

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
February 2023**

Trial Balance

Period = Feb 2023

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	8,044.02	0.00	6,381.36	1,662.66
1130-0000	Savings Cash 1	20,044.13	0.15	0.00	20,044.28
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	-92,492.69	0.00	0.00	-92,492.69
4530-0000	Condo Common Charge	-9,263.13	0.00	9,367.18	-18,630.31
4700-0000	Commercial/Retail rent	-686.63	0.00	686.63	-1,373.26
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-1,144.38	195.43	0.00	-948.95
5720-0000	Interest on Bank Accounts	-0.17	0.00	0.15	-0.32
6202-0000	Accounting	2,000.00	2,500.00	0.00	4,500.00
6213-0000	General Building Repairs-Expense	0.00	700.00	0.00	700.00
6235-0000	Plumbing Repair	0.00	1,140.00	0.00	1,140.00
6250-0000	Elevator Inspection & Repair	0.00	138.27	0.00	138.27
6258-0000	Fire Monitoring Contract	0.00	3,932.46	0.00	3,932.46
6300-0000	Management	750.00	750.00	0.00	1,500.00
6320-0010	Worker's Compensation	117.00	57.00	0.00	174.00
6364-0000	Filing Fees	0.00	99.00	0.00	99.00
6410-0000	Electricity	203.26	981.76	0.00	1,185.02
6417-0000	Cable & Internet	528.31	544.18	0.00	1,072.49
6420-0000	Gas	41.97	3,903.25	0.00	3,945.22
7610-0000	Legal - General	793.00	0.00	0.00	793.00
7615-0000	Payroll Processing Fees	147.94	223.34	0.00	371.28
7630-0000	Bank Charges Expense	50.00	0.00	0.00	50.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	150.00
7845-0000	Gross Salary	1,015.38	1,015.38	0.00	2,030.76
7851-0000	FICA Expense	77.68	77.68	0.00	155.36
7852-0000	FUTA Expense	6.10	6.10	0.00	12.20
7853-0000	SUTA Expense	42.32	21.32	0.00	63.64

Trial Balance

Period = Feb 2023

Book = Cash

	Forward Balance	Debit	Credit	Ending Balance
Total	0.00	16,435.32	16,435.32	0.00

Income Statement

Period = Feb 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,367.18	95.02	18,630.31	88.92
4700-0000	Commercial/Retail rent	686.63	6.96	1,373.26	6.55
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-195.43	-1.98	948.95	4.53
4990-0000	NET RENT INCOME	<u>9,858.38</u>	<u>100.00</u>	<u>20,952.52</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.15	0.00	0.32	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.15</u>	<u>0.00</u>	<u>0.32</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,858.53</u>	<u>100.00</u>	<u>20,952.84</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	2,500.00	25.36	4,500.00	21.48
6213-0000	General Building Repairs-Expense	700.00	7.10	700.00	3.34
6235-0000	Plumbing Repair	1,140.00	11.56	1,140.00	5.44
6250-0000	Elevator Inspection & Repair	138.27	1.40	138.27	0.66
6258-0000	Fire Monitoring Contract	3,932.46	39.89	3,932.46	18.77
6300-0000	Management	750.00	7.61	1,500.00	7.16
6320-0010	Worker's Compensation	57.00	0.58	174.00	0.83
6364-0000	Filing Fees	99.00	1.00	99.00	0.47
6410-0000	Electricity	981.76	9.96	1,185.02	5.66
6417-0000	Cable & Internet	544.18	5.52	1,072.49	5.12
6420-0000	Gas	3,903.25	39.59	3,945.22	18.83
6990-0000	TOTAL DIRECT EXPENSES	<u>14,745.92</u>	<u>149.58</u>	<u>18,386.46</u>	<u>87.75</u>
7000-0000	GENERAL & ADMINISTRATIVE				

Income Statement

Period = Feb 2023

Book = Cash

		Period to Date	%	Year to Date	%
7610-0000	Legal - General	0.00	0.00	793.00	3.78
7615-0000	Payroll Processing Fees	223.34	2.27	371.28	1.77
7630-0000	Bank Charges Expense	0.00	0.00	50.00	0.24
7700-0000	Miscellaneous Expense	150.00	1.52	150.00	0.72
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.30	2,030.76	9.69
7851-0000	FICA Expense	77.68	0.79	155.36	0.74
7852-0000	FUTA Expense	6.10	0.06	12.20	0.06
7853-0000	SUTA Expense	21.32	0.22	63.64	0.30
7890-0000	TOTAL PAYROLL	<u>1,343.82</u>	<u>13.63</u>	<u>2,633.24</u>	<u>12.57</u>
7990-0000	TOTAL G & A EXPENSE	<u>1,493.82</u>	<u>15.15</u>	<u>3,626.24</u>	<u>17.31</u>
8990-0000	TOTAL EXPENSES	<u>16,239.74</u>	<u>164.73</u>	<u>22,012.70</u>	<u>105.06</u>
9090-0000	NET INCOME	<u>-6,381.21</u>	<u>-64.73</u>	<u>-1,059.86</u>	<u>-5.06</u>

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Cash

		Jan 2023	Feb 2023	Total
4000-0000	INCOME			
4100-0000	RENT			
4530-0000	Condo Common Charge	9,263.13	9,367.18	18,630.31
4700-0000	Commercial/Retail rent	686.63	686.63	1,373.26
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	-195.43	948.95
4990-0000	NET RENT INCOME	<u>11,094.14</u>	<u>9,858.38</u>	<u>20,952.52</u>
5600-0000	OTHER INCOME			
5720-0000	Interest on Bank Accounts	0.17	0.15	0.32
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.15</u>	<u>0.32</u>
5990-0000	TOTAL INCOME	<u>11,094.31</u>	<u>9,858.53</u>	<u>20,952.84</u>
6000-0000	EXPENSES			
6100-0000	DIRECT EXPENSES			
6202-0000	Accounting	2,000.00	2,500.00	4,500.00
6213-0000	General Building Repairs-Expense	0.00	700.00	700.00
6235-0000	Plumbing Repair	0.00	1,140.00	1,140.00
6250-0000	Elevator Inspection & Repair	0.00	138.27	138.27
6258-0000	Fire Monitoring Contract	0.00	3,932.46	3,932.46
6300-0000	Management	750.00	750.00	1,500.00
6320-0010	Worker's Compensation	117.00	57.00	174.00
6364-0000	Filing Fees	0.00	99.00	99.00
6410-0000	Electricity	203.26	981.76	1,185.02
6417-0000	Cable & Internet	528.31	544.18	1,072.49
6420-0000	Gas	41.97	3,903.25	3,945.22
6990-0000	TOTAL DIRECT EXPENSES	<u>3,640.54</u>	<u>14,745.92</u>	<u>18,386.46</u>
7000-0000	GENERAL & ADMINISTRATIVE			

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Cash

		Jan 2023	Feb 2023	Total
7610-0000	Legal - General	793.00	0.00	793.00
7615-0000	Payroll Processing Fees	147.94	223.34	371.28
7630-0000	Bank Charges Expense	50.00	0.00	50.00
7700-0000	Miscellaneous Expense	0.00	150.00	150.00
7800-0000	PAYROLL EXPENSE			
7845-0000	Gross Salary	1,015.38	1,015.38	2,030.76
7851-0000	FICA Expense	77.68	77.68	155.36
7852-0000	FUTA Expense	6.10	6.10	12.20
7853-0000	SUTA Expense	42.32	21.32	63.64
7890-0000	TOTAL PAYROLL	<u>1,289.42</u>	<u>1,343.82</u>	<u>2,633.24</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,132.42</u>	<u>1,493.82</u>	<u>3,626.24</u>
8990-0000	TOTAL EXPENSES	<u>5,772.96</u>	<u>16,239.74</u>	<u>22,012.70</u>
9090-0000	NET INCOME	<u>5,321.35</u>	<u>-6,381.21</u>	<u>-1,059.86</u>

Balance Sheet

Period = Feb 2023

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	1,662.66
1130-0000	Savings Cash 1	20,044.28
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	66,008.38
1400-0000	Total Current Assets	66,008.38
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	102,418.82
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	91,432.83
3890-0000	TOTAL CAPITAL	91,432.83
3990-0000	TOTAL LIABILITIES & CAPITAL	102,418.82

Cash Flow Statement

Period = Feb 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,367.18	95.02	18,630.31	88.92
4700-0000	Commercial/Retail rent	686.63	6.96	1,373.26	6.55
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-195.43	-1.98	948.95	4.53
4990-0000	NET RENT INCOME	<u>9,858.38</u>	<u>100.00</u>	<u>20,952.52</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.15	0.00	0.32	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.15</u>	<u>0.00</u>	<u>0.32</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>9,858.53</u>	<u>100.00</u>	<u>20,952.84</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	2,500.00	25.36	4,500.00	21.48
6213-0000	General Building Repairs-Expense	700.00	7.10	700.00	3.34
6235-0000	Plumbing Repair	1,140.00	11.56	1,140.00	5.44
6250-0000	Elevator Inspection & Repair	138.27	1.40	138.27	0.66
6258-0000	Fire Monitoring Contract	3,932.46	39.89	3,932.46	18.77
6300-0000	Management	750.00	7.61	1,500.00	7.16
6320-0010	Worker's Compensation	57.00	0.58	174.00	0.83
6364-0000	Filing Fees	99.00	1.00	99.00	0.47
6410-0000	Electricity	981.76	9.96	1,185.02	5.66
6417-0000	Cable & Internet	544.18	5.52	1,072.49	5.12
6420-0000	Gas	3,903.25	39.59	3,945.22	18.83
6990-0000	TOTAL DIRECT EXPENSES	<u>14,745.92</u>	<u>149.58</u>	<u>18,386.46</u>	<u>87.75</u>
7000-0000	GENERAL & ADMINISTRATIVE				

Cash Flow Statement

Period = Feb 2023

Book = Cash

		Period to Date	%	Year to Date	%
7610-0000	Legal - General	0.00	0.00	793.00	3.78
7615-0000	Payroll Processing Fees	223.34	2.27	371.28	1.77
7630-0000	Bank Charges Expense	0.00	0.00	50.00	0.24
7700-0000	Miscellaneous Expense	150.00	1.52	150.00	0.72
7800-0000	PAYROLL EXPENSE				
7845-0000	Gross Salary	1,015.38	10.30	2,030.76	9.69
7851-0000	FICA Expense	77.68	0.79	155.36	0.74
7852-0000	FUTA Expense	6.10	0.06	12.20	0.06
7853-0000	SUTA Expense	21.32	0.22	63.64	0.30
7890-0000	TOTAL PAYROLL	1,343.82	13.63	2,633.24	12.57
7990-0000	TOTAL G & A EXPENSE	1,493.82	15.15	3,626.24	17.31
8990-0000	TOTAL EXPENSES	16,239.74	164.73	22,012.70	105.06
9090-0000	NET INCOME	-6,381.21	-64.73	-1,059.86	-5.06
	Adjustments				
	Total Adjustments	0.00	0.00	0.00	0.00
	Cash Flow	0.00	0.00	0.00	0.00
	Period to Date	Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	8,044.02	1,662.66	-6,381.36	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,044.13	20,044.28	0.15	
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	72,389.59	66,008.38	-6,381.21	

Cash Flow Statement

Period = Feb 2023

Book = Cash

		Period to Date	%	Year to Date	%
		Beginning Balance	Ending Balance	Difference	
1105-0000	Year to Date Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	2,722.84	1,662.66	-1,060.18	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,043.96	20,044.28	0.32	
1135-0000	Savings Cash 2	44,301.44	44,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		67,068.24	66,008.38	-1,059.86	

General Ledger

Period = Feb 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					8,044.02	= Beginning Balance =
534condo	534 West 42nd...	02/01/2023	02/2023	Younge (t0000178)	R-425432	none	0.00	1,144.38	6,899.64	:Prog Gen prepayment transfer
534condo	534 West 42nd...	02/01/2023	02/2023	Younge (t0000178)	R-425432	none	1,144.38	0.00	8,044.02	:Prog Gen prepayment transfer
534condo	534 West 42nd...	02/03/2023	02/2023	Artur Ujkaj (v0000081)	K-209327	2032023	0.00	451.19	7,592.83	02032023
534condo	534 West 42nd...	02/17/2023	02/2023	Artur Ujkaj (v0000081)	K-209326	2172023	0.00	451.18	7,141.65	02172023
				Receipt Batch 65606			2,288.76		9,430.41	
				Check Batch 36226				150.00	9,280.41	
				Receipt Batch 65803			2,404.01		11,684.42	
				Check Batch 36258				3,932.46	7,751.96	
				Check Batch 36292				750.00	7,001.96	
				Journal Batch 30153				544.18	6,457.78	
				Check Batch 36334				1,140.00	5,317.78	
				Check Batch 36373				4,885.01	432.77	
				Receipt Batch 66508			2,396.23		2,829.00	
				Check Batch 36412				3,437.27	-608.27	
				Receipt Batch 66557			1,144.38		536.11	
				Receipt Batch 67756			1,053.00		1,589.11	
				Receipt Batch 67787			572.00		2,161.11	
				Journal Batch 30043				275.11	1,886.00	
				Journal Batch 30152				223.34	1,662.66	
				Net Change=-6,381.36			11,002.76	17,384.12	1,662.66	= Ending Balance =
1130-0000				Savings Cash 1					20,044.13	= Beginning Balance =
				Journal Batch 30154			0.15		20,044.28	
				Net Change=0.15			0.15	0.00	20,044.28	= 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 = Feb 2023

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...	02/03/2023	02/2023	Artur Ujkaj (v0000081)	K-209327	2032023	451.19	0.00	451.19	02032023
534condo	534 West 42nd...	02/17/2023	02/2023	Artur Ujkaj (v0000081)	K-209326	2172023	451.18	0.00	902.37	02172023
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		0.00	902.37	0.00	To Gross up 2.23
				Net Change=0.00			902.37	902.37	0.00	= Ending Balance =
3800-0000				Retained Earnings					-92,492.69	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-92,492.69	= Ending Balance =
4530-0000				Condo Common Charge					-9,263.13	= Beginning Balance =
534condo	534 West 42nd...	02/01/2023	02/2023	Younge (t0000178)	R-425432	none	0.00	1,144.38	-10,407.51	:Prog Gen prepayment transfer
534condo	534 West 42nd...	02/01/2023	02/2023	Trubitt (t0000174)	R-430760	1476...	0.00	1,144.38	-11,551.89	ClickPay - ACH - A2302010443_TC4CE6
534condo	534 West 42nd...	02/01/2023	02/2023	Khaneja (t0001082)	R-430788	1477...	0.00	1,144.38	-12,696.27	ClickPay - ACH - A2302010447_EV2VP2
534condo	534 West 42nd...	02/07/2023	02/2023	Samuels (t0000177)	R-434217	7938...	0.00	104.67	-12,800.94	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/07/2023	02/2023	Samuels (t0000177)	R-434217	7938...	0.00	468.33	-13,269.27	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/07/2023	02/2023	Riccardi (t0000176)	R-434254	1052...	0.00	1,144.38	-14,413.65	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/14/2023	02/2023	Simon (t0000180)	R-438838	1398...	0.00	2,396.23	-16,809.88	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/15/2023	02/2023	Hwang (t0004002)	R-438944	1494...	0.00	1,144.38	-17,954.26	ClickPay - ACH - A2302150700_SW2ET7
534condo	534 West 42nd...	02/21/2023	02/2023	Samuels (t0000177)	R-441308	7956...	0.00	676.05	-18,630.31	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-9,367.18			0.00	9,367.18	-18,630.31	= Ending Balance =
4700-0000				Commercial/Retail rent					-686.63	= Beginning Balance =
534condo	534 West 42nd...	02/07/2023	02/2023	Praveen Gulati (t0000760)	R-434236	6888...	0.00	686.63	-1,373.26	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-1,373.26	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					-1,144.38	= Beginning Balance =
534condo	534 West 42nd...	02/01/2023	02/2023	Younge (t0000178)	R-425432	none	1,144.38	0.00	0.00	:Prog Gen prepayment transfer
534condo	534 West 42nd...	02/21/2023	02/2023	Samuels (t0000177)	R-441308	7956...	0.00	376.95	-376.95	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	02/22/2023	02/2023	Samuels (t0000177)	R-441690	7954...	0.00	572.00	-948.95	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=195.43			1,144.38	948.95	-948.95	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.17	= Beginning Balance =

General Ledger

Period = Feb 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	02/28/2023	02/2023	Interest Paymentx	J-79235		0.00	0.15	-0.32	Interest Payment
				Net Change=-0.15			0.00	0.15	-0.32	= Ending Balance =
6202-0000				Accounting					2,000.00	= Beginning Balance =
534condo	534 West 42nd...	02/15/2023	02/2023	Zapken and Loeb L.L.P (zapken)	K-202878	1062	2,500.00	0.00	4,500.00	534condo For professional services Retainer f...
				Net Change=2,500.00			2,500.00	0.00	4,500.00	= Ending Balance =
6213-0000				General Building Repairs-Expense					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/15/2023	02/2023	Charles Henry Properties LLC ...	K-202877	1061	100.00	0.00	100.00	Clean boiler room and unit 4 bathroom
534condo	534 West 42nd...	02/15/2023	02/2023	Charles Henry Properties LLC ...	K-202877	1061	300.00	0.00	400.00	Pathc and paint ceiling apt 4-clean
534condo	534 West 42nd...	02/15/2023	02/2023	Charles Henry Properties LLC ...	K-202877	1061	300.00	0.00	700.00	Patch and pain ceiling apt 3- clean
				Net Change=700.00			700.00	0.00	700.00	= Ending Balance =
6235-0000				Plumbing Repair					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/10/2023	02/2023	Ben Franklin HVAC Inc. (benfra...	K-201882	1058	1,140.00	0.00	1,140.00	534condo Service call on 11/20/2022
				Net Change=1,140.00			1,140.00	0.00	1,140.00	= Ending Balance =
6250-0000				Elevator Inspection & Repair					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/15/2023	02/2023	APSE Property Services LLC (...)	K-202875	1059	138.27	0.00	138.27	Periodic elevator inspection
				Net Change=138.27			138.27	0.00	138.27	= Ending Balance =
6258-0000				Fire Monitoring Contract					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/08/2023	02/2023	American Fire Restoration, LL...	K-201294	1056	3,932.46	0.00	3,932.46	534condo Air mover and dehumidifier for units...
				Net Change=3,932.46			3,932.46	0.00	3,932.46	= Ending Balance =
6300-0000				Management					750.00	= Beginning Balance =
534condo	534 West 42nd...	02/09/2023	02/2023	Livingston Management Service...	K-201786	1057	750.00	0.00	1,500.00	Management Fee
				Net Change=750.00			750.00	0.00	1,500.00	= Ending Balance =
6320-0010				Worker's Compensation					117.00	= Beginning Balance =
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		0.00	4.62	112.38	paid family leave
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		64.02	0.00	176.40	pay-by-pay insurance
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		0.00	2.40	174.00	voluntary disability
				Net Change=57.00			64.02	7.02	174.00	= Ending Balance =
6364-0000				Filing Fees					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/15/2023	02/2023	APSE Property Services LLC (...)	K-202876	1060	99.00	0.00	99.00	Bedbug filling compliance Annual bedbug co...
				Net Change=99.00			99.00	0.00	99.00	= Ending Balance =

General Ledger

Period = Feb 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6410-0000				Electricity					203.26	= Beginning Balance =
534condo	534 West 42nd...	02/14/2023	02/2023	Consolidated Edison Company ...	K-202221	21423	981.76	0.00	1,185.02	44-7223-0650-0200-7 FOR 12.19.22-01.19.2...
				Net Change=981.76			981.76	0.00	1,185.02	= Ending Balance =
6417-0000				Cable & Internet					528.31	= Beginning Balance =
534condo	534 West 42nd...	02/09/2023	02/2023	verizon	J-79232		253.08	0.00	781.39	verizon
534condo	534 West 42nd...	02/28/2023	02/2023	verizon	J-79233		276.10	0.00	1,057.49	verizon
534condo	534 West 42nd...	02/28/2023	02/2023	bankfee	J-79234		15.00	0.00	1,072.49	bankfee
				Net Change=544.18			544.18	0.00	1,072.49	= Ending Balance =
6420-0000				Gas					41.97	= Beginning Balance =
534condo	534 West 42nd...	02/14/2023	02/2023	Consolidated Edison Company ...	K-202220	21423	145.15	0.00	187.12	44-7223-0652-0201-1 FOR 12.19.22-01.19.2...
534condo	534 West 42nd...	02/14/2023	02/2023	Consolidated Edison Company ...	K-202221	21423	3,758.10	0.00	3,945.22	44-7223-0650-0200-7 FOR 12.19.22-01.19.2...
				Net Change=3,903.25			3,903.25	0.00	3,945.22	= Ending Balance =
7610-0000				Legal - General					793.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	793.00	= Ending Balance =
7615-0000				Payroll Processing Fees					147.94	= Beginning Balance =
534condo	534 West 42nd...	02/28/2023	02/2023	ADP Processing Fee sum up	J-79231		75.40	0.00	223.34	ADP Processing Fee
534condo	534 West 42nd...	02/28/2023	02/2023	ADP Processing Fee sum up	J-79231		73.97	0.00	297.31	ADP Processing Fee
534condo	534 West 42nd...	02/28/2023	02/2023	ADP Processing Fee sum up	J-79231		73.97	0.00	371.28	ADP Processing Fee sum up
				Net Change=223.34			223.34	0.00	371.28	= Ending Balance =
7630-0000				Bank Charges Expense					50.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	50.00	= Ending Balance =
7700-0000				Miscellaneous Expense					0.00	= Beginning Balance =
534condo	534 West 42nd...	02/06/2023	02/2023	Sej Tech Inc. (v0000215)	K-200792	1055	150.00	0.00	150.00	534condo-1099's-2022
				Net Change=150.00			150.00	0.00	150.00	= Ending Balance =
7845-0000				Gross Salary					1,015.38	= Beginning Balance =
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		1,015.38	0.00	2,030.76	To Gross up salary
				Net Change=1,015.38			1,015.38	0.00	2,030.76	= Ending Balance =
7851-0000				FICA Expense					77.68	= Beginning Balance =
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		77.68	0.00	155.36	To Gross up 2.23

General Ledger

Period = Feb 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=77.68			77.68	0.00	155.36	= Ending Balance =
7852-0000				FUTA Expense					6.10	= Beginning Balance =
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		6.10	0.00	12.20	To Gross up 2.23
				Net Change=6.10			6.10	0.00	12.20	= Ending Balance =
7853-0000				SUTA Expense					42.32	= Beginning Balance =
534condo	534 West 42nd...	02/28/2023	02/2023	To Gross up 2.23	J-79104		21.32	0.00	63.64	To Gross up 2.23
				Net Change=21.32			21.32	0.00	63.64	= Ending Balance =
							29,296.42	29,296.42		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Feb 2023

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-200792	36226	02/2023	2/6/2023	Sej Tech Inc. (v0000215)	534condo		150.00	1055	
K-201294	36258	02/2023	2/8/2023	American Fire Restoration, LLC (americanf)	534condo		3,932.46	1056	
K-201786	36292	02/2023	2/9/2023	Livingston Management Services, LLC (living	534condo		750.00	1057	
K-201882	36334	02/2023	2/10/2023	Ben Franklin HVAC Inc. (benfranklin)	534condo		1,140.00	1058	
K-202220	36373	02/2023	2/14/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		145.15	21423	
K-202221	36373	02/2023	2/14/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		4,739.86	21423	
K-202875	36412	02/2023	2/15/2023	APSE Property Services LLC (apseprop)	534condo		138.27	1059	
K-202876	36412	02/2023	2/15/2023	APSE Property Services LLC (apseprop)	534condo		99.00	1060	
K-202877	36412	02/2023	2/15/2023	Charles Henry Properties LLC (charleshenry)	534condo		700.00	1061	
K-202878	36412	02/2023	2/15/2023	Zapken and Loeb L.L.P (zapken)	534condo		2,500.00	1062	
K-209326		02/2023	2/17/2023	Artur Ujkaj (v0000081)	534condo		451.18	2172023	
K-209327		02/2023	2/3/2023	Artur Ujkaj (v0000081)	534condo		451.19	2032023	
Total							15,197.11		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Feb 2023

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-425432		02/2023	2/1/2023	Younge(t0000178)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-430761	65606	02/2023	2/1/2023	Trubitt(t0000174)	534condo	1110-0000		1,144.38		147659547	ClickPay - ACH - A2302010443_TC4CE6
R-430781	65606	02/2023	2/1/2023	Khaneja(t0001082)	534condo	1110-0000		1,144.38		147705734	ClickPay - ACH - A2302010447_EV2VP2
R-434211	65803	02/2023	2/7/2023	Samuels(t0000177)	534condo	1110-0000		573.00		793868778_1490	https://www.clickpay.com/viewcheck.aspx?tid=L230207_XK1XP9
R-434231	65803	02/2023	2/7/2023	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6888_149056806	https://www.clickpay.com/viewcheck.aspx?tid=L230207_TF1PH4
R-434251	65803	02/2023	2/7/2023	Riccardi(t0000176)	534condo	1110-0000		1,144.38		1052_149060379	https://www.clickpay.com/viewcheck.aspx?tid=L230207_ZX0ZW7
R-438831	66508	02/2023	2/14/2023	Simon(t0000180)	534condo	1110-0000		2,396.23		1398_149479228	https://www.clickpay.com/viewcheck.aspx?tid=L230214_MX9EK1
R-438941	66557	02/2023	2/15/2023	Hwang(t0004002)	534condo	1110-0000		1,144.38		149489873	ClickPay - ACH - A2302150700_SW2ET7
R-441301	67756	02/2023	2/21/2023	Samuels(t0000177)	534condo	1110-0000		1,053.00		795622310_1496	https://www.clickpay.com/viewcheck.aspx?tid=L230221_BP8LZ7
R-441691	67787	02/2023	2/22/2023	Samuels(t0000177)	534condo	1110-0000		572.00		795479490_1497	https://www.clickpay.com/viewcheck.aspx?tid=L230222_WA0QL6
Total								9,858.38			

Aged Receivables

Age As Of: 02/28/2023 Post To: 02/2023

Property	Unit	Resident	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
				Unpaid	days	days	days	days		
				Charges						
534condo	2	t0000174	Jason Trubitt (Current)	655.50	0.00	0.00	0.00	655.50	-655.50	0.00
534condo	5	t0000177	Yaneeke Samuels (Current)	655.50	0.00	0.00	0.00	655.50	-1,713.70	-1,058.20
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				2,979.78	1,144.38	0.00	0.00	1,835.40	-3,513.58	-533.80

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/28/2023

Month Year = 02/2023

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Residents													
2	Condo	0.00	t0000174	Jason Trubitt	0.00	common	1,144.38	0.00	0.00	12/1/2012			0.00
						Total	1,144.38						
3	Condo	0.00	t0001082	Dr. Amit Khaneja	0.00	common	1,144.38	0.00	0.00	1/1/2017	12/31/2099		0.00
						Total	1,144.38						
4	Condo	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	5/1/2013			0.00
						Total	1,144.38						
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	1/1/2013			-1,058.20
						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				-533.80
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	-533.80
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	-533.80

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 02/28/2023

Month Year = 02/2023

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

3/22/2023

Bank Reconciliation Report

2/28/2023

412059300

Posted by: dishi on 3/22/2023

Balance Per Bank Statement as of 2/28/2023 2,091.90

Outstanding Checks

Check Date	Check Number	Payee	Amount
1/24/2023	12423	conediso - Consolidated Edison Company of N.Y. Inc.	41.97
2/6/2023	1055	v0000215 - Sej Tech Inc.	150.00
2/15/2023	1059	apseprop - APSE Property Services LLC	138.27
2/15/2023	1060	apseprop - APSE Property Services LLC	99.00
Less:	Outstanding Checks		429.24
	Reconciled Bank Balance		1,662.66

Balance per GL as of 2/28/2023 1,662.66

Reconciled Balance Per G/L 1,662.66

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

534condo-ChaseChk-9300

3/22/2023

Bank Reconciliation Report**2/28/2023****412059300****Posted by: dishi on 3/22/2023****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
1/31/2023	1054	zapken - Zapken and Loeb L.L.P	2,000.00	2/28/2023
2/3/2023	2032023	v0000081 - Artur Ujkaj	451.19	2/28/2023
2/8/2023	1056	americanf - American Fire Restoration, LLC	3,932.46	2/28/2023
2/9/2023	1057	livingst - Livingston Management Services, LLC	750.00	2/28/2023
2/10/2023	1058	benfranklin - Ben Franklin HVAC Inc.	1,140.00	2/28/2023
2/14/2023	21423	conediso - Consolidated Edison Company of N.Y. Inc.	145.15	2/28/2023
2/14/2023	21423	conediso - Consolidated Edison Company of N.Y. Inc.	4,739.86	2/28/2023
2/15/2023	1061	charleshenry - Charles Henry Properties LLC	700.00	2/28/2023
2/15/2023	1062	zapken - Zapken and Loeb L.L.P	2,500.00	2/28/2023
2/17/2023	2172023	v0000081 - Artur Ujkaj	451.18	2/28/2023
Total Cleared Checks			16,809.84	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/2/2023	421	ACH	2,288.76	2/28/2023
2/8/2023	422	Lockbox	2,404.01	2/28/2023
2/15/2023	423	Lockbox	2,396.23	2/28/2023
2/16/2023	424	ACH	1,144.38	2/28/2023
2/22/2023	425	Lockbox	1,053.00	2/28/2023
2/23/2023	426	Lockbox	572.00	2/28/2023
Total Cleared Deposits			9,858.38	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/9/2023	JE 79232	verizon	-253.08	2/28/2023
2/28/2023	JE 79104	To Gross up 2.23	-275.11	2/28/2023
2/28/2023	JE 79231	ADP Processing Fee sum up	-223.34	2/28/2023
2/28/2023	JE 79233	verizon	-276.10	2/28/2023
2/28/2023	JE 79234	bankfee	-15.00	2/28/2023
Total Cleared Other Items			-1,042.63	



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

February 01, 2023 through February 28, 2023

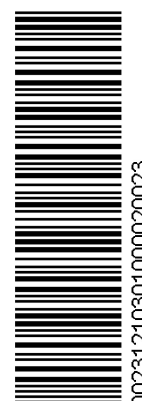
Primary Account: **000000412059300**

00023121 DRE 802 089 06023 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**



000231210301000020023

We're changing how we charge fees for ACH Payment Services

On March 1, 2023 we'll remove the \$25 ACH Payments Monthly Fee, and you'll only pay when you use the services.

Here's how the fees will change:

Starting March 1:

No monthly fee for ACH Payment Services

For standard ACH Payments - Transaction fees will change to:

First 10 payments each month: \$2.50 each

After that, each payment costs \$0.15 each

Transaction fees for Real Time Payments and Same Day ACH will not change.

If you have questions, please call the number on this statement. We appreciate your business.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$10,085.99	\$2,091.90
Chase Business Total Savings	000003046731484	20,044.13	20,044.28
Total		\$30,130.12	\$22,136.18
TOTAL ASSETS		\$30,130.12	\$22,136.18



February 01, 2023 through February 28, 2023
Primary Account: 000000412059300

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$10,085.99
Deposits and Additions	6	9,858.38
Checks Paid	6	-11,022.46
Electronic Withdrawals	13	-6,815.01
Fees	1	-15.00
Ending Balance	26	\$2,091.90

Your Monthly Service Fee was \$15 this statement period.

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 \$1,811.00.
- \$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
02/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:020623 CO Entry Descr:Settlementsec:CCD Trace#:081503504319353 Eed:230206 Ind ID:000016971510406 Ind Name:Livingston Management Tm: 0374319353Tc	\$2,288.76
02/10	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:021023 CO Entry Descr:Settlementsec:CCD Trace#:081503509615074 Eed:230210 Ind ID:000017061582602 Ind Name:Livingston Management Tm: 0419615074Tc	2,404.01
02/17	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:021723 CO Entry Descr:Settlementsec:CCD Trace#:081503507494757 Eed:230217 Ind ID:000017115171994 Ind Name:Livingston Management Tm: 0487494757Tc	2,396.23
02/21	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:022123 CO Entry Descr:Settlementsec:CCD Trace#:081503505014796 Eed:230221 Ind ID:000017119274866 Ind Name:Livingston Management Tm: 0525014796Tc	1,144.38
02/24	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:022423 CO Entry Descr:Settlementsec:CCD Trace#:081503502799185 Eed:230224 Ind ID:000017162683658 Ind Name:Livingston Management Tm: 0552799185Tc	1,053.00
02/27	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:022723 CO Entry Descr:Settlementsec:CCD Trace#:081503507085848 Eed:230227 Ind ID:000017169336554 Ind Name:Livingston Management Tm: 0587085848Tc	572.00
Total Deposits and Additions		\$9,858.38



February 01, 2023 through February 28, 2023

Primary Account: 000000412059300

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1054 ^		02/06	\$2,000.00
1056 * ^		02/21	3,932.46
1057 ^		02/17	750.00
1058 ^		02/22	1,140.00
1061 * ^		02/22	700.00
1062 ^		02/24	2,500.00
Total Checks Paid			\$11,022.46

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

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

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
02/01	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:230201 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000021148011 Eed:230201 Ind ID:927826832576R05 Ind Name:534 W 42ND Street Cond 550374703 Trn: 0321148011Tc	\$75.40
02/02	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:230201 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000029224243 Eed:230202 Ind ID: Ind Name: Cyril Montoya DbA Trn: 0339224243Tc	4,739.86
02/02	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:230201 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000029224242 Eed:230202 Ind ID: Ind Name: Cyril Montoya DbA Trn: 0339224242Tc	145.15
02/02	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:230202 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000023442377 Eed:230202 Ind ID:360084921262lxs Ind Name:534 W 42ND Street Cond 304287687 Trn: 0333442377Tc	32.01
02/02	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230202 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000025731530 Eed:230202 Ind ID:931527471646lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 0335731530Tc	451.19
02/02	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230202 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000025750782 Eed:230202 Ind ID:R6lxs 020303A01 Ind Name:534 W 42ND Street Cond Aa Trn: 0335750782Tc	105.54
02/09	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Tel Trace#:031000034013737 Eed:230209 Ind ID:8530775850001 Ind Name:534 W 42 St Trn: 0404013737Tc	253.08
02/10	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:230210 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000020204919 Eed:230210 Ind ID:420066314650R05 Ind Name:534 W 42ND Street Cond 550374703 Trn: 0410204919Tc	73.97
02/16	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:230216 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000025718119 Eed:230216 Ind ID:937225141354lxs Ind Name:534 W 42ND Street Cond 304287687 Trn: 0475718119Tc	32.01
02/16	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230216 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000028147737 Eed:230216 Ind ID:942224007799lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 0478147737Tc	451.18



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534condo-ChaseRes-1484

3/22/2023

Bank Reconciliation Report

2/28/2023

3046731484

Posted by: dishi on 3/22/2023

Balance Per Bank Statement as of 2/28/2023	20,044.28
Reconciled Bank Balance	<u>20,044.28</u>
Balance per GL as of 2/28/2023	20,044.28
Reconciled Balance Per G/L	<u>20,044.28</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
2/28/2023	JE 79235	Interest Paymentx	0.15	2/28/2023
Total Cleared Other Items			<u>0.15</u>	



February 01, 2023 through February 28, 2023
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
02/16	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230216 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000020668475 Eed:230216 Ind ID:R6lxs 021704A01 Ind Name:534 W 42ND Street Cond Aa Trn: 0470668475Tc	105.55
02/24	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:230224 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000028954663 Eed:230224 Ind ID:785088158790 Ind Name:626695942534 W 42ND St 550374703 Trn: 0558954663Tc	73.97
02/28	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000032308403 Eed:230228 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 0592308403Tc	276.10
Total Electronic Withdrawals		\$6,815.01

FEES

DATE	DESCRIPTION	AMOUNT
02/28	Monthly Service Fee	\$15.00
Total Fees		\$15.00

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
02/01	\$10,010.59	02/10	6,902.56	02/22	3,331.97
02/02	4,536.84	02/16	6,313.82	02/24	1,811.00
02/06	4,825.60	02/17	7,960.05	02/27	2,383.00
02/09	4,572.52	02/21	5,171.97	02/28	2,091.90

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$20,044.13
Deposits and Additions	1	0.15
Ending Balance	1	\$20,044.28
Annual Percentage Yield Earned This Period		0.01%
Interest Paid This Period		\$0.15
Interest Paid Year-to-Date		\$0.32

Interest paid in 2022 for account 000003046731484 was \$1.97.



February 01, 2023 through February 28, 2023
Primary Account: **000000412059300**

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		\$20,044.13
02/28	Interest Payment	0.15	20,044.28
	Ending Balance		\$20,044.28

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:

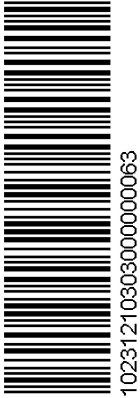
- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

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





February 01, 2023 through February 28, 2023
Primary Account: **000000412059300**

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