

**Report Packet
Cover Page**

Prepared for

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

Trial Balance

Period = Jul 2023

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
1110-0000	Operating Cash 1	40,374.85	0.00	12,531.28	27,843.57
1130-0000	Savings Cash 1	44.35	0.00	0.00	44.35
1135-0000	Savings Cash 2	4,301.44	0.00	0.00	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
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	-56,673.25	0.00	10,373.98	-67,047.23
4620-0000	Special Assessment	-20,112.00	0.00	1,767.88	-21,879.88
4700-0000	Commercial/Retail rent	-4,202.17	0.00	769.02	-4,971.19
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-920.27	592.88	0.00	-327.39
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
6204-0000	Professional Consultant Fees	0.00	13,714.88	0.00	13,714.88
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	1,114.62	371.54	0.00	1,486.16
6250-0000	Elevator Inspection & Repair	5,960.83	6,610.24	0.00	12,571.07
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	4,500.00	750.00	0.00	5,250.00
6320-0000	Insurance	21,117.76	3.00	0.00	21,120.76
6320-0010	Worker's Compensation	406.50	57.00	0.00	463.50
6364-0000	Filing Fees	235.40	0.00	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 = Jul 2023

Book = Cash

		Forward Balance	Debit	Credit	Ending Balance
6410-0000	Electricity	5,174.74	967.78	0.00	6,142.52
6417-0000	Cable & Internet	2,659.72	276.91	0.00	2,936.63
6420-0000	Gas	13,791.92	552.96	0.00	14,344.88
6455-0000	Telephone	528.62	252.27	0.00	780.89
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	1,037.01	153.82	0.00	1,190.83
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	6,599.97	1,015.38	0.00	7,615.35
7851-0000	FICA Expense	504.92	77.68	0.00	582.60
7852-0000	FUTA Expense	39.65	2.35	0.00	42.00
7853-0000	SUTA Expense	159.58	43.47	0.00	203.05
	Total	0.00	25,442.16	25,442.16	0.00

Income Statement

Period = Jul 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,373.98	84.22	67,047.23	71.16
4620-0000	Special Assessment	1,767.88	14.35	21,879.88	23.22
4700-0000	Commercial/Retail rent	769.02	6.24	4,971.19	5.28
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-592.88	-4.81	327.39	0.35
4990-0000	NET RENT INCOME	<u>12,318.00</u>	<u>100.00</u>	<u>94,225.69</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>12,318.00</u>	<u>100.00</u>	<u>94,226.08</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	4,500.00	4.78
6204-0000	Professional Consultant Fees	13,714.88	111.34	13,714.88	14.56
6213-0000	General Building Repairs-Expense	0.00	0.00	2,989.87	3.17
6215-0000	Building Supplies	0.00	0.00	463.54	0.49
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	7.15
6249-0000	Elevator Contract	371.54	3.02	1,486.16	1.58
6250-0000	Elevator Inspection & Repair	6,610.24	53.66	12,571.07	13.34
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	5.56
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	1.76
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	4.38
6300-0000	Management	750.00	6.09	5,250.00	5.57
6320-0000	Insurance	3.00	0.02	21,120.76	22.42
6320-0010	Worker's Compensation	57.00	0.46	463.50	0.49
6364-0000	Filing Fees	0.00	0.00	235.40	0.25

Income Statement

Period = Jul 2023

Book = Cash

		Period to Date	%	Year to Date	%
6365-0000	Fines	0.00	0.00	25.00	0.03
6367-0000	Boiler Inspection Service	0.00	0.00	59.95	0.06
6410-0000	Electricity	967.78	7.86	6,142.52	6.52
6417-0000	Cable & Internet	276.91	2.25	2,936.63	3.12
6420-0000	Gas	552.96	4.49	14,344.88	15.22
6455-0000	Telephone	252.27	2.05	780.89	0.83
6990-0000	TOTAL DIRECT EXPENSES	23,556.58	191.24	104,852.96	111.28
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	8,293.00	8.80
7612-0000	Consulting	0.00	0.00	400.00	0.42
7615-0000	Payroll Processing Fees	153.82	1.25	1,190.83	1.26
7630-0000	Bank Charges Expense	0.00	0.00	269.00	0.29
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.16
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	5,506.17	5.84
7845-0000	Gross Salary Office	1,015.38	8.24	7,615.35	8.08
7851-0000	FICA Expense	77.68	0.63	582.60	0.62
7852-0000	FUTA Expense	2.35	0.02	42.00	0.04
7853-0000	SUTA Expense	43.47	0.35	203.05	0.22
7890-0000	TOTAL PAYROLL	1,292.70	10.49	15,140.00	16.07
7990-0000	TOTAL G & A EXPENSE	1,292.70	10.49	24,252.00	25.74
8990-0000	TOTAL EXPENSES	24,849.28	201.73	129,104.96	137.02
9090-0000	NET INCOME	-12,531.28	-101.73	-34,878.88	-37.02

Statement (12 months)

Period = Jan 2023-Jul 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 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	10,373.98	67,047.23
4620-0000	Special Assessment	0.00	0.00	2,837.08	5,753.95	5,534.09	5,986.88	1,767.88	21,879.88
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	769.02	769.02	4,971.19
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	-195.43	1,195.00	-2,153.88	204.00	726.20	-592.88	327.39
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>12,318.00</u>	<u>94,225.69</u>
5600-0000	OTHER INCOME								
5720-0000	Interest on Bank Accounts	0.17	0.15	0.07	0.00	0.00	0.00	0.00	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>0.00</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>12,318.00</u>	<u>94,226.08</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	0.00	4,500.00
6204-0000	Professional Consultant Fees	0.00	0.00	0.00	0.00	0.00	0.00	13,714.88	13,714.88
6213-0000	General Building Repairs- Expense	0.00	700.00	901.71	1,388.16	0.00	0.00	0.00	2,989.87
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	463.54	0.00	0.00	463.54
6235-0000	Plumbing Repair	0.00	1,140.00	6,989.56	-1,388.16	0.00	0.00	0.00	6,741.40
6249-0000	Elevator Contract	0.00	0.00	743.08	0.00	0.00	371.54	371.54	1,486.16
6250-0000	Elevator Inspection & Repair	0.00	138.27	1,356.32	4,466.24	0.00	0.00	6,610.24	12,571.07
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	0.00	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	0.00	1,660.00
6258-0000	Fire Monitoring Contract	0.00	3,932.46	0.00	192.63	0.00	0.00	0.00	4,125.09
6300-0000	Management	750.00	750.00	750.00	750.00	750.00	750.00	750.00	5,250.00
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	21,117.76	3.00	21,120.76

Statement (12 months)

Period = Jan 2023-Jul 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total
6320-0010	Worker's Compensation	117.00	57.00	61.50	57.00	57.00	57.00	57.00	463.50
6364-0000	Filing Fees	0.00	99.00	1.75	119.90	0.00	14.75	0.00	235.40
6365-0000	Fines	0.00	0.00	0.00	25.00	0.00	0.00	0.00	25.00
6367-0000	Boiler Inspection Service	0.00	0.00	0.00	0.00	59.95	0.00	0.00	59.95
6410-0000	Electricity	203.26	981.76	1,045.16	976.52	1,266.12	701.92	967.78	6,142.52
6417-0000	Cable & Internet	528.31	544.18	529.18	529.43	0.00	528.62	276.91	2,936.63
6420-0000	Gas	41.97	3,903.25	3,653.06	3,486.46	2,183.10	524.08	552.96	14,344.88
6455-0000	Telephone	0.00	0.00	0.00	0.00	528.62	0.00	252.27	780.89
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>23,556.58</u>	<u>104,852.96</u>
7000-0000	GENERAL & ADMINISTRATIVE								
7610-0000	Legal - General	793.00	0.00	7,500.00	0.00	0.00	0.00	0.00	8,293.00
7612-0000	Consulting	0.00	0.00	400.00	0.00	0.00	0.00	0.00	400.00
7615-0000	Payroll Processing Fees	147.94	223.34	147.94	147.94	147.94	221.91	153.82	1,190.83
7630-0000	Bank Charges Expense	50.00	0.00	219.00	0.00	0.00	0.00	0.00	269.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	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	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	1,015.38	7,615.35
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	77.68	77.68	582.60
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	2.35	42.00
7853-0000	SUTA Expense	42.32	21.32	31.98	21.32	21.32	21.32	43.47	203.05
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>1,292.70</u>	<u>15,140.00</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>1,292.70</u>	<u>24,252.00</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>24,849.28</u>	<u>129,104.96</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>-12,531.28</u>	<u>-34,878.88</u>

Balance Sheet

Period = Jul 2023

Book = Cash

		Current Balance
1110-0000	Operating Cash 1	27,843.57
1130-0000	Savings Cash 1	44.35
1135-0000	Savings Cash 2	4,301.44
1190-0000	TOTAL CASH	32,189.36
1210-0000	Prepaid Insurance	-16,167.94
1300-0000	Accounts Receivable	-3,317.91
1400-0000	Total Current Assets	12,703.51
1600-0000	PROPERTY	
1621-0000	Accum. Dep - Equipment	5,608.00
1890-0000	TOTAL PROPERTY	5,608.00
1990-0000	TOTAL ASSETS	18,311.51
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	38,477.39
3890-0000	TOTAL CAPITAL	40,944.37
3990-0000	TOTAL LIABILITIES & CAPITAL	18,311.51

Cash Flow Statement

Period = Jul 2023

Book = Cash

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT				
4530-0000	Condo Common Charge	10,373.98	84.22	67,047.23	71.16
4620-0000	Special Assessment	1,767.88	14.35	21,879.88	23.22
4700-0000	Commercial/Retail rent	769.02	6.24	4,971.19	5.28
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-592.88	-4.81	327.39	0.35
4990-0000	NET RENT INCOME	<u>12,318.00</u>	<u>100.00</u>	<u>94,225.69</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>12,318.00</u>	<u>100.00</u>	<u>94,226.08</u>	<u>100.00</u>
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6202-0000	Accounting	0.00	0.00	4,500.00	4.78
6204-0000	Professional Consultant Fees	13,714.88	111.34	13,714.88	14.56
6213-0000	General Building Repairs-Expense	0.00	0.00	2,989.87	3.17
6215-0000	Building Supplies	0.00	0.00	463.54	0.49
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	7.15
6249-0000	Elevator Contract	371.54	3.02	1,486.16	1.58
6250-0000	Elevator Inspection & Repair	6,610.24	53.66	12,571.07	13.34
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	5.56
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	1.76
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	4.38
6300-0000	Management	750.00	6.09	5,250.00	5.57
6320-0000	Insurance	3.00	0.02	21,120.76	22.42
6320-0010	Worker's Compensation	57.00	0.46	463.50	0.49
6364-0000	Filing Fees	0.00	0.00	235.40	0.25

Cash Flow Statement

Period = Jul 2023

Book = Cash

		Period to Date	%	Year to Date	%
6365-0000	Fines	0.00	0.00	25.00	0.03
6367-0000	Boiler Inspection Service	0.00	0.00	59.95	0.06
6410-0000	Electricity	967.78	7.86	6,142.52	6.52
6417-0000	Cable & Internet	276.91	2.25	2,936.63	3.12
6420-0000	Gas	552.96	4.49	14,344.88	15.22
6455-0000	Telephone	252.27	2.05	780.89	0.83
6990-0000	TOTAL DIRECT EXPENSES	23,556.58	191.24	104,852.96	111.28
7000-0000	GENERAL & ADMINISTRATIVE				
7610-0000	Legal - General	0.00	0.00	8,293.00	8.80
7612-0000	Consulting	0.00	0.00	400.00	0.42
7615-0000	Payroll Processing Fees	153.82	1.25	1,190.83	1.26
7630-0000	Bank Charges Expense	0.00	0.00	269.00	0.29
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.16
7800-0000	PAYROLL EXPENSE				
7827-0000	Salary-Doorman	0.00	0.00	5,506.17	5.84
7845-0000	Gross Salary Office	1,015.38	8.24	7,615.35	8.08
7851-0000	FICA Expense	77.68	0.63	582.60	0.62
7852-0000	FUTA Expense	2.35	0.02	42.00	0.04
7853-0000	SUTA Expense	43.47	0.35	203.05	0.22
7890-0000	TOTAL PAYROLL	1,292.70	10.49	15,140.00	16.07
7990-0000	TOTAL G & A EXPENSE	1,292.70	10.49	24,252.00	25.74
8990-0000	TOTAL EXPENSES	24,849.28	201.73	129,104.96	137.02
9090-0000	NET INCOME	-12,531.28	-101.73	-34,878.88	-37.02
	Adjustments				
	Total Adjustments	0.00	0.00	0.00	0.00

Cash Flow Statement

Period = Jul 2023

Book = Cash

		Period to Date	%	Year to Date	%
Cash Flow		0.00	0.00	0.00	0.00
Period to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	40,374.85	27,843.57	-12,531.28	
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	4,301.44	4,301.44	0.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
Total Cash		44,720.64	32,189.36	-12,531.28	
Year to Date		Beginning Balance	Ending Balance	Difference	
1105-0000	Operating Cash	0.00	0.00	0.00	
1110-0000	Operating Cash 1	2,722.84	27,843.57	25,120.73	
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	
Total Cash		67,068.24	32,189.36	-34,878.88	

General Ledger

Period = Jul 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1110-0000				Operating Cash 1					40,374.85	= Beginning Balance =
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	1,281.70	0.00	41,656.55	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	175.50	0.00	41,832.05	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	0.00	1,281.70	40,550.35	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	0.00	175.50	40,374.85	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	1,281.70	0.00	41,656.55	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	175.50	0.00	41,832.05	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	0.00	1,281.70	40,550.35	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	0.00	175.50	40,374.85	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	1,281.70	0.00	41,656.55	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	175.50	0.00	41,832.05	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	0.00	1,281.70	40,550.35	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	0.00	175.50	40,374.85	:Prog Gen prepayment transfer
				Receipt Batch 74175			2,914.40		43,289.25	
				Journal Batch 35074				178.97	43,110.28	
				Check Batch 38688				750.00	42,360.28	
				Receipt Batch 74618			4,498.76		46,859.04	
				Receipt Batch 74648			641.00		47,500.04	
				Check Batch 38816				20,325.12	27,174.92	
				Check Batch 38755				252.27	26,922.65	
				Receipt Batch 74841			1,457.20		28,379.85	
				Receipt Batch 74958			769.02		29,148.87	
				Check Batch 38931				276.91	28,871.96	
				Check Batch 38936				371.54	28,500.42	
				Receipt Batch 75001			210.60		28,711.02	
				Receipt Batch 75067			96.00		28,807.02	
				Receipt Batch 75629			640.00		29,447.02	
				Check Batch 39013				1,520.74	27,926.28	
				Receipt Batch 75817			1,091.02		29,017.30	
				Journal Batch 34706				0.00	29,017.30	
				Journal Batch 35075				271.34	28,745.96	
				Check Batch 39156				902.39	27,843.57	
				Journal Batch 34688				0.00	27,843.57	
				Net Change=-12,531.28			16,689.60	29,220.88	27,843.57	= Ending Balance =
1130-0000				Savings Cash 1					44.35	= Beginning Balance =
				Net Change=0.00			0.00	0.00	44.35	= Ending Balance =

General Ledger

Period = Jul 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1135-0000				Savings Cash 2					4,301.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,301.44	= Ending Balance =
1210-0000				Prepaid Insurance					-16,167.94	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-16,167.94	= Ending Balance =
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...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		0.00	4.62	-4.62	Paid Family Leave(C)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	4.62	0.00	0.00	Paid Family Leave(C)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		0.00	902.39	-902.39	Net pay (C)
534condo	534 West 42nd...	07/31/2023	07/2023	Artur Ujkaj (v0000081)	K-238267	70302023	451.19	0.00	-451.20	7212023
534condo	534 West 42nd...	07/31/2023	07/2023	Artur Ujkaj (v0000081)	K-238267	70302023	451.20	0.00	0.00	7072023
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	0.00	4.62	-4.62	Paid Family Leave(C)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	4.62	0.00	0.00	Paid Family Leave(C)
				Net Change=0.00			911.63	911.63	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					-56,673.25	= Beginning Balance =

General Ledger

Period = Jul 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	0.00	1,281.70	-57,954.95	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	0.00	1,281.70	-59,236.65	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	0.00	1,281.70	-60,518.35	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/10/2023	07/2023	Simon (t0000180)	R-525236	1364...	0.00	2,683.78	-63,202.13	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/10/2023	07/2023	Riccardi (t0000176)	R-525381	1164...	0.00	1,281.70	-64,483.83	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/11/2023	07/2023	Samuels (t0000177)	R-525728	8117...	0.00	641.00	-65,124.83	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/15/2023	07/2023	Hwang (t0004002)	R-527082	1649...	0.00	1,281.70	-66,406.53	ClickPay - ACH - A2307150433_WV6VM5
534condo	534 West 42nd...	07/21/2023	07/2023	Samuels (t0000177)	R-528373	8130...	0.00	96.00	-66,502.53	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/24/2023	07/2023	Samuels (t0000177)	R-529297	8130...	0.00	544.70	-67,047.23	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-10,373.98			0.00	10,373.98	-67,047.23	= Ending Balance =
4620-0000				Special Assessment					-20,112.00	= Beginning Balance =
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	0.00	175.50	-20,287.50	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	0.00	175.50	-20,463.00	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	0.00	175.50	-20,638.50	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/10/2023	07/2023	Simon (t0000180)	R-525236	1364...	0.00	367.78	-21,006.28	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/10/2023	07/2023	Riccardi (t0000176)	R-525381	1164...	0.00	165.50	-21,171.78	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/15/2023	07/2023	Hwang (t0004002)	R-527082	1649...	0.00	175.50	-21,347.28	ClickPay - ACH - A2307150433_WV6VM5
534condo	534 West 42nd...	07/19/2023	07/2023	Praveen Gulati (t0000760)	R-527832	6957...	0.00	105.30	-21,452.58	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/19/2023	07/2023	Praveen Gulati (t0000760)	R-527833	6956...	0.00	105.30	-21,557.88	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/28/2023	07/2023	Praveen Gulati (t0000760)	R-531011	6958...	0.00	5.54	-21,563.42	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/28/2023	07/2023	Praveen Gulati (t0000760)	R-531011	6958...	0.00	105.30	-21,668.72	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/28/2023	07/2023	Praveen Gulati (t0000760)	R-531011	6958...	0.00	211.16	-21,879.88	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-1,767.88			0.00	1,767.88	-21,879.88	= Ending Balance =
4700-0000				Commercial/Retail rent					-4,202.17	= Beginning Balance =
534condo	534 West 42nd...	07/18/2023	07/2023	Praveen Gulati (t0000760)	R-527658	6950...	0.00	769.02	-4,971.19	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=-769.02			0.00	769.02	-4,971.19	= Ending Balance =
4810-0000				Plus:Prepaid Rent/Maintenanc...					-920.27	= Beginning Balance =
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	1,281.70	0.00	361.43	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Younge (t0000178)	R-512416	none	175.50	0.00	536.93	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-518900	1625...	0.00	1,281.70	-744.77	ClickPay - ACH - A2307010430_VY9YJ2
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-518900	1625...	0.00	175.50	-920.27	ClickPay - ACH - A2307010430_VY9YJ2
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-519385	1632...	0.00	1,281.70	-2,201.97	ClickPay - ACH - A2307010535_YQ0KH8
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-519385	1632...	0.00	175.50	-2,377.47	ClickPay - ACH - A2307010535_YQ0KH8
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	1,281.70	0.00	-1,095.77	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Trubitt (t0000174)	R-520171	none	175.50	0.00	-920.27	:Prog Gen prepayment transfer

General Ledger

Period = Jul 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	1,281.70	0.00	361.43	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/01/2023	07/2023	Khaneja (t0001082)	R-520636	none	175.50	0.00	536.93	:Prog Gen prepayment transfer
534condo	534 West 42nd...	07/24/2023	07/2023	Samuels (t0000177)	R-529297	8130...	0.00	95.30	441.63	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	07/28/2023	07/2023	Praveen Gulati (t0000760)	R-531010	6960...	0.00	769.02	-327.39	https://www.clickpay.com/viewcheck.aspx?ti...
				Net Change=592.88			4,371.60	3,778.72	-327.39	= 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 =
6204-0000				Professional Consultant Fees					0.00	= Beginning Balance =
534condo	534 West 42nd...	07/12/2023	07/2023	Rodriguez + Gambino Architectu...	K-233217	1100	13,410.00	0.00	13,410.00	Investigation preparation and filing of 9th cycle f...
534condo	534 West 42nd...	07/12/2023	07/2023	Rodriguez + Gambino Architectu...	K-233217	1100	194.27	0.00	13,604.27	Travel charges
534condo	534 West 42nd...	07/12/2023	07/2023	Rodriguez + Gambino Architectu...	K-233217	1100	67.61	0.00	13,671.88	Parking charges
534condo	534 West 42nd...	07/12/2023	07/2023	Rodriguez + Gambino Architectu...	K-233217	1100	43.00	0.00	13,714.88	Prints charges
				Net Change=13,714.88			13,714.88	0.00	13,714.88	= 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					1,114.62	= Beginning Balance =
534condo	534 West 42nd...	07/19/2023	07/2023	D&D Elevator, Inc-Solid State (dde)	K-234977	1102	371.54	0.00	1,486.16	Maintenance contract charges
				Net Change=371.54			371.54	0.00	1,486.16	= Ending Balance =
6250-0000				Elevator Inspection & Repair					5,960.83	= Beginning Balance =
534condo	534 West 42nd...	07/12/2023	07/2023	D&D Elevator, Inc-Solid State (dde)	K-233216	1099	6,210.24	0.00	12,171.07	Maint controller io board charges
534condo	534 West 42nd...	07/12/2023	07/2023	Sierra Consulting Group, Inc (si...	K-233218	1101	400.00	0.00	12,571.07	Annual periodic inspection charges
				Net Change=6,610.24			6,610.24	0.00	12,571.07	= Ending Balance =
6256-0000				Fire Alarm Inspection					5,241.42	= Beginning Balance =

General Ledger

Period = Jul 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	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					4,500.00	= Beginning Balance =
534condo	534 West 42nd...	07/05/2023	07/2023	Livingston Management Service...	K-231124	1098	750.00	0.00	5,250.00	534condo-Monthly Management Fees for the...
				Net Change=750.00			750.00	0.00	5,250.00	= Ending Balance =
6320-0000				Insurance					21,117.76	= Beginning Balance =
534condo	534 West 42nd...	07/03/2023	07/2023	534condo Policy# AFL - 05208...	J-87315		3.00	0.00	21,120.76	534condo Policy# AFL - 052082- Period #AF...
				Net Change=3.00			3.00	0.00	21,120.76	= Ending Balance =
6320-0010				Worker's Compensation					406.50	= Beginning Balance =
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		0.00	64.02	342.48	Pay by Pay (C)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		0.00	207.32	135.16	Tax (C)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		0.00	2.40	132.76	Voluntary Disability (C)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	64.02	0.00	196.78	Pay by Pay (C)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	207.32	0.00	404.10	Tax (C)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	2.40	0.00	406.50	Voluntary Disability (C)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		0.00	4.62	401.88	Paid Family Leave(C)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		64.02	0.00	465.90	Pay by Pay (D)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		0.00	2.40	463.50	Voluntary Disability (C)
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	0.00	64.02	399.48	Pay by Pay (C)
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	0.00	207.32	192.16	Tax (C)
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	0.00	2.40	189.76	Voluntary Disability (C)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	64.02	0.00	253.78	Pay by Pay (C)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	207.32	0.00	461.10	Tax (C)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	2.40	0.00	463.50	Voluntary Disability (C)
				Net Change=57.00			611.50	554.50	463.50	= Ending Balance =
6364-0000				Filing Fees					235.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	235.40	= Ending Balance =
6365-0000				Fines					25.00	= Beginning Balance =

General Ledger

Period = Jul 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	25.00	= Ending Balance =
6367-0000				Boiler Inspection Service					59.95	= Beginning Balance =
				Net Change=0.00			0.00	0.00	59.95	= Ending Balance =
6410-0000				Electricity					5,174.74	= Beginning Balance =
534condo	534 West 42nd...	07/26/2023	07/2023	Consolidated Edison Company ...	K-236256	7262023	967.78	0.00	6,142.52	534condo 06/16/2023-07/18/2023 PLP
				Net Change=967.78			967.78	0.00	6,142.52	= Ending Balance =
6417-0000				Cable & Internet					2,659.72	= Beginning Balance =
534condo	534 West 42nd...	07/19/2023	07/2023	Verizon (verizon)	K-234799	7182023	276.91	0.00	2,936.63	00489-86151 7/3/2023 FOR 5.1.23-6.29.23 ...
				Net Change=276.91			276.91	0.00	2,936.63	= Ending Balance =
6420-0000				Gas					13,791.92	= Beginning Balance =
534condo	534 West 42nd...	07/26/2023	07/2023	Consolidated Edison Company ...	K-236256	7262023	508.57	0.00	14,300.49	534condo 06/16/2023-07/18/2023 PLP
534condo	534 West 42nd...	07/26/2023	07/2023	Consolidated Edison Company ...	K-236257	7262023	44.39	0.00	14,344.88	534condo 06/16/2023-07/18/2023 COOK
				Net Change=552.96			552.96	0.00	14,344.88	= Ending Balance =
6455-0000				Telephone					528.62	= Beginning Balance =
534condo	534 West 42nd...	07/15/2023	07/2023	Verizon (verizon)	K-232470	7152023	252.27	0.00	780.89	853-077-585-0001-81 6/27/2023 FOR 212-56...
				Net Change=252.27			252.27	0.00	780.89	= 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 =
				Net Change=0.00			0.00	0.00	400.00	= Ending Balance =
7615-0000				Payroll Processing Fees					1,037.01	= Beginning Balance =
534condo	534 West 42nd...	07/14/2023	07/2023	payroll fee	J-87314		76.91	0.00	1,113.92	payroll fee
534condo	534 West 42nd...	07/14/2023	07/2023	payroll fee	J-87314		76.91	0.00	1,190.83	payroll fee
				Net Change=153.82			153.82	0.00	1,190.83	= 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 =

General Ledger

Period = Jul 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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					6,599.97	= Beginning Balance =
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		1,015.38	0.00	7,615.35	Total Paid (D)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	0.00	1,015.38	6,599.97	Total Paid (D)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		1,015.38	0.00	7,615.35	Total Paid (D)
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	1,015.38	0.00	8,630.73	Total Paid (D)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	0.00	1,015.38	7,615.35	Total Paid (D)
				Net Change=1,015.38			3,046.14	2,030.76	7,615.35	= Ending Balance =
7851-0000				FICA Expense					504.92	= Beginning Balance =
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		77.68	0.00	582.60	S.S.+Medicare (D)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	0.00	77.68	504.92	S.S.+Medicare (D)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		77.68	0.00	582.60	S.S.+Medicare (D)
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	77.68	0.00	660.28	S.S.+Medicare (D)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	0.00	77.68	582.60	S.S.+Medicare (D)
				Net Change=77.68			233.04	155.36	582.60	= Ending Balance =
7852-0000				FUTA Expense					39.65	= Beginning Balance =
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		2.35	0.00	42.00	Federal Unemployment Act (D)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	0.00	2.35	39.65	Federal Unemployment Act (D)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		2.35	0.00	42.00	Federal Unemployment Act (D)
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	2.35	0.00	44.35	Federal Unemployment Act (D)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	0.00	2.35	42.00	Federal Unemployment Act (D)
				Net Change=2.35			7.05	4.70	42.00	= Ending Balance =
7853-0000				SUTA Expense					159.58	= Beginning Balance =
534condo	534 West 42nd...	07/24/2023	07/2023	ADP Tax	J-87316		22.15	0.00	181.73	ADP Tax
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-86670		21.32	0.00	203.05	NY State Unemployment(D)
534condo	534 West 42nd...	07/30/2023	07/2023	Wrong entry	J-87221	:Rever...	0.00	21.32	181.73	NY State Unemployment(D)
534condo	534 West 42nd...	07/30/2023	07/2023	To Gross up 07.2023	J-87222		21.32	0.00	203.05	NY State Unemployment(D)
534condo	534 West 42nd...	08/08/2023	07/2023		J-86641	To Gr...	21.32	0.00	224.37	NY State Unemployment(D)
534condo	534 West 42nd...	08/08/2023	07/2023	wrong post dare	J-86669	:Rever...	0.00	21.32	203.05	NY State Unemployment(D)
				Net Change=43.47			86.11	42.64	203.05	= Ending Balance =
							49,610.07	49,610.07		

534 West 42nd Street Condo Association (534condo)

Check Register

For Period = Jul 2023

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-231124	38688	07/2023	7/5/2023	Livingston Management Services, LLC (living	534condo		750.00	1098	
K-232470	38755	07/2023	7/15/2023	Verizon (verizon)	534condo		252.27	7152023	
K-233216	38816	07/2023	7/12/2023	D&D Elevator, Inc-Solid State (dde)	534condo		6,210.24	1099	
K-233217	38816	07/2023	7/12/2023	Rodriguez + Gambino Architectural Bldg En	534condo		13,714.88	1100	
K-233218	38816	07/2023	7/12/2023	Sierra Consulting Group, Inc (sierra)	534condo		400.00	1101	
K-234795	38931	07/2023	7/19/2023	Verizon (verizon)	534condo		276.91	7182023	
K-234977	38936	07/2023	7/19/2023	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1102	
K-236256	39013	07/2023	7/26/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,476.35	7262023	
K-236257	39013	07/2023	7/26/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		44.39	7262023	
K-238267	39156	07/2023	7/31/2023	Artur Ujkaj (v0000081)	534condo		902.39	70302023	
Total							24,398.97		

534 West 42nd Street Condo Association (534condo)

Receipt Register

For Period = Jul 2023

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-512416		07/2023	7/1/2023	Younge(t0000178)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-51890	74175	07/2023	7/1/2023	Trubitt(t0000174)	534condo	1110-0000		1,457.20		162572951	ClickPay - ACH - A2307010430_VY9YJ2
R-51938	74175	07/2023	7/1/2023	Khaneja(t0001082)	534condo	1110-0000		1,457.20		163216443	ClickPay - ACH - A2307010535_YQ0KH8
R-520171		07/2023	7/1/2023	Trubitt(t0000174)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-520636		07/2023	7/1/2023	Khaneja(t0001082)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-52523	74618	07/2023	7/10/2023	Simon(t0000180)	534condo	1110-0000		3,051.56		1364_164590839	https://www.clickpay.com/viewcheck.aspx?tid=L230710_CA8WU1
R-52538	74618	07/2023	7/10/2023	Riccardi(t0000176)	534condo	1110-0000		1,447.20		1164_164624740	https://www.clickpay.com/viewcheck.aspx?tid=L230710_UT8FX1
R-52572	74648	07/2023	7/11/2023	Samuels(t0000177)	534condo	1110-0000		641.00		811708712_1646	https://www.clickpay.com/viewcheck.aspx?tid=L230711_SD7LA0
R-52708	74841	07/2023	7/15/2023	Hwang(t0004002)	534condo	1110-0000		1,457.20		164919924	ClickPay - ACH - A2307150433_WV6VM5
R-52765	74958	07/2023	7/18/2023	Praveen Gulati(t0000760)	534condo	1110-0000		769.02		6950_165028388	https://www.clickpay.com/viewcheck.aspx?tid=L230718_IM8RW0
R-52783	75001	07/2023	7/19/2023	Praveen Gulati(t0000760)	534condo	1110-0000		105.30		6957_165051483	https://www.clickpay.com/viewcheck.aspx?tid=L230719_PG5LT6
R-52783	75001	07/2023	7/19/2023	Praveen Gulati(t0000760)	534condo	1110-0000		105.30		6956_165051484	https://www.clickpay.com/viewcheck.aspx?tid=L230719_I26NC3
R-52837	75067	07/2023	7/21/2023	Samuels(t0000177)	534condo	1110-0000		96.00		813006677_1651	https://www.clickpay.com/viewcheck.aspx?tid=L230721_OJ2BW2
R-52929	75629	07/2023	7/24/2023	Samuels(t0000177)	534condo	1110-0000		640.00		813006704_1652	https://www.clickpay.com/viewcheck.aspx?tid=L230724_IV9TX2
R-53101	75817	07/2023	7/28/2023	Praveen Gulati(t0000760)	534condo	1110-0000		769.02		6960_165515070	https://www.clickpay.com/viewcheck.aspx?tid=L230728_MR1CC0
R-53101	75817	07/2023	7/28/2023	Praveen Gulati(t0000760)	534condo	1110-0000		322.00		6958_165515071	https://www.clickpay.com/viewcheck.aspx?tid=L230728_AC8DN8
Total								12,318.00			

Aged Receivables

Age As Of: 07/31/2023 Post To: 07/2023

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)	10.00	10.00	0.00	0.00	0.00	0.00	10.00
534condo	5	t0000177	Yaneeke Samuels (Current)	1,058.05	175.50	712.50	0.00	170.05	-860.05	198.00
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	643.44	105.30	427.30	0.00	110.84	-769.02	-125.58
534condo				1,711.49	290.80	1,139.80	0.00	280.89	-1,629.07	82.42

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2023

Month Year = 07/2023

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
						common	1,281.70						
						Total	1,457.20						
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
						common	1,281.70						
						Total	1,457.20						
4	Condo	0.00	t0000176	John Riccardi	0.00	assmnt	175.50	0.00	0.00	5/1/2013			10.00
						common	1,281.70						
						Total	1,457.20						
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00	assmnt	175.50	0.00	0.00	1/1/2013			198.00
						common	1,281.70						
						Total	1,457.20						
6	Condo	0.00	t0000178	Michael Younge	0.00	assmnt	175.50	0.00	0.00	2/22/2013			0.00
						common	1,281.70						
						Total	1,457.20						
7	Condo	0.00	t0004002	Alexander Hwang	0.00	assmnt	175.50	0.00	0.00	12/1/2020	11/30/2030		0.00
						common	1,281.70						
						Total	1,457.20						
8	Condo	0.00	t0000180	Claude Simon	0.00	assmnt	367.78	0.00	0.00	12/12/2013			0.00
						common	2,683.78						
						Total	3,051.56						
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		-125.58
						comm	769.02						
						Total	874.32						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		12,669.08	0.00	0.00				82.42
Summary Groups					Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 07/31/2023

Month Year = 07/2023

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					0.00	0.00	12,669.08	0.00	0.00	8	100.00	0.00	82.42
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	12,669.08	0.00	0.00	8	100.00	0.00	82.42

Summary of Charges by Charge Code	
(Current/Notice Residents Only)	
Charge Code	Amount
assmnt	1526.08
common	10373.98
comm	769.02
Total	12,669.08

534condo-ChaseChk-9300

8/16/2023

Bank Reconciliation Report

7/31/2023

412059300

Posted by: yat on 8/16/2023

Balance Per Bank Statement as of 7/31/2023

45,336.08

Outstanding Deposits

Deposit Date	Deposit Number	Amount
7/31/2023	473	1,091.02
Plus:	Outstanding Deposits	1,091.02

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
7/12/2023	1100	rodriguez - Rodriguez + Gambino Architectural Bldg Env Cons	13,714.88
7/26/2023	7262023	conediso - Consolidated Edison Company of N.Y. Inc.	1,476.35
7/26/2023	7262023	conediso - Consolidated Edison Company of N.Y. Inc.	44.39
Less:	Outstanding Checks		18,583.53
	Reconciled Bank Balance		27,843.57

Balance per GL as of 7/31/2023

27,843.57

Reconciled Balance Per G/L

27,843.57

Difference

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

0.00

534condo-ChaseChk-9300

8/16/2023

Bank Reconciliation Report**7/31/2023****412059300****Posted by: yat on 8/16/2023****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
6/30/2023	6302023	nfp - NFP Property & Casualty Service, Inc	21,117.76	7/31/2023
7/5/2023	1098	livingst - Livingston Management Services, LLC	750.00	7/31/2023
7/12/2023	1099	dde - D&D Elevator, Inc-Solid State	6,210.24	7/31/2023
7/12/2023	1101	sierra - Sierra Consulting Group, Inc	400.00	7/31/2023
7/15/2023	7152023	verizon - Verizon	252.27	7/31/2023
7/19/2023	1102	dde - D&D Elevator, Inc-Solid State	371.54	7/31/2023
7/19/2023	7182023	verizon - Verizon	276.91	7/31/2023
7/31/2023	70302023	v0000081 - Artur Ujkaj	902.39	7/31/2023
Total Cleared Checks			30,281.11	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/5/2023	465	ACH	2,914.40	7/31/2023
7/11/2023	466	Lockbox	4,498.76	7/31/2023
7/12/2023	467	Lockbox	641.00	7/31/2023
7/18/2023	468	ACH	1,457.20	7/31/2023
7/19/2023	469	Lockbox	769.02	7/31/2023
7/20/2023	470	Lockbox	210.60	7/31/2023
7/24/2023	471	Lockbox	96.00	7/31/2023
7/25/2023	472	Lockbox	640.00	7/31/2023
Total Cleared Deposits			11,226.98	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/21/2023	JE 85630	Money transfer from saving to operating acc	20,000.00	7/31/2023
4/1/2023	JE 83075	To rev duplicate transfer	-20,000.00	7/31/2023
7/3/2023	JE 87315	534condo Policy# AFL - 052082- Period #AFL-052082	-3.00	7/31/2023
7/14/2023	JE 87314	payroll fee	-153.82	7/31/2023
7/24/2023	JE 87316	ADP Tax	-22.15	7/31/2023
7/30/2023	JE 86670	To Gross up 07.2023	-838.37	7/31/2023
7/30/2023	JE 87221	Wrong entry	838.37	7/31/2023
7/30/2023	JE 87222	To Gross up 07.2023	-271.34	7/31/2023
Total Cleared Other Items			-450.31	



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

July 01, 2023 through July 31, 2023

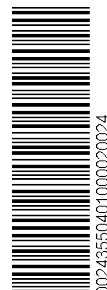
Primary Account: **000000412059300**

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

00024355 DRE 802 089 21323 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



We're discontinuing Text Banking

Starting on October 15, 2023, we'll no longer offer our Text Banking service. This change doesn't affect any Account Alerts you receive by text. There are other ways you can manage your account from your mobile phone or computer.

Access your accounts with the Chase Mobile® app¹ and on **chase.com**, where you can:

- View your transactions, transfer money and make payments.
- Sign up for Account Alerts — get alerts about your balance, spending and more. Choose the alerts you want in **Profile and Settings**.

If you have questions, please call the number on this statement. We accept operator relay calls.

¹Chase Mobile® app is available for select mobile devices. Message and data rates may apply.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000412059300	\$64,840.52	\$45,336.08
Chase Business Total Savings	000003046731484	44.35	44.35
Total		\$64,884.87	\$45,380.43
TOTAL ASSETS		\$64,884.87	\$45,380.43



July 01, 2023 through July 31, 2023
Primary Account: 000000412059300

CHASE BUSINESS COMPLETE CHECKING

534 WEST 42ND STREET CONDO ASSOCIATION

Account Number: 000000412059300

CHECKING SUMMARY

	INSTANCES	AMOUNT
Beginning Balance		\$64,840.52
Deposits and Additions	8	11,226.98
Checks Paid	4	-7,731.78
Electronic Withdrawals	12	-22,999.64
Ending Balance	24	\$45,336.08

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

How to Avoid the Monthly Service Fee (MSF)

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

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

- \$2,000 Minimum Daily Ending Balance: Your lowest daily ending balance was \$43,719.76.
- \$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
07/06	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:070623 CO Entry Descr:Settlementsec:CCD Trace#:081503503827721 Eed:230706 Ind ID:000018276698270 Ind Name:Livingston Management Trn: 1873827721Tc	\$2,914.40
07/13	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:071323 CO Entry Descr:Settlementsec:CCD Trace#:081503501202483 Eed:230713 Ind ID:000018367768454 Ind Name:Livingston Management Trn: 1941202483Tc	4,498.76
07/14	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:071423 CO Entry Descr:Settlementsec:CCD Trace#:081503504501796 Eed:230714 Ind ID:000018376042290 Ind Name:Livingston Management Trn: 1954501796Tc	641.00
07/20	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072023 CO Entry Descr:Settlementsec:CCD Trace#:081503503948589 Eed:230720 Ind ID:000018406706018 Ind Name:Livingston Management Trn: 2013948589Tc	1,457.20
07/21	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072123 CO Entry Descr:Settlementsec:CCD Trace#:081503502658822 Eed:230721 Ind ID:000018421300926 Ind Name:Livingston Management Trn: 2022658822Tc	769.02



July 01, 2023 through July 31, 2023
Primary Account: 000000412059300

DEPOSITS AND ADDITIONS (continued)

DATE	DESCRIPTION	AMOUNT
07/24	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072423 CO Entry Descr:Settlementsec:CCD Trace#:081503507532267 Eed:230724 Ind ID:000018427915822 Ind Name:Livingston Management Trn: 2057532267Tc	210.60
07/26	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072623 CO Entry Descr:Settlementsec:CCD Trace#:081503504905801 Eed:230726 Ind ID:000018444033858 Ind Name:Livingston Management Trn: 2074905801Tc	96.00
07/27	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:072723 CO Entry Descr:Settlementsec:CCD Trace#:081503501495391 Eed:230727 Ind ID:000018457943614 Ind Name:Livingston Management Trn: 2081495391Tc	640.00
Total Deposits and Additions		\$11,226.98

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1098 ^		07/17	\$750.00
1099 ^		07/31	6,210.24
1101 * ^		07/31	400.00
1102 ^		07/31	371.54
Total Checks Paid			\$7,731.78

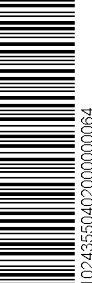
If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

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

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

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/03	Orig CO Name:Nfp, Inc. Orig ID:2472319830 Desc Date:230630 CO Entry Descr:Payments Sec:CCD Trace#:104000011510150 Eed:230703 Ind ID:13168280 Ind Name:534 W 42ND Street Cond Trn: 1841510150Tc	\$21,120.76
07/06	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:230706 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000028970878 Eed:230706 Ind ID:680060829181xs Ind Name:534 W 42ND Street Cond 304287687 Trn: 1878970878Tc	32.01
07/06	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230706 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000027543409 Eed:230706 Ind ID:542065933158xs Ind Name:534 W 42ND Street Cond 323298036 Trn: 1877543409Tc	451.20
07/06	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230706 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000020590763 Eed:230706 Ind ID:R6lxs 070714A01 Ind Name:534 W 42ND Street Cond Aa Trn: 1870590763Tc	104.83
07/11	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Tel Trace#:031000032662184 Eed:230711 Ind ID:8530775850001 Ind Name:534 W 42 St Trn: 1922662184Tc	252.27
07/14	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:230714 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000029407912 Eed:230714 Ind ID:926829645399 Ind Name:637086944534 W 42ND St 550374703 Trn: 1959407912Tc	76.91



10243550402000000064



July 01, 2023 through July 31, 2023
Primary Account: 000000412059300

ELECTRONIC WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
07/20	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:230720 CO Entry Descr:Pay-By-PaySec:CCD Trace#:021000021437772 Eed:230720 Ind ID:743053734580lxs Ind Name:534 W 42ND Street Cond 304287687 Trn: 2011437772Tc	32.01
07/20	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230720 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000028803009 Eed:230720 Ind ID:514090129896lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 2018803009Tc	451.19
07/20	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230720 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000021220183 Eed:230720 Ind ID:R6lxs 072115A01 Ind Name:534 W 42ND Street Cond Aa Trn: 2011220183Tc	102.49
07/24	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230724 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000024707496 Eed:230724 Ind ID:R6lxs 0776444Vv Ind Name:534 W 42ND Street Cond Aa Trn: 2054707496Tc	22.15
07/26	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000036367948 Eed:230726 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 2076367948Tc	276.91
07/28	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:230728 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000026312708 Eed:230728 Ind ID:501074097090 Ind Name:638109544534 W 42ND St 550374703 Trn: 2096312708Tc	76.91
Total Electronic Withdrawals		\$22,999.64

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
07/03	\$43,719.76	07/17	50,106.70	07/26	51,754.77
07/06	46,046.12	07/20	50,978.21	07/27	52,394.77
07/11	45,793.85	07/21	51,747.23	07/28	52,317.86
07/13	50,292.61	07/24	51,935.68	07/31	45,336.08
07/14	50,856.70				



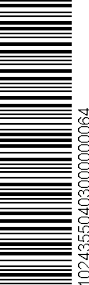
July 01, 2023 through July 31, 2023
Primary Account: 000000412059300

STOP PAYMENT RENEWAL NOTICE

ACCOUNT NUMBER BANK NUMBER
000000412059300 802

The following Stop Payments will automatically renew for a 1-year period. You can revoke a current stop payment via your online channel (Chase.com or JPM ACCESS) or by calling the number on your statement or contacting your Customer Service Representative.

REVOKE STOP	SEQUENCE NUMBER	DATE ENTERED	RENEWAL DATE	LOW RANGE OR CHECK NUMBER	HIGH RANGE OR AMOUNT
<input type="checkbox"/>	0000006-01	10/19/22	10/19/23	987	\$3,500.00



534 West 42ND Street Condo Association
C/O Claude Simon
534 W 42ND St Apt 8
New York NY 10036-6221

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



July 01, 2023 through July 31, 2023
Primary Account: **000000412059300**

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534condo-ChaseRes-1484

8/16/2023

Bank Reconciliation Report

7/31/2023

3046731484

Posted by: yat on 8/16/2023

Balance Per Bank Statement as of 7/31/2023	44.35
Reconciled Bank Balance	<u>44.35</u>
 Balance per GL as of 7/31/2023	 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>



July 01, 2023 through July 31, 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:

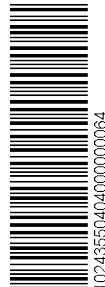
- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

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





July 01, 2023 through July 31, 2023
Primary Account: **000000412059300**

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534condo-CitiSaving-6158

8/15/2023

Bank Reconciliation Report

7/31/2023

6867166158

Posted by: yat on 8/15/2023

Balance Per Bank Statement as of 7/31/2023	4,301.44
Reconciled Bank Balance	<u>4,301.44</u>
Balance per GL as of 7/31/2023	4,301.44
Reconciled Balance Per G/L	<u>4,301.44</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L) <u>0.00</u>

Citibank CBO Services 104
P.O. Box 6201
Sioux Falls, SD 57117-6201

00003130 BB CCC 212 JSW0#5NC AM1 0S3 0

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CITIBANK, N. A.
Account
6867166158
Statement Period
Jul 1 - Jul 31, 2023
Relationship Manager
Citibusiness Service Center
(877) 528-0990

Page 1 of 1

CitiBusiness® ACCOUNT AS OF JULY 31, 2023

Relationship Summary:

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

SERVICE CHARGE SUMMARY FROM JUNE 1, 2023 THRU JUNE 30, 2023

Type of Charge	No./Units	Price/Unit	Amount
STREAMLINED CHECKING # 6867166158			
Average Daily Collected Balance			\$22,968.10
DEPOSIT SERVICES			
CHECKS, DEP ITEMS/TICKETS, ACH	1	.4500	0.45
**WAIVE			
Total Charges for Services			\$0.00
Net Service Charge			\$0.00

CHECKING ACTIVITY

CitiBusiness Streamlined Checking
6867166158

Beginning Balance: \$4,301.44
Ending Balance: \$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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63

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