

Report Packet  
Cover Page

Prepared for

**534 West 42nd Street(534 Condo)**  
**June 2023**

**Trial Balance**

Period = Jun 2023

Book = Cash

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
1110-0000	Operating Cash 1	27,926.83	12,448.02	0.00	40,374.85
1130-0000	Savings Cash 1	44.35	0.00	0.00	44.35
1135-0000	Savings Cash 2	24,301.44	0.00	20,000.00	4,301.44
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
2135-0000	Due To / Due From	0.00	0.00	0.00	0.00
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	-46,299.27	0.00	10,373.98	-56,673.25
4620-0000	Special Assessment	-14,125.12	0.00	5,986.88	-20,112.00
4700-0000	Commercial/Retail rent	-3,433.15	0.00	769.02	-4,202.17
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-194.07	0.00	726.20	-920.27
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	463.54	0.00	0.00	463.54
6235-0000	Plumbing Repair	6,741.40	0.00	0.00	6,741.40
6249-0000	Elevator Contract	743.08	371.54	0.00	1,114.62
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	3,750.00	750.00	0.00	4,500.00
6320-0000	Insurance	0.00	21,117.76	0.00	21,117.76
6320-0010	Worker's Compensation	349.50	57.00	0.00	406.50
6364-0000	Filing Fees	220.65	14.75	0.00	235.40
6365-0000	Fines	25.00	0.00	0.00	25.00
6367-0000	Boiler Inspection Service	59.95	0.00	0.00	59.95

**Trial Balance**

Period = Jun 2023

Book = Cash

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
6410-0000	Electricity	4,472.82	701.92	0.00	5,174.74
6417-0000	Cable & Internet	2,131.10	528.62	0.00	2,659.72
6420-0000	Gas	13,267.84	524.08	0.00	13,791.92
6455-0000	Telephone	528.62	0.00	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	815.10	221.91	0.00	1,037.01
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	5,506.17	0.00	0.00	5,506.17
7845-0000	Gross Salary Office	5,584.59	1,015.38	0.00	6,599.97
7851-0000	FICA Expense	427.24	77.68	0.00	504.92
7852-0000	FUTA Expense	33.55	6.10	0.00	39.65
7853-0000	SUTA Expense	138.26	21.32	0.00	159.58
	<b>Total</b>	<b>0.00</b>	<b>37,856.08</b>	<b>37,856.08</b>	<b>0.00</b>

**Income Statement**

Period = Jun 2023

Book = Cash

		Period to Date	%	Year to Date	%
<b>4000-0000</b>	<b>INCOME</b>				
<b>4100-0000</b>	<b>RENT</b>				
4530-0000	Condo Common Charge	10,373.98	58.10	56,673.25	69.19
4620-0000	Special Assessment	5,986.88	33.53	20,112.00	24.55
4700-0000	Commercial/Retail rent	769.02	4.31	4,202.17	5.13
4810-0000	Plus:Prepaid Rent/Maintenance/Common	726.20	4.07	920.27	1.12
<b>4990-0000</b>	<b>NET RENT INCOME</b>	<u><u>17,856.08</u></u>	<u><u>100.00</u></u>	<u><u>81,907.69</u></u>	<u><u>100.00</u></u>
<b>5600-0000</b>	<b>OTHER INCOME</b>				
5720-0000	Interest on Bank Accounts	0.00	0.00	0.39	0.00
<b>5890-0000</b>	<b>TOTAL OTHER INCOME</b>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.39</u></u>	<u><u>0.00</u></u>
<b>5990-0000</b>	<b>TOTAL INCOME</b>	<u><u>17,856.08</u></u>	<u><u>100.00</u></u>	<u><u>81,908.08</u></u>	<u><u>100.00</u></u>
<b>6000-0000</b>	<b>EXPENSES</b>				
<b>6100-0000</b>	<b>DIRECT EXPENSES</b>				
6202-0000	Accounting	0.00	0.00	4,500.00	5.49
6213-0000	General Building Repairs-Expense	0.00	0.00	2,989.87	3.65
6215-0000	Building Supplies	0.00	0.00	463.54	0.57
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	8.23
6249-0000	Elevator Contract	371.54	2.08	1,114.62	1.36
6250-0000	Elevator Inspection & Repair	0.00	0.00	5,960.83	7.28
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	6.40
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.03
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	5.04
6300-0000	Management	750.00	4.20	4,500.00	5.49
6320-0000	Insurance	21,117.76	118.27	21,117.76	25.78
6320-0010	Worker's Compensation	57.00	0.32	406.50	0.50
6364-0000	Filing Fees	14.75	0.08	235.40	0.29
6365-0000	Fines	0.00	0.00	25.00	0.03

**Income Statement**

Period = Jun 2023

Book = Cash

		Period to Date	%	Year to Date	%
6367-0000	Boiler Inspection Service	0.00	0.00	59.95	0.07
6410-0000	Electricity	701.92	3.93	5,174.74	6.32
6417-0000	Cable & Internet	528.62	2.96	2,659.72	3.25
6420-0000	Gas	524.08	2.94	13,791.92	16.84
6455-0000	Telephone	0.00	0.00	528.62	0.65
<b>6990-0000</b>	<b>TOTAL DIRECT EXPENSES</b>	<b>24,065.67</b>	<b>134.78</b>	<b>81,296.38</b>	<b>99.25</b>
<b>7000-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7610-0000	Legal - General	0.00	0.00	8,293.00	10.12
7612-0000	Consulting	0.00	0.00	400.00	0.49
7615-0000	Payroll Processing Fees	221.91	1.24	1,037.01	1.27
7630-0000	Bank Charges Expense	0.00	0.00	269.00	0.33
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.18
<b>7800-0000</b>	<b>PAYROLL EXPENSE</b>				
7827-0000	Salary-Doorman	0.00	0.00	5,506.17	6.72
7845-0000	Gross Salary Office	1,015.38	5.69	6,599.97	8.06
7851-0000	FICA Expense	77.68	0.44	504.92	0.62
7852-0000	FUTA Expense	6.10	0.03	39.65	0.05
7853-0000	SUTA Expense	21.32	0.12	159.58	0.19
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b>1,342.39</b>	<b>7.52</b>	<b>13,847.30</b>	<b>16.91</b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b>1,342.39</b>	<b>7.52</b>	<b>22,959.30</b>	<b>28.03</b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b>25,408.06</b>	<b>142.29</b>	<b>104,255.68</b>	<b>127.28</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>-7,551.98</b>	<b>-42.29</b>	<b>-22,347.60</b>	<b>-27.28</b>

Statement (12 months)

Period = Jan 2023-Jun 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 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	10,373.98	56,673.25
4620-0000	Special Assessment	0.00	0.00	2,837.08	5,753.95	5,534.09	5,986.88	20,112.00
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	769.02	4,202.17
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	-195.43	1,195.00	-2,153.88	204.00	726.20	920.27
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>17,856.08</u>	<u>81,907.69</u>
5600-0000	OTHER INCOME							
5720-0000	Interest on Bank Accounts	0.17	0.15	0.07	0.00	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>0.00</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>17,856.08</u>	<u>81,908.08</u>
6000-0000	EXPENSES							
6100-0000	DIRECT EXPENSES							
6202-0000	Accounting	2,000.00	2,500.00	0.00	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	0.00	2,989.87
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	463.54	0.00	463.54
6235-0000	Plumbing Repair	0.00	1,140.00	6,989.56	-1,388.16	0.00	0.00	6,741.40
6249-0000	Elevator Contract	0.00	0.00	743.08	0.00	0.00	371.54	1,114.62
6250-0000	Elevator Inspection & Repair	0.00	138.27	1,356.32	4,466.24	0.00	0.00	5,960.83
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	0.00	0.00	0.00	5,241.42
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	0.00	0.00	0.00	1,660.00
6258-0000	Fire Monitoring Contract	0.00	3,932.46	0.00	192.63	0.00	0.00	4,125.09
6300-0000	Management	750.00	750.00	750.00	750.00	750.00	750.00	4,500.00
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	21,117.76	21,117.76
6320-0010	Worker's Compensation	117.00	57.00	61.50	57.00	57.00	57.00	406.50
6364-0000	Filing Fees	0.00	99.00	1.75	119.90	0.00	14.75	235.40

Statement (12 months)

Period = Jan 2023-Jun 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
6365-0000	Fines	0.00	0.00	0.00	25.00	0.00	0.00	25.00
6367-0000	Boiler Inspection Service	0.00	0.00	0.00	0.00	59.95	0.00	59.95
6410-0000	Electricity	203.26	981.76	1,045.16	976.52	1,266.12	701.92	5,174.74
6417-0000	Cable & Internet	528.31	544.18	529.18	529.43	0.00	528.62	2,659.72
6420-0000	Gas	41.97	3,903.25	3,653.06	3,486.46	2,183.10	524.08	13,791.92
6455-0000	Telephone	0.00	0.00	0.00	0.00	528.62	0.00	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>24,065.67</u>	<u>81,296.38</u>
7000-0000	GENERAL & ADMINISTRATIVE							
7610-0000	Legal - General	793.00	0.00	7,500.00	0.00	0.00	0.00	8,293.00
7612-0000	Consulting	0.00	0.00	400.00	0.00	0.00	0.00	400.00
7615-0000	Payroll Processing Fees	147.94	223.34	147.94	147.94	147.94	221.91	1,037.01
7630-0000	Bank Charges Expense	50.00	0.00	219.00	0.00	0.00	0.00	269.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	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	0.00	5,506.17
7845-0000	Gross Salary Office	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	6,599.97
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	77.68	504.92
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	39.65
7853-0000	SUTA Expense	42.32	21.32	31.98	21.32	21.32	21.32	159.58
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>1,342.39</u>	<u>13,847.30</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>1,342.39</u>	<u>22,959.30</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>25,408.06</u>	<u>104,255.68</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>-7,551.98</u>	<u>-22,347.60</u>

**Balance Sheet**

Period = Jun 2023

Book = Cash

		<b>Current Balance</b>
1110-0000	Operating Cash 1	40,374.85
1130-0000	Savings Cash 1	44.35
1135-0000	Savings Cash 2	4,301.44
1190-0000	TOTAL CASH	44,720.64
1210-0000	Prepaid Insurance	-16,167.94
1300-0000	Accounts Receivable	-3,317.91
1400-0000	Total Current Assets	25,234.79
1600-0000	PROPERTY	
1621-0000	Accum. Dep - Equipment	5,608.00
1890-0000	TOTAL PROPERTY	5,608.00
1990-0000	TOTAL ASSETS	30,842.79
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	51,008.67
3890-0000	TOTAL CAPITAL	53,475.65
3990-0000	TOTAL LIABILITIES & CAPITAL	30,842.79



**Cash Flow Statement**

Period = Jun 2023

Book = Cash

		Period to Date	%	Year to Date	%
<b>4000-0000</b>	<b>INCOME</b>				
<b>4100-0000</b>	<b>RENT</b>				
4530-0000	Condo Common Charge	10,373.98	58.10	56,673.25	69.19
4620-0000	Special Assessment	5,986.88	33.53	20,112.00	24.55
4700-0000	Commercial/Retail rent	769.02	4.31	4,202.17	5.13
4810-0000	Plus:Prepaid Rent/Maintenance/Common	726.20	4.07	920.27	1.12
<b>4990-0000</b>	<b>NET RENT INCOME</b>	<u><b>17,856.08</b></u>	<u><b>100.00</b></u>	<u><b>81,907.69</b></u>	<u><b>100.00</b></u>
<b>5600-0000</b>	<b>OTHER INCOME</b>				
5720-0000	Interest on Bank Accounts	0.00	0.00	0.39	0.00
<b>5890-0000</b>	<b>TOTAL OTHER INCOME</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>0.39</b></u>	<u><b>0.00</b></u>
<b>5990-0000</b>	<b>TOTAL INCOME</b>	<u><b>17,856.08</b></u>	<u><b>100.00</b></u>	<u><b>81,908.08</b></u>	<u><b>100.00</b></u>
<b>6000-0000</b>	<b>EXPENSES</b>				
<b>6100-0000</b>	<b>DIRECT EXPENSES</b>				
6202-0000	Accounting	0.00	0.00	4,500.00	5.49
6213-0000	General Building Repairs-Expense	0.00	0.00	2,989.87	3.65
6215-0000	Building Supplies	0.00	0.00	463.54	0.57
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	8.23
6249-0000	Elevator Contract	371.54	2.08	1,114.62	1.36
6250-0000	Elevator Inspection & Repair	0.00	0.00	5,960.83	7.28
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	6.40
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	2.03
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	5.04
6300-0000	Management	750.00	4.20	4,500.00	5.49
6320-0000	Insurance	21,117.76	118.27	21,117.76	25.78
6320-0010	Worker's Compensation	57.00	0.32	406.50	0.50
6364-0000	Filing Fees	14.75	0.08	235.40	0.29
6365-0000	Fines	0.00	0.00	25.00	0.03

**Cash Flow Statement**

Period = Jun 2023

Book = Cash

		Period to Date	%	Year to Date	%
6367-0000	Boiler Inspection Service	0.00	0.00	59.95	0.07
6410-0000	Electricity	701.92	3.93	5,174.74	6.32
6417-0000	Cable & Internet	528.62	2.96	2,659.72	3.25
6420-0000	Gas	524.08	2.94	13,791.92	16.84
6455-0000	Telephone	0.00	0.00	528.62	0.65
<b>6990-0000</b>	<b>TOTAL DIRECT EXPENSES</b>	<b>24,065.67</b>	<b>134.78</b>	<b>81,296.38</b>	<b>99.25</b>
<b>7000-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7610-0000	Legal - General	0.00	0.00	8,293.00	10.12
7612-0000	Consulting	0.00	0.00	400.00	0.49
7615-0000	Payroll Processing Fees	221.91	1.24	1,037.01	1.27
7630-0000	Bank Charges Expense	0.00	0.00	269.00	0.33
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.18
<b>7800-0000</b>	<b>PAYROLL EXPENSE</b>				
7827-0000	Salary-Doorman	0.00	0.00	5,506.17	6.72
7845-0000	Gross Salary Office	1,015.38	5.69	6,599.97	8.06
7851-0000	FICA Expense	77.68	0.44	504.92	0.62
7852-0000	FUTA Expense	6.10	0.03	39.65	0.05
7853-0000	SUTA Expense	21.32	0.12	159.58	0.19
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b>1,342.39</b>	<b>7.52</b>	<b>13,847.30</b>	<b>16.91</b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b>1,342.39</b>	<b>7.52</b>	<b>22,959.30</b>	<b>28.03</b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b>25,408.06</b>	<b>142.29</b>	<b>104,255.68</b>	<b>127.28</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>-7,551.98</b>	<b>-42.29</b>	<b>-22,347.60</b>	<b>-27.28</b>
	<b>Adjustments</b>				
	<b>Total Adjustments</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Cash Flow Statement**

Period = Jun 2023

Book = Cash

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
<b>Cash Flow</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	27,926.83	40,374.85	12,448.02	
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	24,301.44	4,301.44	-20,000.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
<b>Total Cash</b>		<b>52,272.62</b>	<b>44,720.64</b>	<b>-7,551.98</b>	
		<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	2,722.84	40,374.85	37,652.01	
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	4,301.44	-40,000.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
<b>Total Cash</b>		<b>67,068.24</b>	<b>44,720.64</b>	<b>-22,347.60</b>	

## General Ledger

Period = Jun 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>1110-0000</b>				<b>Operating Cash 1</b>					<b>27,926.83</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494116	none	91.00	0.00	28,017.83	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494116	none	0.00	91.00	27,926.83	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494380	none	640.00	0.00	28,566.83	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494380	none	0.00	640.00	27,926.83	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/30/2023	06/2023	NFP Property & Casualty Servic...	K-230710	6302023	0.00	21,117.76	6,809.07	534condo Policy# AFL - 052082- Period #AF...
				Check Batch 38198				750.00	6,059.07	
				Receipt Batch 72730			3,988.40		10,047.47	
				Receipt Batch 72732			105.30		10,152.77	
				Receipt Batch 72787			1,994.20		12,146.97	
				Check Batch 38281				252.27	11,894.70	
				Receipt Batch 73003			769.02		12,663.72	
				Receipt Batch 73030			6,170.76		18,834.48	
				Check Batch 38365				276.35	18,558.13	
				Receipt Batch 73187			641.00		19,199.13	
				Check Batch 38412				371.54	18,827.59	
				Receipt Batch 73307			1,994.20		20,821.79	
				Receipt Batch 73375			96.00		20,917.79	
				Receipt Batch 73416			640.00		21,557.79	
				Check Batch 38598				1,226.00	20,331.79	
				Receipt Batch 74074			1,457.20		21,788.99	
				Check Batch 38629				14.75	21,774.24	
				Journal Batch 33915			19,780.09		41,554.33	
				Check Batch 38819				902.38	40,651.95	
				Journal Batch 33796				275.10	40,376.85	
				Journal Batch 33917				2.00	40,374.85	
				<b>Net Change=12,448.02</b>			<b>38,367.17</b>	<b>25,919.15</b>	<b>40,374.85</b>	<b>= Ending Balance =</b>
<b>1130-0000</b>				<b>Savings Cash 1</b>					<b>44.35</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>44.35</b>	<b>= Ending Balance =</b>
<b>1135-0000</b>				<b>Savings Cash 2</b>					<b>24,301.44</b>	<b>= Beginning Balance =</b>
				Journal Batch 33915				20,000.00	4,301.44	
				<b>Net Change=-20,000.00</b>			<b>0.00</b>	<b>20,000.00</b>	<b>4,301.44</b>	<b>= Ending Balance =</b>
<b>1210-0000</b>				<b>Prepaid Insurance</b>					<b>-16,167.94</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-16,167.94</b>	<b>= Ending Balance =</b>

## General Ledger

Period = Jun 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 =
2135-0000				Due To / Due From					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/29/2023	06/2023	Money transfer from saving to ...	J-85301		20,000.00	0.00	20,000.00	money transfer to operating acc
534condo	534 West 42nd...	06/29/2023	06/2023	Money transfer from saving to ...	J-85301		0.00	20,000.00	0.00	money transfer from saving acc
				Net Change=0.00			20,000.00	20,000.00	0.00	= 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...	06/30/2023	06/2023	Artur Ujkaj (v0000081)	K-233336	6232023	451.19	0.00	451.19	6232023
534condo	534 West 42nd...	06/30/2023	06/2023	Artur Ujkaj (v0000081)	K-233337	6092023	451.19	0.00	902.38	6092023
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		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					-46,299.27	= Beginning Balance =
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494116	none	0.00	91.00	-46,390.27	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494380	none	0.00	640.00	-47,030.27	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/01/2023	06/2023	Trubitt (t0000174)	R-502795	1596...	0.00	1,281.70	-48,311.97	ClickPay - ACH - A2306010439_XU8GK8
534condo	534 West 42nd...	06/01/2023	06/2023	Khaneja (t0001082)	R-503538	1600...	0.00	1,281.70	-49,593.67	ClickPay - ACH - A2306010517_ND9RZ5
534condo	534 West 42nd...	06/02/2023	06/2023	Younge (t0000178)	R-504603	1603...	0.00	1,281.70	-50,875.37	ClickPay - ACH - A2306021118_JU0FG6

## General Ledger

Period = Jun 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	06/08/2023	06/2023	Simon (t0000180)	R-507500	1360...	0.00	2,683.78	-53,559.15	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/08/2023	06/2023	Riccardi (t0000176)	R-507541	1153...	0.00	1,281.70	-54,840.85	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/12/2023	06/2023	Samuels (t0000177)	R-508657	8083...	0.00	550.70	-55,391.55	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/15/2023	06/2023	Hwang (t0004002)	R-509465	1616...	0.00	1,281.70	-56,673.25	ClickPay - ACH - A2306150431_EJ1LR8
				<b>Net Change=-10,373.98</b>			<b>0.00</b>	<b>10,373.98</b>	<b>-56,673.25</b>	<b>= Ending Balance =</b>
<b>4620-0000</b>				<b>Special Assessment</b>					<b>-14,125.12</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/01/2023	06/2023	Trubitt (t0000174)	R-502795	1596...	0.00	175.50	-14,300.62	ClickPay - ACH - A2306010439_XU8GK8
534condo	534 West 42nd...	06/01/2023	06/2023	Trubitt (t0000174)	R-502795	1596...	0.00	537.00	-14,837.62	ClickPay - ACH - A2306010439_XU8GK8
534condo	534 West 42nd...	06/01/2023	06/2023	Khaneja (t0001082)	R-503538	1600...	0.00	175.50	-15,013.12	ClickPay - ACH - A2306010517_ND9RZ5
534condo	534 West 42nd...	06/01/2023	06/2023	Khaneja (t0001082)	R-503538	1600...	0.00	537.00	-15,550.12	ClickPay - ACH - A2306010517_ND9RZ5
534condo	534 West 42nd...	06/02/2023	06/2023	Younge (t0000178)	R-504603	1603...	0.00	175.50	-15,725.62	ClickPay - ACH - A2306021118_JU0FG6
534condo	534 West 42nd...	06/02/2023	06/2023	Younge (t0000178)	R-504603	1603...	0.00	537.00	-16,262.62	ClickPay - ACH - A2306021118_JU0FG6
534condo	534 West 42nd...	06/07/2023	06/2023	Praveen Gulati (t0000760)	R-506905	6934...	0.00	105.30	-16,367.92	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/08/2023	06/2023	Simon (t0000180)	R-507500	1360...	0.00	367.78	-16,735.70	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/08/2023	06/2023	Simon (t0000180)	R-507500	1360...	0.00	1,125.00	-17,860.70	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/08/2023	06/2023	Riccardi (t0000176)	R-507541	1153...	0.00	175.50	-18,036.20	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/08/2023	06/2023	Riccardi (t0000176)	R-507541	1153...	0.00	537.00	-18,573.20	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/12/2023	06/2023	Samuels (t0000177)	R-508657	8083...	0.00	90.30	-18,663.50	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/15/2023	06/2023	Hwang (t0004002)	R-509465	1616...	0.00	175.50	-18,839.00	ClickPay - ACH - A2306150431_EJ1LR8
534condo	534 West 42nd...	06/15/2023	06/2023	Hwang (t0004002)	R-509465	1616...	0.00	537.00	-19,376.00	ClickPay - ACH - A2306150431_EJ1LR8
534condo	534 West 42nd...	06/20/2023	06/2023	Samuels (t0000177)	R-510034	8095...	0.00	74.98	-19,450.98	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/20/2023	06/2023	Samuels (t0000177)	R-510034	8095...	0.00	21.02	-19,472.00	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/21/2023	06/2023	Samuels (t0000177)	R-510215	8095...	0.00	154.48	-19,626.48	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/21/2023	06/2023	Samuels (t0000177)	R-510215	8095...	0.00	485.52	-20,112.00	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
				<b>Net Change=-5,986.88</b>			<b>0.00</b>	<b>5,986.88</b>	<b>-20,112.00</b>	<b>= Ending Balance =</b>
<b>4700-0000</b>				<b>Commercial/Retail rent</b>					<b>-3,433.15</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/01/2023	06/2023	Praveen Gulati (t0000760)	R-504124	6927...	0.00	105.30	-3,538.45	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
534condo	534 West 42nd...	06/07/2023	06/2023	Praveen Gulati (t0000760)	R-506905	6934...	0.00	663.72	-4,202.17	<a href="https://www.clickpay.com/viewcheck.aspx?ti...">https://www.clickpay.com/viewcheck.aspx?ti...</a>
				<b>Net Change=-769.02</b>			<b>0.00</b>	<b>769.02</b>	<b>-4,202.17</b>	<b>= Ending Balance =</b>
<b>4810-0000</b>				<b>Plus:Prepaid Rent/Maintenanc...</b>					<b>-194.07</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494116	none	91.00	0.00	-103.07	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/01/2023	06/2023	Samuels (t0000177)	R-494380	none	640.00	0.00	536.93	:Prog Gen prepayment transfer
534condo	534 West 42nd...	06/27/2023	06/2023	Younge (t0000178)	R-512163	1620...	0.00	1,281.70	-744.77	ClickPay - ACH - A2306270103_SV5UA2
534condo	534 West 42nd...	06/27/2023	06/2023	Younge (t0000178)	R-512163	1620...	0.00	175.50	-920.27	ClickPay - ACH - A2306270103_SV5UA2
				<b>Net Change=-726.20</b>			<b>731.00</b>	<b>1,457.20</b>	<b>-920.27</b>	<b>= Ending Balance =</b>

**General Ledger**

Period = Jun 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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 =
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					463.54	= Beginning Balance =
				Net Change=0.00			0.00	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 =
534condo	534 West 42nd...	06/14/2023	06/2023	D&D Elevator, Inc-Solid State (dde)	K-227120	1097	371.54	0.00	1,114.62	maintenance contract
				Net Change=371.54			371.54	0.00	1,114.62	= 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					3,750.00	= Beginning Balance =
534condo	534 West 42nd...	06/01/2023	06/2023	Livingston Management Service...	K-224569	1096	750.00	0.00	4,500.00	Management Fee
				Net Change=750.00			750.00	0.00	4,500.00	= Ending Balance =
6320-0000				Insurance					0.00	= Beginning Balance =
534condo	534 West 42nd...	06/30/2023	06/2023	NFP Property & Casualty Servic...	K-230710	6302023	21,117.76	0.00	21,117.76	534condo Policy# AFL - 052082- Period #AF...

## General Ledger

Period = Jun 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				<b>Net Change=21,117.76</b>			<b>21,117.76</b>	<b>0.00</b>	<b>21,117.76</b>	<b>= Ending Balance =</b>
<b>6320-0010</b>				<b>Worker's Compensation</b>					<b>349.50</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		0.00	4.62	344.88	paid family leave
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		64.02	0.00	408.90	pay-by-pay insurance
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		0.00	2.40	406.50	voluntary disability
				<b>Net Change=57.00</b>			<b>64.02</b>	<b>7.02</b>	<b>406.50</b>	<b>= Ending Balance =</b>
<b>6364-0000</b>				<b>Filing Fees</b>					<b>220.65</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/28/2023	06/2023	NYC Dept of Finance (finance)	K-230138	6282023	14.75	0.00	235.40	BBL:1-01070-7502-Filling Fees_Jul-2023
				<b>Net Change=14.75</b>			<b>14.75</b>	<b>0.00</b>	<b>235.40</b>	<b>= Ending Balance =</b>
<b>6365-0000</b>				<b>Fines</b>					<b>25.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>25.00</b>	<b>= Ending Balance =</b>
<b>6367-0000</b>				<b>Boiler Inspection Service</b>					<b>59.95</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>59.95</b>	<b>= Ending Balance =</b>
<b>6410-0000</b>				<b>Electricity</b>					<b>4,472.82</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/26/2023	06/2023	Consolidated Edison Company ...	K-229657	6262023	701.92	0.00	5,174.74	44-7223-0650-0200-7 6/19/2023 FOR 5.17.23...
				<b>Net Change=701.92</b>			<b>701.92</b>	<b>0.00</b>	<b>5,174.74</b>	<b>= Ending Balance =</b>
<b>6417-0000</b>				<b>Cable &amp; Internet</b>					<b>2,131.10</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/05/2023	06/2023	Verizon (verizon)	K-225570	6052023	252.27	0.00	2,383.37	853-077-585-0001-81 5/27/2023 05.28.23-6.2...
534condo	534 West 42nd...	06/12/2023	06/2023	Verizon (verizon)	K-226357	6122023	276.35	0.00	2,659.72	155-734-529-0001-16 6/4/2023FOR 212-904...
				<b>Net Change=528.62</b>			<b>528.62</b>	<b>0.00</b>	<b>2,659.72</b>	<b>= Ending Balance =</b>
<b>6420-0000</b>				<b>Gas</b>					<b>13,267.84</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	06/26/2023	06/2023	Consolidated Edison Company ...	K-229656	6262023	41.82	0.00	13,309.66	44-7223-0652-0201-1 6/19/2023 FOR 5.17.23...
534condo	534 West 42nd...	06/26/2023	06/2023	Consolidated Edison Company ...	K-229657	6262023	482.26	0.00	13,791.92	44-7223-0650-0200-7 6/19/2023 FOR 5.17.23...
				<b>Net Change=524.08</b>			<b>524.08</b>	<b>0.00</b>	<b>13,791.92</b>	<b>= Ending Balance =</b>
<b>6455-0000</b>				<b>Telephone</b>					<b>528.62</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>528.62</b>	<b>= Ending Balance =</b>
<b>7610-0000</b>				<b>Legal - General</b>					<b>8,293.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>8,293.00</b>	<b>= Ending Balance =</b>



## General Ledger

Period = Jun 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7612-0000				Consulting					400.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	400.00	= Ending Balance =
7615-0000				Payroll Processing Fees					815.10	= Beginning Balance =
534condo	534 West 42nd...	06/30/2023	06/2023	ADP Payroll Fees	J-85303		219.91	0.00	1,035.01	ADP Payroll Fees
534condo	534 West 42nd...	06/30/2023	06/2023	ADP Payroll Fees \$2 MISSING...	J-85304		2.00	0.00	1,037.01	ADP Payroll Fees
				Net Change=221.91			221.91	0.00	1,037.01	= 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					5,506.17	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,506.17	= Ending Balance =
7845-0000				Gross Salary Office					5,584.59	= Beginning Balance =
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		1,015.38	0.00	6,599.97	Total Paid
				Net Change=1,015.38			1,015.38	0.00	6,599.97	= Ending Balance =
7851-0000				FICA Expense					427.24	= Beginning Balance =
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		77.68	0.00	504.92	S.S.+Medicare
				Net Change=77.68			77.68	0.00	504.92	= Ending Balance =
7852-0000				FUTA Expense					33.55	= Beginning Balance =
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		6.10	0.00	39.65	Federal Unemployment Act
				Net Change=6.10			6.10	0.00	39.65	= Ending Balance =
7853-0000				SUTA Expense					138.26	= Beginning Balance =
534condo	534 West 42nd...	06/30/2023	06/2023	To Gross up 06.23	J-85131		21.32	0.00	159.58	voluntary disability
				Net Change=21.32			21.32	0.00	159.58	= Ending Balance =
							85,415.63	85,415.63		

534 West 42nd Street Condo Association (534condo)

**Check Register**

For Period = Jun 2023

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-224565	38198	06/2023	6/1/2023	Livingston Management Services, LLC (living	534condo		750.00	1096	
K-225570	38281	06/2023	6/5/2023	Verizon (verizon)	534condo		252.27	6052023	
K-226357	38365	06/2023	6/12/2023	Verizon (verizon)	534condo		276.35	6122023	
K-227120	38412	06/2023	6/14/2023	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1097	
K-229656	38598	06/2023	6/26/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		41.82	6262023	
K-229657	38598	06/2023	6/26/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,184.18	6262023	
K-230136	38629	06/2023	6/28/2023	NYC Dept of Finance (finance)	534condo		14.75	6282023	
K-230710		06/2023	6/30/2023	NFP Property & Casualty Service, Inc (nfp)	534condo		21,117.76	6302023	
K-233336	38819	06/2023	6/30/2023	Artur Ujkaj (v0000081)	534condo		451.19	6232023	
K-233337	38819	06/2023	6/30/2023	Artur Ujkaj (v0000081)	534condo		451.19	6092023	
<b>Total</b>							24,911.05		

534 West 42nd Street Condo Association (534condo)

**Receipt Register**

For Period = Jun 2023

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-494116		06/2023	6/1/2023	Samuels(t0000177)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-494380		06/2023	6/1/2023	Samuels(t0000177)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-50279:	72730	06/2023	6/1/2023	Trubitt(t0000174)	534condo	1110-0000		1,994.20		159664912	ClickPay - ACH - A2306010439_XU8GK8
R-50353:	72730	06/2023	6/1/2023	Khaneja(t0001082)	534condo	1110-0000		1,994.20		160057283	ClickPay - ACH - A2306010517_ND9RZ5
R-50412:	72732	06/2023	6/1/2023	Praveen Gulati(t0000760)	534condo	1110-0000		105.30		6927_160243000	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230601_GL5SA3">https://www.clickpay.com/viewcheck.aspx?tid=L230601_GL5SA3</a>
R-50460:	72787	06/2023	6/2/2023	Younge(t0000178)	534condo	1110-0000		1,994.20		160389451	ClickPay - ACH - A2306021118_JU0FG6
R-50690:	73003	06/2023	6/7/2023	Praveen Gulati(t0000760)	534condo	1110-0000		769.02		6934_161159007	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230607_AU3FQ2">https://www.clickpay.com/viewcheck.aspx?tid=L230607_AU3FQ2</a>
R-50750:	73030	06/2023	6/8/2023	Simon(t0000180)	534condo	1110-0000		4,176.56		1360_161249826	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230608_NV4CL3">https://www.clickpay.com/viewcheck.aspx?tid=L230608_NV4CL3</a>
R-50754:	73030	06/2023	6/8/2023	Riccardi(t0000176)	534condo	1110-0000		1,994.20		1153_161270602	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230608_DO3QL5">https://www.clickpay.com/viewcheck.aspx?tid=L230608_DO3QL5</a>
R-50865:	73187	06/2023	6/12/2023	Samuels(t0000177)	534condo	1110-0000		641.00		808349690_1614	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230612_AC2T07">https://www.clickpay.com/viewcheck.aspx?tid=L230612_AC2T07</a>
R-50946:	73307	06/2023	6/15/2023	Hwang(t0004002)	534condo	1110-0000		1,994.20		161608721	ClickPay - ACH - A2306150431_EJ1LR8
R-51003:	73375	06/2023	6/20/2023	Samuels(t0000177)	534condo	1110-0000		96.00		809518933_1617	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230620_FS9CO6">https://www.clickpay.com/viewcheck.aspx?tid=L230620_FS9CO6</a>
R-51021:	73416	06/2023	6/21/2023	Samuels(t0000177)	534condo	1110-0000		640.00		809518930_1618	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230621_EY7DU3">https://www.clickpay.com/viewcheck.aspx?tid=L230621_EY7DU3</a>
R-51216:	74074	06/2023	6/27/2023	Younge(t0000178)	534condo	1110-0000		1,457.20		162036767	ClickPay - ACH - A2306270103_SV5UA2
<b>Total</b>								17,856.08			

Aged Receivables

Age As Of: 06/30/2023 Post To: 06/2023

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	0.00	1,073.00	-1,073.00	0.00	0.00
534condo	5	t0000177	Yaneeke Samuels (Current)	882.55	712.50	51.48	118.57	0.00	-764.75	117.80
534condo	6	t0000178	Michael Younge (Current)	0.00	0.00	0.00	0.00	0.00	-1,457.20	-1,457.20
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	1,070.74	427.30	427.30	216.14	0.00	0.00	1,070.74
534condo				1,953.29	1,139.80	478.78	1,407.71	-1,073.00	-2,221.95	-268.66

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 06/30/2023

Month Year = 06/2023

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	assmnt	175.50	0.00	0.00	12/1/2012			0.00
						assmnt	537.00						
						common	1,281.70						
						Total	1,994.20						
3	Condo	0.00	t0001082	Dr. Amit Khaneja	0.00	assmnt	175.50	0.00	0.00	1/1/2017	12/31/2099		0.00
						assmnt	537.00						
						common	1,281.70						
						Total	1,994.20						
4	Condo	0.00	t0000176	John Riccardi	0.00	assmnt	175.50	0.00	0.00	5/1/2013			0.00
						assmnt	537.00						
						common	1,281.70						
						Total	1,994.20						
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00	assmnt	175.50	0.00	0.00	1/1/2013			117.80
						assmnt	537.00						
						common	1,281.70						
						Total	1,994.20						
6	Condo	0.00	t0000178	Michael Younge	0.00	assmnt	175.50	0.00	0.00	2/22/2013			-1,457.20
						assmnt	537.00						
						common	1,281.70						
						Total	1,994.20						
7	Condo	0.00	t0004002	Alexander Hwang	0.00	assmnt	175.50	0.00	0.00	12/1/2020	11/30/2030		0.00
						assmnt	537.00						
						common	1,281.70						
						Total	1,994.20						
8	Condo	0.00	t0000180	Claude Simon	0.00	assmnt	367.78	0.00	0.00	12/12/2013			0.00
						assmnt	1,125.00						
						common	2,683.78						
						Total	4,176.56						
RETAIL	211-4b2b	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	assmnt	105.30	0.00	0.00	11/1/2015	10/31/2099		1,070.74
						assmnt	322.00						
						comm	769.02						

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 06/30/2023

Month Year = 06/2023

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	1,196.32						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		17,338.08	0.00	0.00				-268.66
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	17,338.08	0.00	0.00	8	100.00	0.00	-268.66
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	17,338.08	0.00	0.00	8	100.00	0.00	-268.66
Summary of Charges by Charge Code													
(Current/Notice Residents Only)													
Charge Code			Amount										
assmnt			6195.08										
common			10373.98										
comm			769.02										
Total			17,338.08										

534condo-ChaseChk-9300

7/18/2023

Bank Reconciliation Report

6/30/2023

412059300

Posted by: yat on 7/14/2023

Balance Per Bank Statement as of 6/30/2023

64,840.52

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
6/30/2023	6302023	nfp - NFP Property & Casualty Service, Inc	21,117.76
<b>Less:</b>	<b>Outstanding Checks</b>		<b>24,465.67</b>

Other Items

Date	Notes	Amount
3/21/2023	Money transfer from saving to operating acc	20,000.00
4/1/2023	To rev duplicate transfer	-20,000.00
<b>Plus/Minus:</b>	<b>Other Items</b>	<b>0.00</b>
	<b>Reconciled Bank Balance</b>	<b>40,374.85</b>

Balance per GL as of 6/30/2023

40,374.85

Reconciled Balance Per G/L

40,374.85

Difference

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

0.00

534condo-ChaseChk-9300

7/18/2023

## Bank Reconciliation Report

6/30/2023

412059300

Posted by: yat on 7/14/2023

## Cleared Items:

## Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
5/25/2023	5252023	conediso - Consolidated Edison Company of N.Y. Inc.	38.80	6/30/2023
5/25/2023	5252023	conediso - Consolidated Edison Company of N.Y. Inc.	990.55	6/30/2023
6/1/2023	1096	livingst - Livingston Management Services, LLC	750.00	6/30/2023
6/5/2023	6052023	verizon - Verizon	252.27	6/30/2023
6/12/2023	6122023	verizon - Verizon	276.35	6/30/2023
6/14/2023	1097	dde - D&D Elevator, Inc-Solid State	371.54	6/30/2023
6/26/2023	6262023	conediso - Consolidated Edison Company of N.Y. Inc.	41.82	6/30/2023
6/26/2023	6262023	conediso - Consolidated Edison Company of N.Y. Inc.	1,184.18	6/30/2023
6/28/2023	6282023	finance - NYC Dept of Finance	14.75	6/30/2023
6/30/2023	6092023	v0000081 - Artur Ujkaj	451.19	6/30/2023
6/30/2023	6232023	v0000081 - Artur Ujkaj	451.19	6/30/2023
<b>Total Cleared Checks</b>			<b>4,822.64</b>	

## Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/2/2023	455	ACH	3,988.40	6/30/2023
6/2/2023	456	Lockbox	105.30	6/30/2023
6/5/2023	457	ACH	1,994.20	6/30/2023
6/8/2023	458	Lockbox	769.02	6/30/2023
6/9/2023	459	Lockbox	6,170.76	6/30/2023
6/13/2023	460	Lockbox	641.00	6/30/2023
6/16/2023	461	ACH	1,994.20	6/30/2023
6/21/2023	462	Lockbox	96.00	6/30/2023
6/22/2023	463	Lockbox	640.00	6/30/2023
6/28/2023	464	ACH	1,457.20	6/30/2023
<b>Total Cleared Deposits</b>			<b>17,856.08</b>	

## Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/29/2023	JE 85301	Money transfer from saving to operating acc	20,000.00	6/30/2023
6/30/2023	JE 85131	To Gross up 06.23	-275.10	6/30/2023
6/30/2023	JE 85303	ADP Payroll Fees	-219.91	6/30/2023
6/30/2023	JE 85304	ADP Payroll Fees \$2 MISSING JE 85303	-2.00	6/30/2023
<b>Total Cleared Other Items</b>			<b>19,502.99</b>	





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

June 01, 2023 through June 30, 2023

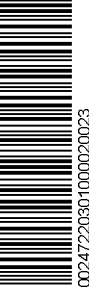
Primary Account: **000000412059300**

#### 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

00024722 DRE 802 089 18223 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



### You now have more time to let us know about certain check errors on your account

In June we increased the timeframe for when you can make a claim for checks drawn on your account that have either been altered or that you did not authorize. You now have up to 60 days from when we make a statement available to make a claim on these items in order to be considered for reimbursement.

We've updated the **Safeguarding Your Information** section in our Deposit Account Agreement to reflect this change as well as provide additional information about our check claims process.

If you'd like a copy of the Deposit Account Agreement, please visit [chase.com/business/disclosures](https://chase.com/business/disclosures), visit a branch or call us at the number on this statement. We also accept operator relay calls.

### CONSOLIDATED BALANCE SUMMARY

#### ASSETS

##### Checking & Savings

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$32,304.09	\$64,840.52
Chase Business Total Savings	000003046731484	44.35	44.35
<b>Total</b>		<b>\$32,348.44</b>	<b>\$64,884.87</b>
<b>TOTAL ASSETS</b>		<b>\$32,348.44</b>	<b>\$64,884.87</b>



June 01, 2023 through June 30, 2023  
Primary Account: 000000412059300

## CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

### CHECKING SUMMARY

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$32,304.09</b>
Deposits and Additions	11	37,856.08
Checks Paid	2	-1,121.54
Electronic Withdrawals	17	-4,198.11
<b>Ending Balance</b>	<b>30</b>	<b>\$64,840.52</b>

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

#### How to Avoid the Monthly Service Fee (MSF)

If you meet any of the following qualifying activities for this Chase Business Complete Checking<sup>SM</sup> 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 \$31,200.77.
- **\$2,000 Chase Payment Solutions<sup>SM</sup> Activity:** \$0.00 was deposited into this account.
- **\$2,000 Chase Ink<sup>®</sup> Business Card Activity:** \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client Checking<sup>SM</sup> 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](https://chase.com/business/disclosures) or visit a Chase branch.

### DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
06/06	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 060623 CO Entry Descr: Settlementsec: CCD Trace#: 081503507972802 Eed: 230606 Ind ID: 000018026026690 Ind Name: Livingston Management Trn: 1577972802Tc	\$3,988.40
06/06	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 060623 CO Entry Descr: Settlementsec: CCD Trace#: 081503507972803 Eed: 230606 Ind ID: 000018037418310 Ind Name: Livingston Management Trn: 1577972803Tc	105.30
06/07	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 060723 CO Entry Descr: Settlementsec: CCD Trace#: 081503506655155 Eed: 230607 Ind ID: 000018056247766 Ind Name: Livingston Management Trn: 1586655155Tc	1,994.20
06/12	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 061223 CO Entry Descr: Settlementsec: CCD Trace#: 081503505374853 Eed: 230612 Ind ID: 000018109124426 Ind Name: Livingston Management Trn: 1635374853Tc	769.02
06/13	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 061323 CO Entry Descr: Settlementsec: CCD Trace#: 081503503768802 Eed: 230613 Ind ID: 000018116500374 Ind Name: Livingston Management Trn: 1643768802Tc	6,170.76
06/15	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 061523 CO Entry Descr: Settlementsec: CCD Trace#: 081503504862831 Eed: 230615 Ind ID: 000018138613714 Ind Name: Livingston Management Trn: 1664862831Tc	641.00
06/21	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 062123 CO Entry Descr: Settlementsec: CCD Trace#: 081503508963637 Eed: 230621 Ind ID: 000018158841834 Ind Name: Livingston Management Trn: 1728963637Tc	1,994.20



June 01, 2023 through June 30, 2023  
Primary Account: 000000412059300

## DEPOSITS AND ADDITIONS (continued)

DATE	DESCRIPTION	AMOUNT
06/23	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 062323 CO Entry Descr: Settlementsec: CCD Trace#: 081503500250456 Eed: 230623 Ind ID: 000018189560426 Ind Name: Livingston Management Trn: 1740250456Tc	96.00
06/26	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 062623 CO Entry Descr: Settlementsec: CCD Trace#: 081503501673348 Eed: 230626 Ind ID: 000018197635966 Ind Name: Livingston Management Trn: 1771673348Tc	640.00
06/29	Deposit 1929352211	20,000.00
06/30	Orig CO Name: 534 West 42ND St Orig ID: 9000679173 Desc Date: 063023 CO Entry Descr: Settlementsec: CCD Trace#: 081503508556041 Eed: 230630 Ind ID: 000018229304146 Ind Name: Livingston Management Trn: 1818556041Tc	1,457.20
Total Deposits and Additions		\$37,856.08

## CHECKS PAID

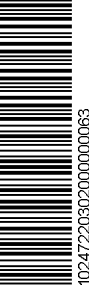
CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1096 ^		06/09	\$750.00
1097 ^		06/20	371.54
Total Checks Paid			\$1,121.54

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
06/01	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 230531 CO Entry Descr: XXXXXXXXXsec: PPD Trace#: 021000025917105 Eed: 230601 Ind ID: Ind Name: Cyril Montoya DBA Trn: 1525917105Tc	\$990.55
06/01	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 230531 CO Entry Descr: XXXXXXXXXsec: PPD Trace#: 021000025917104 Eed: 230601 Ind ID: Ind Name: Cyril Montoya DBA Trn: 1525917104Tc	38.80
06/02	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 230602 CO Entry Descr: ADP Fees Sec: CCD Trace#: 021000028000477 Eed: 230602 Ind ID: 390089304853 Ind Name: 633947748534 W 42ND St 550374703 Trn: 1538000477Tc	73.97
06/08	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 230608 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000023373097 Eed: 230608 Ind ID: 943525370903ixs Ind Name: 534 W 42ND Street Cond 304287687 Trn: 1593373097Tc	32.01
06/08	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 230608 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000029562093 Eed: 230608 Ind ID: 600064624049ixs Ind Name: 534 W 42ND Street Cond 323298036 Trn: 1599562093Tc	451.19
06/08	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 230608 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000021856803 Eed: 230608 Ind ID: R6ixs 060912A01 Ind Name: 534 W 42ND Street Cond Aa Trn: 1591856803Tc	105.54
06/09	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Tel Trace#: 031000031286924 Eed: 230609 Ind ID: 8530775850001 Ind Name: 534 W 42 St Trn: 1601286924Tc	252.27





June 01, 2023 through June 30, 2023  
Primary Account: **000000412059300**

## ELECTRONIC WITHDRAWALS *(continued)*

DATE	DESCRIPTION	AMOUNT
06/16	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 230616 CO Entry Descr: ADP Fees Sec: CCD Trace#: 021000027965775 Eed: 230616 Ind ID: 929629430780 Ind Name: 634944548534 W 42ND St 550374703 Trn: 1677965775Tc	73.97
06/22	Orig CO Name: ADP Pay-By-Pay Orig ID: 9555555505 Desc Date: 230622 CO Entry Descr: Pay-By-Paysec: CCD Trace#: 021000025207052 Eed: 230622 Ind ID: 532066935727xs Ind Name: 534 W 42ND Street Cond 304287687 Trn: 1735207052Tc	32.01
06/22	Orig CO Name: ADP Wage Pay Orig ID: 9333006057 Desc Date: 230622 CO Entry Descr: Wage Pay Sec: CCD Trace#: 021000026841122 Eed: 230622 Ind ID: 928728652795xs Ind Name: 534 W 42ND Street Cond 323298036 Trn: 1736841122Tc	451.19
06/22	Orig CO Name: ADP Tax Orig ID: 1223006057 Desc Date: 230622 CO Entry Descr: ADP Tax Sec: CCD Trace#: 021000029101911 Eed: 230622 Ind ID: R6lxs 062313A01 Ind Name: 534 W 42ND Street Cond Aa Trn: 1739101911Tc	105.54
06/27	Orig CO Name: Verizon Orig ID: 9783397101 Desc Date: Urring CO Entry Descr: Paymentrecsec: Web Trace#: 031000033524333 Eed: 230627 Ind ID: 1557345290001 Ind Name: 534 4 W 42 St Condomin Trn: 1783524333Tc	276.35
06/29	Orig CO Name: Nyc Dof Orig ID: D136400434 Desc Date: CO Entry Descr: Nycproptaxsec: CCD Trace#: 021000026186130 Eed: 230629 Ind ID: 3492936~1748852 Ind Name: 534Condo Trn: 1806186130Tc	13.00
06/29	Orig CO Name: Nyc Dof Orig ID: D136400434 Desc Date: CO Entry Descr: Nycproptaxsec: CCD Trace#: 021000026186132 Eed: 230629 Ind ID: 3492937~1748852 Ind Name: 534Condo Trn: 1806186132Tc	1.75
06/30	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 230629 CO Entry Descr: XXXXXXXXXXsec: PPD Trace#: 021000027157462 Eed: 230630 Ind ID: Ind Name: Cyril Montoya DbA Trn: 1817157462Tc	1,184.18
06/30	Orig CO Name: Con Ed of NY Orig ID: 2462467002 Desc Date: 230629 CO Entry Descr: XXXXXXXXXXsec: PPD Trace#: 021000027157461 Eed: 230630 Ind ID: Ind Name: Cyril Montoya DbA Trn: 1817157461Tc	41.82
06/30	Orig CO Name: ADP Payroll Fees Orig ID: 9659605001 Desc Date: 230630 CO Entry Descr: ADP Fees Sec: CCD Trace#: 021000026545678 Eed: 230630 Ind ID: 927129403673 Ind Name: 635870747534 W 42ND St 550374703 Trn: 1816545678Tc	73.97
Total Electronic Withdrawals		<b>\$4,198.11</b>

## DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
06/01	\$31,274.74	06/12	36,466.68	06/22	44,238.39
06/02	31,200.77	06/13	42,637.44	06/23	44,334.39
06/06	35,294.47	06/15	43,278.44	06/26	44,974.39
06/07	37,288.67	06/16	43,204.47	06/27	44,698.04
06/08	36,699.93	06/20	42,832.93	06/29	64,683.29
06/09	35,697.66	06/21	44,827.13	06/30	64,840.52



June 01, 2023 through June 30, 2023  
Primary Account: 000000412059300

## 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.

#### 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:

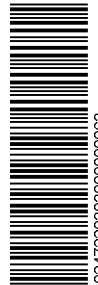
- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

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





June 01, 2023 through June 30, 2023

Primary Account: **000000412059300**

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**534condo-CitiSaving-6158**

7/18/2023

**Bank Reconciliation Report****6/30/2023****6867166158****Posted by: dishi on 7/18/2023**

<b>Balance Per Bank Statement as of 6/30/2023</b>	<b>4,301.44</b>
<b>Reconciled Bank Balance</b>	<b><u>4,301.44</u></b>

<b>Balance per GL as of 6/30/2023</b>	<b>4,301.44</b>
<b>Reconciled Balance Per G/L</b>	<b><u>4,301.44</u></b>

<b>Difference</b>	<b>(Reconciled Bank Balance And Reconciled Balance Per G/L)</b>	<b><u>0.00</u></b>
-------------------	---	--------------------

**Cleared Items:****Cleared Other Items**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
3/21/2023	JE 85630	Money transfer from saving to operating acc	-20,000.00	6/30/2023
6/29/2023	JE 85301	Money transfer from saving to operating acc	-20,000.00	6/30/2023
<b>Total Cleared Other Items</b>			<b><u>-40,000.00</u></b>	

001  
CITIBANK, N. A.  
**Account**  
6867166158  
**Statement Period**  
Jun 1 - Jun 30, 2023  
**Relationship Manager**  
Citibusiness Service Center  
(877) 528-0990

Page 1 of 4

SCANNED

00019821  
K306

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



**CitiBusiness® ACCOUNT AS OF JUNE 30, 2023**

**Relationship Summary:**

Checking	\$4,301.44
Savings	-----
Checking Plus	-----

Your 2023 Important Notice Regarding Future Verbal and Written Communications is now available to view online. Visit [citi.com/accountagreementsandnotices](https://citi.com/accountagreementsandnotices) and click on Small Business Account Agreements and Notices to view the notice.

**SERVICE CHARGE SUMMARY FROM MAY 1, 2023 THRU MAY 31, 2023**

Type of Charge	No./Units	Price/Unit	Amount
<b>STREAMLINED CHECKING # 6867166158</b>			
Average Daily Collected Balance			\$24,301.44
<b>Total Charges for Services</b>			<b>\$0.00</b>
<b>Net Service Charge</b>			<b>\$0.00</b>

**CHECKING ACTIVITY**

**CitiBusiness Streamlined Checking**  
**6867166158**

**Beginning Balance:** \$24,301.44  
**Ending Balance:** \$4,301.44

Date	Description	Debits	Credits	Balance
06/29	CHECK NO: 1008	20,000.00		4,301.44

**CUSTOMER SERVICE INFORMATION**

IF YOU HAVE QUESTIONS ON:

Checking

YOU CAN CALL:

877-528-0990  
For TTY: We accept 711 or  
other Relay Service.

YOU CAN WRITE:

CitiBusiness  
100 Citibank Drive  
San Antonio, TX 78245-9966

For change in address, call your account officer or visit your branch.

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THE 534 WEST 42ND STREET  
CONDOMINIUM

Account 6867166158 Page 3 of 4  
Statement Period: Jun 1 - Jun 30, 2023

001/RH/20F000

Note: Imaged checks can be used as evidence of payment. Imaged checks appear in numeric order. Non-numbered checks will appear first. Non-check items will appear last.

Check images for account # 6867166158

SCANNED

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

1008

DATE 6-28-23

PAY TO THE ORDER OF 534 West 42nd St Condo \$20,000.00

Twenty thousand and 00/100

citibank

FOR

YANBEK C. SAMUELS  
MICHAEL G. YOUNG

100001008 60210000894 6867166158

Ck Date: 06/29/2023 Ck No: 1008 Amt: \$20000.00

0-0



19821

EOLR406H 1076 0522 CFM033 07 230701 PAGE 00002 OF 00002

THE 534 WEST 42ND STREET  
CONDOMINIUM

Account 6867166158 Page 4 of 4  
Statement Period: Jun 1 - Jun 30, 2023

001/R1/20F000



Ck Date: 06/29/2023 Ck No: 1008 Amt: \$20000.00