

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
October 2022**

Trial Balance

Period = Oct 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	23.29	5,712.80	0.00	5,736.09
1130-0000	Savings Cash 1	20,043.47	0.17	0.00	20,043.64
1135-0000	Savings Cash 2	44,301.44	0.00	0.00	44,301.44
1620-0000	Equipment	28,039.88	0.00	0.00	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00	0.00	0.00	-2,898.00
1720-0000	Building Improvement	11,268.56	0.00	0.00	11,268.56
2150-0000	Loans & Exchange	-2,500.00	0.00	0.00	-2,500.00
2245-0000	Insurance Proceed-Prop. Damage	-8,485.99	0.00	0.00	-8,485.99
2650-0000	Net Payroll	0.00	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	-83,364.69	0.00	9,263.13	-92,627.82
4700-0000	Commercial/Retail rent	-6,866.30	0.00	1,373.26	-8,239.56
4810-0000	Plus:Prepaid Rent/Maintenance/Common	0.00	0.00	1,144.38	-1,144.38
5720-0000	Interest on Bank Accounts	-1.48	0.00	0.17	-1.65
6202-0000	Accounting	3,300.00	0.00	0.00	3,300.00
6204-0000	Professional Consultant Fees	351.34	0.00	0.00	351.34
6213-0000	General Building Repairs-Expense	624.28	390.00	0.00	1,014.28
6215-0000	Building Supplies	807.97	0.00	0.00	807.97
6219-0000	Cleaning Expense	100.00	0.00	0.00	100.00
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
6237-0000	Electric Repair	28.72	0.00	0.00	28.72
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	3,120.62	2,007.87	0.00	5,128.49
6250-0000	Elevator Inspection & Repair	1,704.59	0.00	0.00	1,704.59
6252-0000	Fire Extinguishers	420.91	0.00	0.00	420.91
6253-0000	Permits & Licenses	20.09	0.00	0.00	20.09
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	6,750.00	750.00	0.00	7,500.00

Trial Balance

Period = Oct 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6310-0000	Security Service	5,127.59	0.00	0.00	5,127.59
6320-0000	Insurance	20,918.37	0.00	0.00	20,918.37
6320-0010	Worker's Compensation	649.20	58.92	0.00	708.12
6362-0000	Inspections	412.00	0.00	0.00	412.00
6364-0000	Filing Fees	160.20	0.00	0.00	160.20
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	11,278.00	917.55	0.00	12,195.55
6417-0000	Cable & Internet	272.88	0.00	0.00	272.88
6420-0000	Gas	15,039.88	680.32	0.00	15,720.20
6455-0000	Telephone	4,420.31	0.99	0.00	4,421.30
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	1,433.52	147.94	0.00	1,581.46
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	6,070.32	0.00	0.00	6,070.32
7845-0000	Gross Salary	10,153.80	1,015.38	0.00	11,169.18
7850-0000	Payroll Taxes	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	776.80	77.68	0.00	854.48
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	223.35	21.32	0.00	244.67
	Total	0.00	11,780.94	11,780.94	0.00

Income Statement

Period = Oct 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	78.63	92,627.82	90.80
4700-0000	Commercial/Retail rent	1,373.26	11.66	8,239.56	8.08
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	9.71	1,144.38	1.12
4990-0000	NET RENT INCOME	<u>11,780.77</u>	<u>100.00</u>	<u>102,011.76</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.17	0.00	1.65	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.00</u>	<u>1.65</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>11,780.94</u>	<u>100.00</u>	<u>102,013.41</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	3.23
6204-0000	Professional Consultant Fees	0.00	0.00	351.34	0.34
6213-0000	General Building Repairs-Expense	390.00	3.31	1,014.28	0.99
6215-0000	Building Supplies	0.00	0.00	807.97	0.79
6219-0000	Cleaning Expense	0.00	0.00	100.00	0.10
6230-0000	Painting	0.00	0.00	225.00	0.22
6235-0000	Plumbing Repair	0.00	0.00	5,526.06	5.42
6236-0000	Appliance Repair	0.00	0.00	353.84	0.35
6237-0000	Electric Repair	0.00	0.00	28.72	0.03
6241-0000	Boiler Repair	0.00	0.00	679.60	0.67
6242-0000	Unit Repairs	0.00	0.00	300.00	0.29
6249-0000	Elevator Contract	2,007.87	17.04	5,128.49	5.03
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,704.59	1.67
6252-0000	Fire Extinguishers	0.00	0.00	420.91	0.41
6253-0000	Permits & Licenses	0.00	0.00	20.09	0.02

Income Statement

Period = Oct 2022

Book = Cash

		Period to Date	%	Year to Date	%
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	1.63
6267-0000	Locksmith	0.00	0.00	190.53	0.19
6291-0050	General Building Services NR	0.00	0.00	3,500.00	3.43
6300-0000	Management	750.00	6.37	7,500.00	7.35
6310-0000	Security Service	0.00	0.00	5,127.59	5.03
6320-0000	Insurance	0.00	0.00	20,918.37	20.51
6320-0010	Worker's Compensation	58.92	0.50	708.12	0.69
6362-0000	Inspections	0.00	0.00	412.00	0.40
6364-0000	Filing Fees	0.00	0.00	160.20	0.16
6365-0000	Fines	0.00	0.00	75.00	0.07
6365-5000	Violation Removal Costs	0.00	0.00	125.00	0.12
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.88
6410-0000	Electricity	917.55	7.79	12,195.55	11.95
6417-0000	Cable & Internet	0.00	0.00	272.88	0.27
6420-0000	Gas	680.32	5.77	15,720.20	15.41
6455-0000	Telephone	0.99	0.01	4,421.30	4.33
6467-0000	Appliances	0.00	0.00	486.74	0.48
6990-0000	TOTAL DIRECT EXPENSES	4,805.65	40.79	94,334.37	92.47
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.04
7610-0000	Legal - General	0.00	0.00	100.00	0.10
7615-0000	Payroll Processing Fees	147.94	1.26	1,581.46	1.55
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.02
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.15
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	6,070.32	5.95
7845-0000	Gross Salary	1,015.38	8.62	11,169.18	10.95
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.66	854.48	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	21.32	0.18	244.67	0.24

Income Statement

Period = Oct 2022

Book = Cash

		Period to Date		Year to Date	
			%		%
7890-0000	TOTAL PAYROLL	<u>1,262.32</u>	<u>10.71</u>	<u>19,951.97</u>	<u>19.56</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,262.32</u>	<u>10.71</u>	<u>20,269.47</u>	<u>19.87</u>
8990-0000	TOTAL EXPENSES	<u>6,067.97</u>	<u>51.51</u>	<u>114,603.84</u>	<u>112.34</u>
9090-0000	NET INCOME	<u>5,712.97</u>	<u>48.49</u>	<u>-12,590.43</u>	<u>-12.34</u>

Statement (12 months)

Period = Jan 2022-Oct 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 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	9,262.13	9,263.13	92,627.82
4700-0000	Commercial/Retail rent	1,373.26	686.63	686.63	686.63	686.63	686.63	686.63	686.63	686.63	1,373.26	8,239.56
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	1,144.38	1,144.38
4990-0000	NET RENT INCOME	<u>11,780.15</u>	<u>8,804.76</u>	<u>9,948.95</u>	<u>8,804.95</u>	<u>8,805.38</u>	<u>13,382.90</u>	<u>8,805.38</u>	<u>9,949.76</u>	<u>9,948.76</u>	<u>11,780.77</u>	<u>102,011.76</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	0.16	0.17	1.65
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>0.16</u>	<u>0.17</u>	<u>1.65</u>
5990-0000	TOTAL INCOME	<u>11,780.32</u>	<u>8,804.91</u>	<u>9,949.12</u>	<u>8,805.11</u>	<u>8,805.55</u>	<u>13,383.06</u>	<u>8,805.54</u>	<u>9,949.94</u>	<u>9,948.92</u>	<u>11,780.94</u>	<u>102,013.41</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	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	0.00	0.00	351.34
6213-0000	General Building Repairs- Expense	486.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.54	390.00	1,014.28
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	0.00	334.35	47.07	0.00	426.55	0.00	807.97
6219-0000	Cleaning Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00
6230-0000	Painting	0.00	0.00	225.00	0.00	0.00	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	0.00	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	0.00	0.00	353.84
6237-0000	Electric Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.72	0.00	28.72
6241-0000	Boiler Repair	0.00	0.00	0.00	0.00	0.00	0.00	679.60	0.00	0.00	0.00	679.60
6242-0000	Unit Repairs	0.00	0.00	300.00	0.00	0.00	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	2,059.10	2,007.87	5,128.49

Statement (12 months)

Period = Jan 2022-Oct 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
6250-0000	Elevator Inspection & Repair	40.80	0.00	0.00	239.00	0.00	0.00	0.00	1,024.79	400.00	0.00	1,704.59
6252-0000	Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.91	0.00	420.91
6253-0000	Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.09	0.00	20.09
6257-0000	Sprinkler Sys. & Inspections	0.00	1,660.00	0.00	0.00	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	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	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	750.00	750.00	7,500.00
6310-0000	Security Service	0.00	0.00	0.00	5,127.59	0.00	0.00	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	17,093.05	0.00	20,918.37
6320-0010	Worker's Compensation	118.92	58.92	88.38	58.92	58.92	58.92	58.92	58.92	88.38	58.92	708.12
6362-0000	Inspections	0.00	0.00	0.00	0.00	0.00	0.00	412.00	0.00	0.00	0.00	412.00
6364-0000	Filing Fees	0.00	99.00	0.00	0.00	0.00	0.00	0.00	61.20	0.00	0.00	160.20
6365-0000	Fines	0.00	0.00	0.00	0.00	75.00	0.00	0.00	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	0.00	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	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	986.47	917.55	12,195.55
6417-0000	Cable & Internet	0.00	0.00	0.00	0.00	272.88	0.00	0.00	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	772.60	680.32	15,720.20
6455-0000	Telephone	518.64	278.26	769.03	464.05	0.00	795.40	783.51	280.32	531.10	0.99	4,421.30
6467-0000	Appliances	0.00	0.00	486.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	486.74
6990-0000	TOTAL DIRECT EXPENSES	8,383.25	9,423.80	10,656.82	10,711.88	6,974.05	8,710.30	5,391.82	5,462.29	23,814.51	4,805.65	94,334.37
7000-0000	GENERAL & ADMINISTRATIVE											
7421-0000	Postage	0.00	0.00	0.00	17.71	24.79	0.00	0.00	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	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	147.94	147.94	1,581.46
7630-0000	Bank Charges Expense	25.00	0.00	0.00	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	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE											

Statement (12 months)

Period = Jan 2022-Oct 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
7827-0000	Salary-Doorman	0.00	0.00	0.00	0.00	0.00	2,023.44	0.00	2,023.44	2,023.44	0.00	6,070.32
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	1,523.07	1,015.38	11,169.18
7850-0000	Payroll Taxes	0.00	0.00	-10.14	0.00	0.00	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	116.52	77.68	854.48
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	2.35	0.00	0.00	0.00	42.00
7853-0000	SUTA Expense	25.38	25.38	34.01	21.32	21.32	21.32	21.32	21.32	31.98	21.32	244.67
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>3,842.95</u>	<u>1,262.32</u>	<u>19,951.97</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>3,842.95</u>	<u>1,262.32</u>	<u>20,269.47</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>27,657.46</u>	<u>6,067.97</u>	<u>114,603.84</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>-17,708.54</u>	<u>5,712.97</u>	<u>-12,590.43</u>

Balance Sheet

Period = Oct 2022

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	5,736.09
1130-0000	Savings Cash 1	20,043.64
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	70,081.17
1400-0000	Total Current Assets	70,081.17
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	106,491.61
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	95,505.62
3890-0000	TOTAL CAPITAL	95,505.62
3990-0000	TOTAL LIABILITIES & CAPITAL	106,491.61

Cash Flow Statement

Period = Oct 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	78.63	92,627.82	90.80
4700-0000	Commercial/Retail rent	1,373.26	11.66	8,239.56	8.08
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	9.71	1,144.38	1.12
4990-0000	NET RENT INCOME	<u>11,780.77</u>	<u>100.00</u>	<u>102,011.76</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.17	0.00	1.65	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.00</u>	<u>1.65</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>11,780.94</u>	<u>100.00</u>	<u>102,013.41</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	3.23
6204-0000	Professional Consultant Fees	0.00	0.00	351.34	0.34
6213-0000	General Building Repairs-Expense	390.00	3.31	1,014.28	0.99
6215-0000	Building Supplies	0.00	0.00	807.97	0.79
6219-0000	Cleaning Expense	0.00	0.00	100.00	0.10
6230-0000	Painting	0.00	0.00	225.00	0.22
6235-0000	Plumbing Repair	0.00	0.00	5,526.06	5.42
6236-0000	Appliance Repair	0.00	0.00	353.84	0.35
6237-0000	Electric Repair	0.00	0.00	28.72	0.03
6241-0000	Boiler Repair	0.00	0.00	679.60	0.67
6242-0000	Unit Repairs	0.00	0.00	300.00	0.29
6249-0000	Elevator Contract	2,007.87	17.04	5,128.49	5.03
6250-0000	Elevator Inspection & Repair	0.00	0.00	1,704.59	1.67
6252-0000	Fire Extinguishers	0.00	0.00	420.91	0.41
6253-0000	Permits & Licenses	0.00	0.00	20.09	0.02

Cash Flow Statement

Period = Oct 2022

Book = Cash

		Period to Date	%	Year to Date	%
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	1.63
6267-0000	Locksmith	0.00	0.00	190.53	0.19
6291-0050	General Building Services NR	0.00	0.00	3,500.00	3.43
6300-0000	Management	750.00	6.37	7,500.00	7.35
6310-0000	Security Service	0.00	0.00	5,127.59	5.03
6320-0000	Insurance	0.00	0.00	20,918.37	20.51
6320-0010	Worker's Compensation	58.92	0.50	708.12	0.69
6362-0000	Inspections	0.00	0.00	412.00	0.40
6364-0000	Filing Fees	0.00	0.00	160.20	0.16
6365-0000	Fines	0.00	0.00	75.00	0.07
6365-5000	Violation Removal Costs	0.00	0.00	125.00	0.12
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.88
6410-0000	Electricity	917.55	7.79	12,195.55	11.95
6417-0000	Cable & Internet	0.00	0.00	272.88	0.27
6420-0000	Gas	680.32	5.77	15,720.20	15.41
6455-0000	Telephone	0.99	0.01	4,421.30	4.33
6467-0000	Appliances	0.00	0.00	486.74	0.48
6990-0000	TOTAL DIRECT EXPENSES	4,805.65	40.79	94,334.37	92.47
7000-0000	GENERAL & ADMINISTRATIVE				
7421-0000	Postage	0.00	0.00	42.50	0.04
7610-0000	Legal - General	0.00	0.00	100.00	0.10
7615-0000	Payroll Processing Fees	147.94	1.26	1,581.46	1.55
7630-0000	Bank Charges Expense	0.00	0.00	25.00	0.02
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.15
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	6,070.32	5.95
7845-0000	Gross Salary	1,015.38	8.62	11,169.18	10.95
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.66	854.48	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04
7853-0000	SUTA Expense	21.32	0.18	244.67	0.24

Cash Flow Statement

Period = Oct 2022

Book = Cash

		Period to Date	%	Year to Date	%
7890-0000	TOTAL PAYROLL	<u>1,262.32</u>	<u>10.71</u>	<u>19,951.97</u>	<u>19.56</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,262.32</u>	<u>10.71</u>	<u>20,269.47</u>	<u>19.87</u>
8990-0000	TOTAL EXPENSES	<u>6,067.97</u>	<u>51.51</u>	<u>114,603.84</u>	<u>112.34</u>
9090-0000	NET INCOME	<u>5,712.97</u>	<u>48.49</u>	<u>-12,590.43</u>	<u>-12.34</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	23.29	5,736.09	5,712.80	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,043.47	20,043.64	0.17	
1135-0000	Savings Cash 2	44,301.44	44,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	64,368.20	70,081.17	5,712.97	
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	5,736.09	-12,592.08	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.99	20,043.64	1.65	
1135-0000	Savings Cash 2	44,301.44	44,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	82,671.60	70,081.17	-12,590.43	

General Ledger

Period = Oct 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					23.29	= Beginning Balance =
534condo	534 West 42nd...	08/16/2021	10/2022	Praveen Gulati (t0000760)	R-379283	6675...	686.63	0.00	709.92	Reapplied Receipt
534condo	534 West 42nd...	08/16/2021	10/2022	Praveen Gulati (t0000760)	R-379284	6675...	0.00	686.63	23.29	:Prog Gen Reverses receipt Ctrl# 230667 (Re...
534condo	534 West 42nd...	06/02/2022	10/2022	Verizon (verizon)	K-185042	52522	272.88	0.00	296.17	155-734-529-0001-16 For 05/05/2022-06/04/2022
534condo	534 West 42nd...	10/14/2022	10/2022	Artur Ujkaj (v0000081)	K-185343	10142022	0.00	450.15	-153.98	10142022
534condo	534 West 42nd...	10/28/2022	10/2022	Artur Ujkaj (v0000081)	K-185342	10282022	0.00	450.14	-604.12	10282022
				Receipt Batch 59673			2,288.76		1,684.64	
				Receipt Batch 59675			1,144.38		2,829.02	
				Check Batch 34557				750.00	2,079.02	
				Receipt Batch 59814			573.00		2,652.02	
				Check Batch 34680				865.29	1,786.73	
				Receipt Batch 60064			686.63		2,473.36	
				Receipt Batch 60072			1,144.38		3,617.74	
				Receipt Batch 60084			1,144.38		4,762.12	
				Check Batch 34758				1,532.58	3,229.54	
				Receipt Batch 60148			3,082.86		6,312.40	
				Receipt Batch 60623			572.00		6,884.40	
				Check Batch 34824				273.87	6,610.53	
				Check Batch 34873				1,597.87	5,012.66	
				Receipt Batch 60746			1,144.38		6,157.04	
				Journal Batch 26325				273.01	5,884.03	
				Journal Batch 28162				147.94	5,736.09	
				Net Change=5,712.80			12,740.28	7,027.48	5,736.09	= Ending Balance =
1130-0000				Savings Cash 1					20,043.47	= Beginning Balance =
				Journal Batch 28163			0.17		20,043.64	
				Net Change=0.17			0.17	0.00	20,043.64	= Ending Balance =
1135-0000				Savings Cash 2					44,301.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	44,301.44	= Ending Balance =
1620-0000				Equipment					28,039.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,039.88	= Ending Balance =
1621-0000				Accum. Dep - Equipment					-2,898.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,898.00	= Ending Balance =
1720-0000				Building Improvement					11,268.56	= Beginning Balance =

General Ledger

Period = Oct 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	11,268.56	= Ending Balance =
2150-0000				Loans & Exchange					-2,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,500.00	= Ending Balance =
2245-0000				Insurance Proceed-Prop. Damage					-8,485.99	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-8,485.99	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	10/14/2022	10/2022	Artur Ujkaj (v0000081)	K-185343	10142022	450.15	0.00	450.15	10142022
534condo	534 West 42nd...	10/28/2022	10/2022	Artur Ujkaj (v0000081)	K-185342	10282022	450.14	0.00	900.29	10282022
534condo	534 West 42nd...	10/31/2022	10/2022	To Gross up 10.22	J-62233		0.00	900.29	0.00	To Gross up 10.22
				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					-83,364.69	= Beginning Balance =
534condo	534 West 42nd...	10/01/2022	10/2022	Khaneja (t0001082)	R-375954	1354...	0.00	1,144.38	-84,509.07	ClickPay - ACH - A2210010455_BU8WS8
534condo	534 West 42nd...	10/01/2022	10/2022	Trubitt (t0000174)	R-376023	1354...	0.00	1,144.38	-85,653.45	ClickPay - ACH - A2210010503_ZI7WM7
534condo	534 West 42nd...	10/02/2022	10/2022	Younge (t0000178)	R-376955	1359...	0.00	1,144.38	-86,797.83	ClickPay - ACH - A2210021822_JT2FA4
534condo	534 West 42nd...	10/07/2022	10/2022	Samuels (t0000177)	R-378660	7793...	0.00	107.15	-86,904.98	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	10/07/2022	10/2022	Samuels (t0000177)	R-378660	7793...	0.00	465.85	-87,370.83	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	10/13/2022	10/2022	Riccardi (t0000176)	R-380603	1016...	0.00	1,144.38	-88,515.21	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	10/15/2022	10/2022	Hwang (t0004002)	R-380784	1373...	0.00	1,144.38	-89,659.59	ClickPay - ACH - A2210150413_LI2EI8
534condo	534 West 42nd...	10/18/2022	10/2022	Simon (t0000180)	R-381129	1313...	0.00	2,396.23	-92,055.82	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	10/21/2022	10/2022	Samuels (t0000177)	R-382196	7809...	0.00	572.00	-92,627.82	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-9,263.13			0.00	9,263.13	-92,627.82	= Ending Balance =
4700-0000				Commercial/Retail rent					-6,866.30	= Beginning Balance =
534condo	534 West 42nd...	08/16/2021	10/2022	Praveen Gulati (t0000760)	R-379283	6675...	0.00	686.63	-7,552.93	Reapplied Receipt
534condo	534 West 42nd...	08/16/2021	10/2022	Praveen Gulati (t0000760)	R-379284	6675...	686.63	0.00	-6,866.30	:Prog Gen Reverses receipt Ctrl# 230667 (Re...
534condo	534 West 42nd...	10/12/2022	10/2022	Praveen Gulati (t0000760)	R-380345	6835...	0.00	686.63	-7,552.93	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	10/18/2022	10/2022	Praveen Gulati (t0000760)	R-381177	6846...	0.00	686.63	-8,239.56	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-1,373.26			686.63	2,059.89	-8,239.56	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					0.00	= Beginning Balance =
534condo	534 West 42nd...	10/28/2022	10/2022	Younge (t0000178)	R-383614	1379...	0.00	1,144.38	-1,144.38	ClickPay - ACH - A2210281645_GD1YA7

General Ledger

Period = Oct 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=-1,144.38			0.00	1,144.38	-1,144.38	= Ending Balance =
5720-0000				Interest on Bank Accounts					-1.48	= Beginning Balance =
534condo	534 West 42nd...	10/30/2022	10/2022	Interest Payment	J-76192		0.00	0.17	-1.65	Interest Payment
				Net Change=-0.17			0.00	0.17	-1.65	= Ending Balance =
6202-0000				Accounting					3,300.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,300.00	= Ending Balance =
6204-0000				Professional Consultant Fees					351.34	= Beginning Balance =
				Net Change=0.00			0.00	0.00	351.34	= Ending Balance =
6213-0000				General Building Repairs-Expense					624.28	= Beginning Balance =
534condo	534 West 42nd...	10/12/2022	10/2022	Charles Henry Properties LLC ...	K-180288	1034	40.00	0.00	664.28	Replace exterior bulbs with cool white bulbs c...
534condo	534 West 42nd...	10/12/2022	10/2022	Charles Henry Properties LLC ...	K-180288	1034	25.00	0.00	689.28	Change ac filters lobby and basement
534condo	534 West 42nd...	10/12/2022	10/2022	Charles Henry Properties LLC ...	K-180288	1034	300.00	0.00	989.28	Sweep and mop stairwell
534condo	534 West 42nd...	10/12/2022	10/2022	Charles Henry Properties LLC ...	K-180288	1034	25.00	0.00	1,014.28	Mount elevator certificate and frame in lobby
				Net Change=390.00			390.00	0.00	1,014.28	= Ending Balance =
6215-0000				Building Supplies					807.97	= Beginning Balance =
				Net Change=0.00			0.00	0.00	807.97	= Ending Balance =
6219-0000				Cleaning Expense					100.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	100.00	= 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 =
6237-0000				Electric Repair					28.72	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28.72	= Ending Balance =
6241-0000				Boiler Repair					679.60	= Beginning Balance =

General Ledger

Period = Oct 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	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					3,120.62	= Beginning Balance =
534condo	534 West 42nd...	10/12/2022	10/2022	D&D Elevator, Inc-Solid State (dde)	K-180289	1035	371.54	0.00	3,492.16	Elevator maintenance
534condo	534 West 42nd...	10/12/2022	10/2022	D&D Elevator, Inc-Solid State (dde)	K-180290	1036	103.75	0.00	3,595.91	Certificate frame
534condo	534 West 42nd...	10/18/2022	10/2022	D&D Elevator, Inc-Solid State (dde)	K-181704	1037	1,161.04	0.00	4,756.95	As per approved maintenance proposal
534condo	534 West 42nd...	10/18/2022	10/2022	D&D Elevator, Inc-Solid State (dde)	K-181705	1038	371.54	0.00	5,128.49	elevator maintenance
				Net Change=2,007.87			2,007.87	0.00	5,128.49	= Ending Balance =
6250-0000				Elevator Inspection & Repair					1,704.59	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,704.59	= Ending Balance =
6252-0000				Fire Extinguishers					420.91	= Beginning Balance =
				Net Change=0.00			0.00	0.00	420.91	= Ending Balance =
6253-0000				Permits & Licenses					20.09	= Beginning Balance =
				Net Change=0.00			0.00	0.00	20.09	= 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					6,750.00	= Beginning Balance =
534condo	534 West 42nd...	10/03/2022	10/2022	Livingston Management Service...	K-178612	1033	750.00	0.00	7,500.00	Management Fee
				Net Change=750.00			750.00	0.00	7,500.00	= Ending Balance =
6310-0000				Security Service					5,127.59	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,127.59	= Ending Balance =
6320-0000				Insurance					20,918.37	= Beginning Balance =

General Ledger

Period = Oct 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	20,918.37	= Ending Balance =
6320-0010				Worker's Compensation					649.20	= Beginning Balance =
534condo	534 West 42nd...	10/31/2022	10/2022	To Gross up 10.22	J-62233		0.00	5.18	644.02	paid family leave
534condo	534 West 42nd...	10/31/2022	10/2022	To Gross up 10.22	J-62233		66.50	0.00	710.52	pay-by-pay insurance
534condo	534 West 42nd...	10/31/2022	10/2022	To Gross up 10.22	J-62233		0.00	2.40	708.12	voluntary disability
				Net Change=58.92			66.50	7.58	708.12	= 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					160.20	= Beginning Balance =
				Net Change=0.00			0.00	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					11,278.00	= Beginning Balance =
534condo	534 West 42nd...	10/27/2022	10/2022	Consolidated Edison Company ...	K-183214	102722	917.55	0.00	12,195.55	44-7223-0650-0200-7 FOR 09.16.22-10.18.2...
				Net Change=917.55			917.55	0.00	12,195.55	= 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					15,039.88	= Beginning Balance =
534condo	534 West 42nd...	10/27/2022	10/2022	Consolidated Edison Company ...	K-183214	102722	633.95	0.00	15,673.83	44-7223-0650-0200-7 FOR 09.16.22-10.18.2...
534condo	534 West 42nd...	10/27/2022	10/2022	Consolidated Edison Company ...	K-183215	102722	46.37	0.00	15,720.20	44-7223-0652-0201-1 FOR 09.16.22-10.18.2...
				Net Change=680.32			680.32	0.00	15,720.20	= Ending Balance =
6455-0000				Telephone					4,420.31	= Beginning Balance =
534condo	534 West 42nd...	06/02/2022	10/2022	Verizon (verizon)	K-185042	52522	0.00	272.88	4,147.43	155-734-529-0001-16 For 05/05/2022-06/04/2022
534condo	534 West 42nd...	10/24/2022	10/2022	Verizon (verizon)	K-182515	102422	273.87	0.00	4,421.30	155-734-529-0001-16 FOR 10.05.22-11.04.22

General Ledger

Period = Oct 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.99			273.87	272.88	4,421.30	= 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					1,433.52	= Beginning Balance =
534condo	534 West 42nd...	10/31/2022	10/2022	ADP Processing Fee sum up	J-76189		73.97	0.00	1,507.49	ADP Processing Fee
534condo	534 West 42nd...	10/31/2022	10/2022	ADP Processing Fee sum up	J-76189		73.97	0.00	1,581.46	ADP Processing Fee
				Net Change=147.94			147.94	0.00	1,581.46	= 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					6,070.32	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6,070.32	= Ending Balance =
7845-0000				Gross Salary					10,153.80	= Beginning Balance =
534condo	534 West 42nd...	10/31/2022	10/2022	To Gross up 10.22	J-62233		1,015.38	0.00	11,169.18	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	11,169.18	= 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					776.80	= Beginning Balance =
534condo	534 West 42nd...	10/31/2022	10/2022	To Gross up 10.22	J-62233		77.68	0.00	854.48	To Gross up 10.22
				Net Change=77.68			77.68	0.00	854.48	= Ending Balance =
7852-0000				FUTA Expense					42.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.00	= Ending Balance =

General Ledger

Period = Oct 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
7853-0000				SUTA Expense					223.35	= Beginning Balance =
534condo	534 West 42nd...	10/31/2022	10/2022	To Gross up 10.22	J-62233		21.32	0.00	244.67	To Gross up 10.22
				Net Change=21.32			21.32	0.00	244.67	= Ending Balance =
							20,675.80	20,675.80		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Oct 2022

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-178612	34557	10/2022	10/3/2022	Livingston Management Services, LLC (living	534condo		750.00	1033	
K-180286	34680	10/2022	10/12/2022	Charles Henry Properties LLC (charleshenry)	534condo		390.00	1034	
K-180285	34680	10/2022	10/12/2022	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1035	
K-180290	34680	10/2022	10/12/2022	D&D Elevator, Inc-Solid State (dde)	534condo		103.75	1036	
K-181704	34758	10/2022	10/18/2022	D&D Elevator, Inc-Solid State (dde)	534condo		1,161.04	1037	
K-181705	34758	10/2022	10/18/2022	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1038	
K-182515	34824	10/2022	10/24/2022	Verizon (verizon)	534condo		273.87	102422	
K-183214	34873	10/2022	10/27/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,551.50	102722	
K-183215	34873	10/2022	10/27/2022	Consolidated Edison Company of N.Y. Inc. (i	534condo		46.37	102722	
K-185042		10/2022	6/2/2022	Verizon (verizon)	534condo		-272.88	52522	
K-185342		10/2022	10/28/2022	Artur Ujkaj (v0000081)	534condo		450.14	10282022	
K-185343		10/2022	10/14/2022	Artur Ujkaj (v0000081)	534condo		450.15	10142022	
Total							5,647.02		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Oct 2022

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-37595	59673	10/2022	10/1/2022	Khaneja(t0001082)	534condo	1110-0000		1,144.38		135429281	ClickPay - ACH - A2210010455_BU8WS8
R-37602	59673	10/2022	10/1/2022	Trubitt(t0000174)	534condo	1110-0000		1,144.38		135491443	ClickPay - ACH - A2210010503_ZI7WM7
R-37695	59675	10/2022	10/2/2022	Younge(t0000178)	534condo	1110-0000		1,144.38		135992443	ClickPay - ACH - A2210021822_JT2FA4
R-37866	59814	10/2022	10/7/2022	Samuels(t0000177)	534condo	1110-0000		573.00		779393592_1369	https://www.clickpay.com/viewcheck.aspx?tid=L221007_PSSIO6
R-379283		10/2022	8/16/2021	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6675_98654447	Reapplied Receipt
R-379284		10/2022	8/16/2021	Praveen Gulati(t0000760)	534condo	1110-0000		-686.63		6675_98654447	:Prog Gen Reverses receipt Ctrl# 230667 (Re-applied receipt)
R-38034	60064	10/2022	10/12/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6835_137249703	https://www.clickpay.com/viewcheck.aspx?tid=L221012_UG8IU9
R-38060	60072	10/2022	10/13/2022	Riccardi(t0000176)	534condo	1110-0000		1,144.38		1016_137306494	https://www.clickpay.com/viewcheck.aspx?tid=L221013_XU7SX3
R-38078	60084	10/2022	10/15/2022	Hwang(t0004002)	534condo	1110-0000		1,144.38		137377927	ClickPay - ACH - A2210150413_LI2EI8
R-38112	60148	10/2022	10/18/2022	Simon(t0000180)	534condo	1110-0000		2,396.23		1313_137456040	https://www.clickpay.com/viewcheck.aspx?tid=L221018_SD0BZ9
R-38117	60148	10/2022	10/18/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6846_137462477	https://www.clickpay.com/viewcheck.aspx?tid=L221018_AP7ZF8
R-38219	60623	10/2022	10/21/2022	Samuels(t0000177)	534condo	1110-0000		572.00		780972968_1375	https://www.clickpay.com/viewcheck.aspx?tid=L221021_JG1MF3
R-38361	60746	10/2022	10/28/2022	Younge(t0000178)	534condo	1110-0000		1,144.38		137900743	ClickPay - ACH - A2210281645_GD1YA7
Total								11,780.77			

Aged Receivables

Age As Of: 10/31/2022 Post To: 10/2022

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)	762.03	106.53	0.00	0.00	655.50	-764.75	-2.72
534condo	6	t0000178	Michael Younge (Current)	0.00	0.00	0.00	0.00	0.00	-1,144.38	-1,144.38
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	524.40	0.00	0.00	0.00	524.40	0.00	524.40
534condo				1,941.93	106.53	0.00	0.00	1,835.40	-2,564.63	-622.70

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/31/2022

Month Year = 10/2022

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			-2.72
						Total	1,144.38						
6	Condo	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			-1,144.38
						Total	1,144.38						
7	Condo	0.00	t0004002	Alexander Hwang	0.00	common	1,144.38	0.00	0.00	12/1/2020	11/30/2030		0.00
						Total	1,144.38						
8	Condo	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						Total	2,396.23						
RETAIL	211-4b2b	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	686.63	0.00	0.00	11/1/2015	10/31/2099		524.40
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				-622.70
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	-622.70
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	-622.70

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 10/31/2022

Month Year = 10/2022

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

1/24/2023

Bank Reconciliation Report

10/31/2022

412059300

Posted by: dishi on 1/24/2023

Balance Per Bank Statement as of 10/31/2022

10,669.46

Outstanding Deposits

Deposit Date	Deposit Number	Amount
10/31/2022	398	1,144.38
Plus:	Outstanding Deposits	1,144.38

Outstanding Checks

Check Date	Check Number	Payee	Amount
6/30/2021	900	dde - D&D Elevator, Inc-Solid State	979.88
5/18/2022	987	lionconstruc - Lion Construction LLC	3,500.00
10/27/2022	102722	conediso - Consolidated Edison Company of N.Y. Inc.	1,551.50
10/27/2022	102722	conediso - Consolidated Edison Company of N.Y. Inc.	46.37
Less:	Outstanding Checks		6,077.75
	Reconciled Bank Balance		5,736.09

Balance per GL as of 10/31/2022

5,736.09

Reconciled Balance Per G/L

5,736.09

Difference

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

0.00

534condo-ChaseChk-9300

1/24/2023

Bank Reconciliation Report

10/31/2022

412059300

Posted by: dishi on 1/24/2023

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
9/30/2022	93022	conediso - Consolidated Edison Company of N.Y. Inc.	137.94	10/31/2022
10/3/2022	1033	livingst - Livingston Management Services, LLC	750.00	10/31/2022
10/12/2022	1034	charleshenry - Charles Henry Properties LLC	390.00	10/31/2022
10/12/2022	1035	dde - D&D Elevator, Inc-Solid State	371.54	10/31/2022
10/12/2022	1036	dde - D&D Elevator, Inc-Solid State	103.75	10/31/2022
10/14/2022	10142022	v0000081 - Artur Ujkaj	450.15	10/31/2022
10/18/2022	1037	dde - D&D Elevator, Inc-Solid State	1,161.04	10/31/2022
10/18/2022	1038	dde - D&D Elevator, Inc-Solid State	371.54	10/31/2022
10/24/2022	102422	verizon - Verizon	273.87	10/31/2022
10/28/2022	10282022	v0000081 - Artur Ujkaj	450.14	10/31/2022
Total Cleared Checks			4,459.97	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/4/2022	390	ACH	2,288.76	10/31/2022
10/4/2022	391	ACH	1,144.38	10/31/2022
10/11/2022	392	Lockbox	573.00	10/31/2022
10/13/2022	393	Lockbox	686.63	10/31/2022
10/14/2022	394	Lockbox	1,144.38	10/31/2022
10/18/2022	395	ACH	1,144.38	10/31/2022
10/19/2022	396	Lockbox	3,082.86	10/31/2022
10/24/2022	397	Lockbox	572.00	10/31/2022
Total Cleared Deposits			10,636.39	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/31/2022	JE 62233	To Gross up 10.22	-273.01	10/31/2022
10/31/2022	JE 76189	ADP Processing Fee sum up	-147.94	10/31/2022
Total Cleared Other Items			-420.95	



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

October 01, 2022 through October 31, 2022

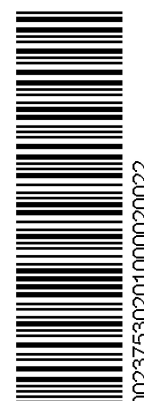
Primary Account: **000000412059300**

00023753 DRE 802 089 30522 NNNNNNNNNNN 1 000000000 62 0099

HOLD - RETURN MAIL
534 WEST 42ND STREET CONDO ASSOCIATION
C/O CLAUDE SIMON
534 W 42ND ST APT 8
NEW YORK NY 10036-6221

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-800-242-7338**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**



00237530201000020022

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$4,913.99	\$10,669.46
Chase Business Total Savings	000003046731484	20,043.47	20,043.64
Total		\$24,957.46	\$30,713.10

TOTAL ASSETS

\$24,957.46 **\$30,713.10**

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$4,913.99
Deposits and Additions	7	10,636.39
Checks Paid	6	-3,147.87
Electronic Withdrawals	10	-1,733.05
Ending Balance	23	\$10,669.46

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.



How to Avoid the Monthly Service Fee (MSF)

If you meet any of the following qualifying activities for this Chase Business Complete CheckingSM account in a statement period, we will waive the \$15 MSF.

Here's the business activity we used to determine if you qualified for the MSF waiver:

- \$2,000 Minimum Daily Ending Balance: Your lowest daily ending balance was \$4,026.05.
- \$2,000 Chase Payment SolutionsSM Activity: \$0.00 was deposited into this account.
- \$2,000 Chase Ink[®] Business Card Activity: \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client CheckingSM account OR
- Meet Chase Military Banking requirements

For complete details on all requirements to avoid the MSF, please review the Additional Banking Services and Fees for Business Accounts at chase.com/business/disclosures or visit a Chase branch.

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
10/05	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:100522 CO Entry Descr:Settlementsec:CCD Trace#:081503508076416 Eed:221005 Ind ID:000015877395550 Ind Name:Livingston Management Tm: 2788076416Tc	\$3,433.14
10/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:101322 CO Entry Descr:Settlementsec:CCD Trace#:081503500506571 Eed:221013 Ind ID:000015963608206 Ind Name:Livingston Management Tm: 2860506571Tc	573.00
10/17	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:101722 CO Entry Descr:Settlementsec:CCD Trace#:081503509004279 Eed:221017 Ind ID:000015996918750 Ind Name:Livingston Management Tm: 2909004279Tc	686.63
10/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:101822 CO Entry Descr:Settlementsec:CCD Trace#:081503501354275 Eed:221018 Ind ID:000016004685650 Ind Name:Livingston Management Tm: 2911354275Tc	1,144.38
10/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:102022 CO Entry Descr:Settlementsec:CCD Trace#:081503509584272 Eed:221020 Ind ID:000016025281230 Ind Name:Livingston Management Tm: 2939584272Tc	1,144.38
10/21	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:102122 CO Entry Descr:Settlementsec:CCD Trace#:081503506161441 Eed:221021 Ind ID:000016039606954 Ind Name:Livingston Management Tm: 2946161441Tc	3,082.86
10/26	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:102622 CO Entry Descr:Settlementsec:CCD Trace#:081503506035173 Eed:221026 Ind ID:000016064110178 Ind Name:Livingston Management Tm: 2996035173Tc	572.00
Total Deposits and Additions		\$10,636.39

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1033 ^		10/04	\$750.00
1034 ^		10/18	390.00
1035 ^		10/17	371.54
1036 ^		10/17	103.75
1037 ^		10/24	1,161.04
1038 ^		10/24	371.54
Total Checks Paid			\$3,147.87

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.



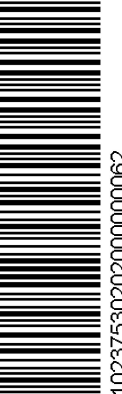
October 01, 2022 through October 31, 2022

Primary Account: **000000412059300****ELECTRONIC WITHDRAWALS**

DATE	DESCRIPTION	AMOUNT
10/03	Orig CO Name: Con Ed of NY Orig ID:2462467002 Desc Date:220930 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000020965971 Eed:221003 Ind ID: Ind Name: Cyril Montoya Dbashao Trn: 2760965971Tc	\$137.94
10/07	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:221007 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000027149353 Eed:221007 Ind ID:925424748696R05 Ind Name:534 W 42ND Street Cond	73.97
10/13	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:221013 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000029197676 Eed:221013 Ind ID:482551866108lxs Ind Name:534 W 42ND Street Cond	33.25
10/13	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:221013 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000027488338 Eed:221013 Ind ID:355084300039lxs Ind Name:534 W 42ND Street Cond	450.15
10/13	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:221013 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000027500102 Eed:221013 Ind ID:R6lxs 101421A01 Ind Name:534 W 42ND Street Cond	103.25
10/21	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:221021 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000026941498 Eed:221021 Ind ID:925424926921R05 Ind Name:534 W 42ND Street Cond 550374703 Trn: 2946941498Tc	73.97
10/26	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000036683447 Eed:221026 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 2996683447Tc	273.87
10/27	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:221027 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000020861310 Eed:221027 Ind ID:930926057143lxs Ind Name:534 W 42ND Street Cond 304287687 Trn: 3000861310Tc	33.25
10/27	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:221027 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000028060835 Eed:221027 Ind ID:583049253576lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 3008060835Tc	450.14
10/27	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:221027 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000020558425 Eed:221027 Ind ID:R6lxs 102822A01 Ind Name:534 W 42ND Street Cond Aa Trn: 3000558425Tc	103.26
Total Electronic Withdrawals		\$1,733.05

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
10/03	\$4,776.05	10/13	7,371.57	10/21	12,490.56
10/04	4,026.05	10/17	7,582.91	10/24	10,957.98
10/05	7,459.19	10/18	8,337.29	10/26	11,256.11
10/07	7,385.22	10/20	9,481.67	10/27	10,669.46



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534condo-ChaseRes-1484

1/24/2023

Bank Reconciliation Report

10/31/2022

3046731484

Posted by: dishi on 1/24/2023

Balance Per Bank Statement as of 10/31/2022	20,043.64
Reconciled Bank Balance	<u>20,043.64</u>
Balance per GL as of 10/31/2022	20,043.64
Reconciled Balance Per G/L	<u>20,043.64</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/30/2022	JE 76192	Interest Payment	0.17	10/31/2022
Total Cleared Other Items			<u>0.17</u>	



October 01, 2022 through October 31, 2022
Primary Account: 000000412059300

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,043.47
Deposits and Additions	1	0.17
Ending Balance	1	\$20,043.64
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.17
Interest Paid Year-to-Date		\$1.65

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

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$20,043.47
10/31	Interest Payment	0.17	20,043.64
	Ending Balance		\$20,043.64

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

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

Call us at 1-866-564-2262 or write us at the address on the front of this statement 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;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

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.

For business accounts, see your deposit account agreement or other applicable agreements that govern your account for details.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC FUNDS TRANSFERS: Contact us immediately if your statement is incorrect or if you need more information about any non-electronic funds transfers on this statement. For more details, see your deposit account agreement or other applicable agreements that govern your account.

JPMorgan Chase Bank, N.A. Member FDIC