

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
August 2022**

Trial Balance

Period = Aug 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	16,530.28	1,201.71	0.00	17,731.99
1130-0000	Savings Cash 1	20,043.13	0.18	0.00	20,043.31
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	-64,839.43	0.00	9,263.13	-74,102.56
4700-0000	Commercial/Retail rent	-5,493.04	0.00	686.63	-6,179.67
5720-0000	Interest on Bank Accounts	-1.14	0.00	0.18	-1.32
6202-0000	Accounting	3,300.00	0.00	0.00	3,300.00
6204-0000	Professional Consultant Fees	201.34	150.00	0.00	351.34
6213-0000	General Building Repairs-Expense	486.74	0.00	0.00	486.74
6215-0000	Building Supplies	381.42	0.00	0.00	381.42
6230-0000	Painting	225.00	0.00	0.00	225.00
6235-0000	Plumbing Repair	5,526.06	0.00	0.00	5,526.06
6236-0000	Appliance Repair	353.84	0.00	0.00	353.84
6241-0000	Boiler Repair	679.60	0.00	0.00	679.60
6242-0000	Unit Repairs	300.00	0.00	0.00	300.00
6249-0000	Elevator Contract	1,061.52	0.00	0.00	1,061.52
6250-0000	Elevator Inspection & Repair	279.80	1,024.79	0.00	1,304.59
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	5,250.00	750.00	0.00	6,000.00
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	501.90	58.92	0.00	560.82
6362-0000	Inspections	412.00	0.00	0.00	412.00
6364-0000	Filing Fees	99.00	61.20	0.00	160.20

Trial Balance

Period = Aug 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6365-0000	Fines	75.00	0.00	0.00	75.00
6365-5000	Violation Removal Costs	125.00	0.00	0.00	125.00
6367-0000	Boiler Inspection Service	900.00	0.00	0.00	900.00
6410-0000	Electricity	8,393.44	1,898.09	0.00	10,291.53
6417-0000	Cable & Internet	272.88	0.00	0.00	272.88
6420-0000	Gas	13,028.31	1,238.97	0.00	14,267.28
6455-0000	Telephone	3,608.89	280.32	0.00	3,889.21
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	147.94	0.00	1,285.58
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	2,023.44	0.00	4,046.88
7845-0000	Gross Salary	7,615.35	1,015.38	0.00	8,630.73
7850-0000	Payroll Taxes	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	582.60	77.68	0.00	660.28
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	170.05	21.32	0.00	191.37
	Total	0.00	9,949.94	9,949.94	0.00

Income Statement

Period = Aug 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	93.10	74,102.56	92.30
4700-0000	Commercial/Retail rent	686.63	6.90	6,179.67	7.70
4990-0000	NET RENT INCOME	<u>9,949.76</u>	<u>100.00</u>	<u>80,282.23</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.18	0.00	1.32	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.18</u>	<u>0.00</u>	<u>1.32</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,949.94</u>	<u>100.00</u>	<u>80,283.55</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	4.11
6204-0000	Professional Consultant Fees	150.00	1.51	351.34	0.44
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	0.61
6215-0000	Building Supplies	0.00	0.00	381.42	0.48
6230-0000	Painting	0.00	0.00	225.00	0.28
6235-0000	Plumbing Repair	0.00	0.00	5,526.06	6.88
6236-0000	Appliance Repair	0.00	0.00	353.84	0.44
6241-0000	Boiler Repair	0.00	0.00	679.60	0.85
6242-0000	Unit Repairs	0.00	0.00	300.00	0.37
6249-0000	Elevator Contract	0.00	0.00	1,061.52	1.32
6250-0000	Elevator Inspection & Repair	1,024.79	10.30	1,304.59	1.62
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.07
6267-0000	Locksmith	0.00	0.00	190.53	0.24
6291-0050	General Building Services NR	0.00	0.00	3,500.00	4.36
6300-0000	Management	750.00	7.54	6,000.00	7.47
6310-0000	Security Service	0.00	0.00	5,127.59	6.39

Income Statement

Period = Aug 2022

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	0.00	0.00	3,825.32	4.76
6320-0010	Worker's Compensation	58.92	0.59	560.82	0.70
6362-0000	Inspections	0.00	0.00	412.00	0.51
6364-0000	Filing Fees	61.20	0.62	160.20	0.20
6365-0000	Fines	0.00	0.00	75.00	0.09
6365-5000	Violation Removal Costs	0.00	0.00	125.00	0.16
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.12
6410-0000	Electricity	1,898.09	19.08	10,291.53	12.82
6417-0000	Cable & Internet	0.00	0.00	272.88	0.34
6420-0000	Gas	1,238.97	12.45	14,267.28	17.77
6455-0000	Telephone	280.32	2.82	3,889.21	4.84
6467-0000	Appliances	0.00	0.00	486.74	0.61
6990-0000	TOTAL DIRECT EXPENSES	5,462.29	54.90	65,714.21	81.85
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.05
7610-0000	Legal - General	0.00	0.00	100.00	0.12
7615-0000	Payroll Processing Fees	147.94	1.49	1,285.58	1.60
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.19
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	2,023.44	20.34	4,046.88	5.04
7845-0000	Gross Salary	1,015.38	10.20	8,630.73	10.75
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.78	660.28	0.82
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	21.32	0.21	191.37	0.24
7890-0000	TOTAL PAYROLL	3,285.76	33.02	14,846.70	18.49
7990-0000	TOTAL G & A EXPENSE	3,285.76	33.02	15,164.20	18.89

Income Statement

Period = Aug 2022

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	8,748.05	87.92	80,878.41	100.74
9090-0000	NET INCOME	1,201.89	12.08	-594.86	-0.74

Statement (12 months)

Period = Jan 2022-Aug 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 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	9,263.13	74,102.56
4700-0000	Commercial/Retail rent	1,373.26	686.63	686.63	686.63	686.63	686.63	686.63	686.63	6,179.67
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	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>9,949.76</u>	<u>80,282.23</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	0.18	1.32
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>0.18</u>	<u>1.32</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>9,949.94</u>	<u>80,283.55</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	0.00	3,300.00
6204-0000	Professional Consultant Fees	0.00	0.00	151.34	0.00	0.00	0.00	50.00	150.00	351.34
6213-0000	General Building Repairs- Expense	486.74	0.00	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	0.00	381.42
6230-0000	Painting	0.00	0.00	225.00	0.00	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	0.00	5,526.06
6236-0000	Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	353.84	0.00	353.84
6241-0000	Boiler Repair	0.00	0.00	0.00	0.00	0.00	0.00	679.60	0.00	679.60
6242-0000	Unit Repairs	0.00	0.00	300.00	0.00	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	0.00	1,061.52
6250-0000	Elevator Inspection & Repair	40.80	0.00	0.00	239.00	0.00	0.00	0.00	1,024.79	1,304.59

Statement (12 months)

Period = Jan 2022-Aug 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Total
6257-0000	Sprinkler Sys. & Inspections	0.00	1,660.00	0.00	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	0.00	190.53
6291-0050	General Building Services NR	0.00	0.00	0.00	0.00	3,500.00	0.00	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	750.00	6,000.00
6310-0000	Security Service	0.00	0.00	0.00	5,127.59	0.00	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	0.00	3,825.32
6320-0010	Worker's Compensation	118.92	58.92	88.38	58.92	58.92	58.92	58.92	58.92	560.82
6362-0000	Inspections	0.00	0.00	0.00	0.00	0.00	0.00	412.00	0.00	412.00
6364-0000	Filing Fees	0.00	99.00	0.00	0.00	0.00	0.00	0.00	61.20	160.20
6365-0000	Fines	0.00	0.00	0.00	0.00	75.00	0.00	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	0.00	125.00
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.00	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	1,898.09	10,291.53
6417-0000	Cable & Internet	0.00	0.00	0.00	0.00	272.88	0.00	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	1,238.97	14,267.28
6455-0000	Telephone	518.64	278.26	769.03	464.05	0.00	795.40	783.51	280.32	3,889.21
6467-0000	Appliances	0.00	0.00	486.74	0.00	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>5,462.29</u>	<u>65,714.21</u>
7000-0000	GENERAL & ADMINISTRATIVE									
7421-0000	Postage	0.00	0.00	0.00	17.71	24.79	0.00	0.00	0.00	42.50
7610-0000	Legal - General	0.00	0.00	0.00	0.00	100.00	0.00	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	147.94	1,285.58
7630-0000	Bank Charges Expense	25.00	0.00	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	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	4,046.88
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	1,015.38	8,630.73
7850-0000	Payroll Taxes	0.00	0.00	-10.14	0.00	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	77.68	660.28
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	2.35	0.00	42.00

Statement (12 months)

Period = Jan 2022-Aug 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Total
7853-0000	SUTA Expense	25.38	25.38	34.01	21.32	21.32	21.32	21.32	21.32	191.37
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>3,285.76</u>	<u>14,846.70</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,515.65</u>	<u>1,265.80</u>	<u>1,813.87</u>	<u>1,279.45</u>	<u>1,386.53</u>	<u>3,500.41</u>	<u>1,116.73</u>	<u>3,285.76</u>	<u>15,164.20</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>8,748.05</u>	<u>80,878.41</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>1,201.89</u>	<u>-594.86</u>

Balance Sheet

Period = Aug 2022

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	17,731.99
1130-0000	Savings Cash 1	20,043.31
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	82,076.74
1400-0000	Total Current Assets	82,076.74
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	118,487.18
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	107,501.19
3890-0000	TOTAL CAPITAL	107,501.19
3990-0000	TOTAL LIABILITIES & CAPITAL	118,487.18

Cash Flow Statement

Period = Aug 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	93.10	74,102.56	92.30
4700-0000	Commercial/Retail rent	686.63	6.90	6,179.67	7.70
4990-0000	NET RENT INCOME	<u>9,949.76</u>	<u>100.00</u>	<u>80,282.23</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.18	0.00	1.32	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.18</u>	<u>0.00</u>	<u>1.32</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,949.94</u>	<u>100.00</u>	<u>80,283.55</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	4.11
6204-0000	Professional Consultant Fees	150.00	1.51	351.34	0.44
6213-0000	General Building Repairs-Expense	0.00	0.00	486.74	0.61
6215-0000	Building Supplies	0.00	0.00	381.42	0.48
6230-0000	Painting	0.00	0.00	225.00	0.28
6235-0000	Plumbing Repair	0.00	0.00	5,526.06	6.88
6236-0000	Appliance Repair	0.00	0.00	353.84	0.44
6241-0000	Boiler Repair	0.00	0.00	679.60	0.85
6242-0000	Unit Repairs	0.00	0.00	300.00	0.37
6249-0000	Elevator Contract	0.00	0.00	1,061.52	1.32
6250-0000	Elevator Inspection & Repair	1,024.79	10.30	1,304.59	1.62
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.07
6267-0000	Locksmith	0.00	0.00	190.53	0.24
6291-0050	General Building Services NR	0.00	0.00	3,500.00	4.36
6300-0000	Management	750.00	7.54	6,000.00	7.47
6310-0000	Security Service	0.00	0.00	5,127.59	6.39

Cash Flow Statement

Period = Aug 2022

Book = Cash

		Period to Date	%	Year to Date	%
6320-0000	Insurance	0.00	0.00	3,825.32	4.76
6320-0010	Worker's Compensation	58.92	0.59	560.82	0.70
6362-0000	Inspections	0.00	0.00	412.00	0.51
6364-0000	Filing Fees	61.20	0.62	160.20	0.20
6365-0000	Fines	0.00	0.00	75.00	0.09
6365-5000	Violation Removal Costs	0.00	0.00	125.00	0.16
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	1.12
6410-0000	Electricity	1,898.09	19.08	10,291.53	12.82
6417-0000	Cable & Internet	0.00	0.00	272.88	0.34
6420-0000	Gas	1,238.97	12.45	14,267.28	17.77
6455-0000	Telephone	280.32	2.82	3,889.21	4.84
6467-0000	Appliances	0.00	0.00	486.74	0.61
6990-0000	TOTAL DIRECT EXPENSES	5,462.29	54.90	65,714.21	81.85
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.05
7610-0000	Legal - General	0.00	0.00	100.00	0.12
7615-0000	Payroll Processing Fees	147.94	1.49	1,285.58	1.60
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.19
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	2,023.44	20.34	4,046.88	5.04
7845-0000	Gross Salary	1,015.38	10.20	8,630.73	10.75
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.78	660.28	0.82
7852-0000	FUTA Expense	0.00	0.00	42.00	0.05
7853-0000	SUTA Expense	21.32	0.21	191.37	0.24
7890-0000	TOTAL PAYROLL	3,285.76	33.02	14,846.70	18.49
7990-0000	TOTAL G & A EXPENSE	3,285.76	33.02	15,164.20	18.89

Cash Flow Statement

Period = Aug 2022

Book = Cash

		Period to Date	%	Year to Date	%
8990-0000	TOTAL EXPENSES	8,748.05	87.92	80,878.41	100.74
9090-0000	NET INCOME	1,201.89	12.08	-594.86	-0.74
	Adjustments				
	Total Adjustments	0.00	0.00	0.00	0.00
	Cash Flow	0.00	0.00	0.00	0.00
		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	16,530.28	17,731.99	1,201.71	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,043.13	20,043.31	0.18	
1135-0000	Savings Cash 2	44,301.44	44,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	80,874.85	82,076.74	1,201.89	
		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	18,328.17	17,731.99	-596.18	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.99	20,043.31	1.32	
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	82,076.74	-594.86	

General Ledger

Period = Aug 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					16,530.28	= Beginning Balance =
534condo	534 West 42nd...	08/01/2022	08/2022	Artur Ujkaj (v0000081)	K-176014	80122	0.00	450.14	16,080.14	08052022
534condo	534 West 42nd...	08/19/2022	08/2022	Artur Ujkaj (v0000081)	K-175966	8192022	0.00	450.13	15,630.01	08192022
				Check Batch 33662				750.00	14,880.01	
				Receipt Batch 57257			2,288.76		17,168.77	
				Check Batch 33722				2,023.44	15,145.33	
				Receipt Batch 57558			686.63		15,831.96	
				Check Batch 33772				2.46	15,829.50	
				Check Batch 33840				1,024.79	14,804.71	
				Receipt Batch 57742			1,144.38		15,949.09	
				Receipt Batch 57751			573.00		16,522.09	
				Receipt Batch 57805			1,144.38		17,666.47	
				Check Batch 33981				1,500.16	16,166.31	
				Check Batch 34001				1,914.76	14,251.55	
				Receipt Batch 58358			572.00		14,823.55	
				Check Batch 34028				150.00	14,673.55	
				Receipt Batch 58404			3,540.61		18,214.16	
				Check Batch 34105				61.20	18,152.96	
				Journal Batch 25281				147.94	18,005.02	
				Journal Batch 24933				273.03	17,731.99	
				Net Change=1,201.71			9,949.76	8,748.05	17,731.99	= Ending Balance =
1130-0000				Savings Cash 1					20,043.13	= Beginning Balance =
				Journal Batch 25281			0.18		20,043.31	
				Net Change=0.18			0.18	0.00	20,043.31	= Ending Balance =
1135-0000				Savings Cash 2					44,301.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	44,301.44	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =
				Net Change=0.00			0.00	0.00	11,268.56	= Ending Balance =

General Ledger

Period = Aug 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
2150-0000				Loans & Exchange					-2,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,500.00	= Ending Balance =
2245-0000				Insurance Proceed-Prop. Damage					-8,485.99	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-8,485.99	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	08/01/2022	08/2022	Artur Ujkaj (v0000081)	K-176014	80122	450.14	0.00	450.14	08052022
534condo	534 West 42nd...	08/19/2022	08/2022	Artur Ujkaj (v0000081)	K-175966	8192022	450.13	0.00	900.27	08192022
534condo	534 West 42nd...	08/31/2022	08/2022	To Gross up 08.2022	J-60255		0.00	900.27	0.00	To Gross up 08.2022
				Net Change=0.00			900.27	900.27	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					-64,839.43	= Beginning Balance =
534condo	534 West 42nd...	08/01/2022	08/2022	Khaneja (t0001082)	R-350193	1295...	0.00	1,144.38	-65,983.81	ClickPay - ACH - A2208010418_EO7XX2
534condo	534 West 42nd...	08/01/2022	08/2022	Trubitt (t0000174)	R-350601	1299...	0.00	1,144.38	-67,128.19	ClickPay - ACH - A2208010510_EW9SV7
534condo	534 West 42nd...	08/11/2022	08/2022	Younge (t0000178)	R-354144	1314...	0.00	1,144.38	-68,272.57	ClickPay - ACH - A2208112102_SP1NS2
534condo	534 West 42nd...	08/12/2022	08/2022	Samuels (t0000177)	R-354599	7718...	0.00	107.39	-68,379.96	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/12/2022	08/2022	Samuels (t0000177)	R-354599	7718...	0.00	465.61	-68,845.57	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/15/2022	08/2022	Hwang (t0004002)	R-354835	1315...	0.00	1,144.38	-69,989.95	ClickPay - ACH - A2208150408_OH6IR8
534condo	534 West 42nd...	08/22/2022	08/2022	Samuels (t0000177)	R-356316	7736...	0.00	572.00	-70,561.95	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/24/2022	08/2022	Simon (t0000180)	R-357852	1351...	0.00	2,396.23	-72,958.18	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/24/2022	08/2022	Riccardi (t0000176)	R-357853	144_...	0.00	1,144.38	-74,102.56	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-9,263.13			0.00	9,263.13	-74,102.56	= Ending Balance =
4700-0000				Commercial/Retail rent					-5,493.04	= Beginning Balance =
534condo	534 West 42nd...	08/03/2022	08/2022	Praveen Gulati (t0000760)	R-352631	6807...	0.00	686.63	-6,179.67	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-6,179.67	= Ending Balance =
5720-0000				Interest on Bank Accounts					-1.14	= Beginning Balance =
534condo	534 West 42nd...	08/29/2022	08/2022	Interest Payment	J-60803		0.00	0.18	-1.32	Interest Payment
				Net Change=-0.18			0.00	0.18	-1.32	= Ending Balance =
6202-0000				Accounting					3,300.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,300.00	= Ending Balance =

General Ledger

Period = Aug 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6204-0000				Professional Consultant Fees					201.34	= Beginning Balance =
534condo	534 West 42nd...	08/24/2022	08/2022	JACK JAFFA & ASSOCIATES ...	K-172105	1018	150.00	0.00	351.34	Continuously monitor the nyc hpd dob ecb webs...
				Net Change=150.00			150.00	0.00	351.34	= 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					381.42	= Beginning Balance =
				Net Change=0.00			0.00	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					5,526.06	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,526.06	= Ending Balance =
6236-0000				Appliance Repair					353.84	= Beginning Balance =
				Net Change=0.00			0.00	0.00	353.84	= Ending Balance =
6241-0000				Boiler Repair					679.60	= Beginning Balance =
				Net Change=0.00			0.00	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					1,061.52	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,061.52	= Ending Balance =
6250-0000				Elevator Inspection & Repair					279.80	= Beginning Balance =
534condo	534 West 42nd...	08/10/2022	08/2022	D&D Elevator, Inc-Solid State (dde)	K-169549	1016	653.25	0.00	933.05	534condo-Cat1 annual inspection
534condo	534 West 42nd...	08/10/2022	08/2022	D&D Elevator, Inc-Solid State (dde)	K-169550	1017	371.54	0.00	1,304.59	534condo-Elevator maintenance
				Net Change=1,024.79			1,024.79	0.00	1,304.59	= 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 =

General Ledger

Period = Aug 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					5,250.00	= Beginning Balance =
534condo	534 West 42nd...	08/01/2022	08/2022	Livingston Management Service...	K-167537	1014	750.00	0.00	6,000.00	Management Fee
				Net Change=750.00			750.00	0.00	6,000.00	= 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					501.90	= Beginning Balance =
534condo	534 West 42nd...	08/31/2022	08/2022	To Gross up 08.2022	J-60255		0.00	5.18	496.72	paid family leave
534condo	534 West 42nd...	08/31/2022	08/2022	To Gross up 08.2022	J-60255		66.50	0.00	563.22	pay-by-pay insurance
534condo	534 West 42nd...	08/31/2022	08/2022	To Gross up 08.2022	J-60255		0.00	2.40	560.82	voluntary disability
				Net Change=58.92			66.50	7.58	560.82	= Ending Balance =
6362-0000				Inspections					412.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	412.00	= Ending Balance =
6364-0000				Filing Fees					99.00	= Beginning Balance =
534condo	534 West 42nd...	08/30/2022	08/2022	Livingston Management Service...	K-172810	1019	61.20	0.00	160.20	DOB-534 W 42nd St-Elevator Filing Fees
				Net Change=61.20			61.20	0.00	160.20	= Ending Balance =
6365-0000				Fines					75.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	75.00	= Ending Balance =
6365-5000				Violation Removal Costs					125.00	= Beginning Balance =
				Net Change=0.00			0.00	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					8,393.44	= Beginning Balance =
534condo	534 West 42nd...	08/18/2022	08/2022	Consolidated Edison Company ...	K-171261	81822	854.25	0.00	9,247.69	44-7223-0650-0200-7 FOR 06.17.22-07.19.2...

General Ledger

Period = Aug 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	08/22/2022	08/2022	Consolidated Edison Company ...	K-171423	82222	1,043.84	0.00	10,291.53	44-7223-0650-0200-7 FOR 07.19.22-08.17.2...
				Net Change=1,898.09			1,898.09	0.00	10,291.53	= 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					13,028.31	= Beginning Balance =
534condo	534 West 42nd...	08/18/2022	08/2022	Consolidated Edison Company ...	K-171261	81822	645.91	0.00	13,674.22	44-7223-0650-0200-7 FOR 06.17.22-07.19.2...
534condo	534 West 42nd...	08/22/2022	08/2022	Consolidated Edison Company ...	K-171423	82222	593.06	0.00	14,267.28	44-7223-0650-0200-7 FOR 07.19.22-08.17.2...
				Net Change=1,238.97			1,238.97	0.00	14,267.28	= Ending Balance =
6455-0000				Telephone					3,608.89	= Beginning Balance =
534condo	534 West 42nd...	08/05/2022	08/2022	Verizon (verizon)	K-168784	80522	2.46	0.00	3,611.35	853-077-585-0001-81 FOR 07.28.22-08.27.2...
534condo	534 West 42nd...	08/22/2022	08/2022	Verizon (verizon)	K-171424	82222	277.86	0.00	3,889.21	155-734-529-0001-16 FOR 08.05.22-09.04.22
				Net Change=280.32			280.32	0.00	3,889.21	= 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					1,137.64	= Beginning Balance =
534condo	534 West 42nd...	08/30/2022	08/2022	ADP Processing Fee sum up	J-60804		73.97	0.00	1,211.61	ADP Processing Fee
534condo	534 West 42nd...	08/30/2022	08/2022	ADP Processing Fee sum up	J-60804		73.97	0.00	1,285.58	ADP Processing Fee
				Net Change=147.94			147.94	0.00	1,285.58	= 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 =
534condo	534 West 42nd...	08/03/2022	08/2022	Future Communications Corp (f...	K-168511	1015	2,023.44	0.00	4,046.88	534condo Quaterly bill Salary-Doorman

General Ledger

Period = Aug 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=2,023.44			2,023.44	0.00	4,046.88	= Ending Balance =
7845-0000				Gross Salary					7,615.35	= Beginning Balance =
534condo	534 West 42nd...	08/31/2022	08/2022	To Gross up 08.2022	J-60255		1,015.38	0.00	8,630.73	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	8,630.73	= 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					582.60	= Beginning Balance =
534condo	534 West 42nd...	08/31/2022	08/2022	To Gross up 08.2022	J-60255		77.68	0.00	660.28	To Gross up 08.2022
				Net Change=77.68			77.68	0.00	660.28	= Ending Balance =
7852-0000				FUTA Expense					42.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.00	= Ending Balance =
7853-0000				SUTA Expense					170.05	= Beginning Balance =
534condo	534 West 42nd...	08/31/2022	08/2022	To Gross up 08.2022	J-60255		21.32	0.00	191.37	To Gross up 08.2022
				Net Change=21.32			21.32	0.00	191.37	= Ending Balance =
							19,605.84	19,605.84		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Aug 2022

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-167537	33662	08/2022	8/1/2022	Livingston Management Services, LLC (living	534condo		750.00	1014	
K-168511	33722	08/2022	8/3/2022	Future Communications Corp (future)	534condo		2,023.44	1015	
K-168784	33772	08/2022	8/5/2022	Verizon (verizon)	534condo		2.46	80522	
K-169545	33840	08/2022	8/10/2022	D&D Elevator, Inc-Solid State (dde)	534condo		653.25	1016	
K-169550	33840	08/2022	8/10/2022	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1017	
K-171261	33981	08/2022	8/18/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,500.16	81822	
K-171425	34001	08/2022	8/22/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,636.90	82222	
K-171424	34001	08/2022	8/22/2022	Verizon (verizon)	534condo		277.86	82222	
K-172105	34028	08/2022	8/24/2022	JACK JAFFA & ASSOCIATES (jack)	534condo		150.00	1018	
K-172810	34105	08/2022	8/30/2022	Livingston Management Services, LLC (living	534condo		61.20	1019	
K-175966		08/2022	8/19/2022	Artur Ujkaj (v0000081)	534condo		450.13	8192022	
K-176014		08/2022	8/1/2022	Artur Ujkaj (v0000081)	534condo		450.14	80122	
Total							8,327.08		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Aug 2022

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-35019:	57257	08/2022	8/1/2022	Khaneja(t0001082)	534condo	1110-0000		1,144.38		129583849	ClickPay - ACH - A2208010418_EO7XX2
R-35060:	57257	08/2022	8/1/2022	Trubitt(t0000174)	534condo	1110-0000		1,144.38		129951539	ClickPay - ACH - A2208010510_EW9SV7
R-35263:	57558	08/2022	8/3/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6807_130701399	https://www.clickpay.com/viewcheck.aspx?tid=L220803_SS2BF3
R-35414:	57742	08/2022	8/11/2022	Younge(t0000178)	534condo	1110-0000		1,144.38		131442586	ClickPay - ACH - A2208112102_SP1NS2
R-35459:	57751	08/2022	8/12/2022	Samuels(t0000177)	534condo	1110-0000		573.00		771873126_1315	https://www.clickpay.com/viewcheck.aspx?tid=L220812_HX8SM5
R-35483:	57805	08/2022	8/15/2022	Hwang(t0004002)	534condo	1110-0000		1,144.38		131574975	ClickPay - ACH - A2208150408_OH6IR8
R-35631:	58358	08/2022	8/22/2022	Samuels(t0000177)	534condo	1110-0000		572.00		773654633_1317	https://www.clickpay.com/viewcheck.aspx?tid=L220822_NA3RF4
R-35785:	58404	08/2022	8/24/2022	Simon(t0000180)	534condo	1110-0000		2,396.23		1351_131856202	https://www.clickpay.com/viewcheck.aspx?tid=L220824_ZS5UB1
R-35785:	58404	08/2022	8/24/2022	Riccardi(t0000176)	534condo	1110-0000		1,144.38		144_131856201	https://www.clickpay.com/viewcheck.aspx?tid=L220824_UO1BJ6
Total								<u>9,949.76</u>			

Aged Receivables

Age As Of: 08/31/2022 Post To: 08/2022

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)	762.27	106.77	0.00	0.00	655.50	-764.75	-2.48
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				2,628.80	793.40	0.00	0.00	1,835.40	-1,420.25	1,208.55

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 08/31/2022

Month Year = 08/2022

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			-2.48
						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				1,208.55
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	1,208.55
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	1,208.55

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 08/31/2022

Month Year = 08/2022

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

8/31/2022

412059300

Posted by: dishi on 9/21/2022

Balance Per Bank Statement as of 8/31/2022 **22,484.75**

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
Less:	Outstanding Checks		4,752.76
	Reconciled Bank Balance		17,731.99

Balance per GL as of 8/31/2022 **17,731.99**

Reconciled Balance Per G/L **17,731.99**

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

534condo-ChaseChk-9300

9/21/2022

Bank Reconciliation Report

8/31/2022

412059300

Posted by: dishi on 9/21/2022

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/27/2022	1004	apseprop - APSE Property Services LLC	125.00	8/31/2022
7/27/2022	1005	charleshenry - Charles Henry Properties LLC	179.60	8/31/2022
7/27/2022	1006	charleshenry - Charles Henry Properties LLC	47.07	8/31/2022
7/27/2022	1007	dde - D&D Elevator, Inc-Solid State	353.84	8/31/2022
7/27/2022	1008	gmh - GMN Contracting Corp.	500.00	8/31/2022
7/27/2022	1009	hawkeye - Hawkeye Services Group, LLC	50.00	8/31/2022
7/27/2022	1010	sierra - Sierra Consulting Group, Inc	412.00	8/31/2022
7/27/2022	1011	verizon - Verizon	251.79	8/31/2022
7/29/2022	1012	benfranklin - Ben Franklin HVAC Inc.	718.00	8/31/2022
7/29/2022	1013	conediso - Consolidated Edison Company of N.Y. Inc.	195.33	8/31/2022
8/1/2022	1014	livingst - Livingston Management Services, LLC	750.00	8/31/2022
8/1/2022	80122	v0000081 - Artur Ujkaj	450.14	8/31/2022
8/3/2022	1015	future - Future Communications Corp	2,023.44	8/31/2022
8/5/2022	80522	verizon - Verizon	2.46	8/31/2022
8/10/2022	1016	dde - D&D Elevator, Inc-Solid State	653.25	8/31/2022
8/10/2022	1017	dde - D&D Elevator, Inc-Solid State	371.54	8/31/2022
8/18/2022	81822	conediso - Consolidated Edison Company of N.Y. Inc.	1,500.16	8/31/2022
8/19/2022	8192022	v0000081 - Artur Ujkaj	450.13	8/31/2022
8/22/2022	82222	conediso - Consolidated Edison Company of N.Y. Inc.	1,636.90	8/31/2022
8/22/2022	82222	verizon - Verizon	277.86	8/31/2022
8/24/2022	1018	jack - JACK JAFFA & ASSOCIATES	150.00	8/31/2022
8/30/2022	1019	livingst - Livingston Management Services, LLC	61.20	8/31/2022
Total Cleared Checks			11,159.71	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
8/2/2022	376	ACH	2,288.76	8/31/2022
8/4/2022	377	Lockbox	686.63	8/31/2022
8/12/2022	378	ACH	1,144.38	8/31/2022
8/15/2022	379	Lockbox	573.00	8/31/2022
8/16/2022	380	ACH	1,144.38	8/31/2022
8/23/2022	381	Lockbox	572.00	8/31/2022
8/25/2022	382	Lockbox	3,540.61	8/31/2022
Total Cleared Deposits			9,949.76	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
8/30/2022	JE 60804	ADP Processing Fee sum up	-147.94	8/31/2022
8/31/2022	JE 60255	To Gross up 08.2022	-273.03	8/31/2022
Total Cleared Other Items			-420.97	



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

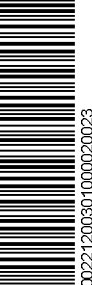
July 30, 2022 through August 31, 2022
Primary Account: **000000412059300**

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-242-7338
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679

00022120 DRE 802 089 24422 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 30, 2022 through August 31, 2022
Primary Account: 000000412059300

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$24,115.67	\$22,484.75
Chase Business Total Savings	000003046731484	20,043.13	20,043.31
Total		\$44,158.80	\$42,528.06
TOTAL ASSETS		\$44,158.80	\$42,528.06

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$24,115.67
Deposits and Additions	7	9,949.76
Checks Paid	16	-6,842.06
Electronic Withdrawals	12	-4,738.62
Ending Balance	35	\$22,484.75

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
08/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080422 CO Entry Descr:Settlementsec:CCD Trace#:081503508422690 Eed:220804 Ind ID:000015312931069 Ind Name:Livingston Management Trn: 2168422690Tc	\$2,288.76
08/08	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080822 CO Entry Descr:Settlementsec:CCD Trace#:081503501692378 Eed:220808 Ind ID:000015363680761 Ind Name:Livingston Management Trn: 2201692378Tc	686.63
08/16	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081622 CO Entry Descr:Settlementsec:CCD Trace#:081503508919982 Eed:220816 Ind ID:000015446353753 Ind Name:Livingston Management Trn: 2288919982Tc	1,144.38
08/17	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081722 CO Entry Descr:Settlementsec:CCD Trace#:081503500288333 Eed:220817 Ind ID:000015454863161 Ind Name:Livingston Management Trn: 2290288333Tc	573.00
08/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081822 CO Entry Descr:Settlementsec:CCD Trace#:081503502582700 Eed:220818 Ind ID:000015463871305 Ind Name:Livingston Management Trn: 2302582700Tc	1,144.38
08/25	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:082522 CO Entry Descr:Settlementsec:CCD Trace#:081503508162159 Eed:220825 Ind ID:000015518197953 Ind Name:Livingston Management Trn: 2378162159Tc	572.00
08/29	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:082922 CO Entry Descr:Settlementsec:CCD Trace#:081503507778216 Eed:220829 Ind ID:000015536203405 Ind Name:Livingston Management Trn: 2417778216Tc	3,540.61
Total Deposits and Additions		\$9,949.76



July 30, 2022 through August 31, 2022
Primary Account: 000000412059300

CHECKS PAID

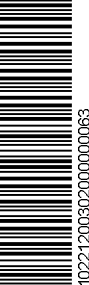
CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1004 ^		08/10	\$125.00
1005 ^		08/02	179.60
1006 ^		08/02	47.07
1007 ^		08/01	353.84
1008 ^		08/02	500.00
1009 ^		08/09	50.00
1010 ^		08/01	412.00
1011 ^		08/03	251.79
1012 ^		08/08	718.00
1013 ^		08/08	195.33
1014 ^		08/02	750.00
1015 ^		08/11	2,023.44
1016 ^		08/15	653.25
1017 ^		08/15	371.54
1018 ^		08/31	150.00
1019 ^		08/30	61.20
Total Checks Paid			\$6,842.06

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.

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
08/02	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 220801 CO Entry Descr: XXXXXXXXXSec: PPD Trace#: 021000020927677 Eed: 220802 Ind ID: Ind Name: Cyril Montoya DBA Trn: 2140927677Tc	\$1,500.16
08/04	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220804 CO Entry Descr: Pay-By-PaySec: CCD Trace#: 021000026990225 Eed: 220804 Ind ID: 9373227294051xs Ind Name: 534 W 42ND Street Cond	33.25
08/04	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220804 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000027766755 Eed: 220804 Ind ID: 9384225064781xs Ind Name: 534 W 42ND Street Cond	450.14
08/04	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220804 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000029755588 Eed: 220804 Ind ID: R61xs 080516A01 Ind Name: 534 W 42ND Street Cond	103.26
08/05	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220805 CO Entry Descr: ADP - FeesSec: CCD Trace#: 021000029566827 Eed: 220805 Ind ID: 2R1xs 7180215 Ind Name: 534 W 42ND Street Cond	73.97
08/09	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: CO Entry Descr: Vz BillpaySec: Web Trace#: 091000012690092 Eed: 220809 Ind ID: 8530775850001 Ind Name: 534 42 St Trn: 2212690092Tc	2.46
08/18	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 220818 CO Entry Descr: Pay-By-PaySec: CCD Trace#: 021000025049453 Eed: 220818 Ind ID: 9280248205641xs Ind Name: 534 W 42ND Street Cond	33.25
08/18	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 220818 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000028155953 Eed: 220818 Ind ID: 9326246335211xs Ind Name: 534 W 42ND Street Cond	450.13
08/18	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 220818 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000029485164 Eed: 220818 Ind ID: R61xs 081917A01 Ind Name: 534 W 42ND Street Cond	103.27



10221200302000000063

534condo-ChaseRes-1484

9/21/2022

Bank Reconciliation Report

8/31/2022

3046731484

Posted by: dishi on 9/21/2022

Balance Per Bank Statement as of 8/31/2022	20,043.31
Reconciled Bank Balance	<u>20,043.31</u>

Balance per GL as of 8/31/2022	20,043.31
Reconciled Balance Per G/L	<u>20,043.31</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
8/29/2022	JE 60803	Interest Payment	0.18	8/31/2022
Total Cleared Other Items			<u>0.18</u>	



July 30, 2022 through August 31, 2022
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
08/26	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000033218096 Eed: 220826 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Trn: 2383218096Tc	277.86
08/26	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 220826 CO Entry Descr: ADP - Feessec: CCD Trace#: 021000026427474 Eed: 220826 Ind ID: 2Rixs 2579369 Ind Name: 534 W 42ND Street Cond	73.97
08/31	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 220830 CO Entry Descr: XXXXXXXXXXsec: PPD Trace#: 021000023488192 Eed: 220831 Ind ID: Ind Name: Cyril Montoya DBA Trn: 2433488192Tc	1,636.90
Total Electronic Withdrawals		\$4,738.62

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
08/01	\$23,349.83	08/09	21,470.19	08/18	20,572.07
08/02	20,373.00	08/10	21,345.19	08/25	21,144.07
08/03	20,121.21	08/11	19,321.75	08/26	20,792.24
08/04	21,823.32	08/15	18,296.96	08/29	24,332.85
08/05	21,749.35	08/16	19,441.34	08/30	24,271.65
08/08	21,522.65	08/17	20,014.34	08/31	22,484.75

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,043.13
Deposits and Additions	1	0.18
Ending Balance	1	\$20,043.31
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.18
Interest Paid Year-to-Date		\$1.32

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		\$20,043.13
08/31	Interest Payment	0.18	20,043.31
	Ending Balance		\$20,043.31



July 30, 2022 through August 31, 2022
Primary Account: **000000412059300**

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:

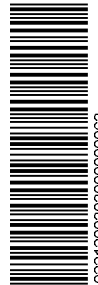
- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

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



10221200303000000063



July 30, 2022 through August 31, 2022

Primary Account: **000000412059300**

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534condo-CitiSaving-6158

9/21/2022

Bank Reconciliation Report

8/31/2022

6867166158

Posted by: dishi on 9/21/2022

Balance Per Bank Statement as of 8/31/2022	44,301.44
Reconciled Bank Balance	<u>44,301.44</u>
 Balance per GL as of 8/31/2022	 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>

00021082
K308

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



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

Page 1 of 2

Relationship Summary:

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

As a reminder, for transactions made outside of the United States and its territories: International Transaction Charge. We will apply a foreign exchange fee equal to 2% of the transaction amount (including credit and reversals) for each debit card purchase or ATM withdrawal transaction (including those at Proprietary Citibank ATMs) made in a currency other than U.S. Dollars when the transaction is conducted outside the 50 United States and its territories.

Wire transfers in Croatian Kuna (HRK) will be discontinued November 13, 2022, as the country will replace HRK with the Euro (EUR) as its official legal tender. After this date you may send wire transfers to Croatia in Euros (EUR). Please contact your beneficiary to confirm their account has been converted to EUR before setting up a new payee. Please refer to your Account Documentation for any applicable wire fees and other terms.

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

CitiBusiness Streamlined Checking

6867166158	Beginning Balance:	\$44,301.44
	Ending Balance:	\$44,301.44