

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
July 2022**

Trial Balance

Period = Jul 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	14,233.45	2,296.83	0.00	16,530.28
1130-0000	Savings Cash 1	20,042.97	0.16	0.00	20,043.13
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	-55,576.30	0.00	9,263.13	-64,839.43
4700-0000	Commercial/Retail rent	-4,806.41	0.00	686.63	-5,493.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,144.38	1,144.38	0.00	0.00
5720-0000	Interest on Bank Accounts	-0.98	0.00	0.16	-1.14
6202-0000	Accounting	3,300.00	0.00	0.00	3,300.00
6204-0000	Professional Consultant Fees	151.34	50.00	0.00	201.34
6213-0000	General Building Repairs-Expense	486.74	0.00	0.00	486.74
6215-0000	Building Supplies	334.35	47.07	0.00	381.42
6230-0000	Painting	225.00	0.00	0.00	225.00
6235-0000	Plumbing Repair	4,808.06	718.00	0.00	5,526.06
6236-0000	Appliance Repair	0.00	353.84	0.00	353.84
6241-0000	Boiler Repair	0.00	679.60	0.00	679.60
6242-0000	Unit Repairs	300.00	0.00	0.00	300.00
6249-0000	Elevator Contract	1,415.36	0.00	353.84	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	3,500.00	0.00	0.00	3,500.00
6300-0000	Management	4,500.00	750.00	0.00	5,250.00
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	442.98	58.92	0.00	501.90
6362-0000	Inspections	0.00	412.00	0.00	412.00

Trial Balance

Period = Jul 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6364-0000	Filing Fees	99.00	0.00	0.00	99.00
6365-0000	Fines	75.00	0.00	0.00	75.00
6365-5000	Violation Removal Costs	0.00	125.00	0.00	125.00
6367-0000	Boiler Inspection Service	900.00	0.00	0.00	900.00
6410-0000	Electricity	7,600.23	793.21	0.00	8,393.44
6417-0000	Cable & Internet	272.88	0.00	0.00	272.88
6420-0000	Gas	12,053.80	974.51	0.00	13,028.31
6455-0000	Telephone	2,825.38	783.51	0.00	3,608.89
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	1,137.64	0.00	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	2,023.44	0.00	0.00	2,023.44
7845-0000	Gross Salary	6,599.97	1,015.38	0.00	7,615.35
7850-0000	Payroll Taxes	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	504.92	77.68	0.00	582.60
7852-0000	FUTA Expense	39.65	2.35	0.00	42.00
7853-0000	SUTA Expense	148.73	21.32	0.00	170.05
	Total	0.00	10,303.76	10,303.76	0.00

Income Statement

Period = Jul 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	105.20	64,839.43	92.19
4700-0000	Commercial/Retail rent	686.63	7.80	5,493.04	7.81
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,144.38	-13.00	0.00	0.00
4990-0000	NET RENT INCOME	<u>8,805.38</u>	<u>100.00</u>	<u>70,332.47</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	1.14	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.16</u>	<u>0.00</u>	<u>1.14</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.54</u>	<u>100.00</u>	<u>70,333.61</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	4.69
6204-0000	Professional Consultant Fees	50.00	0.57	201.34	0.29
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	0.69
6215-0000	Building Supplies	47.07	0.53	381.42	0.54
6230-0000	Painting	0.00	0.00	225.00	0.32
6235-0000	Plumbing Repair	718.00	8.15	5,526.06	7.86
6236-0000	Appliance Repair	353.84	4.02	353.84	0.50
6241-0000	Boiler Repair	679.60	7.72	679.60	0.97
6242-0000	Unit Repairs	0.00	0.00	300.00	0.43
6249-0000	Elevator Contract	-353.84	-4.02	1,061.52	1.51
6250-0000	Elevator Inspection & Repair	0.00	0.00	279.80	0.40
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.36
6267-0000	Locksmith	0.00	0.00	190.53	0.27
6291-0050	General Building Services NR	0.00	0.00	3,500.00	4.98
6300-0000	Management	750.00	8.52	5,250.00	7.46

Income Statement

Period = Jul 2022

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	0.00	0.00	5,127.59	7.29
6320-0000	Insurance	0.00	0.00	3,825.32	5.44
6320-0010	Worker's Compensation	58.92	0.67	501.90	0.71
6362-0000	Inspections	412.00	4.68	412.00	0.59
6364-0000	Filing Fees	0.00	0.00	99.00	0.14
6365-0000	Fines	0.00	0.00	75.00	0.11
6365-5000	Violation Removal Costs	125.00	1.42	125.00	0.18
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.28
6410-0000	Electricity	793.21	9.01	8,393.44	11.93
6417-0000	Cable & Internet	0.00	0.00	272.88	0.39
6420-0000	Gas	974.51	11.07	13,028.31	18.52
6455-0000	Telephone	783.51	8.90	3,608.89	5.13
6467-0000	Appliances	0.00	0.00	486.74	0.69
6990-0000	TOTAL DIRECT EXPENSES	<u>5,391.82</u>	<u>61.23</u>	<u>60,251.92</u>	<u>85.67</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.06
7610-0000	Legal - General	0.00	0.00	100.00	0.14
7615-0000	Payroll Processing Fees	0.00	0.00	1,137.64	1.62
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.04
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.21
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	2,023.44	2.88
7845-0000	Gross Salary	1,015.38	11.53	7,615.35	10.83
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.88	582.60	0.83
7852-0000	FUTA Expense	2.35	0.03	42.00	0.06
7853-0000	SUTA Expense	21.32	0.24	170.05	0.24
7890-0000	TOTAL PAYROLL	<u>1,116.73</u>	<u>12.68</u>	<u>11,560.94</u>	<u>16.44</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,116.73</u>	<u>12.68</u>	<u>11,878.44</u>	<u>16.89</u>

Income Statement

Period = Jul 2022

Book = Cash

		Period to Date		Year to Date	
			%		%
8990-0000	TOTAL EXPENSES	<u>6,508.55</u>	<u>73.91</u>	<u>72,130.36</u>	<u>102.55</u>
9090-0000	NET INCOME	<u>2,296.99</u>	<u>26.09</u>	<u>-1,796.75</u>	<u>-2.55</u>

Statement (12 months)

Period = Jan 2022-Jul 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 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	9,263.13	64,839.43
4700-0000	Commercial/Retail rent	1,373.26	686.63	686.63	686.63	686.63	686.63	686.63	5,493.04
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	0.00	0.00	0.00	1,144.38	-1,144.38	0.00
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>8,805.38</u>	<u>70,332.47</u>
5600-0000	OTHER INCOME								
5720-0000	Interest on Bank Accounts	0.17	0.15	0.17	0.16	0.17	0.16	0.16	1.14
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>0.16</u>	<u>1.14</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>8,805.54</u>	<u>70,333.61</u>
6000-0000	EXPENSES								
6100-0000	DIRECT EXPENSES								
6202-0000	Accounting	2,500.00	0.00	800.00	0.00	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	50.00	201.34
6213-0000	General Building Repairs- Expense	486.74	0.00	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	47.07	381.42
6230-0000	Painting	0.00	0.00	225.00	0.00	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	718.00	5,526.06
6236-0000	Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	353.84	353.84
6241-0000	Boiler Repair	0.00	0.00	0.00	0.00	0.00	0.00	679.60	679.60
6242-0000	Unit Repairs	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00
6249-0000	Elevator Contract	0.00	353.84	0.00	353.84	353.84	353.84	-353.84	1,061.52
6250-0000	Elevator Inspection & Repair	40.80	0.00	0.00	239.00	0.00	0.00	0.00	279.80
6257-0000	Sprinkler Sys. & Inspections	0.00	1,660.00	0.00	0.00	0.00	0.00	0.00	1,660.00
6267-0000	Locksmith	0.00	0.00	190.53	0.00	0.00	0.00	0.00	190.53

Statement (12 months)

Period = Jan 2022-Jul 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total
6291-0050	General Building Services NR	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	3,500.00
6300-0000	Management	750.00	1,500.00	750.00	750.00	0.00	750.00	750.00	5,250.00
6310-0000	Security Service	0.00	0.00	0.00	5,127.59	0.00	0.00	0.00	5,127.59
6320-0000	Insurance	956.33	956.33	1,912.66	0.00	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	58.92	501.90
6362-0000	Inspections	0.00	0.00	0.00	0.00	0.00	0.00	412.00	412.00
6364-0000	Filing Fees	0.00	99.00	0.00	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	0.00	75.00
6365-5000	Violation Removal Costs	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.00	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	793.21	8,393.44
6417-0000	Cable & Internet	0.00	0.00	0.00	0.00	272.88	0.00	0.00	272.88
6420-0000	Gas	2,319.93	3,509.98	3,352.05	44.99	1,938.91	887.94	974.51	13,028.31
6455-0000	Telephone	518.64	278.26	769.03	464.05	0.00	795.40	783.51	3,608.89
6467-0000	Appliances	0.00	0.00	486.74	0.00	0.00	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>8,710.30</u>	<u>5,391.82</u>	<u>60,251.92</u>
7000-0000	GENERAL & ADMINISTRATIVE								
7421-0000	Postage	0.00	0.00	0.00	17.71	24.79	0.00	0.00	42.50
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00
7615-0000	Payroll Processing Fees	216.11	141.26	141.26	141.26	141.26	356.49	0.00	1,137.64
7630-0000	Bank Charges Expense	25.00	0.00	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	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	0.00	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	1,015.38	7,615.35
7850-0000	Payroll Taxes	0.00	0.00	-10.14	0.00	0.00	0.00	0.00	-10.14
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	77.68	77.68	582.60
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	2.35	42.00
7853-0000	SUTA Expense	25.38	25.38	34.01	21.32	21.32	21.32	21.32	170.05
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>3,500.41</u>	<u>1,116.73</u>	<u>11,560.94</u>

Statement (12 months)

Period = Jan 2022-Jul 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total
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>3,500.41</u>	<u>1,116.73</u>	<u>11,878.44</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>12,210.71</u>	<u>6,508.55</u>	<u>72,130.36</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>1,172.35</u>	<u>2,296.99</u>	<u>-1,796.75</u>

Balance Sheet

Period = Jul 2022

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	16,530.28
1130-0000	Savings Cash 1	20,043.13
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	80,874.85
1400-0000	Total Current Assets	80,874.85
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	117,285.29
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	106,299.30
3890-0000	TOTAL CAPITAL	106,299.30
3990-0000	TOTAL LIABILITIES & CAPITAL	117,285.29

Cash Flow Statement

Period = Jul 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	105.20	64,839.43	92.19
4700-0000	Commercial/Retail rent	686.63	7.80	5,493.04	7.81
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,144.38	-13.00	0.00	0.00
4990-0000	NET RENT INCOME	<u>8,805.38</u>	<u>100.00</u>	<u>70,332.47</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	1.14	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.16</u>	<u>0.00</u>	<u>1.14</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.54</u>	<u>100.00</u>	<u>70,333.61</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	4.69
6204-0000	Professional Consultant Fees	50.00	0.57	201.34	0.29
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	0.69
6215-0000	Building Supplies	47.07	0.53	381.42	0.54
6230-0000	Painting	0.00	0.00	225.00	0.32
6235-0000	Plumbing Repair	718.00	8.15	5,526.06	7.86
6236-0000	Appliance Repair	353.84	4.02	353.84	0.50
6241-0000	Boiler Repair	679.60	7.72	679.60	0.97
6242-0000	Unit Repairs	0.00	0.00	300.00	0.43
6249-0000	Elevator Contract	-353.84	-4.02	1,061.52	1.51
6250-0000	Elevator Inspection & Repair	0.00	0.00	279.80	0.40
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.36
6267-0000	Locksmith	0.00	0.00	190.53	0.27
6291-0050	General Building Services NR	0.00	0.00	3,500.00	4.98
6300-0000	Management	750.00	8.52	5,250.00	7.46

Cash Flow Statement

Period = Jul 2022

Book = Cash

		Period to Date	%	Year to Date	%
6310-0000	Security Service	0.00	0.00	5,127.59	7.29
6320-0000	Insurance	0.00	0.00	3,825.32	5.44
6320-0010	Worker's Compensation	58.92	0.67	501.90	0.71
6362-0000	Inspections	412.00	4.68	412.00	0.59
6364-0000	Filing Fees	0.00	0.00	99.00	0.14
6365-0000	Fines	0.00	0.00	75.00	0.11
6365-5000	Violation Removal Costs	125.00	1.42	125.00	0.18
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.28
6410-0000	Electricity	793.21	9.01	8,393.44	11.93
6417-0000	Cable & Internet	0.00	0.00	272.88	0.39
6420-0000	Gas	974.51	11.07	13,028.31	18.52
6455-0000	Telephone	783.51	8.90	3,608.89	5.13
6467-0000	Appliances	0.00	0.00	486.74	0.69
6990-0000	TOTAL DIRECT EXPENSES	<u>5,391.82</u>	<u>61.23</u>	<u>60,251.92</u>	<u>85.67</u>
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.06
7610-0000	Legal - General	0.00	0.00	100.00	0.14
7615-0000	Payroll Processing Fees	0.00	0.00	1,137.64	1.62
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.04
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.21
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	2,023.44	2.88
7845-0000	Gross Salary	1,015.38	11.53	7,615.35	10.83
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.88	582.60	0.83
7852-0000	FUTA Expense	2.35	0.03	42.00	0.06
7853-0000	SUTA Expense	21.32	0.24	170.05	0.24
7890-0000	TOTAL PAYROLL	<u>1,116.73</u>	<u>12.68</u>	<u>11,560.94</u>	<u>16.44</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,116.73</u>	<u>12.68</u>	<u>11,878.44</u>	<u>16.89</u>

Cash Flow Statement

Period = Jul 2022

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	<u>6,508.55</u>	<u>73.91</u>	<u>72,130.36</u>	<u>102.55</u>
9090-0000	NET INCOME	<u>2,296.99</u>	<u>26.09</u>	<u>-1,796.75</u>	<u>-2.55</u>
	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	14,233.45	16,530.28	2,296.83	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,042.97	20,043.13	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	78,577.86	80,874.85	2,296.99	
	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	16,530.28	-1,797.89	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.99	20,043.13	1.14	
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	80,874.85	-1,796.75	

General Ledger

Period = Jul 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					14,233.45	= Beginning Balance =
534condo	534 West 42nd...	07/01/2022	07/2022	Younge (t0000178)	R-332826	none	0.00	1,144.38	13,089.07	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2022	07/2022	Younge (t0000178)	R-332826	none	1,144.38	0.00	14,233.45	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/06/2022	07/2022	D&D Elevator, Inc-Solid State (dde)	K-163155	1000	353.84	0.00	14,587.29	534Condo 1.00 Elevator Mainten
534condo	534 West 42nd...	07/08/2022	07/2022	Artur Ujkaj (v0000081)	K-169106	7082022	0.00	450.15	14,137.14	07082022
534condo	534 West 42nd...	07/22/2022	07/2022	Artur Ujkaj (v0000081)	K-169105	7222022	0.00	450.14	13,687.00	07222022
				Receipt Batch 55972			2,288.76		15,975.76	
				Check Batch 33305				750.00	15,225.76	
				Receipt Batch 56301			4,227.24		19,453.00	
				Receipt Batch 56420			573.00		20,026.00	
				Check Batch 33417				401.92	19,624.08	
				Receipt Batch 56511			1,144.38		20,768.46	
				Check Batch 33491				1,424.80	19,343.66	
				Receipt Batch 57073			572.00		19,915.66	
				Check Batch 33608				1,919.30	17,996.36	
				Check Batch 33639				277.39	17,718.97	
				Check Batch 33645				718.00	17,000.97	
				Check Batch 33652				195.33	16,805.64	
				Journal Batch 23944				275.36	16,530.28	
				Net Change=2,296.83			10,303.60	8,006.77	16,530.28	= Ending Balance =
1130-0000				Savings Cash 1					20,042.97	= Beginning Balance =
				Journal Batch 25280			0.16		20,043.13	
				Net Change=0.16			0.16	0.00	20,043.13	= Ending Balance =
1135-0000				Savings Cash 2					44,301.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	44,301.44	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =
2150-0000				Loans & Exchange					-2,500.00	= Beginning Balance =

General Ledger

Period = Jul 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-2,500.00	= 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...	07/08/2022	07/2022	Artur Ujkaj (v0000081)	K-169106	7082022	450.15	0.00	450.15	07082022
534condo	534 West 42nd...	07/22/2022	07/2022	Artur Ujkaj (v0000081)	K-169105	7222022	450.14	0.00	900.29	07222022
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		0.00	900.29	0.00	To Gross up 07.2022
				Net Change=0.00			900.29	900.29	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					-55,576.30	= Beginning Balance =
534condo	534 West 42nd...	07/01/2022	07/2022	Younge (t0000178)	R-332826	none	0.00	1,144.38	-56,720.68	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2022	07/2022	Trubitt (t0000174)	R-337732	1267...	0.00	1,144.38	-57,865.06	ClickPay - ACH - A2207010432_OK1QW3
534condo	534 West 42nd...	07/01/2022	07/2022	Khaneja (t0001082)	R-338067	1271...	0.00	1,144.38	-59,009.44	ClickPay - ACH - A2207010525_JY9YX3
534condo	534 West 42nd...	07/08/2022	07/2022	Simon (t0000180)	R-341195	1346...	0.00	2,396.23	-61,405.67	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/08/2022	07/2022	Riccardi (t0000176)	R-341337	136_ ...	0.00	1,144.38	-62,550.05	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/12/2022	07/2022	Samuels (t0000177)	R-342093	7688...	0.00	108.01	-62,658.06	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/12/2022	07/2022	Samuels (t0000177)	R-342093	7688...	0.00	464.99	-63,123.05	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/15/2022	07/2022	Hwang (t0004002)	R-342674	1287...	0.00	1,144.38	-64,267.43	ClickPay - ACH - A2207150407_RH6WE3
534condo	534 West 42nd...	07/22/2022	07/2022	Samuels (t0000177)	R-344312	7700...	0.00	572.00	-64,839.43	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-9,263.13			0.00	9,263.13	-64,839.43	= Ending Balance =
4700-0000				Commercial/Retail rent					-4,806.41	= Beginning Balance =
534condo	534 West 42nd...	07/08/2022	07/2022	Praveen Gulati (t0000760)	R-341238	6800...	0.00	686.63	-5,493.04	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-5,493.04	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					-1,144.38	= Beginning Balance =
534condo	534 West 42nd...	07/01/2022	07/2022	Younge (t0000178)	R-332826	none	1,144.38	0.00	0.00	:Prog Gen prepayment transfer
				Net Change=1,144.38			1,144.38	0.00	0.00	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.98	= Beginning Balance =
534condo	534 West 42nd...	07/29/2022	07/2022	Interest Payment	J-60801		0.00	0.16	-1.14	Interest Payment
				Net Change=-0.16			0.00	0.16	-1.14	= Ending Balance =

General Ledger

Period = Jul 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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 =
534condo	534 West 42nd...	07/27/2022	07/2022	Hawkeye Services Group, LLC...	K-166801	1009	50.00	0.00	201.34	Rent A Hawk Energy Consulting Services
				Net Change=50.00			50.00	0.00	201.34	= 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					334.35	= Beginning Balance =
534condo	534 West 42nd...	07/27/2022	07/2022	Charles Henry Properties LLC ...	K-166798	1006	16.06	0.00	350.41	Stairwall light bulbs
534condo	534 West 42nd...	07/27/2022	07/2022	Charles Henry Properties LLC ...	K-166798	1006	31.01	0.00	381.42	Lobby ac filters
				Net Change=47.07			47.07	0.00	381.42	= 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					4,808.06	= Beginning Balance =
534condo	534 West 42nd...	07/29/2022	07/2022	Ben Franklin HVAC Inc. (benfra...	K-167403	1012	718.00	0.00	5,526.06	Service Call /Thru Cob Pump
				Net Change=718.00			718.00	0.00	5,526.06	= Ending Balance =
6236-0000				Appliance Repair					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/27/2022	07/2022	D&D Elevator, Inc-Solid State (dde)	K-166799	1007	353.84	0.00	353.84	Elevator maintenance
				Net Change=353.84			353.84	0.00	353.84	= Ending Balance =
6241-0000				Boiler Repair					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/27/2022	07/2022	Charles Henry Properties LLC ...	K-166797	1005	179.60	0.00	179.60	Reimbursement for 5 Yolink temperature sen...
534condo	534 West 42nd...	07/27/2022	07/2022	GMN Contracting Corp. (gmn)	K-166800	1008	500.00	0.00	679.60	Repair of 4 inch stainless stell exausted for 3r...
				Net Change=679.60			679.60	0.00	679.60	= 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					1,415.36	= Beginning Balance =
534condo	534 West 42nd...	07/06/2022	07/2022	D&D Elevator, Inc-Solid State (dde)	K-163155	1000	0.00	353.84	1,061.52	534Condo 1.00 Elevator Mainten
				Net Change=-353.84			0.00	353.84	1,061.52	= Ending Balance =

General Ledger

Period = Jul 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					4,500.00	= Beginning Balance =
534condo	534 West 42nd...	07/06/2022	07/2022	Livingston Management Service...	K-163355	1001	750.00	0.00	5,250.00	Management Fee
				Net Change=750.00			750.00	0.00	5,250.00	= Ending Balance =
6310-0000				Security Service					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					442.98	= Beginning Balance =
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		0.00	5.18	437.80	paid family leave
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		66.50	0.00	504.30	pay-by-pay insurance
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		0.00	2.40	501.90	voluntary disability
				Net Change=58.92			66.50	7.58	501.90	= Ending Balance =
6362-0000				Inspections					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/27/2022	07/2022	Sierra Consulting Group, Inc (si...	K-166802	1010	412.00	0.00	412.00	2022 Annual inspection and witness category...
				Net Change=412.00			412.00	0.00	412.00	= 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

Period = Jul 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
6365-5000				Violation Removal Costs					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/27/2022	07/2022	APSE Property Services LLC (...)	K-166796	1004	125.00	0.00	125.00	CAT 1 Elevator Inspection Compliance Elevat...
				Net Change=125.00			125.00	0.00	125.00	= 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					7,600.23	= Beginning Balance =
534condo	534 West 42nd...	07/19/2022	07/2022	Consolidated Edison Company ...	K-165605	63022	793.21	0.00	8,393.44	44-7223-0650-0200-7 FOR 05.18.22-06.17.2...
				Net Change=793.21			793.21	0.00	8,393.44	= 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					12,053.80	= Beginning Balance =
534condo	534 West 42nd...	07/13/2022	07/2022	Consolidated Edison Company ...	K-164963	1002	147.59	0.00	12,201.39	44-7223-0652-0201-1 For 05.18.22-06.17.2...
534condo	534 West 42nd...	07/19/2022	07/2022	Consolidated Edison Company ...	K-165605	63022	631.59	0.00	12,832.98	44-7223-0650-0200-7 FOR 05.18.22-06.17.2...
534condo	534 West 42nd...	07/29/2022	07/2022	Consolidated Edison Company ...	K-167423	1013	195.33	0.00	13,028.31	44-7223-0652-0201-1 FOR 06.17.22-07.19.2...
				Net Change=974.51			974.51	0.00	13,028.31	= Ending Balance =
6455-0000				Telephone					2,825.38	= Beginning Balance =
534condo	534 West 42nd...	07/13/2022	07/2022	Verizon (verizon)	K-164964	1003	254.33	0.00	3,079.71	853-077-585-0001-81 For 06.28.22-07.27.22
534condo	534 West 42nd...	07/27/2022	07/2022	Verizon (verizon)	K-166803	1011	184.99	0.00	3,264.70	Internet and phone bundle
534condo	534 West 42nd...	07/27/2022	07/2022	Verizon (verizon)	K-166803	1011	33.50	0.00	3,298.20	Services and equipment
534condo	534 West 42nd...	07/27/2022	07/2022	Verizon (verizon)	K-166803	1011	1.04	0.00	3,299.24	Your one time acivities
534condo	534 West 42nd...	07/27/2022	07/2022	Verizon (verizon)	K-166803	1011	32.26	0.00	3,331.50	Fees and other charges
534condo	534 West 42nd...	07/29/2022	07/2022	Verizon (verizon)	K-167358	72922	277.39	0.00	3,608.89	155-734-529-0001-16 FOR 07.05.22-08.04.22
				Net Change=783.51			783.51	0.00	3,608.89	= 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 =

General Ledger

Period = Jul 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7615-0000				Payroll Processing Fees					1,137.64	= Beginning Balance =
				Net Change=0.00			0.00	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					2,023.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,023.44	= Ending Balance =
7845-0000				Gross Salary					6,599.97	= Beginning Balance =
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		1,015.38	0.00	7,615.35	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	7,615.35	= Ending Balance =
7850-0000				Payroll Taxes					-10.14	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-10.14	= Ending Balance =
7851-0000				FICA Expense					504.92	= Beginning Balance =
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		77.68	0.00	582.60	To Gross up 07.2022
				Net Change=77.68			77.68	0.00	582.60	= Ending Balance =
7852-0000				FUTA Expense					39.65	= Beginning Balance =
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		2.35	0.00	42.00	To Gross up 07.2022
				Net Change=2.35			2.35	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					148.73	= Beginning Balance =
534condo	534 West 42nd...	07/31/2022	07/2022	To Gross up 07.2022	J-58846		21.32	0.00	170.05	To Gross up 07.2022
				Net Change=21.32			21.32	0.00	170.05	= Ending Balance =
							19,218.40	19,218.40		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jul 2022

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-163155		07/2022	7/6/2022	D&D Elevator, Inc-Solid State (dde)	534condo		-353.84	1000	wrong vendor
K-163355	33305	07/2022	7/6/2022	Livingston Management Services, LLC (living	534condo		750.00	1001	
K-164963	33417	07/2022	7/13/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		147.59	1002	
K-164964	33417	07/2022	7/13/2022	Verizon (verizon)	534condo		254.33	1003	
K-165605	33491	07/2022	7/19/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,424.80	63022	
K-166796	33608	07/2022	7/27/2022	APSE Property Services LLC (apseprop)	534condo		125.00	1004	
K-166797	33608	07/2022	7/27/2022	Charles Henry Properties LLC (charleshenry)	534condo		179.60	1005	
K-166798	33608	07/2022	7/27/2022	Charles Henry Properties LLC (charleshenry)	534condo		47.07	1006	
K-166799	33608	07/2022	7/27/2022	D&D Elevator, Inc-Solid State (dde)	534condo		353.84	1007	
K-166800	33608	07/2022	7/27/2022	GMN Contracting Corp. (gmn)	534condo		500.00	1008	
K-166801	33608	07/2022	7/27/2022	Hawkeye Services Group, LLC (hawkeye)	534condo		50.00	1009	
K-166802	33608	07/2022	7/27/2022	Sierra Consulting Group, Inc (sierra)	534condo		412.00	1010	
K-166803	33608	07/2022	7/27/2022	Verizon (verizon)	534condo		251.79	1011	
K-167358	33639	07/2022	7/29/2022	Verizon (verizon)	534condo		277.39	72922	
K-167403	33645	07/2022	7/29/2022	Ben Franklin HVAC Inc. (benfranklin)	534condo		718.00	1012	
K-167423	33652	07/2022	7/29/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		195.33	1013	
K-169105		07/2022	7/22/2022	Artur Ujkaj (v0000081)	534condo		450.14	7222022	
K-169106		07/2022	7/8/2022	Artur Ujkaj (v0000081)	534condo		450.15	7082022	
Total							6,233.19		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jul 2022

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-332826		07/2022	7/1/2022	Younge(t0000178)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-33773: 55972		07/2022	7/1/2022	Trubitt(t0000174)	534condo	1110-0000		1,144.38		126732600	ClickPay - ACH - A2207010432_OK1QW3
R-33806: 55972		07/2022	7/1/2022	Khaneja(t0001082)	534condo	1110-0000		1,144.38		127164962	ClickPay - ACH - A2207010525_JY9YX3
R-34119: 56301		07/2022	7/8/2022	Simon(t0000180)	534condo	1110-0000		2,396.23		1346_128402005	https://www.clickpay.com/viewcheck.aspx?tid=L220708_WQ4WR6
R-34123: 56301		07/2022	7/8/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6800_128419768	https://www.clickpay.com/viewcheck.aspx?tid=L220708_VT0QI9
R-34133: 56301		07/2022	7/8/2022	Riccardi(t0000176)	534condo	1110-0000		1,144.38		136_128424221	https://www.clickpay.com/viewcheck.aspx?tid=L220708_TT0LG3
R-34209: 56420		07/2022	7/12/2022	Samuels(t0000177)	534condo	1110-0000		573.00		768818710_1286	https://www.clickpay.com/viewcheck.aspx?tid=L220712_GQ6WFB
R-34267: 56511		07/2022	7/15/2022	Hwang(t0004002)	534condo	1110-0000		1,144.38		128772756	ClickPay - ACH - A2207150407_RH6WE3
R-34431: 57073		07/2022	7/22/2022	Samuels(t0000177)	534condo	1110-0000		572.00		770004863_1290	https://www.clickpay.com/viewcheck.aspx?tid=L220722_FY6GV0
Total								8,805.38			

Aged Receivables

Age As Of: 07/31/2022 Post To: 07/2022

Property	Unit	Resident	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
				Unpaid	days	days	days	days		
				Charges						
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)	762.89	107.39	0.00	0.00	655.50	-764.75	-1.86
534condo	6	t0000178	Michael Younge (Current)	1,144.38	1,144.38	0.00	0.00	0.00	-1,144.38	0.00
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	1,211.03	686.63	0.00	0.00	524.40	0.00	1,211.03
534condo				3,773.80	1,938.40	0.00	0.00	1,835.40	-2,564.63	1,209.17

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2022

Month Year = 07/2022

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			-1.86
						Total	1,144.38						
6	Condo	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			0.00
						Total	1,144.38						
7	Condo	0.00	t0004002	Alexander Hwang	0.00	common	1,144.38	0.00	0.00	12/1/2020	11/30/2030		0.00
						Total	1,144.38						
8	Condo	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23						
RETAIL	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				1,209.17
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	1,209.17
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	1,209.17

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2022

Month Year = 07/2022

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

9/21/2022

Bank Reconciliation Report

7/31/2022

412059300

Posted by: dishi on 9/21/2022

Balance Per Bank Statement as of 7/31/2022

24,115.67

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
7/27/2022	1004	apseprop - APSE Property Services LLC	125.00
7/27/2022	1005	charleshenry - Charles Henry Properties LLC	179.60
7/27/2022	1006	charleshenry - Charles Henry Properties LLC	47.07
7/27/2022	1007	dde - D&D Elevator, Inc-Solid State	353.84
7/27/2022	1008	gmn - GMN Contracting Corp.	500.00
7/27/2022	1009	hawkeye - Hawkeye Services Group, LLC	50.00
7/27/2022	1010	sierra - Sierra Consulting Group, Inc	412.00
7/27/2022	1011	verizon - Verizon	251.79
7/29/2022	1012	benfranklin - Ben Franklin HVAC Inc.	718.00
7/29/2022	1013	conediso - Consolidated Edison Company of N.Y. Inc.	195.33

Less:	Outstanding Checks	7,585.39
	Reconciled Bank Balance	<u>16,530.28</u>

Balance per GL as of 7/31/2022

16,530.28

Reconciled Balance Per G/L

16,530.28

Difference

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

0.00

534condo-ChaseChk-9300

9/21/2022

Bank Reconciliation Report**7/31/2022****412059300****Posted by: dishi on 9/21/2022****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
6/15/2022	997	conediso - Consolidated Edison Company of N.Y. Inc.	99.38	7/31/2022
6/15/2022	998	conediso - Consolidated Edison Company of N.Y. Inc.	99.38	7/31/2022
6/22/2022	999	verizon - Verizon	250.57	7/31/2022
7/6/2022	1001	livingst - Livingston Management Services, LLC	750.00	7/31/2022
7/8/2022	7082022	v0000081 - Artur Ujkaj	450.15	7/31/2022
7/13/2022	1002	conediso - Consolidated Edison Company of N.Y. Inc.	147.59	7/31/2022
7/13/2022	1003	verizon - Verizon	254.33	7/31/2022
7/19/2022	63022	conediso - Consolidated Edison Company of N.Y. Inc.	1,424.80	7/31/2022
7/22/2022	7222022	v0000081 - Artur Ujkaj	450.14	7/31/2022
7/29/2022	72922	verizon - Verizon	277.39	7/31/2022
Total Cleared Checks			4,203.73	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/5/2022	371	ACH	2,288.76	7/31/2022
7/11/2022	372	Lockbox	4,227.24	7/31/2022
7/13/2022	373	Lockbox	573.00	7/31/2022
7/18/2022	374	ACH	1,144.38	7/31/2022
7/25/2022	375	Lockbox	572.00	7/31/2022
Total Cleared Deposits			8,805.38	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/30/2022	JE 60800	ADP Processing Fee sum up	-215.23	7/31/2022
7/31/2022	JE 58846	To Gross up 07.2022	-275.36	7/31/2022
Total Cleared Other Items			-490.59	



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

July 01, 2022 through July 29, 2022

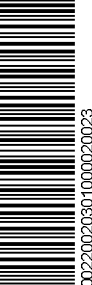
Primary Account: **000000412059300**

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

00022002 DRE 802 089 21122 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



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
- 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.



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

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$20,004.61	\$24,115.67
Chase Business Total Savings	000003046731484	20,042.97	20,043.13
Total		\$40,047.58	\$44,158.80
TOTAL ASSETS		\$40,047.58	\$44,158.80

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,004.61
Deposits and Additions	5	8,805.38
Checks Paid	6	-1,601.25
Electronic Withdrawals	11	-3,093.07
Ending Balance	22	\$24,115.67

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
07/07	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070722 CO Entry Descr:Settlementsec:CCD Trace#:081503508666223 Eed:220707 Ind ID:000015042002277 Ind Name:Livingston Management Trn: 1888666223Tc	\$2,288.76
07/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:071322 CO Entry Descr:Settlementsec:CCD Trace#:081503505627425 Eed:220713 Ind ID:000015142311097 Ind Name:Livingston Management Trn: 1945627425Tc	4,227.24
07/15	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:071522 CO Entry Descr:Settlementsec:CCD Trace#:081503503162007 Eed:220715 Ind ID:000015169482721 Ind Name:Livingston Management Trn: 1963162007Tc	573.00
07/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072022 CO Entry Descr:Settlementsec:CCD Trace#:081503509144424 Eed:220720 Ind ID:000015188865913 Ind Name:Livingston Management Trn: 2019144424Tc	1,144.38
07/27	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072722 CO Entry Descr:Settlementsec:CCD Trace#:081503500991536 Eed:220727 Ind ID:000015243201365 Ind Name:Livingston Management Trn: 2080991536Tc	572.00
Total Deposits and Additions		\$8,805.38



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

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
997 ^		07/06	\$99.38
998 ^		07/06	99.38
999 ^		07/07	250.57
1001 * ^		07/08	750.00
1002 ^		07/21	147.59
1003 ^		07/19	254.33

Total Checks Paid **\$1,601.25**

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.

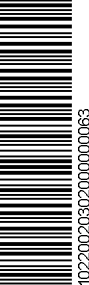
* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/01	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 220630 CO Entry Descr: XXXXXXXXXSEC: PPD Trace#: 021000025845677 Eed: 220701 Ind ID: Ind Name: Cyril Montoya DBA Trn: 1825845677Tc	\$1,424.80
07/07	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220707 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000024873234 Eed: 220707 Ind ID: 452551245589xs Ind Name: 534 W 42ND Street Cond	33.25
07/07	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220707 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000024407795 Eed: 220707 Ind ID: 732049619412xs Ind Name: 534 W 42ND Street Cond	450.15
07/07	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220707 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000024414956 Eed: 220707 Ind ID: R6ixs 070814A01 Ind Name: 534 W 42ND Street Cond	105.60
07/08	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220708 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000027129775 Eed: 220708 Ind ID: 2Rixs 3747978 Ind Name: 534 W 42ND Street Cond	70.63
07/15	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220715 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000029382995 Eed: 220715 Ind ID: 2Rixs 5004932 Ind Name: 534 W 42ND Street Cond	70.63
07/21	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220721 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000022735143 Eed: 220721 Ind ID: 720064292227xs Ind Name: 534 W 42ND Street Cond	33.25
07/21	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220721 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000025960011 Eed: 220721 Ind ID: 352582804140xs Ind Name: 534 W 42ND Street Cond	450.14
07/21	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220721 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000025974905 Eed: 220721 Ind ID: R6ixs 072215A01 Ind Name: 534 W 42ND Street Cond	103.26
07/26	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000039846252 Eed: 220726 Ind ID: 1557345290001 Ind Name: 534 W 42 St Condomin Trn: 2079846252Tc	277.39
07/29	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220729 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000020189259 Eed: 220729 Ind ID: 2Rixs 3195712 Ind Name: 534 W 42ND Street Cond	73.97

Total Electronic Withdrawals **\$3,093.07**



534condo-ChaseRes-1484

9/21/2022

Bank Reconciliation Report

7/31/2022

3046731484

Posted by: dishi on 9/21/2022

Balance Per Bank Statement as of 7/31/2022	20,043.13
Reconciled Bank Balance	<u>20,043.13</u>

Balance per GL as of 7/31/2022	20,043.13
Reconciled Balance Per G/L	<u>20,043.13</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/29/2022	JE 60801	Interest Payment	0.16	7/31/2022
Total Cleared Other Items			<u>0.16</u>	



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

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
07/01	\$18,579.81	07/13	23,236.85	07/21	23,895.03
07/06	18,381.05	07/15	23,739.22	07/26	23,617.64
07/07	19,830.24	07/19	23,484.89	07/27	24,189.64
07/08	19,009.61	07/20	24,629.27	07/29	24,115.67

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,042.97
Deposits and Additions	1	0.16
Ending Balance	1	\$20,043.13
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.16
Interest Paid Year-to-Date		\$1.14

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		\$20,042.97
07/29	Interest Payment	0.16	20,043.13
	Ending Balance		\$20,043.13

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



July 01, 2022 through July 29, 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





July 01, 2022 through July 29, 2022

Primary Account: **000000412059300**

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534condo-CitiSaving-6158

9/21/2022

Bank Reconciliation Report

7/31/2022

6867166158

Posted by: dishi on 9/21/2022

Balance Per Bank Statement as of 7/31/2022	44,301.44
Reconciled Bank Balance	<u>44,301.44</u>
Balance per GL as of 7/31/2022	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

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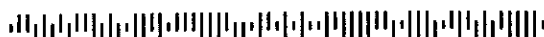
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CITIBANK, N. A.
Account
6867166158
Statement Period
Jul 1 - Jul 31, 2022
Relationship Manager
Citibusiness Service Center
(877) 528-0990

Page 1 of 1

00020635
K306

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

**CitiBusiness® ACCOUNT AS OF JUL 31, 2022****Relationship Summary:**

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

SUGGESTIONS AND RECOMMENDATIONS

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.

SERVICE CHARGE SUMMARY FROM JUNE 1, 2022 THRU JUNE 30, 2022

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

CHECKING ACTIVITY

CitiBusiness Streamlined Checking
6867166158

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

CUSTOMER SERVICE INFORMATION

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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