

Report Packet
Cover Page

Prepared for

**534 West 42nd Street
May 2023**

Trial Balance

Period = May 2023

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	-529.50	8,456.33	0.00	7,926.83
1130-0000	Savings Cash 1	44.35	0.00	0.00	44.35
1135-0000	Savings Cash 2	44,301.44	0.00	0.00	44,301.44
1210-0000	Prepaid Insurance	-16,167.94	0.00	0.00	-16,167.94
1300-0000	Accounts Receivable	-3,317.91	0.00	0.00	-3,317.91
1621-0000	Accum. Dep - Equipment	5,608.00	0.00	0.00	5,608.00
2200-0000	Accounts Payable	12,084.33	0.00	0.00	12,084.33
2210-0000	Prepaid Rent	10,548.38	0.00	0.00	10,548.38
2480-0000	Accrued Expense	0.15	0.00	0.00	0.15
2650-0000	Net Payroll	0.00	0.00	0.00	0.00
3400-0000	Owner Draw	-2,466.98	0.00	0.00	-2,466.98
3800-0000	Retained Earnings	-73,356.27	0.00	0.00	-73,356.27
4530-0000	Condo Common Charge	-37,036.76	0.00	9,262.51	-46,299.27
4620-0000	Special Assessment	-8,591.03	0.00	5,534.09	-14,125.12
4700-0000	Commercial/Retail rent	-2,746.52	0.00	686.63	-3,433.15
4810-0000	Plus:Prepaid Rent/Maintenance/Common	9.93	0.00	204.00	-194.07
5720-0000	Interest on Bank Accounts	-0.39	0.00	0.00	-0.39
6202-0000	Accounting	4,500.00	0.00	0.00	4,500.00
6213-0000	General Building Repairs-Expense	2,989.87	0.00	0.00	2,989.87
6215-0000	Building Supplies	0.00	463.54	0.00	463.54
6235-0000	Plumbing Repair	6,741.40	0.00	0.00	6,741.40
6249-0000	Elevator Contract	743.08	0.00	0.00	743.08
6250-0000	Elevator Inspection & Repair	5,960.83	0.00	0.00	5,960.83
6256-0000	Fire Alarm Inspection	5,241.42	0.00	0.00	5,241.42
6257-0000	Sprinkler Sys. & Inspections	1,660.00	0.00	0.00	1,660.00
6258-0000	Fire Monitoring Contract	4,125.09	0.00	0.00	4,125.09
6300-0000	Management	3,000.00	750.00	0.00	3,750.00
6320-0010	Worker's Compensation	292.50	57.00	0.00	349.50
6364-0000	Filing Fees	220.65	0.00	0.00	220.65
6365-0000	Fines	25.00	0.00	0.00	25.00
6367-0000	Boiler Inspection Service	0.00	59.95	0.00	59.95
6410-0000	Electricity	3,206.70	1,266.12	0.00	4,472.82
6417-0000	Cable & Internet	2,131.10	0.00	0.00	2,131.10

Trial Balance

Period = May 2023

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6420-0000	Gas	11,084.74	2,183.10	0.00	13,267.84
6455-0000	Telephone	0.00	528.62	0.00	528.62
7610-0000	Legal - General	8,293.00	0.00	0.00	8,293.00
7612-0000	Consulting	400.00	0.00	0.00	400.00
7615-0000	Payroll Processing Fees	667.16	147.94	0.00	815.10
7630-0000	Bank Charges Expense	269.00	0.00	0.00	269.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7827-0000	Salary-Doorman	4,852.02	654.15	0.00	5,506.17
7845-0000	Gross Salary Office	4,569.21	1,015.38	0.00	5,584.59
7851-0000	FICA Expense	349.56	77.68	0.00	427.24
7852-0000	FUTA Expense	27.45	6.10	0.00	33.55
7853-0000	SUTA Expense	116.94	21.32	0.00	138.26
	Total	0.00	15,687.23	15,687.23	0.00

Income Statement

Period = May 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,262.51	59.04	46,299.27	72.28
4620-0000	Special Assessment	5,534.09	35.28	14,125.12	22.05
4700-0000	Commercial/Retail rent	686.63	4.38	3,433.15	5.36
4810-0000	Plus:Prepaid Rent/Maintenance/Common	204.00	1.30	194.07	0.30
4990-0000	NET RENT INCOME	<u>15,687.23</u>	<u>100.00</u>	<u>64,051.61</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.00	0.00	0.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>15,687.23</u>	<u>100.00</u>	<u>64,052.00</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	4,500.00	7.03
6213-0000	General Building Repairs-Expense	0.00	0.00	2,989.87	4.67
6215-0000	Building Supplies	463.54	2.95	463.54	0.72
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	10.52
6249-0000	Elevator Contract	0.00	0.00	743.08	1.16
6250-0000	Elevator Inspection & Repair	0.00	0.00	5,960.83	9.31
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	8.18
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.59
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	6.44
6300-0000	Management	750.00	4.78	3,750.00	5.85
6320-0010	Worker's Compensation	57.00	0.36	349.50	0.55
6364-0000	Filing Fees	0.00	0.00	220.65	0.34
6365-0000	Fines	0.00	0.00	25.00	0.04
6367-0000	Boiler Inspection Service	59.95	0.38	59.95	0.09

Income Statement

Period = May 2023

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	1,266.12	8.07	4,472.82	6.98
6417-0000	Cable & Internet	0.00	0.00	2,131.10	3.33
6420-0000	Gas	2,183.10	13.92	13,267.84	20.71
6455-0000	Telephone	528.62	3.37	528.62	0.83
6990-0000	TOTAL DIRECT EXPENSES	5,308.33	33.84	57,230.71	89.35
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	8,293.00	12.95
7612-0000	Consulting	0.00	0.00	400.00	0.62
7615-0000	Payroll Processing Fees	147.94	0.94	815.10	1.27
7630-0000	Bank Charges Expense	0.00	0.00	269.00	0.42
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.23
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	654.15	4.17	5,506.17	8.60
7845-0000	Gross Salary Office	1,015.38	6.47	5,584.59	8.72
7851-0000	FICA Expense	77.68	0.50	427.24	0.67
7852-0000	FUTA Expense	6.10	0.04	33.55	0.05
7853-0000	SUTA Expense	21.32	0.14	138.26	0.22
7890-0000	TOTAL PAYROLL	1,922.57	12.26	12,504.91	19.52
7990-0000	TOTAL G & A EXPENSE	1,922.57	12.26	21,616.91	33.75
8990-0000	TOTAL EXPENSES	7,230.90	46.09	78,847.62	123.10
9090-0000	NET INCOME	8,456.33	53.91	-14,795.62	-23.10

Statement (12 months)

Period = Jan 2023-May 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
4000-0000	INCOME						
4100-0000	RENT						
4530-0000	Condo Common Charge	9,263.13	9,367.18	9,262.51	9,143.94	9,262.51	46,299.27
4620-0000	Special Assessment	0.00	0.00	2,837.08	5,753.95	5,534.09	14,125.12
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	3,433.15
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	-195.43	1,195.00	-2,153.88	204.00	194.07
4990-0000	NET RENT INCOME	<u>11,094.14</u>	<u>9,858.38</u>	<u>13,981.22</u>	<u>13,430.64</u>	<u>15,687.23</u>	<u>64,051.61</u>
5600-0000	OTHER INCOME						
5720-0000	Interest on Bank Accounts	0.17	0.15	0.07	0.00	0.00	0.39
5890-0000	TOTAL OTHER INCOME	<u>0.17</u>	<u>0.15</u>	<u>0.07</u>	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>
5990-0000	TOTAL INCOME	<u>11,094.31</u>	<u>9,858.53</u>	<u>13,981.29</u>	<u>13,430.64</u>	<u>15,687.23</u>	<u>64,052.00</u>
6000-0000	EXPENSES						
6100-0000	DIRECT EXPENSES						
6202-0000	Accounting	2,000.00	2,500.00	0.00	0.00	0.00	4,500.00
6213-0000	General Building Repairs-Expense	0.00	700.00	901.71	1,388.16	0.00	2,989.87
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	463.54	463.54
6235-0000	Plumbing Repair	0.00	1,140.00	6,989.56	-1,388.16	0.00	6,741.40
6249-0000	Elevator Contract	0.00	0.00	743.08	0.00	0.00	743.08
6250-0000	Elevator Inspection & Repair	0.00	138.27	1,356.32	4,466.24	0.00	5,960.83
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	0.00	0.00	5,241.42
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	0.00	0.00	1,660.00
6258-0000	Fire Monitoring Contract	0.00	3,932.46	0.00	192.63	0.00	4,125.09
6300-0000	Management	750.00	750.00	750.00	750.00	750.00	3,750.00
6320-0010	Worker's Compensation	117.00	57.00	61.50	57.00	57.00	349.50
6364-0000	Filing Fees	0.00	99.00	1.75	119.90	0.00	220.65
6365-0000	Fines	0.00	0.00	0.00	25.00	0.00	25.00
6367-0000	Boiler Inspection Service	0.00	0.00	0.00	0.00	59.95	59.95

Statement (12 months)

Period = Jan 2023-May 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
6410-0000	Electricity	203.26	981.76	1,045.16	976.52	1,266.12	4,472.82
6417-0000	Cable & Internet	528.31	544.18	529.18	529.43	0.00	2,131.10
6420-0000	Gas	41.97	3,903.25	3,653.06	3,486.46	2,183.10	13,267.84
6455-0000	Telephone	0.00	0.00	0.00	0.00	528.62	528.62
6990-0000	TOTAL DIRECT EXPENSES	<u>3,640.54</u>	<u>14,745.92</u>	<u>22,932.74</u>	<u>10,603.18</u>	<u>5,308.33</u>	<u>57,230.71</u>
7000-0000	GENERAL & ADMINISTRATIVE						
7610-0000	Legal - General	793.00	0.00	7,500.00	0.00	0.00	8,293.00
7612-0000	Consulting	0.00	0.00	400.00	0.00	0.00	400.00
7615-0000	Payroll Processing Fees	147.94	223.34	147.94	147.94	147.94	815.10
7630-0000	Bank Charges Expense	50.00	0.00	219.00	0.00	0.00	269.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE						
7827-0000	Salary-Doorman	0.00	0.00	4,852.02	0.00	654.15	5,506.17
7845-0000	Gross Salary Office	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	5,584.59
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	427.24
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	33.55
7853-0000	SUTA Expense	42.32	21.32	31.98	21.32	21.32	138.26
7890-0000	TOTAL PAYROLL	<u>1,289.42</u>	<u>1,343.82</u>	<u>6,680.68</u>	<u>1,268.42</u>	<u>1,922.57</u>	<u>12,504.91</u>
7990-0000	TOTAL G & A EXPENSE	<u>2,132.42</u>	<u>1,493.82</u>	<u>14,799.68</u>	<u>1,268.42</u>	<u>1,922.57</u>	<u>21,616.91</u>
8990-0000	TOTAL EXPENSES	<u>5,772.96</u>	<u>16,239.74</u>	<u>37,732.42</u>	<u>11,871.60</u>	<u>7,230.90</u>	<u>78,847.62</u>
9090-0000	NET INCOME	<u>5,321.35</u>	<u>-6,381.21</u>	<u>-23,751.13</u>	<u>1,559.04</u>	<u>8,456.33</u>	<u>-14,795.62</u>

Balance Sheet

Period = May 2023

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	7,926.83
1130-0000	Savings Cash 1	44.35
1135-0000	Savings Cash 2	44,301.44
1190-0000	TOTAL CASH	52,272.62
1210-0000	Prepaid Insurance	-16,167.94
1300-0000	Accounts Receivable	-3,317.91
1400-0000	Total Current Assets	32,786.77
1600-0000	PROPERTY	
1621-0000	Accum. Dep - Equipment	5,608.00
1890-0000	TOTAL PROPERTY	5,608.00
1990-0000	TOTAL ASSETS	38,394.77
2000-0000	LIABILITIES & CAPITAL	
2100-0000	LIABILITIES	
2200-0000	Accounts Payable	-12,084.33
2210-0000	Prepaid Rent	-10,548.38
2300-0000	TAX LIABILITIES	
2480-0000	Accrued Expense	-0.15
2990-0000	TOTAL LIABILITIES	-22,632.86
3000-0000	CAPITAL	
3400-0000	Owner Draw	2,466.98
3800-0000	Retained Earnings	58,560.65
3890-0000	TOTAL CAPITAL	61,027.63
3990-0000	TOTAL LIABILITIES & CAPITAL	38,394.77

Cash Flow Statement

Period = May 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	9,262.51	59.04	46,299.27	72.28
4620-0000	Special Assessment	5,534.09	35.28	14,125.12	22.05
4700-0000	Commercial/Retail rent	686.63	4.38	3,433.15	5.36
4810-0000	Plus:Prepaid Rent/Maintenance/Common	204.00	1.30	194.07	0.30
4990-0000	NET RENT INCOME	<u>15,687.23</u>	<u>100.00</u>	<u>64,051.61</u>	<u>100.00</u>
5600-0000	OTHER INCOME				
5720-0000	Interest on Bank Accounts	0.00	0.00	0.39	0.00
5890-0000	TOTAL OTHER INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>	<u>0.00</u>
5990-0000	TOTAL INCOME	<u>15,687.23</u>	<u>100.00</u>	<u>64,052.00</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	4,500.00	7.03
6213-0000	General Building Repairs-Expense	0.00	0.00	2,989.87	4.67
6215-0000	Building Supplies	463.54	2.95	463.54	0.72
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	10.52
6249-0000	Elevator Contract	0.00	0.00	743.08	1.16
6250-0000	Elevator Inspection & Repair	0.00	0.00	5,960.83	9.31
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	8.18
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.59
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	6.44
6300-0000	Management	750.00	4.78	3,750.00	5.85
6320-0010	Worker's Compensation	57.00	0.36	349.50	0.55
6364-0000	Filing Fees	0.00	0.00	220.65	0.34
6365-0000	Fines	0.00	0.00	25.00	0.04
6367-0000	Boiler Inspection Service	59.95	0.38	59.95	0.09

Cash Flow Statement

Period = May 2023

Book = Cash

		Period to Date	%	Year to Date	%
6410-0000	Electricity	1,266.12	8.07	4,472.82	6.98
6417-0000	Cable & Internet	0.00	0.00	2,131.10	3.33
6420-0000	Gas	2,183.10	13.92	13,267.84	20.71
6455-0000	Telephone	528.62	3.37	528.62	0.83
6990-0000	TOTAL DIRECT EXPENSES	5,308.33	33.84	57,230.71	89.35
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	8,293.00	12.95
7612-0000	Consulting	0.00	0.00	400.00	0.62
7615-0000	Payroll Processing Fees	147.94	0.94	815.10	1.27
7630-0000	Bank Charges Expense	0.00	0.00	269.00	0.42
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.23
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	654.15	4.17	5,506.17	8.60
7845-0000	Gross Salary Office	1,015.38	6.47	5,584.59	8.72
7851-0000	FICA Expense	77.68	0.50	427.24	0.67
7852-0000	FUTA Expense	6.10	0.04	33.55	0.05
7853-0000	SUTA Expense	21.32	0.14	138.26	0.22
7890-0000	TOTAL PAYROLL	1,922.57	12.26	12,504.91	19.52
7990-0000	TOTAL G & A EXPENSE	1,922.57	12.26	21,616.91	33.75
8990-0000	TOTAL EXPENSES	7,230.90	46.09	78,847.62	123.10
9090-0000	NET INCOME	8,456.33	53.91	-14,795.62	-23.10
	Adjustments				
	Total Adjustments	0.00	0.00	0.00	0.00
	Cash Flow	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = May 2023

Book = Cash

		Period to Date	%	Year to Date	%
		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	-529.50	7,926.83	8,456.33	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	44.35	44.35	0.00	
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	43,816.29	52,272.62	8,456.33	
		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	2,722.84	7,926.83	5,203.99	
1120-0000	Rent Security Account	0.00	0.00	0.00	
1130-0000	Savings Cash 1	20,043.96	44.35	-19,999.61	
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	52,272.62	-14,795.62	

General Ledger

Period = May 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					-529.50	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Consolidated Edison Company ...	K-223107	12423	41.97	0.00	-487.53	44-7223-0652-0201-1 FOR 10.18.22-11.16.2...
534condo	534 West 42nd...	05/01/2023	05/2023	Future Communications Corp (f...	K-225180	1070	2,103.86	0.00	1,616.33	Service qtr bill virtual doorman silver
534condo	534 West 42nd...	05/01/2023	05/2023	Future Communications Corp (f...	K-225180	1070	0.00	689.57	926.76	Payment chares
534condo	534 West 42nd...	05/01/2023	05/2023	Samuels (t0000177)	R-478351	none	0.00	527.00	399.76	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2023	05/2023	Samuels (t0000177)	R-478351	none	527.00	0.00	926.76	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2023	05/2023	Praveen Gulati (t0000760)	R-480481	none	0.00	367.78	558.98	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2023	05/2023	Praveen Gulati (t0000760)	R-480481	none	367.78	0.00	926.76	:Prog Gen prepayment transfer
				Check Batch 37569				750.00	176.76	
				Receipt Batch 71062			367.78		544.54	
				Receipt Batch 71125			3,713.76		4,258.30	
				Check Batch 37672				59.95	4,198.35	
				Receipt Batch 71297			1,856.88		6,055.23	
				Receipt Batch 71347			728.41		6,783.64	
				Receipt Batch 71449			6,432.52		13,216.16	
				Check Batch 38219				528.62	12,687.54	
				Check Batch 37798				463.54	12,224.00	
				Check Batch 38240				451.18	11,772.82	
				Check Batch 38358				2,461.84	9,310.98	
				Receipt Batch 71747			1,856.88		11,167.86	
				Check Batch 37929				2,068.44	9,099.42	
				Receipt Batch 72362			91.00		9,190.42	
				Receipt Batch 72410			640.00		9,830.42	
				Check Batch 38116				38.80	9,791.62	
				Check Batch 38124				990.55	8,801.07	
				Check Batch 38243				451.20	8,349.87	
				Journal Batch 32481				275.10	8,074.77	
				Journal Batch 33190				147.94	7,926.83	
				Net Change=8,456.33			18,727.84	10,271.51	7,926.83	= Ending Balance =
1130-0000				Savings Cash 1					44.35	= Beginning Balance =
				Net Change=0.00			0.00	0.00	44.35	= 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 =
1210-0000				Prepaid Insurance					-16,167.94	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-16,167.94	= Ending Balance =

General Ledger

Period = May 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1300-0000				Accounts Receivable					-3,317.91	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-3,317.91	= Ending Balance =
1621-0000				Accum. Dep - Equipment					5,608.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,608.00	= Ending Balance =
2200-0000				Accounts Payable					12,084.33	= Beginning Balance =
				Net Change=0.00			0.00	0.00	12,084.33	= Ending Balance =
2210-0000				Prepaid Rent					10,548.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	10,548.38	= Ending Balance =
2480-0000				Accrued Expense					0.15	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.15	= Ending Balance =
2650-0000				Net Payroll					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/12/2023	05/2023	Artur Ujkaj (v0000081)	K-224923	5122023	451.18	0.00	451.18	5122023
534condo	534 West 42nd...	05/26/2023	05/2023	Artur Ujkaj (v0000081)	K-224983	5262023	451.20	0.00	902.38	5262023
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		0.00	902.38	0.00	Net Pay
				Net Change=0.00			902.38	902.38	0.00	= Ending Balance =
3400-0000				Owner Draw					-2,466.98	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,466.98	= Ending Balance =
3800-0000				Retained Earnings					-73,356.27	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-73,356.27	= Ending Balance =
4530-0000				Condo Common Charge					-37,036.76	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Samuels (t0000177)	R-478351	none	0.00	527.00	-37,563.76	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2023	05/2023	Trubitt (t0000174)	R-485684	1567...	0.00	1,144.38	-38,708.14	ClickPay - ACH - A2305010457_NC0WO3
534condo	534 West 42nd...	05/01/2023	05/2023	Khaneja (t0001082)	R-485990	1569...	0.00	1,144.38	-39,852.52	ClickPay - ACH - A2305010524_AS8UD6
534condo	534 West 42nd...	05/04/2023	05/2023	Younge (t0000178)	R-488838	1578...	0.00	1,144.38	-40,996.90	ClickPay - ACH - A2305041057_WW7TG9
534condo	534 West 42nd...	05/05/2023	05/2023	Samuels (t0000177)	R-489562	8041...	0.00	617.38	-41,614.28	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2023	05/2023	Simon (t0000180)	R-490389	1359...	0.00	2,396.23	-44,010.51	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2023	05/2023	Riccardi (t0000176)	R-490731	1151...	0.00	1,144.38	-45,154.89	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/15/2023	05/2023	Hwang (t0004002)	R-492483	1586...	0.00	1,144.38	-46,299.27	ClickPay - ACH - A2305150429_DA3EP4
				Net Change=-9,262.51			0.00	9,262.51	-46,299.27	= Ending Balance =

General Ledger

Period = May 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
4620-0000				Special Assessment					-8,591.03	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Trubitt (t0000174)	R-485684	1567...	0.00	175.50	-8,766.53	ClickPay - ACH - A2305010457_NC0WO3
534condo	534 West 42nd...	05/01/2023	05/2023	Trubitt (t0000174)	R-485684	1567...	0.00	537.00	-9,303.53	ClickPay - ACH - A2305010457_NC0WO3
534condo	534 West 42nd...	05/01/2023	05/2023	Khaneja (t0001082)	R-485990	1569...	0.00	175.50	-9,479.03	ClickPay - ACH - A2305010524_AS8UD6
534condo	534 West 42nd...	05/01/2023	05/2023	Khaneja (t0001082)	R-485990	1569...	0.00	537.00	-10,016.03	ClickPay - ACH - A2305010524_AS8UD6
534condo	534 West 42nd...	05/04/2023	05/2023	Younge (t0000178)	R-488838	1578...	0.00	175.50	-10,191.53	ClickPay - ACH - A2305041057_WW7TG9
534condo	534 West 42nd...	05/04/2023	05/2023	Younge (t0000178)	R-488838	1578...	0.00	537.00	-10,728.53	ClickPay - ACH - A2305041057_WW7TG9
534condo	534 West 42nd...	05/05/2023	05/2023	Samuels (t0000177)	R-489562	8041...	0.00	20.03	-10,748.56	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/05/2023	05/2023	Samuels (t0000177)	R-489631	8041...	0.00	91.00	-10,839.56	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2023	05/2023	Simon (t0000180)	R-490389	1359...	0.00	367.78	-11,207.34	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2023	05/2023	Simon (t0000180)	R-490389	1359...	0.00	1,125.00	-12,332.34	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2023	05/2023	Praveen Gulati (t0000760)	R-490544	6925...	0.00	367.78	-12,700.12	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2023	05/2023	Riccardi (t0000176)	R-490731	1151...	0.00	175.50	-12,875.62	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/08/2023	05/2023	Riccardi (t0000176)	R-490731	1151...	0.00	537.00	-13,412.62	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/15/2023	05/2023	Hwang (t0004002)	R-492483	1586...	0.00	175.50	-13,588.12	ClickPay - ACH - A2305150429_DA3EP4
534condo	534 West 42nd...	05/15/2023	05/2023	Hwang (t0004002)	R-492483	1586...	0.00	537.00	-14,125.12	ClickPay - ACH - A2305150429_DA3EP4
				Net Change=-5,534.09			0.00	5,534.09	-14,125.12	= Ending Balance =
4700-0000				Commercial/Retail rent					-2,746.52	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Praveen Gulati (t0000760)	R-480481	none	0.00	367.78	-3,114.30	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/08/2023	05/2023	Praveen Gulati (t0000760)	R-490544	6925...	0.00	318.85	-3,433.15	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-686.63			0.00	686.63	-3,433.15	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					9.93	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Samuels (t0000177)	R-478351	none	527.00	0.00	536.93	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/01/2023	05/2023	Praveen Gulati (t0000760)	R-480156	6919...	0.00	367.78	169.15	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/01/2023	05/2023	Praveen Gulati (t0000760)	R-480481	none	367.78	0.00	536.93	:Prog Gen prepayment transfer
534condo	534 West 42nd...	05/19/2023	05/2023	Samuels (t0000177)	R-494086	8058...	0.00	91.00	445.93	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	05/22/2023	05/2023	Samuels (t0000177)	R-494325	8058...	0.00	640.00	-194.07	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-204.00			894.78	1,098.78	-194.07	= Ending Balance =
5720-0000				Interest on Bank Accounts					-0.39	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-0.39	= Ending Balance =
6202-0000				Accounting					4,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,500.00	= Ending Balance =

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6213-0000				General Building Repairs-Expense					2,989.87	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,989.87	= Ending Balance =
6215-0000				Building Supplies					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/10/2023	05/2023	Tsigonias Paint Sales of New Je...	K-220003	1094	341.25	0.00	341.25	50602 Black trash bags 26x24x60 xx
534condo	534 West 42nd...	05/10/2023	05/2023	Tsigonias Paint Sales of New Je...	K-220003	1094	32.45	0.00	373.70	Reb2660089334 8O polish mtl reb
534condo	534 West 42nd...	05/10/2023	05/2023	Tsigonias Paint Sales of New Je...	K-220003	1094	10.82	0.00	384.52	Qke0352 twst mop refill 0352 qke
534condo	534 West 42nd...	05/10/2023	05/2023	Tsigonias Paint Sales of New Je...	K-220003	1094	51.92	0.00	436.44	8065021a Auto cleaning cloth 3pk
534condo	534 West 42nd...	05/10/2023	05/2023	Tsigonias Paint Sales of New Je...	K-220003	1094	27.10	0.00	463.54	Nyc fuel surcharegs
				Net Change=463.54			463.54	0.00	463.54	= Ending Balance =
6235-0000				Plumbing Repair					6,741.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6,741.40	= Ending Balance =
6249-0000				Elevator Contract					743.08	= Beginning Balance =
				Net Change=0.00			0.00	0.00	743.08	= Ending Balance =
6250-0000				Elevator Inspection & Repair					5,960.83	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,960.83	= Ending Balance =
6256-0000				Fire Alarm Inspection					5,241.42	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,241.42	= 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 =
6258-0000				Fire Monitoring Contract					4,125.09	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,125.09	= Ending Balance =
6300-0000				Management					3,000.00	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Livingston Management Service...	K-217598	1092	750.00	0.00	3,750.00	Management Fee
				Net Change=750.00			750.00	0.00	3,750.00	= Ending Balance =
6320-0010				Worker's Compensation					292.50	= Beginning Balance =
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		0.00	4.62	287.88	paid family leave
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		64.02	0.00	351.90	pay-by-pay insurance
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		0.00	2.40	349.50	voluntary disability
				Net Change=57.00			64.02	7.02	349.50	= Ending Balance =

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
6364-0000				Filing Fees					220.65	= Beginning Balance =
				Net Change=0.00			0.00	0.00	220.65	= Ending Balance =
6365-0000				Fines					25.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	25.00	= Ending Balance =
6367-0000				Boiler Inspection Service					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/03/2023	05/2023	APSE Property Services LLC (...)	K-218606	1093	59.95	0.00	59.95	Boiler inspection compliance
				Net Change=59.95			59.95	0.00	59.95	= Ending Balance =
6410-0000				Electricity					3,206.70	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Reclass. Electricity booked in 0...	J-82587		0.00	41.97	3,164.73	Reclass. Electricity booked in 01/2023 for \$20...
534condo	534 West 42nd...	05/12/2023	05/2023	Consolidated Edison Company ...	K-226265	5102023	643.86	0.00	3,808.59	534condo03/21/2023-04/19/2023 PLP
534condo	534 West 42nd...	05/12/2023	05/2023	Consolidated Edison Company ...	K-226266	5102023	140.40	0.00	3,948.99	534condo03/21/2023-04/19/2023 COOK
534condo	534 West 42nd...	05/25/2023	05/2023	Consolidated Edison Company ...	K-223265	5252023	523.83	0.00	4,472.82	534condo 04/19/2023-05/17/2023 PLP
				Net Change=1,266.12			1,308.09	41.97	4,472.82	= Ending Balance =
6417-0000				Cable & Internet					2,131.10	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,131.10	= Ending Balance =
6420-0000				Gas					11,084.74	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Consolidated Edison Company ...	K-223107	12423	0.00	41.97	11,042.77	44-7223-0652-0201-1 FOR 10.18.22-11.16.2...
534condo	534 West 42nd...	05/01/2023	05/2023	Reclass. Electricity booked in 0...	J-82587		41.97	0.00	11,084.74	Reclass. Electricity booked in 01/2023 for \$20...
534condo	534 West 42nd...	05/12/2023	05/2023	Consolidated Edison Company ...	K-226265	5102023	1,677.58	0.00	12,762.32	534condo03/21/2023-04/19/2023 PLP
534condo	534 West 42nd...	05/25/2023	05/2023	Consolidated Edison Company ...	K-223158	5252023	38.80	0.00	12,801.12	534condo 04/19/2023-05/17/2023 COOK
534condo	534 West 42nd...	05/25/2023	05/2023	Consolidated Edison Company ...	K-223265	5252023	466.72	0.00	13,267.84	534condo 04/19/2023-05/17/2023 PLP
				Net Change=2,183.10			2,225.07	41.97	13,267.84	= Ending Balance =
6455-0000				Telephone					0.00	= Beginning Balance =
534condo	534 West 42nd...	05/09/2023	05/2023	Verizon (verizon)	K-224641	5152023	252.27	0.00	252.27	853-077-585-0001-81 5/8/2023 FOR 4.28.23-...
534condo	534 West 42nd...	05/09/2023	05/2023	Verizon (verizon)	K-224642	5152023	276.35	0.00	528.62	155-734-529-0001-16 5/24/2023 FOR 5.5.23-...
				Net Change=528.62			528.62	0.00	528.62	= Ending Balance =
7610-0000				Legal - General					8,293.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	8,293.00	= Ending Balance =
7612-0000				Consulting					400.00	= Beginning Balance =

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	400.00	= Ending Balance =
7615-0000				Payroll Processing Fees					667.16	= Beginning Balance =
534condo	534 West 42nd...	05/31/2023	05/2023	ADP Processing Fee sum up :...	J-84027		73.97	0.00	741.13	ADP Processing Fee
534condo	534 West 42nd...	05/31/2023	05/2023	ADP Processing Fee sum up :...	J-84027		73.97	0.00	815.10	ADP Processing Fee
				Net Change=147.94			147.94	0.00	815.10	= Ending Balance =
7630-0000				Bank Charges Expense					269.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	269.00	= 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					4,852.02	= Beginning Balance =
534condo	534 West 42nd...	05/01/2023	05/2023	Future Communications Corp (f...	K-225180	1070	0.00	2,103.86	2,748.16	Service qtr bill virtual doorman silver
534condo	534 West 42nd...	05/01/2023	05/2023	Future Communications Corp (f...	K-225180	1070	689.57	0.00	3,437.73	Payment chares
534condo	534 West 42nd...	05/18/2023	05/2023	Future Communications Corp (f...	K-221877	1095	2,019.54	0.00	5,457.27	Service Qtr Bill Quarterly Billing for Virtual D...
534condo	534 West 42nd...	05/18/2023	05/2023	Future Communications Corp (f...	K-221877	1095	48.90	0.00	5,506.17	Returned Check Fee Returned Check 3/7/2023
				Net Change=654.15			2,758.01	2,103.86	5,506.17	= Ending Balance =
7845-0000				Gross Salary Office					4,569.21	= Beginning Balance =
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		1,015.38	0.00	5,584.59	Total Paid
				Net Change=1,015.38			1,015.38	0.00	5,584.59	= Ending Balance =
7851-0000				FICA Expense					349.56	= Beginning Balance =
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		77.68	0.00	427.24	S.S.+Medicare
				Net Change=77.68			77.68	0.00	427.24	= Ending Balance =
7852-0000				FUTA Expense					27.45	= Beginning Balance =
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		6.10	0.00	33.55	Federal Unemployment Act
				Net Change=6.10			6.10	0.00	33.55	= Ending Balance =
7853-0000				SUTA Expense					116.94	= Beginning Balance =
534condo	534 West 42nd...	05/31/2023	05/2023	To Gross up 05.23	J-82903		21.32	0.00	138.26	voluntary disability
				Net Change=21.32			21.32	0.00	138.26	= Ending Balance =
							29,950.72	29,950.72		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = May 2023

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-21759	37569	05/2023	5/1/2023	Livingston Management Services, LLC (living	534condo		750.00	1092	
K-21860	37672	05/2023	5/3/2023	APSE Property Services LLC (apseprop)	534condo		59.95	1093	
K-22000	37798	05/2023	5/10/2023	Tsigonia Paint Sales of New Jersey City Inc	(534condo		463.54	1094	
K-22187	37929	05/2023	5/18/2023	Future Communications Corp (future)	534condo		2,068.44	1095	
K-223107		05/2023	5/1/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		-41.97	12423	Paid with next bil (\$206.23)
K-22315	38116	05/2023	5/25/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		38.80	5252023	
K-22326	38124	05/2023	5/25/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		990.55	5252023	
K-22464	38219	05/2023	5/9/2023	Verizon (verizon)	534condo		252.27	5152023	
K-22464	38219	05/2023	5/9/2023	Verizon (verizon)	534condo		276.35	5152023	
K-22492	38240	05/2023	5/12/2023	Artur Ujkaj (v0000081)	534condo		451.18	5122023	
K-22498	38243	05/2023	5/26/2023	Artur Ujkaj (v0000081)	534condo		451.20	5262023	
K-225180		05/2023	5/1/2023	Future Communications Corp (future)	534condo		-1,414.29	1070	check bounced NSF
K-22626	38358	05/2023	5/12/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		2,321.44	5102023	
K-22626	38358	05/2023	5/12/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		140.40	5102023	
Total							6,807.86		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = May 2023

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-478351		05/2023	5/1/2023	Samuels(t0000177)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-480151	71062	05/2023	5/1/2023	Praveen Gulati(t0000760)	534condo	1110-0000		367.78		6919_156272379	https://www.clickpay.com/viewcheck.aspx?tid=L230428_QR8GT8
R-480481		05/2023	5/1/2023	Praveen Gulati(t0000760)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-485681	71125	05/2023	5/1/2023	Trubitt(t0000174)	534condo	1110-0000		1,856.88		156758138	ClickPay - ACH - A2305010457_NC0W03
R-485991	71125	05/2023	5/1/2023	Khaneja(t0001082)	534condo	1110-0000		1,856.88		156964938	ClickPay - ACH - A2305010524_AS8UD6
R-488831	71297	05/2023	5/4/2023	Younge(t0000178)	534condo	1110-0000		1,856.88		157821778	ClickPay - ACH - A2305041057_WW7TG9
R-489561	71347	05/2023	5/5/2023	Samuels(t0000177)	534condo	1110-0000		637.41		804187706_1581	https://www.clickpay.com/viewcheck.aspx?tid=L230505_GK6GM2
R-489631	71347	05/2023	5/5/2023	Samuels(t0000177)	534condo	1110-0000		91.00		804186092_1581	https://www.clickpay.com/viewcheck.aspx?tid=L230505_TY2XA1
R-490381	71449	05/2023	5/8/2023	Simon(t0000180)	534condo	1110-0000		3,889.01		1359_158334801	https://www.clickpay.com/viewcheck.aspx?tid=L230508_UJ8ZV5
R-490541	71449	05/2023	5/8/2023	Praveen Gulati(t0000760)	534condo	1110-0000		686.63		6925_158348507	https://www.clickpay.com/viewcheck.aspx?tid=L230508_BZ3QJ4
R-490731	71449	05/2023	5/8/2023	Riccardi(t0000176)	534condo	1110-0000		1,856.88		1151_158366963	https://www.clickpay.com/viewcheck.aspx?tid=L230508_VD5MX9
R-492481	71747	05/2023	5/15/2023	Hwang(t0004002)	534condo	1110-0000		1,856.88		158631956	ClickPay - ACH - A2305150429_DA3EP4
R-494081	72362	05/2023	5/19/2023	Samuels(t0000177)	534condo	1110-0000		91.00		805892430_1588	https://www.clickpay.com/viewcheck.aspx?tid=L230519_ID6GG0
R-494321	72410	05/2023	5/22/2023	Samuels(t0000177)	534condo	1110-0000		640.00		805892431_1588	https://www.clickpay.com/viewcheck.aspx?tid=L230522_WB8A55
Total								15,687.23			

Aged Receivables

Age As Of: 05/31/2023 Post To: 05/2023

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	4	t0000176	John Riccardi (Current)	0.00	0.00	1,073.00	-1,073.00	0.00	0.00	0.00
534condo	5	t0000177	Yaneeke Samuels (Current)	996.35	712.50	283.85	0.00	0.00	-1,495.75	-499.40
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	748.74	427.30	321.44	0.00	0.00	0.00	748.74
534condo				1,745.09	1,139.80	1,678.29	-1,073.00	0.00	-1,495.75	249.34

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 05/31/2023

Month Year = 05/2023

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
						assmnt	175.50						
						assmnt	537.00						
						Total	1,856.88						
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
						assmnt	175.50						
						assmnt	537.00						
						Total	1,856.88						
4	Condo	0.00	t0000176	John Riccardi	0.00	common	1,144.38	0.00	0.00	5/1/2013			0.00
						assmnt	175.50						
						assmnt	537.00						
						Total	1,856.88						
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00	common	1,144.38	0.00	0.00	1/1/2013			-499.40
						assmnt	175.50						
						assmnt	537.00						
						Total	1,856.88						
6	Condo	0.00	t0000178	Michael Younge	0.00	common	1,144.38	0.00	0.00	2/22/2013			0.00
						assmnt	175.50						
						assmnt	537.00						
						Total	1,856.88						
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
						assmnt	175.50						
						assmnt	537.00						
						Total	1,856.88						
8	Condo	0.00	t0000180	Claude Simon	0.00	common	2,396.23	0.00	0.00	12/12/2013			0.00
						assmnt	367.78						
						assmnt	1,125.00						
						Total	3,889.01						
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		748.74
						assmnt	105.30						
						assmnt	322.00						

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 05/31/2023

Month Year = 05/2023

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
						Total	1,113.93						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		16,144.22	0.00	0.00				249.34

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	16,144.22	0.00	0.00	8	100.00	0.00	249.34
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	16,144.22	0.00	0.00	8	100.00	0.00	249.34

Summary of Charges by Charge Code (Current/Notice Residents Only)	
Charge Code	Amount
common	9262.51
assmnt	6195.08
comm	686.63
Total	16,144.22

534condo-ChaseChk-9300

6/20/2023

Bank Reconciliation Report

5/31/2023

412059300

Posted by: dishi on 6/20/2023

Balance Per Bank Statement as of 5/31/2023

32,304.09

Outstanding Checks

Check Date	Check Number	Payee	Amount
3/1/2023	1071	omnia - Omnia Mechanical Group	1,959.75
3/1/2023	1072	omnia - Omnia Mechanical Group	1,388.16
5/25/2023	5252023	conediso - Consolidated Edison Company of N.Y. Inc.	38.80
5/25/2023	5252023	conediso - Consolidated Edison Company of N.Y. Inc.	990.55
Less:	Outstanding Checks		4,377.26

Other Items

Date	Notes	Amount
4/1/2023	To rev duplicate transfer	-20,000.00
Plus/Minus:	Other Items	-20,000.00
	Reconciled Bank Balance	7,926.83

Balance per GL as of 5/31/2023

7,926.83

Reconciled Balance Per G/L

7,926.83

Difference

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

0.00

534condo-ChaseChk-9300

6/20/2023

Bank Reconciliation Report

5/31/2023

412059300

Posted by: dishi on 6/20/2023

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/26/2023	1090	apseprop - APSE Property Services LLC	59.95	5/31/2023
4/26/2023	1091	apseprop - APSE Property Services LLC	59.95	5/31/2023
5/1/2023	1092	livingst - Livingston Management Services, LLC	750.00	5/31/2023
5/3/2023	1093	apseprop - APSE Property Services LLC	59.95	5/31/2023
5/9/2023	5152023	verizon - Verizon	252.27	5/31/2023
5/9/2023	5152023	verizon - Verizon	276.35	5/31/2023
5/10/2023	1094	tsignoa - Tsignonia Paint Sales of New Jersey City Inc	463.54	5/31/2023
5/12/2023	5102023	conediso - Consolidated Edison Company of N.Y. Inc.	2,321.44	5/31/2023
5/12/2023	5102023	conediso - Consolidated Edison Company of N.Y. Inc.	140.40	5/31/2023
5/12/2023	5122023	v0000081 - Artur Ujkaj	451.18	5/31/2023
5/18/2023	1095	future - Future Communications Corp	2,068.44	5/31/2023
5/26/2023	5262023	v0000081 - Artur Ujkaj	451.20	5/31/2023
Total Cleared Checks			7,354.67	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/1/2023	447	Lockbox	367.78	5/31/2023
5/2/2023	448	ACH	3,713.76	5/31/2023
5/5/2023	449	ACH	1,856.88	5/31/2023
5/8/2023	450	Lockbox	728.41	5/31/2023
5/10/2023	451	Lockbox	6,432.52	5/31/2023
5/16/2023	452	ACH	1,856.88	5/31/2023
5/22/2023	453	Lockbox	91.00	5/31/2023
5/23/2023	454	Lockbox	640.00	5/31/2023
Total Cleared Deposits			15,687.23	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/31/2023	JE 82903	To Gross up 05.23	-275.10	5/31/2023
5/31/2023	JE 84027	ADP Processing Fee sum up :Copy of JE Ctrl 78083	-147.94	5/31/2023
Total Cleared Other Items			-423.04	



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

April 29, 2023 through May 31, 2023

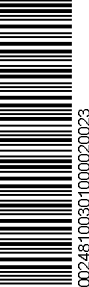
Primary Account: **000000412059300**

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**
We accept operator relay calls

00024810 DRE 802 089 15223 NNNNNNNNNN 1 000000000 62 0099

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



CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$24,394.57	\$32,304.09
Chase Business Total Savings	000003046731484	44.35	44.35
Total		\$24,438.92	\$32,348.44
TOTAL ASSETS		\$24,438.92	\$32,348.44

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$24,394.57
Deposits and Additions	8	15,687.23
Checks Paid	6	-3,461.83
Electronic Withdrawals	12	-4,315.88
Ending Balance	26	\$32,304.09

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



April 29, 2023 through May 31, 2023
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 \$21,430.61.
- \$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
05/03	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 050323 CO Entry Descr: Settlementsec: CCD Trace#: 081503501216883 Eed: 230503 Ind ID: 000017760123026 Ind Name: Livingston Management Trn: 1231216883Tc	\$367.78
05/04	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 050423 CO Entry Descr: Settlementsec: CCD Trace#: 081503503768374 Eed: 230504 Ind ID: 000017780974322 Ind Name: Livingston Management Trn: 1243768374Tc	3,713.76
05/09	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 050923 CO Entry Descr: Settlementsec: CCD Trace#: 081503500306350 Eed: 230509 Ind ID: 000017834586738 Ind Name: Livingston Management Trn: 1290306350Tc	1,856.88
05/10	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 051023 CO Entry Descr: Settlementsec: CCD Trace#: 081503502170959 Eed: 230510 Ind ID: 000017853127650 Ind Name: Livingston Management Trn: 1302170959Tc	728.41
05/12	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 051223 CO Entry Descr: Settlementsec: CCD Trace#: 081503501234935 Eed: 230512 Ind ID: 000017871626550 Ind Name: Livingston Management Trn: 1321234935Tc	6,432.52
05/18	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 051823 CO Entry Descr: Settlementsec: CCD Trace#: 081503504704317 Eed: 230518 Ind ID: 000017909397326 Ind Name: Livingston Management Trn: 1384704317Tc	1,856.88
05/24	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 052423 CO Entry Descr: Settlementsec: CCD Trace#: 081503507196428 Eed: 230524 Ind ID: 000017945101626 Ind Name: Livingston Management Trn: 1447196428Tc	91.00
05/25	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 052523 CO Entry Descr: Settlementsec: CCD Trace#: 081503502629951 Eed: 230525 Ind ID: 000017958791090 Ind Name: Livingston Management Trn: 1452629951Tc	640.00
Total Deposits and Additions		\$15,687.23



April 29, 2023 through May 31, 2023
Primary Account: 000000412059300

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1090 ^		05/01	\$59.95
1091 ^		05/01	59.95
1092 ^		05/02	750.00
1093 ^		05/23	59.95
1094 ^		05/16	463.54
1095 ^		05/22	2,068.44

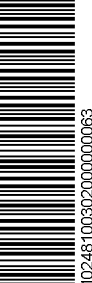
Total Checks Paid **\$3,461.83**

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

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
05/03	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 230502 CO Entry Descr: XXXXXXXXXXXXsec: PPD Trace#: 021000028257978 Eed: 230503 Ind ID: Ind Name: Cyril Montoya DBA Trm: 1238257978Tc	\$2,321.44
05/03	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 230502 CO Entry Descr: XXXXXXXXXXXXsec: PPD Trace#: 021000028257977 Eed: 230503 Ind ID: Ind Name: Cyril Montoya DBA Trm: 1238257977Tc	140.40
05/05	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 230505 CO Entry Descr: ADP Fees Sec: CCD Trace#: 021000023039002 Eed: 230505 Ind ID: 415067446397 Ind Name: 631933384534 W 42ND St 550374703 Trm: 1253039002Tc	73.97
05/09	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Tel Trace#: 031000030504790 Eed: 230509 Ind ID: 8530775850001 Ind Name: 534 W 42 St Trm: 1290504790Tc	252.27
05/11	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 230511 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000028528469 Eed: 230511 Ind ID: 942925678167ixs Ind Name: 534 W 42ND Street Cond 304287687 Trm: 1318528469Tc	32.01
05/11	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 230511 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000026718716 Eed: 230511 Ind ID: 633087088595ixs Ind Name: 534 W 42ND Street Cond 323298036 Trm: 1316718716Tc	451.18
05/11	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 230511 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000026730503 Eed: 230511 Ind ID: R6ixs 051210A01 Ind Name: 534 W 42ND Street Cond Aa Trm: 1316730503Tc	105.55
05/19	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 230519 CO Entry Descr: ADP Fees Sec: CCD Trace#: 021000025441724 Eed: 230519 Ind ID: 415067738833 Ind Name: 633066586534 W 42ND St 550374703 Trm: 1395441724Tc	73.97
05/25	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 230525 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000023738764 Eed: 230525 Ind ID: 533065864966ixs Ind Name: 534 W 42ND Street Cond 304287687 Trm: 1453738764Tc	32.01



534condo-ChaseRes-1484

6/20/2023

Bank Reconciliation Report

5/31/2023

3046731484

Posted by: dishi on 6/20/2023

Balance Per Bank Statement as of 5/31/2023	44.35
Reconciled Bank Balance	<u>44.35</u>
 Balance per GL as of 5/31/2023	 44.35
Reconciled Balance Per G/L	<u>44.35</u>
 Difference	 (Reconciled Bank Balance And Reconciled Balance Per G/L)
	<u>0.00</u>



April 29, 2023 through May 31, 2023
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS *(continued)*

DATE	DESCRIPTION	AMOUNT
05/25	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230525 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000029849602 Eed:230525 Ind ID:618085351413xs Ind Name:534 W 42ND Street Cond 323298036 Trn: 1459849602Tc	451.20
05/25	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230525 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000021943417 Eed:230525 Ind ID:R61xs 052611A01 Ind Name:534 W 42ND Street Cond Aa Trn: 1451943417Tc	105.53
05/26	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000032816231 Eed:230526 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 1462816231Tc	276.35
Total Electronic Withdrawals		\$4,315.88

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
05/01	\$24,274.67	05/10	27,403.42	05/22	32,498.13
05/02	23,524.67	05/11	26,814.68	05/23	32,438.18
05/03	21,430.61	05/12	33,247.20	05/24	32,529.18
05/04	25,144.37	05/16	32,783.66	05/25	32,580.44
05/05	25,070.40	05/18	34,640.54	05/26	32,304.09
05/09	26,675.01	05/19	34,566.57		

CHASE BUSINESS TOTAL SAVINGS

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000003046731484

SAVINGS SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$44.35
Ending Balance	0	\$44.35
Annual Percentage Yield Earned This Period		0.00%
Interest Paid Year-to-Date		\$0.39

The monthly service fee for this account was waived as an added feature of a linked Chase Business Complete Checking account.

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



April 29, 2023 through May 31, 2023
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:

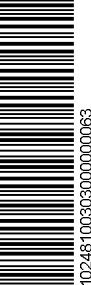
- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

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





April 29, 2023 through May 31, 2023
Primary Account: **000000412059300**

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