balance =
7852-0000				FUTA Expense					33.55	= Beginning Balance =
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		6.10	0.00	39.65	To Gross up 06.2022
				Net Change=6.10			6.10	0.00	39.65	= Ending Balance =
7853-0000				SUTA Expense					127.41	= Beginning Balance =
534condo	534 West 42nd...	06/30/2022	06/2022	To Gross up 06.2022	J-58019		21.32	0.00	148.73	To Gross up 06.2022
				Net Change=21.32			21.32	0.00	148.73	= Ending Balance =
							29,100.45	29,100.45		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jun 2022

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-157872	32808	06/2022	6/1/2022	Livingston Management Services, LLC (living	534condo		750.00	991	
K-157966	32825	06/2022	6/2/2022	Verizon (verizon)	534condo		272.88	52522	
K-157988		06/2022	6/2/2022	Charles Henry Properties LLC (charleshenry)	534condo		-1,299.41	927	lost in mail
K-157986	32827	06/2022	6/2/2022	Charles Henry Properties LLC (charleshenry)	534condo		334.35	992	
K-157990	32827	06/2022	6/2/2022	Charles Henry Properties LLC (charleshenry)	534condo		1,299.41	993	
K-158026	32839	06/2022	6/2/2022	Ben Franklin HVAC Inc. (benfranklin)	534condo		1,191.00	994	
K-158943	32917	06/2022	6/8/2022	GMN Contracting Corp. (gmn)	534condo		3,617.06	995	
K-159001	32921	06/2022	6/8/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		142.56	996	
K-159670	33009	06/2022	6/15/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		99.38	997	
K-160194	33032	06/2022	6/15/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		99.38	998	
K-160744	33093	06/2022	6/22/2022	Verizon (verizon)	534condo		250.57	999	
K-160913		06/2022	6/1/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,268.41	60122	
K-161677		06/2022	6/24/2022	Future Communications Corp (future)	534condo		2,023.44	62422	
K-161759		06/2022	6/25/2022	Verizon (verizon)	534condo		271.95	62522	
K-162311	33236	06/2022	6/29/2022	D&D Elevator, Inc-Solid State (dde)	534condo		353.84	1000	
K-165400		06/2022	6/24/2022	Artur Ujkaj (v0000081)	534condo		450.14	6242022	
K-165401		06/2022	6/10/2022	Artur Ujkaj (v0000081)	534condo		450.14	6102022	
Total							11,575.10		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jun 2022

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-32614	54746	06/2022	6/1/2022	Khaneja(t0001082)	534condo	1110-0000		1,144.38		123910294	ClickPay - ACH - A2206010427_HF7WX2
R-32636	54746	06/2022	6/1/2022	Trubitt(t0000174)	534condo	1110-0000		1,144.38		124146444	ClickPay - ACH - A2206010453_GL6AY9
R-32945	55063	06/2022	6/7/2022	Samuels(t0000177)	534condo	1110-0000		572.00		764468528_1253	https://www.clickpay.com/viewcheck.aspx?tid=L220607_VE5IF4
R-32975	55111	06/2022	6/8/2022	Simon(t0000180)	534condo	1110-0000		2,396.23		1345_125409663	https://www.clickpay.com/viewcheck.aspx?tid=L220608_GT0LU3
R-32993	55111	06/2022	6/8/2022	Riccardi(t0000176)	534condo	1110-0000		1,144.38		1002_125442280	https://www.clickpay.com/viewcheck.aspx?tid=L220608_FW1OQ7
R-33126	55262	06/2022	6/15/2022	Hwang(t0004002)	534condo	1110-0000		1,144.38		125776919	ClickPay - ACH - A2206150406_NK8YX3
R-33157	55294	06/2022	6/17/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6792_125887213	https://www.clickpay.com/viewcheck.aspx?tid=L220617_HG2P29
R-33254	55765	06/2022	6/22/2022	Samuels(t0000177)	534condo	1110-0000		573.00		766308761_1260	https://www.clickpay.com/viewcheck.aspx?tid=L220622_MR1SW7
R-33269	55795	06/2022	6/23/2022	Younge(t0000178)	534condo	1110-0000		4,577.52		126010153	ClickPay - ACH - A2206230347_ML3LI9
Total								13,382.90			

Aged Receivables

Age As Of: 06/30/2022 Post To: 06/2022

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)	763.51	108.01	0.00	0.00	655.50	-764.75	-1.24
534condo	6	t0000178	Michael Younge (Current)	0.00	0.00	0.00	0.00	0.00	-1,144.38	-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				2,630.04	794.64	0.00	0.00	1,835.40	-2,564.63	65.41

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 06/30/2022

Month Year = 06/2022

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			-1.24
						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				65.41
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	65.40
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	65.40

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 06/30/2022

Month Year = 06/2022

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

6/30/2022

412059300

Posted by: dishi on 7/19/2022

Balance Per Bank Statement as of 6/30/2022 **20,004.61**

Outstanding Checks

Check Date	Check Number	Payee	Amount
6/30/2021	900	solids - Solid State Elevator Corp	979.88
5/18/2022	987	lionconstruc - Lion Construction LLC	3,500.00
6/2/2022	52522	verizon - Verizon	272.88
6/15/2022	997	conediso - Consolidated Edison Company of N.Y. Inc.	99.38
6/15/2022	998	conediso - Consolidated Edison Company of N.Y. Inc.	99.38
6/22/2022	999	verizon - Verizon	250.57
6/29/2022	1000	dde - D&D Elevator, Inc-Solid State	353.84
Less:	Outstanding Checks		5,555.93
	Reconciled Bank Balance		14,448.68

Balance per GL as of 6/30/2022 **14,448.68**

Reconciled Balance Per G/L **14,448.68**

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

534condo-ChaseChk-9300

7/19/2022

Bank Reconciliation Report**6/30/2022****412059300****Posted by: dishi on 7/19/2022****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
5/31/2022	990	ecbfinan - Finance commissioner, City of New York	75.00	6/30/2022
6/1/2022	991	livingst - Livingston Management Services, LLC	750.00	6/30/2022
6/1/2022	60122	conediso - Consolidated Edison Company of N.Y. Inc.	1,268.41	6/30/2022
6/2/2022	992	charleshenry - Charles Henry Properties LLC	334.35	6/30/2022
6/2/2022	993	charleshenry - Charles Henry Properties LLC	1,299.41	6/30/2022
6/2/2022	994	benfranklin - Ben Franklin HVAC Inc.	1,191.00	6/30/2022
6/8/2022	995	gmn - GMN Contracting Corp.	3,617.06	6/30/2022
6/8/2022	996	conediso - Consolidated Edison Company of N.Y. Inc.	142.56	6/30/2022
6/10/2022	6102022	v0000081 - Artur Ujkaj	450.14	6/30/2022
6/24/2022	62422	future - Future Communications Corp	2,023.44	6/30/2022
6/24/2022	6242022	v0000081 - Artur Ujkaj	450.14	6/30/2022
6/25/2022	62522	verizon - Verizon	271.95	6/30/2022

Total Cleared Checks**11,873.46****Cleared Deposits**

Date	Tran #	Notes	Amount	Date Cleared
6/2/2022	364	ACH	2,288.76	6/30/2022
6/8/2022	365	Lockbox	572.00	6/30/2022
6/9/2022	366	Lockbox	3,540.61	6/30/2022
6/16/2022	367	ACH	1,144.38	6/30/2022
6/21/2022	368	Lockbox	686.63	6/30/2022
6/23/2022	369	Lockbox	573.00	6/30/2022
6/24/2022	370	ACH	4,577.52	6/30/2022

Total Cleared Deposits**13,382.90****Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
6/30/2022	JE 58019	To Gross up 06.2022	-279.12	6/30/2022
6/30/2022	JE 58038	ADP Processing Fee sum up	-141.26	6/30/2022

Total Cleared Other Items**-420.38**



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

June 01, 2022 through June 30, 2022

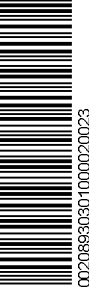
Primary Account: **000000412059300**

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

00020893 DRE 802 089 18222 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



Good news – You now have more time to avoid overdraft fees

With Chase Overdraft Assist^{SM,1}, we won't charge an overdraft fee (\$34 Insufficient Funds Fee) if you're overdrawn by \$50 or less at the end of the business day. And now, for Chase Business Complete CheckingSM, Chase Total Business Checking[®], Chase Business Classic CheckingSM, and Chase Business Select CheckingSM accounts, we won't charge an overdraft fee if you're overdrawn by more than \$50 and you bring your account balance to overdrawn by \$50 or less at the end of the next business day (you have until 11pm ET / 8pm PT to make a deposit or transfer²).³

Receive alerts when your account balance is overdrawn with Account Alerts⁴

- You can sign up to receive alerts by email, text message and push notification when your account is overdrawn. This alert will also notify you when your account is overdrawn by more than \$50 and you need to make a deposit or transfer to avoid overdraft fees.
- If you'd like to enroll, you can sign in to chase.com or the Chase Mobile[®] app⁵, select "Alerts" from the navigation menu and follow the instructions to choose "My account is overdrawn" alert and delivery methods.

As a reminder, we pay overdrafts at our discretion so we don't guarantee that we will always pay any type of transaction. You're responsible to make a deposit or transfer to avoid overdraft fees, even if you do not receive a notification alerting you that your account is overdrawn more than \$50.

For eligibility and additional information on our overdraft services and associated fees for Chase Business Complete Checking and other products, please refer to the Additional Banking Services and Fees for Business Accounts (chase.com/business/disclosures), or call us at the number on your statement. We accept operator relay calls.

¹Chase Overdraft Assist is available with eligible accounts and products, and does not require enrollment.

²If you make a deposit or transfer this assumes we don't place a hold on the funds or that a check deposit is not returned.

³For Chase Performance Business Checking[®], Chase Platinum Business CheckingSM, Chase Analysis Business CheckingSM, certain complex products (such as Automatic Dollar Transfer (ADT)), or for other accounts with discretionary overdraft review, you will only have until 11pm ET (8pm PT) on the same business day, and not the next business day, to make a deposit or transfer to bring your account balance to overdrawn by \$50 or less.

⁴Account Alerts: There is no charge from Chase, but message and data rates may apply. Delivery of alerts may be delayed for various reasons, including service outages affecting your phone, wireless or internet provider; technology failures; and system capacity limitations. Any time you review your balance, keep in mind it may not reflect all transactions including recent debit card transactions or checks you have written. A qualifying Chase transfer account is required to transfer funds via text.

⁵The Chase Mobile app is available for select mobile devices. Message and data rates may apply.

Important changes: Chase Business Complete CheckingSM

Starting with the October monthly statement period, we're updating the ways you can avoid the Monthly Service Fee, as follows:

If you meet any of the following qualifying activities for each Chase Business Complete Checking account in a monthly statement period, we will waive the \$15 Monthly Service Fee:

- Maintain a linked Chase Private Client CheckingSM account OR



June 01, 2022 through June 30, 2022
Primary Account: 000000412059300

- Meet Chase Military Banking requirements OR
- Fulfill at least one of the following qualifying activities:
 1. **Minimum Daily Ending Balance:** Maintain a minimum daily ending balance of at least \$2,000 in the Chase Business Complete Checking account each business day during the monthly statement period¹
 2. **Chase Payment SolutionsSM Activity:** Have at least \$2,000 of aggregate eligible deposits² into the Chase Business Complete Checking account at least one day before the end of the monthly statement period³ using one or more of the following:
 - Chase QuickAcceptSM including Chase Smart TerminalSM
 - InstaMed Patient Payments and InstaMed Patient Portal
 - Other eligible Chase Payment Solutions products⁴
 3. **Chase Ink[®] Business Card Activity:** Spend at least \$2,000 on eligible purchases⁵ in the most recent monthly Ink card billing cycle⁶

¹The monthly statement period for Chase Business Complete Checking ends on the last business day of each month. For the purposes of the Minimum Daily Ending Balance requirement, the last day of the monthly statement period is excluded.

²Eligible deposits are net of chargebacks, refunds, or other adjustments.

³The cutoff time for eligible deposits from QuickAccept, InstaMed, and other eligible Chase Payment Solutions, is 11:59 p.m. Eastern Time one day prior to the last day of your Chase Business Complete Checking monthly statement period. For example, if your Chase Business Complete Checking monthly statement period ends on November 30, the cutoff time would be 11:59 p.m. Eastern Time on November 29.

⁴An eligible product has a transaction history that is viewable on Chase Business Online, Chase Connect[®], or J.P. Morgan Access[®].

⁵Eligible purchases must be made using Chase Ink Business Card(s) associated with the same business as your Chase Business Complete Checking account, as reflected in Chase records, and must earn Chase Ultimate Rewards[®] points. Certain purchases and transactions are excluded from earning Chase Ultimate Rewards points, as described in your Rewards Program Agreement available on chase.com/ultimaterewards.

⁶The most recent monthly Ink billing cycle will be used if it's different from your Chase Business Complete Checking monthly statement period.

On August 21, 2022, fees for cashier's checks and counter checks are changing

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

- **Cashier's check fee:** This fee will increase from \$8.00 to \$10.00 per check.
- **Counter check fee:** This fee will increase from \$2.00 to \$3.00 per page.

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.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$18,915.55	\$20,004.61
Chase Business Total Savings	000003046731484	20,042.81	20,042.97
Total		\$38,958.36	\$40,047.58
TOTAL ASSETS		\$38,958.36	\$40,047.58



June 01, 2022 through June 30, 2022
Primary Account: 000000412059300

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$18,915.55
Deposits and Additions	7	13,382.90
Checks Paid	7	-7,409.38
Electronic Withdrawals	11	-4,884.46
Ending Balance	25	\$20,004.61

DEPOSITS AND ADDITIONS

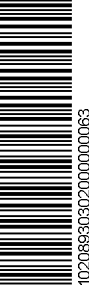
DATE	DESCRIPTION	AMOUNT
06/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:060622 CO Entry Descr:Settlementsec:CCD Trace#:081503507163356 Eed:220606 Ind ID:000014763418697 Ind Name:Livingston Management Trn: 1577163356Tc	\$2,288.76
06/10	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:061022 CO Entry Descr:Settlementsec:CCD Trace#:081503504919062 Eed:220610 Ind ID:000014854412581 Ind Name:Livingston Management Trn: 1614919062Tc	572.00
06/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:061322 CO Entry Descr:Settlementsec:CCD Trace#:081503501602900 Eed:220613 Ind ID:000014866640401 Ind Name:Livingston Management Trn: 1641602900Tc	3,540.61
06/21	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:062122 CO Entry Descr:Settlementsec:CCD Trace#:081503500624159 Eed:220621 Ind ID:000014916512669 Ind Name:Livingston Management Trn: 1720624159Tc	1,144.38
06/23	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:062322 CO Entry Descr:Settlementsec:CCD Trace#:081503502081307 Eed:220623 Ind ID:000014937373117 Ind Name:Livingston Management Trn: 1742081307Tc	686.63
06/27	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:062722 CO Entry Descr:Settlementsec:CCD Trace#:081503509975292 Eed:220627 Ind ID:000014967412421 Ind Name:Livingston Management Trn: 1789975292Tc	573.00
06/28	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:062822 CO Entry Descr:Settlementsec:CCD Trace#:081503500761483 Eed:220628 Ind ID:000014972110845 Ind Name:Livingston Management Trn: 1790761483Tc	4,577.52
Total Deposits and Additions		\$13,382.90

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
990 ^		06/06	\$75.00
991 ^		06/03	750.00
992 ^		06/06	334.35
993 ^		06/06	1,299.41
994 ^		06/07	1,191.00
995 ^		06/27	3,617.06
996 ^		06/24	142.56
Total Checks Paid			\$7,409.38

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.

^ An image of this check may be available for you to view on Chase.com.





June 01, 2022 through June 30, 2022
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
06/02	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 220601 CO Entry Descr: XXXXXXXXXXsec: PPD Trace#: 021000028318221 Eed: 220602 Ind ID: Ind Name: Cyril Montoya DBA Trn: 1538318221Tc	\$1,268.41
06/03	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220603 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000022351801 Eed: 220603 Ind ID: 2Rixs 6279582 Ind Name: 534 W 42ND Street Cond	70.63
06/09	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220609 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000029717334 Eed: 220609 Ind ID: 677065611557ixs Ind Name: 534 W 42ND Street Cond	33.25
06/09	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220609 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000023001594 Eed: 220609 Ind ID: 929424777558ixs Ind Name: 534 W 42ND Street Cond	450.14
06/09	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220609 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000023011520 Eed: 220609 Ind ID: R6ixs 061012A01 Ind Name: 534 W 42ND Street Cond	106.31
06/17	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220617 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000023205964 Eed: 220617 Ind ID: 2Rixs 8177017 Ind Name: 534 W 42ND Street Cond	70.63
06/27	Orig CO Name: Future Communica Orig ID: 9215986202 Desc Date: 220625 CO Entry Descr: Sale Sec: CCD Trace#: 021000024185908 Eed: 220627 Ind ID: Ind Name: Null 534Condo Trn: 1784185908Tc	2,023.44
06/27	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220627 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000029273683 Eed: 220627 Ind ID: 685065826196ixs Ind Name: 534 W 42ND Street Cond	450.14
06/27	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220627 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000029269816 Eed: 220627 Ind ID: R6ixs 062413A01 Ind Name: 534 W 42ND Street Cond	106.31
06/28	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000038538910 Eed: 220628 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Trn: 1798538910Tc	271.95
06/28	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220628 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000024547946 Eed: 220628 Ind ID: 685065826197ixs Ind Name: 534 W 42ND Street Cond	33.25
Total Electronic Withdrawals		\$4,884.46

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
06/02	\$17,647.14	06/10	16,197.81	06/23	21,498.80
06/03	16,826.51	06/13	19,738.42	06/24	21,356.24
06/06	17,406.51	06/17	19,667.79	06/27	15,732.29
06/07	16,215.51	06/21	20,812.17	06/28	20,004.61
06/09	15,625.81				

534condo-ChaseRes-1484

7/19/2022

Bank Reconciliation Report

6/30/2022

3046731484

Posted by: dishi on 7/19/2022

Balance Per Bank Statement as of 6/30/2022	20,042.97
Reconciled Bank Balance	<u>20,042.97</u>

Balance per GL as of 6/30/2022	20,042.97
Reconciled Balance Per G/L	<u>20,042.97</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
6/30/2022	JE 58036	Interest Payment	0.16	6/30/2022
Total Cleared Other Items			<u>0.16</u>	



June 01, 2022 through June 30, 2022
Primary Account: 000000412059300

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,042.81
Deposits and Additions	1	0.16
Ending Balance	1	\$20,042.97
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.16
Interest Paid Year-to-Date		\$0.98

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		\$20,042.81
06/30	Interest Payment	0.16	20,042.97
	Ending Balance		\$20,042.97

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



June 01, 2022 through June 30, 2022
Primary Account: **000000412059300**

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534condo-CitiSaving-6158

7/19/2022

Bank Reconciliation Report

6/30/2022

6867166158

Posted by: dishi on 7/19/2022

Balance Per Bank Statement as of 6/30/2022	44,301.44
Reconciled Bank Balance	<u>44,301.44</u>
Balance per GL as of 6/30/2022	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

00001413 BB CCC 181 JSW0#5NC AM1 058 0

001/R1/04F000

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CITIBANK, N. A.
Account
6867166158
Statement Period
Jun 1 - Jun 30, 2022
Relationship Manager
Citibusiness Service Center
(877) 528-0990

Page 1 of 1

00020550
K306

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



CITIBANK BUSINESS SPECIALIST

Relationship Summary:

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

SUSAN

IMPORTANT NOTIFICATION: Effective immediately and until further notice, Citibank is accepting no new enrollments for Zero Balance Accounts (ZBA). Please contact a Citibank Business Specialist with any questions.

SERV

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

CHECK

CitiBusiness Streamlined Checking		
6867166158	Beginning Balance:	\$44,301.44
	Ending Balance:	\$44,301.44

CIT

IF YOU HAVE QUESTIONS ON:

YOU CAN CALL:

YOU CAN WRITE:

Checking

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

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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