

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
November 2022**

Trial Balance

Period = Nov 2022

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	5,736.09	795.53	0.00	6,531.62
1130-0000	Savings Cash 1	20,043.64	0.16	0.00	20,043.80
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	-92,627.82	0.00	9,263.13	-101,890.95
4700-0000	Commercial/Retail rent	-8,239.56	0.00	686.63	-8,926.19
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,144.38	1,144.38	0.00	0.00
5720-0000	Interest on Bank Accounts	-1.65	0.00	0.16	-1.81
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	1,014.28	0.00	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	2,395.25	0.00	7,921.31
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	5,128.49	371.54	0.00	5,500.03
6250-0000	Elevator Inspection & Repair	1,704.59	289.61	0.00	1,994.20
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	353.84	0.00	544.37
6291-0050	General Building Services NR	3,500.00	0.00	0.00	3,500.00
6300-0000	Management	7,500.00	750.00	0.00	8,250.00

Trial Balance

Period = Nov 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	708.12	58.92	0.00	767.04
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	12,195.55	0.00	0.00	12,195.55
6417-0000	Cable & Internet	272.88	0.00	0.00	272.88
6420-0000	Gas	15,720.20	0.00	0.00	15,720.20
6455-0000	Telephone	4,421.30	512.80	0.00	4,934.10
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	1,581.46	147.94	0.00	1,729.40
7620-0000	Taxes	0.00	0.00	8.00	-8.00
7630-0000	Bank Charges Expense	25.00	4.00	0.00	29.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7827-0000	Salary-Doorman	6,070.32	2,023.44	0.00	8,093.76
7845-0000	Gross Salary	11,169.18	1,015.38	0.00	12,184.56
7850-0000	Payroll Taxes	-10.14	0.00	0.00	-10.14
7851-0000	FICA Expense	854.48	77.68	0.00	932.16
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	244.67	17.45	0.00	262.12
	Total	0.00	9,957.92	9,957.92	0.00

Income Statement

Period = Nov 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	105.20	101,890.95	91.94
4700-0000	Commercial/Retail rent	686.63	7.80	8,926.19	8.05
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,144.38	-13.00	0.00	0.00
4990-0000	NET RENT INCOME	8,805.38	100.00	110,817.14	100.00
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	1.81	0.00
5890-0000	TOTAL OTHER INCOME	0.16	0.00	1.81	0.00
5990-0000	TOTAL INCOME	8,805.54	100.00	110,818.95	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	2.98
6204-0000	Professional Consultant Fees	0.00	0.00	351.34	0.32
6213-0000	General Building Repairs-Expense	0.00	0.00	1,014.28	0.92
6215-0000	Building Supplies	0.00	0.00	807.97	0.73
6219-0000	Cleaning Expense	0.00	0.00	100.00	0.09
6230-0000	Painting	0.00	0.00	225.00	0.20
6235-0000	Plumbing Repair	2,395.25	27.20	7,921.31	7.15
6236-0000	Appliance Repair	0.00	0.00	353.84	0.32
6237-0000	Electric Repair	0.00	0.00	28.72	0.03
6241-0000	Boiler Repair	0.00	0.00	679.60	0.61
6242-0000	Unit Repairs	0.00	0.00	300.00	0.27
6249-0000	Elevator Contract	371.54	4.22	5,500.03	4.96
6250-0000	Elevator Inspection & Repair	289.61	3.29	1,994.20	1.80
6252-0000	Fire Extinguishers	0.00	0.00	420.91	0.38
6253-0000	Permits & Licenses	0.00	0.00	20.09	0.02

Income Statement

Period = Nov 2022

Book = Cash

		Period to Date	%	Year to Date	%
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	1.50
6267-0000	Locksmith	353.84	4.02	544.37	0.49
6291-0050	General Building Services NR	0.00	0.00	3,500.00	3.16
6300-0000	Management	750.00	8.52	8,250.00	7.44
6310-0000	Security Service	0.00	0.00	5,127.59	4.63
6320-0000	Insurance	0.00	0.00	20,918.37	18.88
6320-0010	Worker's Compensation	58.92	0.67	767.04	0.69
6362-0000	Inspections	0.00	0.00	412.00	0.37
6364-0000	Filing Fees	0.00	0.00	160.20	0.14
6365-0000	Fines	0.00	0.00	75.00	0.07
6365-5000	Violation Removal Costs	0.00	0.00	125.00	0.11
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.81
6410-0000	Electricity	0.00	0.00	12,195.55	11.00
6417-0000	Cable & Internet	0.00	0.00	272.88	0.25
6420-0000	Gas	0.00	0.00	15,720.20	14.19
6455-0000	Telephone	512.80	5.82	4,934.10	4.45
6467-0000	Appliances	0.00	0.00	486.74	0.44
6990-0000	TOTAL DIRECT EXPENSES	4,731.96	53.74	99,066.33	89.39
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	0.09
7615-0000	Payroll Processing Fees	147.94	1.68	1,729.40	1.56
7620-0000	Taxes	-8.00	-0.09	-8.00	-0.01
7630-0000	Bank Charges Expense	4.00	0.05	29.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.14
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	2,023.44	22.98	8,093.76	7.30
7845-0000	Gross Salary	1,015.38	11.53	12,184.56	11.00
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.88	932.16	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04

Income Statement

Period = Nov 2022

Book = Cash

		Period to Date	%	Year to Date	%
7853-0000	SUTA Expense	17.45	0.20	262.12	0.24
7890-0000	TOTAL PAYROLL	<u>3,281.89</u>	<u>37.27</u>	<u>23,233.86</u>	<u>20.97</u>
7990-0000	TOTAL G & A EXPENSE	<u>3,277.89</u>	<u>37.23</u>	<u>23,547.36</u>	<u>21.25</u>
8990-0000	TOTAL EXPENSES	<u>8,009.85</u>	<u>90.96</u>	<u>122,613.69</u>	<u>110.64</u>
9090-0000	NET INCOME	<u>795.69</u>	<u>9.04</u>	<u>-11,794.74</u>	<u>-10.64</u>

Statement (12 months)

Period = Jan 2022-Nov 2022

Book = Cash

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 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	9,263.13	101,890.95
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	686.63	8,926.19
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	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>9,948.76</u>	<u>11,780.77</u>	<u>8,805.38</u>	<u>110,817.14</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	0.16	1.81
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>0.16</u>	<u>1.81</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>8,805.54</u>	<u>110,818.95</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	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	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	0.00	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	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	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	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	2,395.25	7,921.31
6236-0000 Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	353.84	0.00	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	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	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	0.00	300.00

Statement (12 months)

Period = Jan 2022-Nov 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
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	371.54	5,500.03
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	289.61	1,994.20
6252-0000	Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.91	0.00	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	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	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	353.84	544.37
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	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	750.00	8,250.00
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	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	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	58.92	767.04
6362-0000	Inspections	0.00	0.00	0.00	0.00	0.00	0.00	412.00	0.00	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	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	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	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	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	0.00	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	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	0.00	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	512.80	4,934.10
6467-0000	Appliances	0.00	0.00	486.74	0.00	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	4,731.96	99,066.33
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	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	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	147.94	1,729.40

Statement (12 months)

Period = Jan 2022-Nov 2022

Book = Cash

		Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
7620-0000	Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-8.00	-8.00
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	4.00	29.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	2,023.44	0.00	2,023.44	8,093.76
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	1,015.38	12,184.56
7850-0000	Payroll Taxes	0.00	0.00	-10.14	0.00	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	77.68	932.16
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	2.35	0.00	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	17.45	262.12
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>3,281.89</u>	<u>23,233.86</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>3,277.89</u>	<u>23,547.36</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>8,009.85</u>	<u>122,613.69</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>795.69</u>	<u>-11,794.74</u>

Balance Sheet

Period = Nov 2022

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	6,531.62
1130-0000	Savings Cash 1	20,043.80
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	70,876.86
1400-0000	Total Current Assets	70,876.86
1600-0000	PROPERTY	
1620-0000	Equipment	28,039.88
1621-0000	Accum. Dep - Equipment	-2,898.00
1720-0000	Building Improvement	11,268.56
1890-0000	TOTAL PROPERTY	36,410.44
1990-0000	TOTAL ASSETS	107,287.30
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2150-0000	Loans & Exchange	2,500.00
2245-0000	Insurance Proceed-Prop. Damage	8,485.99
2300-0000	TAX LIABILITIES	
2490-0000	TOTAL TAX LIABILITIES	8,485.99
2990-0000	TOTAL LIABILITIES	10,985.99
3000-0000	CAPITAL	
3800-0000	Retained Earnings	96,301.31
3890-0000	TOTAL CAPITAL	96,301.31
3990-0000	TOTAL LIABILITIES & CAPITAL	107,287.30

Cash Flow Statement

Period = Nov 2022

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,263.13	105.20	101,890.95	91.94
4700-0000	Commercial/Retail rent	686.63	7.80	8,926.19	8.05
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,144.38	-13.00	0.00	0.00
4990-0000	NET RENT INCOME	<u>8,805.38</u>	<u>100.00</u>	<u>110,817.14</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.16	0.00	1.81	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.16</u>	<u>0.00</u>	<u>1.81</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>8,805.54</u>	<u>100.00</u>	<u>110,818.95</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	3,300.00	2.98
6204-0000	Professional Consultant Fees	0.00	0.00	351.34	0.32
6213-0000	General Building Repairs-Expense	0.00	0.00	1,014.28	0.92
6215-0000	Building Supplies	0.00	0.00	807.97	0.73
6219-0000	Cleaning Expense	0.00	0.00	100.00	0.09
6230-0000	Painting	0.00	0.00	225.00	0.20
6235-0000	Plumbing Repair	2,395.25	27.20	7,921.31	7.15
6236-0000	Appliance Repair	0.00	0.00	353.84	0.32
6237-0000	Electric Repair	0.00	0.00	28.72	0.03
6241-0000	Boiler Repair	0.00	0.00	679.60	0.61
6242-0000	Unit Repairs	0.00	0.00	300.00	0.27
6249-0000	Elevator Contract	371.54	4.22	5,500.03	4.96
6250-0000	Elevator Inspection & Repair	289.61	3.29	1,994.20	1.80
6252-0000	Fire Extinguishers	0.00	0.00	420.91	0.38
6253-0000	Permits & Licenses	0.00	0.00	20.09	0.02

Cash Flow Statement

Period = Nov 2022

Book = Cash

		Period to Date	%	Year to Date	%
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	1.50
6267-0000	Locksmith	353.84	4.02	544.37	0.49
6291-0050	General Building Services NR	0.00	0.00	3,500.00	3.16
6300-0000	Management	750.00	8.52	8,250.00	7.44
6310-0000	Security Service	0.00	0.00	5,127.59	4.63
6320-0000	Insurance	0.00	0.00	20,918.37	18.88
6320-0010	Worker's Compensation	58.92	0.67	767.04	0.69
6362-0000	Inspections	0.00	0.00	412.00	0.37
6364-0000	Filing Fees	0.00	0.00	160.20	0.14
6365-0000	Fines	0.00	0.00	75.00	0.07
6365-5000	Violation Removal Costs	0.00	0.00	125.00	0.11
6367-0000	Boiler Inspection Service	0.00	0.00	900.00	0.81
6410-0000	Electricity	0.00	0.00	12,195.55	11.00
6417-0000	Cable & Internet	0.00	0.00	272.88	0.25
6420-0000	Gas	0.00	0.00	15,720.20	14.19
6455-0000	Telephone	512.80	5.82	4,934.10	4.45
6467-0000	Appliances	0.00	0.00	486.74	0.44
6990-0000	TOTAL DIRECT EXPENSES	4,731.96	53.74	99,066.33	89.39
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	0.09
7615-0000	Payroll Processing Fees	147.94	1.68	1,729.40	1.56
7620-0000	Taxes	-8.00	-0.09	-8.00	-0.01
7630-0000	Bank Charges Expense	4.00	0.05	29.00	0.03
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.14
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	2,023.44	22.98	8,093.76	7.30
7845-0000	Gross Salary	1,015.38	11.53	12,184.56	11.00
7850-0000	Payroll Taxes	0.00	0.00	-10.14	-0.01
7851-0000	FICA Expense	77.68	0.88	932.16	0.84
7852-0000	FUTA Expense	0.00	0.00	42.00	0.04

Cash Flow Statement

Period = Nov 2022

Book = Cash

		Period to Date	%	Year to Date	%
7853-0000	SUTA Expense	17.45	0.20	262.12	0.24
7890-0000	TOTAL PAYROLL	<u>3,281.89</u>	<u>37.27</u>	<u>23,233.86</u>	<u>20.97</u>
7990-0000	TOTAL G & A EXPENSE	<u>3,277.89</u>	<u>37.23</u>	<u>23,547.36</u>	<u>21.25</u>
8990-0000	TOTAL EXPENSES	<u>8,009.85</u>	<u>90.96</u>	<u>122,613.69</u>	<u>110.64</u>
9090-0000	NET INCOME	<u>795.69</u>	<u>9.04</u>	<u>-11,794.74</u>	<u>-10.64</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	5,736.09	6,531.62	795.53	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,043.64	20,043.80	0.16	
1135-0000	Savings Cash 2	44,301.44	44,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
	Total Cash	70,081.17	70,876.86	795.69	
	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	6,531.62	-11,796.55	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,041.99	20,043.80	1.81	
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	70,876.86	-11,794.74	

General Ledger

Period = Nov 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					5,736.09	= Beginning Balance =
534condo	534 West 42nd...	11/01/2022	11/2022	Younge (t0000178)	R-383764	none	0.00	1,144.38	4,591.71	:Prog Gen prepayment transfer
534condo	534 West 42nd...	11/01/2022	11/2022	Younge (t0000178)	R-383764	none	1,144.38	0.00	5,736.09	:Prog Gen prepayment transfer
534condo	534 West 42nd...	11/03/2022	11/2022	Verizon (verizon)	K-184562	110322	0.00	238.78	5,497.31	534condo-Telephone 10/28-11/27/22
534condo	534 West 42nd...	11/10/2022	11/2022	Artur Ujkaj (v0000081)	K-193067	11102022	0.00	450.14	5,047.17	11102022
534condo	534 West 42nd...	11/18/2022	11/2022	Omnia Mechanical Group (omnia)	K-187063	111822	0.00	2,395.25	2,651.92	50% Deposit Invoice: Replace Heating Circula...
534condo	534 West 42nd...	11/25/2022	11/2022	Artur Ujkaj (v0000081)	K-193066	11252022	0.00	450.14	2,201.78	11252022
				Check Batch 34904				750.00	1,451.78	
				Receipt Batch 60809			2,288.76		3,740.54	
				Receipt Batch 60958			8.00		3,748.54	
				Receipt Batch 60983			1,831.01		5,579.55	
				Receipt Batch 61013			573.00		6,152.55	
				Receipt Batch 61168			1,144.38		7,296.93	
				Check Batch 35109				353.84	6,943.09	
				Check Batch 35130				274.02	6,669.07	
				Check Batch 35159				2,684.59	3,984.48	
				Receipt Batch 61687			2,396.23		6,380.71	
				Receipt Batch 61709			572.00		6,952.71	
				Journal Batch 26930				269.15	6,683.56	
				Journal Batch 28164				147.94	6,535.62	
				Journal Batch 28165				4.00	6,531.62	
				Net Change=795.53			9,957.76	9,162.23	6,531.62	= Ending Balance =
1130-0000				Savings Cash 1					20,043.64	= Beginning Balance =
				Journal Batch 28163			0.16		20,043.80	
				Net Change=0.16			0.16	0.00	20,043.80	= 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 = Nov 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...	11/10/2022	11/2022	Artur Ujkaj (v0000081)	K-193067	11102022	450.14	0.00	450.14	11102022
534condo	534 West 42nd...	11/25/2022	11/2022	Artur Ujkaj (v0000081)	K-193066	11252022	450.14	0.00	900.28	11252022
534condo	534 West 42nd...	11/30/2022	11/2022	To Gross up 11.22	J-63112		0.00	900.28	0.00	To Gross up 11.22
				Net Change=0.00			900.28	900.28	0.00	= Ending Balance =
3800-0000				Retained Earnings					-108,096.05	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-108,096.05	= Ending Balance =
4530-0000				Condo Common Charge					-92,627.82	= Beginning Balance =
534condo	534 West 42nd...	11/01/2022	11/2022	Younge (t0000178)	R-383764	none	0.00	1,144.38	-93,772.20	:Prog Gen prepayment transfer
534condo	534 West 42nd...	11/01/2022	11/2022	Khaneja (t0001082)	R-388664	1384...	0.00	1,144.38	-94,916.58	ClickPay - ACH - A2211010436_XB0VX9
534condo	534 West 42nd...	11/01/2022	11/2022	Trubitt (t0000174)	R-388956	1385...	0.00	1,144.38	-96,060.96	ClickPay - ACH - A2211010454_IK6WT4
534condo	534 West 42nd...	11/04/2022	11/2022	Riccardi (t0000176)	R-391311	1026...	0.00	1,144.38	-97,205.34	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/07/2022	11/2022	Samuels (t0000177)	R-391854	7829...	0.00	106.53	-97,311.87	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/07/2022	11/2022	Samuels (t0000177)	R-391854	7829...	0.00	466.47	-97,778.34	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/15/2022	11/2022	Hwang (t0004002)	R-393051	1402...	0.00	1,144.38	-98,922.72	ClickPay - ACH - A2211150408_TA8LK5
534condo	534 West 42nd...	11/21/2022	11/2022	Simon (t0000180)	R-394323	1315...	0.00	2,396.23	-101,318.95	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	11/22/2022	11/2022	Samuels (t0000177)	R-394494	7847...	0.00	572.00	-101,890.95	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-9,263.13			0.00	9,263.13	-101,890.95	= Ending Balance =
4700-0000				Commercial/Retail rent					-8,239.56	= Beginning Balance =
534condo	534 West 42nd...	11/04/2022	11/2022	Praveen Gulati (t0000760)	R-391310	6848...	0.00	686.63	-8,926.19	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-8,926.19	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					-1,144.38	= Beginning Balance =
534condo	534 West 42nd...	11/01/2022	11/2022	Younge (t0000178)	R-383764	none	1,144.38	0.00	0.00	:Prog Gen prepayment transfer
				Net Change=1,144.38			1,144.38	0.00	0.00	= Ending Balance =
5720-0000				Interest on Bank Accounts					-1.65	= Beginning Balance =
534condo	534 West 42nd...	11/30/2022	11/2022	Interest Payment	J-76193		0.00	0.16	-1.81	Interest Payment

General Ledger

Period = Nov 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=-0.16			0.00	0.16	-1.81	= 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					1,014.28	= Beginning Balance =
				Net Change=0.00			0.00	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 =
534condo	534 West 42nd...	11/18/2022	11/2022	Omnia Mechanical Group (omnia)	K-187063	111822	2,395.25	0.00	7,921.31	50% Deposit Invoice: Replace Heating Circula...
				Net Change=2,395.25			2,395.25	0.00	7,921.31	= 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 =
				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					5,128.49	= Beginning Balance =
534condo	534 West 42nd...	11/21/2022	11/2022	D&D Elevator, Inc-Solid State (dde)	K-187566	1042	371.54	0.00	5,500.03	Elevator maintenance

General Ledger

Period = Nov 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=371.54			371.54	0.00	5,500.03	= Ending Balance =
6250-0000				Elevator Inspection & Repair					1,704.59	= Beginning Balance =
534condo	534 West 42nd...	11/21/2022	11/2022	D&D Elevator, Inc-Solid State (dde)	K-187565	1041	289.61	0.00	1,994.20	as per approved maintenance proposal
				Net Change=289.61			289.61	0.00	1,994.20	= 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 =
534condo	534 West 42nd...	11/16/2022	11/2022	USA Locksmith and Security In...	K-186585	1040	353.84	0.00	544.37	Service call - building from door service cahregs
				Net Change=353.84			353.84	0.00	544.37	= 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					7,500.00	= Beginning Balance =
534condo	534 West 42nd...	11/01/2022	11/2022	Livingston Management Service...	K-183563	1039	750.00	0.00	8,250.00	Management Fee
				Net Change=750.00			750.00	0.00	8,250.00	= Ending Balance =
6310-0000				Security Service					5,127.59	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,127.59	= Ending Balance =
6320-0000				Insurance					20,918.37	= Beginning Balance =
				Net Change=0.00			0.00	0.00	20,918.37	= Ending Balance =
6320-0010				Worker's Compensation					708.12	= Beginning Balance =
534condo	534 West 42nd...	11/30/2022	11/2022	To Gross up 11.22	J-63112		0.00	5.18	702.94	paid family leave
534condo	534 West 42nd...	11/30/2022	11/2022	To Gross up 11.22	J-63112		66.50	0.00	769.44	pay-by-pay insurance
534condo	534 West 42nd...	11/30/2022	11/2022	To Gross up 11.22	J-63112		0.00	2.40	767.04	voluntary disability
				Net Change=58.92			66.50	7.58	767.04	= Ending Balance =

General Ledger

Period = Nov 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					12,195.55	= Beginning Balance =
				Net Change=0.00			0.00	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					15,720.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	15,720.20	= Ending Balance =
6455-0000				Telephone					4,421.30	= Beginning Balance =
534condo	534 West 42nd...	11/03/2022	11/2022	Verizon (verizon)	K-184562	110322	238.78	0.00	4,660.08	534condo-Telephone 10/28-11/27/22
534condo	534 West 42nd...	11/17/2022	11/2022	Verizon (verizon)	K-186984	111722	274.02	0.00	4,934.10	155-734-529-0001-16 FOR 11.05.22-12.04.22
				Net Change=512.80			512.80	0.00	4,934.10	= Ending Balance =
6467-0000				Appliances					486.74	= Beginning Balance =
				Net Change=0.00			0.00	0.00	486.74	= Ending Balance =
7421-0000				Postage					42.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	42.50	= Ending Balance =
7610-0000				Legal - General					100.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	100.00	= Ending Balance =

General Ledger

Period = Nov 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7615-0000				Payroll Processing Fees					1,581.46	= Beginning Balance =
534condo	534 West 42nd...	11/30/2022	11/2022	ADP Processing Fee sum up	J-76195		73.97	0.00	1,655.43	ADP Processing Fee
534condo	534 West 42nd...	11/30/2022	11/2022	ADP Processing Fee sum up	J-76195		73.97	0.00	1,729.40	ADP Processing Fee
				Net Change=147.94			147.94	0.00	1,729.40	= Ending Balance =
7620-0000				Taxes					0.00	= Beginning Balance =
534condo	534 West 42nd...	11/04/2022	11/2022	STATE OF NEW YORK	R-390941	29342900	0.00	8.00	-8.00	Refund
				Net Change=-8.00			0.00	8.00	-8.00	= Ending Balance =
7630-0000				Bank Charges Expense					25.00	= Beginning Balance =
534condo	534 West 42nd...	11/30/2022	11/2022	bank fee	J-76197		4.00	0.00	29.00	bank fee
				Net Change=4.00			4.00	0.00	29.00	= 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 =
534condo	534 West 42nd...	11/21/2022	11/2022	Future Communications Corp (f...	K-187567	1043	2,023.44	0.00	8,093.76	Service qtr bill chares
				Net Change=2,023.44			2,023.44	0.00	8,093.76	= Ending Balance =
7845-0000				Gross Salary					11,169.18	= Beginning Balance =
534condo	534 West 42nd...	11/30/2022	11/2022	To Gross up 11.22	J-63112		1,015.38	0.00	12,184.56	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	12,184.56	= 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					854.48	= Beginning Balance =
534condo	534 West 42nd...	11/30/2022	11/2022	To Gross up 11.22	J-63112		77.68	0.00	932.16	To Gross up 11.22
				Net Change=77.68			77.68	0.00	932.16	= 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					244.67	= Beginning Balance =
534condo	534 West 42nd...	11/30/2022	11/2022	To Gross up 11.22	J-63112		17.45	0.00	262.12	To Gross up 11.22
				Net Change=17.45			17.45	0.00	262.12	= Ending Balance =

General Ledger

Period = Nov 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
							20,028.01	20,028.01		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Nov 2022

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-183563	34904	11/2022	11/1/2022	Livingston Management Services, LLC (living	534condo		750.00	1039	
K-184562		11/2022	11/3/2022	Verizon (verizon)	534condo		238.78	110322	
K-186585	35109	11/2022	11/16/2022	USA Locksmith and Security Inc (usalock)	534condo		353.84	1040	
K-186984	35130	11/2022	11/17/2022	Verizon (verizon)	534condo		274.02	111722	
K-187063		11/2022	11/18/2022	Omnia Mechanical Group (omnia)	534condo		2,395.25	111822	
K-187565	35159	11/2022	11/21/2022	D&D Elevator, Inc-Solid State (dde)	534condo		289.61	1041	
K-187566	35159	11/2022	11/21/2022	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1042	
K-187567	35159	11/2022	11/21/2022	Future Communications Corp (future)	534condo		2,023.44	1043	
K-193066		11/2022	11/25/2022	Artur Ujkaj (v0000081)	534condo		450.14	11252022	
K-193067		11/2022	11/10/2022	Artur Ujkaj (v0000081)	534condo		450.14	11102022	
Total							7,596.76		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Nov 2022

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-383764		11/2022	11/1/2022	Younge(t0000178)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-38866	60809	11/2022	11/1/2022	Khaneja(t0001082)	534condo	1110-0000		1,144.38		138413721	ClickPay - ACH - A2211010436_XB0VX9
R-38895	60809	11/2022	11/1/2022	Trubitt(t0000174)	534condo	1110-0000		1,144.38		138597388	ClickPay - ACH - A2211010454_IK6WT4
R-39094	60958	11/2022	11/4/2022	STATE OF NEW YORK	534condo	1110-0000		8.00		29342900	Refund
R-39131	60983	11/2022	11/4/2022	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6848_139579246	https://www.clickpay.com/viewcheck.aspx?tid=L221104_KT1VC5
R-39131	60983	11/2022	11/4/2022	Riccardi(t0000176)	534condo	1110-0000		1,144.38		1026_139579970	https://www.clickpay.com/viewcheck.aspx?tid=L221104_OJ5MV7
R-39185	61013	11/2022	11/7/2022	Samuels(t0000177)	534condo	1110-0000		573.00		782990879_1398	https://www.clickpay.com/viewcheck.aspx?tid=L221107_TT7NL1
R-39305	61168	11/2022	11/15/2022	Hwang(t0004002)	534condo	1110-0000		1,144.38		140252411	ClickPay - ACH - A2211150408_TA8LK5
R-39432	61687	11/2022	11/21/2022	Simon(t0000180)	534condo	1110-0000		2,396.23		1315_140460953	https://www.clickpay.com/viewcheck.aspx?tid=L221121_NA9QZ7
R-39449	61709	11/2022	11/22/2022	Samuels(t0000177)	534condo	1110-0000		572.00		784715623_1405	https://www.clickpay.com/viewcheck.aspx?tid=L221122_DV1SR2
Total								8,813.38			

Aged Receivables

Age As Of: 11/30/2022 Post To: 11/2022

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)	761.41	105.91	0.00	0.00	655.50	-764.75	-3.34
534condo	6	t0000178	Michael Younge (Current)	1,144.38	1,144.38	0.00	0.00	0.00	-1,144.38	0.00
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	524.40	0.00	0.00	0.00	524.40	0.00	524.40
534condo				3,085.69	1,250.29	0.00	0.00	1,835.40	-2,564.63	521.06

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/30/2022

Month Year = 11/2022

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			-3.34
						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		524.40
						Total	686.63						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		9,949.14	0.00	0.00				521.06
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	521.06
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	521.06

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 11/30/2022

Month Year = 11/2022

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

11/30/2022

412059300

Posted by: dishi on 1/24/2023

Balance Per Bank Statement as of 11/30/2022

14,096.30

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.	46.37
11/16/2022	1040	usalock - USA Locksmith and Security Inc	353.84
11/21/2022	1041	dde - D&D Elevator, Inc-Solid State	289.61
11/21/2022	1042	dde - D&D Elevator, Inc-Solid State	371.54
11/21/2022	1043	future - Future Communications Corp	2,023.44
Less:	Outstanding Checks		7,564.68
	Reconciled Bank Balance		6,531.62

Balance per GL as of 11/30/2022

6,531.62

Reconciled Balance Per G/L

6,531.62

Difference

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

0.00

534condo-ChaseChk-9300

1/24/2023

Bank Reconciliation Report

11/30/2022

412059300

Posted by: dishi on 1/24/2023

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/27/2022	102722	conediso - Consolidated Edison Company of N.Y. Inc.	1,551.50	11/30/2022
11/1/2022	1039	livingst - Livingston Management Services, LLC	750.00	11/30/2022
11/3/2022	110322	verizon - Verizon	238.78	11/30/2022
11/10/2022	11102022	v0000081 - Artur Ujkaj	450.14	11/30/2022
11/17/2022	111722	verizon - Verizon	274.02	11/30/2022
11/18/2022	111822	omnia - Omnia Mechanical Group	2,395.25	11/30/2022
11/25/2022	11252022	v0000081 - Artur Ujkaj	450.14	11/30/2022
Total Cleared Checks			6,109.83	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/31/2022	398	ACH	1,144.38	11/30/2022
11/2/2022	399	ACH	2,288.76	11/30/2022
11/4/2022	400		8.00	11/30/2022
11/7/2022	401	Lockbox	1,831.01	11/30/2022
11/8/2022	402	Lockbox	573.00	11/30/2022
11/16/2022	403	ACH	1,144.38	11/30/2022
11/22/2022	404	Lockbox	2,396.23	11/30/2022
11/23/2022	405	Lockbox	572.00	11/30/2022
Total Cleared Deposits			9,957.76	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/30/2022	JE 63112	To Gross up 11.22	-269.15	11/30/2022
11/30/2022	JE 76195	ADP Processing Fee sum up	-147.94	11/30/2022
11/30/2022	JE 76197	bank fee	-4.00	11/30/2022
Total Cleared Other Items			-421.09	



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

November 01, 2022 through November 30, 2022

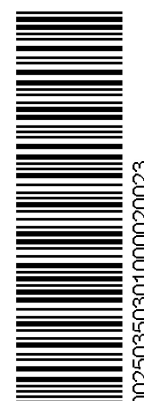
Primary Account: **000000412059300**

00025035 DRE 802 089 33522 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**



00250350301000020023

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$10,669.46	\$14,096.30
Chase Business Total Savings	000003046731484	20,043.64	20,043.80
Total		\$30,713.10	\$34,140.10

TOTAL ASSETS

\$30,713.10 **\$34,140.10**

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$10,669.46
Deposits and Additions	7	9,957.76
Checks Paid	1	-750.00
Electronic Withdrawals	13	-5,776.92
Fees	1	-4.00
Ending Balance	22	\$14,096.30

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



November 01, 2022 through November 30, 2022

Primary Account: **000000412059300**

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 \$9,117.96.
- \$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
11/02	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:110222 CO Entry Descr:Settlementsec:CCD Trace#:081503507224942 Eed:221102 Ind ID:000016114923190 Ind Name:Livingston Management Tm: 3067224942Tc	\$1,144.38
11/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:110422 CO Entry Descr:Settlementsec:CCD Trace#:081503505821655 Eed:221104 Ind ID:000016144330138 Ind Name:Livingston Management Tm: 3085821655Tc	2,288.76
11/09	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:110922 CO Entry Descr:Settlementsec:CCD Trace#:081503508772932 Eed:221109 Ind ID:000016209112934 Ind Name:Livingston Management Tm: 3138772932Tc	1,839.01
11/10	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:111022 CO Entry Descr:Settlementsec:CCD Trace#:081503506495377 Eed:221110 Ind ID:000016234210734 Ind Name:Livingston Management Tm: 3146495377Tc	573.00
11/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:111822 CO Entry Descr:Settlementsec:CCD Trace#:081503508637614 Eed:221118 Ind ID:000016290234038 Ind Name:Livingston Management Tm: 3228637614Tc	1,144.38
11/25	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:112522 CO Entry Descr:Settlementsec:CCD Trace#:081503502750221 Eed:221125 Ind ID:000016336683582 Ind Name:Livingston Management Tm: 3292750221Tc	2,396.23
11/28	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:112822 CO Entry Descr:Settlementsec:CCD Trace#:081503500688545 Eed:221128 Ind ID:000016343535738 Ind Name:Livingston Management Tm: 3320688545Tc	572.00
Total Deposits and Additions		\$9,957.76

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1039 ^		11/02	\$750.00
Total Checks Paid			\$750.00

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.



November 01, 2022 through November 30, 2022

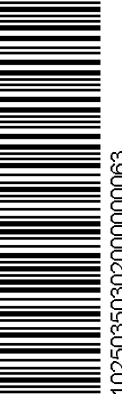
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
11/01	Orig CO Name: Con Ed of NY Orig ID:2462467002 Desc Date:221031 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000025074546 Eed:221101 Ind ID: Ind Name: Cyril Montoya DBA Trn: 3055074546Tc	\$1,551.50
11/04	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:221104 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000020703623 Eed:221104 Ind ID:425052164167R05 Ind Name:534 W 42ND Street Cond 550374703 Trn: 3080703623Tc	73.97
11/07	Orig CO Name:Fis*Verizon Orig ID:7529071411 Desc Date:221104 CO Entry Descr:Bill Pay Sec:Tel Trace#:031101111533840 Eed:221107 Ind ID:7958007001 Ind Name: Verizon Main VRU Trn: 3111533840Tc	235.28
11/07	Orig CO Name:Billmatrix Orig ID:7529000011 Desc Date:221104 CO Entry Descr:Billpayfeesec:Tel Trace#:031101111551375 Eed:221107 Ind ID:7958007002 Ind Name:Billmatrix Trn: 3111551375Tc	3.50
11/10	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:221110 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000025763230 Eed:221110 Ind ID:679068364939Ixs Ind Name:534 W 42ND Street Cond 323298036 Trn: 3145763230Tc	450.14
11/10	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:221110 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000023146590 Eed:221110 Ind ID:R6Ixs 111023A01 Ind Name:534 W 42ND Street Cond Aa Trn: 3143146590Tc	103.26
11/14	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:221114 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000025864729 Eed:221114 Ind ID:679068364940Ixs Ind Name:534 W 42ND Street Cond 304287687 Trn: 3185864729Tc	33.25
11/18	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:221118 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000029855077 Eed:221118 Ind ID:925624967315R05 Ind Name:534 W 42ND Street Cond 550374703 Trn: 3229855077Tc	73.97
11/22	Orig CO Name:Omnia Mechanical Orig ID:9-00000840 Desc Date: CO Entry Descr:Re 2703 Sec:Web Trace#:053200985922271 Eed:221122 Ind ID:5NrK1Dwmqxfzn6S Ind Name:Livingston Management Trn: 3265922271Tc	2,395.25
11/23	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:221123 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000023640829 Eed:221123 Ind ID:627084461690Ixs Ind Name:534 W 42ND Street Cond 304287687 Trn: 3273640829Tc	33.25
11/23	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:221123 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000021326478 Eed:221123 Ind ID:693068699923Ixs Ind Name:534 W 42ND Street Cond 323298036 Trn: 3271326478Tc	450.14
11/23	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:221123 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000023383443 Eed:221123 Ind ID:R6Ixs 112524A01 Ind Name:534 W 42ND Street Cond Aa Trn: 3273383443Tc	99.39
11/29	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000035775279 Eed:221129 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 3335775279Tc	274.02
Total Electronic Withdrawals		\$5,776.92

FEES

DATE	DESCRIPTION	AMOUNT
11/30	Stop Payment Automatic Renewal Fee	\$4.00
Total Fees		\$4.00



10250350302000000063

534condo-ChaseRes-1484

1/24/2023

Bank Reconciliation Report

11/30/2022

3046731484

Posted by: dishi on 1/24/2023

Balance Per Bank Statement as of 11/30/2022	20,043.80
Reconciled Bank Balance	<u>20,043.80</u>

Balance per GL as of 11/30/2022	20,043.80
Reconciled Balance Per G/L	<u>20,043.80</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
11/30/2022	JE 76193	Interest Payment	0.16	11/30/2022
Total Cleared Other Items			<u>0.16</u>	



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

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
11/01	\$9,117.96	11/10	13,346.96	11/25	13,802.32
11/02	9,512.34	11/14	13,313.71	11/28	14,374.32
11/04	11,727.13	11/18	14,384.12	11/29	14,100.30
11/07	11,488.35	11/22	11,988.87	11/30	14,096.30
11/09	13,327.36	11/23	11,406.09		

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,043.64
Deposits and Additions	1	0.16
Ending Balance	1	\$20,043.80
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.16
Interest Paid Year-to-Date		\$1.81

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		\$20,043.64
11/30	Interest Payment	0.16	20,043.80
	Ending Balance		\$20,043.80

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



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

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

Call us at 1-866-564-2262 or write us at the address on the front of this statement 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:

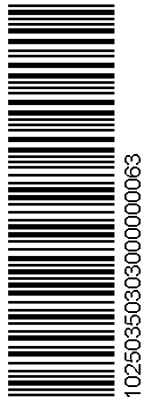
- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

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





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

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