

**Report Packet  
Cover Page**

**Prepared for**

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

**Trial Balance**

Period = Aug 2023

Book = Cash

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
1110-0000	Operating Cash 1	27,843.57	57,552.80	0.00	85,396.37
1130-0000	Savings Cash 1	44.35	0.00	0.00	44.35
1135-0000	Savings Cash 2	4,301.44	0.00	15.00	4,286.44
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	-67,047.23	0.00	10,373.98	-77,421.21
4620-0000	Special Assessment	-21,879.88	0.00	81,610.00	-103,489.88
4700-0000	Commercial/Retail rent	-4,971.19	0.00	769.02	-5,740.21
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-327.39	46.28	0.00	-281.11
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	13,714.88	9,024.20	0.00	22,739.08
6213-0000	General Building Repairs-Expense	2,989.87	16,276.82	0.00	19,266.69
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	1,486.16	743.08	0.00	2,229.24
6250-0000	Elevator Inspection & Repair	12,571.07	138.27	0.00	12,709.34
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	5,250.00	2,150.00	0.00	7,400.00
6320-0000	Insurance	21,120.76	0.00	0.00	21,120.76
6320-0010	Worker's Compensation	463.50	85.50	0.00	549.00
6364-0000	Filing Fees	235.40	899.50	0.00	1,134.90
6365-0000	Fines	25.00	0.00	0.00	25.00
6365-5000	Violation Removal Costs	0.00	0.00	0.00	0.00

**Trial Balance**

Period = Aug 2023

Book = Cash

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
6367-0000	Boiler Inspection Service	59.95	0.00	0.00	59.95
6410-0000	Electricity	6,142.52	806.94	0.00	6,949.46
6417-0000	Cable & Internet	2,936.63	651.28	0.00	3,587.91
6420-0000	Gas	14,344.88	524.25	0.00	14,869.13
6455-0000	Telephone	780.89	0.00	0.00	780.89
6950-0000	Filling Fees	0.00	5.25	0.00	5.25
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	1,190.83	153.82	0.00	1,344.65
7630-0000	Bank Charges Expense	269.00	15.00	0.00	284.00
7700-0000	Miscellaneous Expense	150.00	0.00	0.00	150.00
7827-0000	Salary-Doorman	5,506.17	2,023.44	0.00	7,529.61
7845-0000	Gross Salary	7,615.35	1,523.07	0.00	9,138.42
7851-0000	FICA Expense	582.60	116.52	0.00	699.12
7852-0000	FUTA Expense	42.00	0.00	0.00	42.00
7853-0000	SUTA Expense	203.05	31.98	0.00	235.03
	<b>Total</b>	<b>0.00</b>	<b>92,768.00</b>	<b>92,768.00</b>	<b>0.00</b>

**Income Statement**

Period = Aug 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	11.19	77,421.21	41.42
4620-0000	Special Assessment	81,610.00	88.03	103,489.88	55.36
4700-0000	Commercial/Retail rent	769.02	0.83	5,740.21	3.07
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-46.28	-0.05	281.11	0.15
<b>4990-0000</b>	<b>NET RENT INCOME</b>	<u><b>92,706.72</b></u>	<u><b>100.00</b></u>	<u><b>186,932.41</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>92,706.72</b></u>	<u><b>100.00</b></u>	<u><b>186,932.80</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	2.41
6204-0000	Professional Consultant Fees	9,024.20	9.73	22,739.08	12.16
6213-0000	General Building Repairs-Expense	16,276.82	17.56	19,266.69	10.31
6215-0000	Building Supplies	0.00	0.00	463.54	0.25
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	3.61
6249-0000	Elevator Contract	743.08	0.80	2,229.24	1.19
6250-0000	Elevator Inspection & Repair	138.27	0.15	12,709.34	6.80
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	2.80
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	0.89
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	2.21
6300-0000	Management	2,150.00	2.32	7,400.00	3.96
6320-0000	Insurance	0.00	0.00	21,120.76	11.30
6320-0010	Worker's Compensation	85.50	0.09	549.00	0.29
6364-0000	Filing Fees	899.50	0.97	1,134.90	0.61

**Income Statement**

Period = Aug 2023

Book = Cash

		Period to Date	%	Year to Date	%
6365-0000	Fines	0.00	0.00	25.00	0.01
6367-0000	Boiler Inspection Service	0.00	0.00	59.95	0.03
6410-0000	Electricity	806.94	0.87	6,949.46	3.72
6417-0000	Cable & Internet	651.28	0.70	3,587.91	1.92
6420-0000	Gas	524.25	0.57	14,869.13	7.95
6455-0000	Telephone	0.00	0.00	780.89	0.42
6950-0000	Filling Fees	5.25	0.01	5.25	0.00
<b>6990-0000</b>	<b>TOTAL DIRECT EXPENSES</b>	<b>31,305.09</b>	<b>33.77</b>	<b>136,158.05</b>	<b>72.84</b>
<b>7000-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7610-0000	Legal - General	0.00	0.00	8,293.00	4.44
7612-0000	Consulting	0.00	0.00	400.00	0.21
7615-0000	Payroll Processing Fees	153.82	0.17	1,344.65	0.72
7630-0000	Bank Charges Expense	15.00	0.02	284.00	0.15
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.08
<b>7800-0000</b>	<b>PAYROLL EXPENSE</b>				
7827-0000	Salary-Doorman	2,023.44	2.18	7,529.61	4.03
7845-0000	Gross Salary	1,523.07	1.64	9,138.42	4.89
7851-0000	FICA Expense	116.52	0.13	699.12	0.37
7852-0000	FUTA Expense	0.00	0.00	42.00	0.02
7853-0000	SUTA Expense	31.98	0.03	235.03	0.13
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b>3,848.83</b>	<b>4.15</b>	<b>18,988.83</b>	<b>10.16</b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b>3,863.83</b>	<b>4.17</b>	<b>28,115.83</b>	<b>15.04</b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b>35,168.92</b>	<b>37.94</b>	<b>164,273.88</b>	<b>87.88</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>57,537.80</b>	<b>62.06</b>	<b>22,658.92</b>	<b>12.12</b>

Statement (12 months)

Period = Jan 2023-Aug 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 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	10,373.98	77,421.21
4620-0000	Special Assessment	0.00	0.00	2,837.08	5,753.95	5,534.09	5,986.88	1,767.88	81,610.00	103,489.88
4700-0000	Commercial/Retail rent	686.63	686.63	686.63	686.63	686.63	769.02	769.02	769.02	5,740.21
4810-0000	Plus:Prepaid Rent/Maintenance/Common	1,144.38	-195.43	1,195.00	-2,153.88	204.00	726.20	-592.88	-46.28	281.11
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>92,706.72</u>	<u>186,932.41</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	0.00	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>0.00</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>92,706.72</u>	<u>186,932.80</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	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	9,024.20	22,739.08
6213-0000	General Building Repairs- Expense	0.00	700.00	901.71	1,388.16	0.00	0.00	0.00	16,276.82	19,266.69
6215-0000	Building Supplies	0.00	0.00	0.00	0.00	463.54	0.00	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	0.00	6,741.40
6249-0000	Elevator Contract	0.00	0.00	743.08	0.00	0.00	371.54	371.54	743.08	2,229.24
6250-0000	Elevator Inspection & Repair	0.00	138.27	1,356.32	4,466.24	0.00	0.00	6,610.24	138.27	12,709.34
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	0.00	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	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	0.00	4,125.09

Statement (12 months)

Period = Jan 2023-Aug 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total
6300-0000	Management	750.00	750.00	750.00	750.00	750.00	750.00	750.00	2,150.00	7,400.00
6320-0000	Insurance	0.00	0.00	0.00	0.00	0.00	21,117.76	3.00	0.00	21,120.76
6320-0010	Worker's Compensation	117.00	57.00	61.50	57.00	57.00	57.00	57.00	85.50	549.00
6364-0000	Filing Fees	0.00	99.00	1.75	119.90	0.00	14.75	0.00	899.50	1,134.90
6365-0000	Fines	0.00	0.00	0.00	25.00	0.00	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	0.00	59.95
6410-0000	Electricity	203.26	981.76	1,045.16	976.52	1,266.12	701.92	967.78	806.94	6,949.46
6417-0000	Cable & Internet	528.31	544.18	529.18	529.43	0.00	528.62	276.91	651.28	3,587.91
6420-0000	Gas	41.97	3,903.25	3,653.06	3,486.46	2,183.10	524.08	552.96	524.25	14,869.13
6455-0000	Telephone	0.00	0.00	0.00	0.00	528.62	0.00	252.27	0.00	780.89
6950-0000	Filling Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.25	5.25
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>31,305.09</u>	<u>136,158.05</u>
7000-0000	GENERAL & ADMINISTRATIVE									
7610-0000	Legal - General	793.00	0.00	7,500.00	0.00	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	0.00	400.00
7615-0000	Payroll Processing Fees	147.94	223.34	147.94	147.94	147.94	221.91	153.82	153.82	1,344.65
7630-0000	Bank Charges Expense	50.00	0.00	219.00	0.00	0.00	0.00	0.00	15.00	284.00
7700-0000	Miscellaneous Expense	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
7800-0000	PAYROLL EXPENSE									
7827-0000	Salary-Doorman	0.00	0.00	4,852.02	0.00	654.15	0.00	0.00	2,023.44	7,529.61
7845-0000	Gross Salary	1,015.38	1,015.38	1,523.07	1,015.38	1,015.38	1,015.38	1,015.38	1,523.07	9,138.42
7851-0000	FICA Expense	77.68	77.68	116.52	77.68	77.68	77.68	77.68	116.52	699.12
7852-0000	FUTA Expense	6.10	6.10	9.15	6.10	6.10	6.10	2.35	0.00	42.00
7853-0000	SUTA Expense	42.32	21.32	31.98	21.32	21.32	21.32	43.47	31.98	235.03
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>3,848.83</u>	<u>18,988.83</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>3,863.83</u>	<u>28,115.83</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>35,168.92</u>	<u>164,273.88</u>

Statement (12 months)

Period = Jan 2023-Aug 2023

Book = Cash

		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total
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>57,537.80</u>	<u>22,658.92</u>



**Balance Sheet**

Period = Aug 2023

Book = Cash

		<b>Current Balance</b>
1110-0000	Operating Cash 1	85,396.37
1130-0000	Savings Cash 1	44.35
1135-0000	Savings Cash 2	4,286.44
1190-0000	TOTAL CASH	89,727.16
1210-0000	Prepaid Insurance	-16,167.94
1300-0000	Accounts Receivable	-3,317.91
1400-0000	Total Current Assets	70,241.31
1600-0000	PROPERTY	
1621-0000	Accum. Dep - Equipment	5,608.00
1890-0000	TOTAL PROPERTY	5,608.00
1990-0000	TOTAL ASSETS	75,849.31
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	96,015.19
3890-0000	TOTAL CAPITAL	98,482.17
3990-0000	TOTAL LIABILITIES & CAPITAL	75,849.31

**Cash Flow Statement**

Period = Aug 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	11.19	77,421.21	41.42
4620-0000	Special Assessment	81,610.00	88.03	103,489.88	55.36
4700-0000	Commercial/Retail rent	769.02	0.83	5,740.21	3.07
4810-0000	Plus:Prepaid Rent/Maintenance/Common	-46.28	-0.05	281.11	0.15
<b>4990-0000</b>	<b>NET RENT INCOME</b>	<u><b>92,706.72</b></u>	<u><b>100.00</b></u>	<u><b>186,932.41</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>92,706.72</b></u>	<u><b>100.00</b></u>	<u><b>186,932.80</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	2.41
6204-0000	Professional Consultant Fees	9,024.20	9.73	22,739.08	12.16
6213-0000	General Building Repairs-Expense	16,276.82	17.56	19,266.69	10.31
6215-0000	Building Supplies	0.00	0.00	463.54	0.25
6235-0000	Plumbing Repair	0.00	0.00	6,741.40	3.61
6249-0000	Elevator Contract	743.08	0.80	2,229.24	1.19
6250-0000	Elevator Inspection & Repair	138.27	0.15	12,709.34	6.80
6256-0000	Fire Alarm Inspection	0.00	0.00	5,241.42	2.80
6257-0000	Sprinkler Sys. & Inspections	0.00	0.00	1,660.00	0.89
6258-0000	Fire Monitoring Contract	0.00	0.00	4,125.09	2.21
6300-0000	Management	2,150.00	2.32	7,400.00	3.96
6320-0000	Insurance	0.00	0.00	21,120.76	11.30
6320-0010	Worker's Compensation	85.50	0.09	549.00	0.29
6364-0000	Filing Fees	899.50	0.97	1,134.90	0.61

**Cash Flow Statement**

Period = Aug 2023

Book = Cash

		Period to Date	%	Year to Date	%
6365-0000	Fines	0.00	0.00	25.00	0.01
6367-0000	Boiler Inspection Service	0.00	0.00	59.95	0.03
6410-0000	Electricity	806.94	0.87	6,949.46	3.72
6417-0000	Cable & Internet	651.28	0.70	3,587.91	1.92
6420-0000	Gas	524.25	0.57	14,869.13	7.95
6455-0000	Telephone	0.00	0.00	780.89	0.42
6950-0000	Filling Fees	5.25	0.01	5.25	0.00
<b>6990-0000</b>	<b>TOTAL DIRECT EXPENSES</b>	<b>31,305.09</b>	<b>33.77</b>	<b>136,158.05</b>	<b>72.84</b>
<b>7000-0000</b>	<b>GENERAL &amp; ADMINISTRATIVE</b>				
7610-0000	Legal - General	0.00	0.00	8,293.00	4.44
7612-0000	Consulting	0.00	0.00	400.00	0.21
7615-0000	Payroll Processing Fees	153.82	0.17	1,344.65	0.72
7630-0000	Bank Charges Expense	15.00	0.02	284.00	0.15
7700-0000	Miscellaneous Expense	0.00	0.00	150.00	0.08
<b>7800-0000</b>	<b>PAYROLL EXPENSE</b>				
7827-0000	Salary-Doorman	2,023.44	2.18	7,529.61	4.03
7845-0000	Gross Salary	1,523.07	1.64	9,138.42	4.89
7851-0000	FICA Expense	116.52	0.13	699.12	0.37
7852-0000	FUTA Expense	0.00	0.00	42.00	0.02
7853-0000	SUTA Expense	31.98	0.03	235.03	0.13
<b>7890-0000</b>	<b>TOTAL PAYROLL</b>	<b>3,848.83</b>	<b>4.15</b>	<b>18,988.83</b>	<b>10.16</b>
<b>7990-0000</b>	<b>TOTAL G &amp; A EXPENSE</b>	<b>3,863.83</b>	<b>4.17</b>	<b>28,115.83</b>	<b>15.04</b>
<b>8990-0000</b>	<b>TOTAL EXPENSES</b>	<b>35,168.92</b>	<b>37.94</b>	<b>164,273.88</b>	<b>87.88</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>57,537.80</b>	<b>62.06</b>	<b>22,658.92</b>	<b>12.12</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 = Aug 2023

Book = Cash

		Period to Date	%	Year to Date	%
<b>Cash Flow</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Period to Date</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	27,843.57	85,396.37	57,552.80	
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	4,286.44	-15.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
<b>Total Cash</b>		<b>32,189.36</b>	<b>89,727.16</b>	<b>57,537.80</b>	
<b>Year to Date</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	85,396.37	82,673.53	
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	4,286.44	-40,015.00	
1140-0000	Savings Cash 3	0.00	0.00	0.00	
<b>Total Cash</b>		<b>67,068.24</b>	<b>89,727.16</b>	<b>22,658.92</b>	

**General Ledger**

Period = Aug 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>27,843.57</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/01/2023	08/2023	Samuels (t0000177)	R-529432	none	95.30	0.00	27,938.87	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Samuels (t0000177)	R-529432	none	0.00	95.30	27,843.57	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Praveen Gulati (t0000760)	R-531249	none	769.02	0.00	28,612.59	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Praveen Gulati (t0000760)	R-531249	none	0.00	769.02	27,843.57	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	1,281.70	0.00	29,125.27	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	11,500.00	0.00	40,625.27	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	0.00	1,281.70	39,343.57	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	0.00	11,500.00	27,843.57	:Prog Gen prepayment transfer
534condo	534 West 42nd...	09/01/2023	08/2023	Artur Ujkaj (v0000081)	K-250862	9012023	0.00	451.20	27,392.37	09012023
				Check Batch 39059				750.00	26,642.37	
				Check Batch 39085				1,400.00	25,242.37	
				Receipt Batch 75818			12,781.70		38,024.07	
				Receipt Batch 75952			25,563.40		63,587.47	
				Check Batch 39135				682.64	62,904.83	
				Check Batch 39701				451.19	62,453.64	
				Receipt Batch 76341			13,432.70		75,886.34	
				Check Batch 39234				16,276.82	59,609.52	
				Receipt Batch 76563			26,783.78		86,393.30	
				Receipt Batch 76601			12,781.70		99,175.00	
				Check Batch 39703				451.18	98,723.82	
				Check Batch 39411				1,331.19	97,392.63	
				Check Batch 39720				13.00	97,379.63	
				Receipt Batch 77259			1,363.44		98,743.07	
				Journal Batch 35586				0.00	98,743.07	
				Check Batch 39471				11,557.45	87,185.62	
				Journal Batch 36287				734.47	86,451.15	
				Check Batch 39511				651.28	85,799.87	
				Journal Batch 36274				0.00	85,799.87	
				Journal Batch 36279				403.50	85,396.37	
				<b>Net Change=57,552.80</b>			<b>106,352.74</b>	<b>48,799.94</b>	<b>85,396.37</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>4,301.44</b>	<b>= Beginning Balance =</b>
				Journal Batch 36258				15.00	4,286.44	
				<b>Net Change=-15.00</b>			<b>0.00</b>	<b>15.00</b>	<b>4,286.44</b>	<b>= Ending Balance =</b>

## General Ledger

Period = Aug 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
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...	08/04/2023	08/2023	Artur Ujkaj (v0000081)	K-245466	8042023	451.19	0.00	451.19	08042023
534condo	534 West 42nd...	08/18/2023	08/2023	Artur Ujkaj (v0000081)	K-245498	8182023	451.18	0.00	902.37	08182023
534condo	534 West 42nd...	08/22/2023	08/2023	To Gross up 08.2023	J-88040	To Gr...	0.00	4.62	897.75	Paid Family Leave(C)
534condo	534 West 42nd...	08/31/2023	08/2023	Reverse	J-89076	:Rever...	4.62	0.00	902.37	Paid Family Leave(C)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 09.2023	J-89077		0.00	6.93	895.44	Paid Family Leave(C)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 08.2023	J-89087		0.00	1,353.57	-458.13	Net pay (C)
534condo	534 West 42nd...	09/01/2023	08/2023	Artur Ujkaj (v0000081)	K-250862	9012023	451.20	0.00	-6.93	09012023
534condo	534 West 42nd...	09/01/2023	08/2023	reverse	J-89081	:Rever...	6.93	0.00	0.00	Paid Family Leave(C)
534condo	534 West 42nd...	09/06/2023	08/2023	To Gross up 09.2023	J-89080	To Gr...	0.00	1,353.57	-1,353.57	Net pay (C)
534condo	534 West 42nd...	09/07/2023	08/2023	reverse	J-89085	:Rever...	1,353.57	0.00	0.00	Net pay (C)
				Net Change=0.00			2,718.69	2,718.69	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 =

## General Ledger

Period = Aug 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>4530-0000</b>				<b>Condo Common Charge</b>					<b>-67,047.23</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/01/2023	08/2023	Samuels (t0000177)	R-529432	none	0.00	95.30	-67,142.53	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	0.00	1,281.70	-68,424.23	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Khaneja (t0001082)	R-537439	1661...	0.00	1,281.70	-69,705.93	ClickPay - ACH - A2308010503_SC7RW6
534condo	534 West 42nd...	08/01/2023	08/2023	Trubitt (t0000174)	R-537822	1663...	0.00	1,281.70	-70,987.63	ClickPay - ACH - A2308010529_VY6MP5
534condo	534 West 42nd...	08/08/2023	08/2023	Riccardi (t0000176)	R-541643	1169...	0.00	1,281.70	-72,269.33	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/08/2023	08/2023	Samuels (t0000177)	R-541644	8147...	0.00	641.00	-72,910.33	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/14/2023	08/2023	Simon (t0000180)	R-543480	1365...	0.00	2,683.78	-75,594.11	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/15/2023	08/2023	Hwang (t0004002)	R-543624	1679...	0.00	1,281.70	-76,875.81	ClickPay - ACH - A2308150419_RV8MZ3
534condo	534 West 42nd...	08/22/2023	08/2023	Samuels (t0000177)	R-545734	8163...	0.00	545.40	-77,421.21	https://www.clickpay.com/viewcheck.aspx?ti...
				<b>Net Change=-10,373.98</b>			<b>0.00</b>	<b>10,373.98</b>	<b>-77,421.21</b>	<b>= Ending Balance =</b>
<b>4620-0000</b>				<b>Special Assessment</b>					<b>-21,879.88</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	0.00	11,500.00	-33,379.88	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Khaneja (t0001082)	R-537439	1661...	0.00	11,500.00	-44,879.88	ClickPay - ACH - A2308010503_SC7RW6
534condo	534 West 42nd...	08/01/2023	08/2023	Trubitt (t0000174)	R-537822	1663...	0.00	11,500.00	-56,379.88	ClickPay - ACH - A2308010529_VY6MP5
534condo	534 West 42nd...	08/08/2023	08/2023	Riccardi (t0000176)	R-541643	1169...	0.00	10.00	-56,389.88	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/08/2023	08/2023	Riccardi (t0000176)	R-541643	1169...	0.00	11,500.00	-67,889.88	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/14/2023	08/2023	Simon (t0000180)	R-543480	1365...	0.00	24,100.00	-91,989.88	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/15/2023	08/2023	Hwang (t0004002)	R-543624	1679...	0.00	11,500.00	-103,489.88	ClickPay - ACH - A2308150419_RV8MZ3
				<b>Net Change=-81,610.00</b>			<b>0.00</b>	<b>81,610.00</b>	<b>-103,489.88</b>	<b>= Ending Balance =</b>
<b>4700-0000</b>				<b>Commercial/Retail rent</b>					<b>-4,971.19</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/01/2023	08/2023	Praveen Gulati (t0000760)	R-531249	none	0.00	769.02	-5,740.21	:Prog Gen prepayment transfer
				<b>Net Change=-769.02</b>			<b>0.00</b>	<b>769.02</b>	<b>-5,740.21</b>	<b>= Ending Balance =</b>
<b>4810-0000</b>				<b>Plus:Prepaid Rent/Maintenanc...</b>					<b>-327.39</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/01/2023	08/2023	Samuels (t0000177)	R-529432	none	95.30	0.00	-232.09	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Praveen Gulati (t0000760)	R-531249	none	769.02	0.00	536.93	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531353	1655...	0.00	1,281.70	-744.77	ClickPay - ACH - A2307291302_HN2XE0
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531353	1655...	0.00	11,500.00	-12,244.77	ClickPay - ACH - A2307291302_HN2XE0
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	1,281.70	0.00	-10,963.07	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/01/2023	08/2023	Younge (t0000178)	R-531489	none	11,500.00	0.00	536.93	:Prog Gen prepayment transfer
534condo	534 West 42nd...	08/22/2023	08/2023	Praveen Gulati (t0000760)	R-545733	6966...	0.00	643.44	-106.51	https://www.clickpay.com/viewcheck.aspx?ti...
534condo	534 West 42nd...	08/22/2023	08/2023	Samuels (t0000177)	R-545734	8163...	0.00	174.60	-281.11	https://www.clickpay.com/viewcheck.aspx?ti...
				<b>Net Change=46.28</b>			<b>13,646.02</b>	<b>13,599.74</b>	<b>-281.11</b>	<b>= Ending Balance =</b>
<b>5720-0000</b>				<b>Interest on Bank Accounts</b>					<b>-0.39</b>	<b>= Beginning Balance =</b>

## General Ledger

Period = Aug 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	-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					13,714.88	= Beginning Balance =
534condo	534 West 42nd...	08/23/2023	08/2023	Rodriguez + Gambino Architectu...	K-242529	1112	1,490.00	0.00	15,204.88	Investigation, Preparation and Filing of 9th Cy...
534condo	534 West 42nd...	08/23/2023	08/2023	Rodriguez + Gambino Architectu...	K-242530	1113	7,250.00	0.00	22,454.88	Construction documents
534condo	534 West 42nd...	08/23/2023	08/2023	Rodriguez + Gambino Architectu...	K-242530	1113	104.20	0.00	22,559.08	Reimbursable prints
534condo	534 West 42nd...	08/31/2023	08/2023	Reclass. Continuously monitor ...	J-89478		180.00	0.00	22,739.08	Reclass. Continuously monitor the NYC HPD...
				Net Change=9,024.20			9,024.20	0.00	22,739.08	= Ending Balance =
6213-0000				General Building Repairs-Expense					2,989.87	= Beginning Balance =
534condo	534 West 42nd...	08/09/2023	08/2023	Cercone Exterior Restoration C...	K-239529	1107	16,276.82	0.00	19,266.69	534condo General Building Repairs-Expense
				Net Change=16,276.82			16,276.82	0.00	19,266.69	= 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					1,486.16	= Beginning Balance =
534condo	534 West 42nd...	08/02/2023	08/2023	D&D Elevator, Inc-Solid State (dde)	K-237994	1106	371.54	0.00	1,857.70	Maintenance contract
534condo	534 West 42nd...	08/23/2023	08/2023	D&D Elevator, Inc-Solid State (dde)	K-242526	1109	371.54	0.00	2,229.24	Maintenance contract
				Net Change=743.08			743.08	0.00	2,229.24	= Ending Balance =
6250-0000				Elevator Inspection & Repair					12,571.07	= Beginning Balance =
534condo	534 West 42nd...	08/23/2023	08/2023	APSE Property Services LLC (...)	K-242525	1108	138.27	0.00	12,709.34	Periodic Elevator Inspection 534 West 42nd S...
				Net Change=138.27			138.27	0.00	12,709.34	= 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 =



## General Ledger

Period = Aug 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>4,125.09</b>	<b>= Ending Balance =</b>
<b>6300-0000</b>				<b>Management</b>					<b>5,250.00</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/01/2023	08/2023	Livingston Management Service...	K-236743	1103	750.00	0.00	6,000.00	Monthly Management Fee For The Month Of Aug
534condo	534 West 42nd...	08/01/2023	08/2023	Livingston Management Service...	K-237173	1104	1,400.00	0.00	7,400.00	534condo Management Fees - May to August...
				<b>Net Change=2,150.00</b>			<b>2,150.00</b>	<b>0.00</b>	<b>7,400.00</b>	<b>= Ending Balance =</b>
<b>6320-0000</b>				<b>Insurance</b>					<b>21,120.76</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>21,120.76</b>	<b>= Ending Balance =</b>
<b>6320-0010</b>				<b>Worker's Compensation</b>					<b>463.50</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/22/2023	08/2023	To Gross up 08.2023	J-88040	To Gr...	0.00	64.02	399.48	Pay by Pay (C)
534condo	534 West 42nd...	08/22/2023	08/2023	To Gross up 08.2023	J-88040	To Gr...	0.00	204.99	194.49	Tax (C)
534condo	534 West 42nd...	08/22/2023	08/2023	To Gross up 08.2023	J-88040	To Gr...	0.00	2.40	192.09	Voluntary Disability (C)
534condo	534 West 42nd...	08/31/2023	08/2023	Reverse	J-89076	:Rever...	64.02	0.00	256.11	Pay by Pay (C)
534condo	534 West 42nd...	08/31/2023	08/2023	Reverse	J-89076	:Rever...	204.99	0.00	461.10	Tax (C)
534condo	534 West 42nd...	08/31/2023	08/2023	Reverse	J-89076	:Rever...	2.40	0.00	463.50	Voluntary Disability (C)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 09.2023	J-89077		0.00	96.03	367.47	Pay by Pay (C)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 09.2023	J-89077		0.00	307.47	60.00	Tax (C)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 09.2023	J-89077		0.00	3.60	56.40	Voluntary Disability (C)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 08.2023	J-89087		0.00	6.93	49.47	Paid Family Leave(C)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 08.2023	J-89087		96.03	0.00	145.50	Pay by Pay (D)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 08.2023	J-89087		0.00	3.60	141.90	Voluntary Disability (C)
534condo	534 West 42nd...	09/01/2023	08/2023	reverse	J-89081	:Rever...	96.03	0.00	237.93	Pay by Pay (C)
534condo	534 West 42nd...	09/01/2023	08/2023	reverse	J-89081	:Rever...	307.47	0.00	545.40	Tax (C)
534condo	534 West 42nd...	09/01/2023	08/2023	reverse	J-89081	:Rever...	3.60	0.00	549.00	Voluntary Disability (C)
534condo	534 West 42nd...	09/06/2023	08/2023	To Gross up 09.2023	J-89080	To Gr...	0.00	6.93	542.07	Paid Family Leave(C)
534condo	534 West 42nd...	09/06/2023	08/2023	To Gross up 09.2023	J-89080	To Gr...	96.03	0.00	638.10	Pay by Pay (D)
534condo	534 West 42nd...	09/06/2023	08/2023	To Gross up 09.2023	J-89080	To Gr...	0.00	3.60	634.50	Voluntary Disability (C)
534condo	534 West 42nd...	09/07/2023	08/2023	reverse	J-89085	:Rever...	6.93	0.00	641.43	Paid Family Leave(C)
534condo	534 West 42nd...	09/07/2023	08/2023	reverse	J-89085	:Rever...	0.00	96.03	545.40	Pay by Pay (D)
534condo	534 West 42nd...	09/07/2023	08/2023	reverse	J-89085	:Rever...	3.60	0.00	549.00	Voluntary Disability (C)
				<b>Net Change=85.50</b>			<b>881.10</b>	<b>795.60</b>	<b>549.00</b>	<b>= Ending Balance =</b>
<b>6364-0000</b>				<b>Filing Fees</b>					<b>235.40</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/02/2023	08/2023	Charles Henry Properties LLC ...	K-237993	1105	311.10	0.00	546.50	Fisp1 extension filing fe
534condo	534 West 42nd...	08/22/2023	08/2023	NYC Dept of Finance (finance)	K-245734	8222023	13.00	0.00	559.50	BBL:1-01070-7502-Filling Fees_Jul-2023
534condo	534 West 42nd...	08/23/2023	08/2023	NYC Department of building	J-89107		575.40	0.00	1,134.90	NYC Department of building

## General Ledger

Period = Aug 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=899.50			899.50	0.00	1,134.90	= Ending Balance =
6365-0000				Fines					25.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	25.00	= Ending Balance =
6365-5000				Violation Removal Costs					0.00	= Beginning Balance =
534condo	534 West 42nd...	08/23/2023	08/2023	JACK JAFFA & ASSOCIATES ...	K-242528	1111	180.00	0.00	180.00	534condo-Continuously monitor the NYC HP...
534condo	534 West 42nd...	08/31/2023	08/2023	Reclass. Continuously monitor ...	J-89478		0.00	180.00	0.00	Reclass. Continuously monitor the NYC HPD...
				Net Change=0.00			180.00	180.00	0.00	= 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					6,142.52	= Beginning Balance =
534condo	534 West 42nd...	08/21/2023	08/2023	Consolidated Edison Company ...	K-241851	8212023	806.94	0.00	6,949.46	534condo 07/18/2023-08/16/2023 PLP
				Net Change=806.94			806.94	0.00	6,949.46	= Ending Balance =
6417-0000				Cable & Internet					2,936.63	= Beginning Balance =
534condo	534 West 42nd...	08/28/2023	08/2023	Verizon (verizon)	K-243035	82823	252.42	0.00	3,189.05	853-077-585-0001-81 7/27/2023 FOR 212-56...
534condo	534 West 42nd...	08/28/2023	08/2023	Verizon (verizon)	K-243036	82823	121.98	0.00	3,311.03	355-843-579-0001-04 8/4/2023 FOR 8.5.23-9...
534condo	534 West 42nd...	08/28/2023	08/2023	Verizon (verizon)	K-243037	82823	276.88	0.00	3,587.91	155-734-529-0001-16 8/4/2023 FOR 212-904...
				Net Change=651.28			651.28	0.00	3,587.91	= Ending Balance =
6420-0000				Gas					14,344.88	= Beginning Balance =
534condo	534 West 42nd...	08/21/2023	08/2023	Consolidated Edison Company ...	K-241851	8212023	481.76	0.00	14,826.64	534condo 07/18/2023-08/16/2023 PLP
534condo	534 West 42nd...	08/21/2023	08/2023	Consolidated Edison Company ...	K-241852	8212023	42.49	0.00	14,869.13	534condo 07/18/2023-08/16/2023 COOK
				Net Change=524.25			524.25	0.00	14,869.13	= Ending Balance =
6455-0000				Telephone					780.89	= Beginning Balance =
				Net Change=0.00			0.00	0.00	780.89	= Ending Balance =
6950-0000				Filling Fees					0.00	= Beginning Balance =
534condo	534 West 42nd...	08/23/2023	08/2023	NYC DOF	J-89108		5.25	0.00	5.25	NYC DOF
				Net Change=5.25			5.25	0.00	5.25	= Ending Balance =
7610-0000				Legal - General					8,293.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	8,293.00	= Ending Balance =

**General Ledger**

Period = Aug 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>7612-0000</b>				<b>Consulting</b>					<b>400.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>400.00</b>	<b>= Ending Balance =</b>
<b>7615-0000</b>				<b>Payroll Processing Fees</b>					<b>1,190.83</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/31/2023	08/2023	Payroll Processing Fees	J-89106		76.91	0.00	1,267.74	Payroll Processing Fees
534condo	534 West 42nd...	08/31/2023	08/2023	Payroll Processing Fees	J-89106		76.91	0.00	1,344.65	Payroll Processing Fees
				<b>Net Change=153.82</b>			<b>153.82</b>	<b>0.00</b>	<b>1,344.65</b>	<b>= Ending Balance =</b>
<b>7630-0000</b>				<b>Bank Charges Expense</b>					<b>269.00</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/08/2023	08/2023	Service Charge	J-89052		15.00	0.00	284.00	Service Charge
				<b>Net Change=15.00</b>			<b>15.00</b>	<b>0.00</b>	<b>284.00</b>	<b>= Ending Balance =</b>
<b>7700-0000</b>				<b>Miscellaneous Expense</b>					<b>150.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>150.00</b>	<b>= Ending Balance =</b>
<b>7827-0000</b>				<b>Salary-Doorman</b>					<b>5,506.17</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/23/2023	08/2023	Future Communications Corp (f...	K-242527	1110	2,023.44	0.00	7,529.61	Service qtr bill charges
				<b>Net Change=2,023.44</b>			<b>2,023.44</b>	<b>0.00</b>	<b>7,529.61</b>	<b>= Ending Balance =</b>
<b>7845-0000</b>				<b>Gross Salary</b>					<b>7,615.35</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/22/2023	08/2023	To Gross up 08.2023	J-88040	To Gr...	1,015.38	0.00	8,630.73	Total Paid (D)
534condo	534 West 42nd...	08/31/2023	08/2023	Reverse	J-89076	:Rever...	0.00	1,015.38	7,615.35	Total Paid (D)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 09.2023	J-89077		1,523.07	0.00	9,138.42	Total Paid (D)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 08.2023	J-89087		1,523.07	0.00	10,661.49	Total Paid (D)
534condo	534 West 42nd...	09/01/2023	08/2023	reverse	J-89081	:Rever...	0.00	1,523.07	9,138.42	Total Paid (D)
534condo	534 West 42nd...	09/06/2023	08/2023	To Gross up 09.2023	J-89080	To Gr...	1,523.07	0.00	10,661.49	Total Paid (D)
534condo	534 West 42nd...	09/07/2023	08/2023	reverse	J-89085	:Rever...	0.00	1,523.07	9,138.42	Total Paid (D)
				<b>Net Change=1,523.07</b>			<b>5,584.59</b>	<b>4,061.52</b>	<b>9,138.42</b>	<b>= Ending Balance =</b>
<b>7851-0000</b>				<b>FICA Expense</b>					<b>582.60</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/22/2023	08/2023	To Gross up 08.2023	J-88040	To Gr...	77.68	0.00	660.28	S.S.+Medicare (D)
534condo	534 West 42nd...	08/31/2023	08/2023	Reverse	J-89076	:Rever...	0.00	77.68	582.60	S.S.+Medicare (D)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 09.2023	J-89077		116.52	0.00	699.12	S.S.+Medicare (D)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 08.2023	J-89087		116.52	0.00	815.64	S.S.+Medicare (D)
534condo	534 West 42nd...	09/01/2023	08/2023	reverse	J-89081	:Rever...	0.00	116.52	699.12	S.S.+Medicare (D)
534condo	534 West 42nd...	09/06/2023	08/2023	To Gross up 09.2023	J-89080	To Gr...	116.52	0.00	815.64	S.S.+Medicare (D)
534condo	534 West 42nd...	09/07/2023	08/2023	reverse	J-89085	:Rever...	0.00	116.52	699.12	S.S.+Medicare (D)
				<b>Net Change=116.52</b>			<b>427.24</b>	<b>310.72</b>	<b>699.12</b>	<b>= Ending Balance =</b>

**General Ledger**

Period = Aug 2023

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>7852-0000</b>				<b>FUTA Expense</b>					<b>42.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>42.00</b>	<b>= Ending Balance =</b>
<b>7853-0000</b>				<b>SUTA Expense</b>					<b>203.05</b>	<b>= Beginning Balance =</b>
534condo	534 West 42nd...	08/22/2023	08/2023	To Gross up 08.2023	J-88040	To Gr...	21.32	0.00	224.37	NY State Unemployment(D)
534condo	534 West 42nd...	08/31/2023	08/2023	Reverse	J-89076	:Rever...	0.00	21.32	203.05	NY State Unemployment(D)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 09.2023	J-89077		31.98	0.00	235.03	NY State Unemployment(D)
534condo	534 West 42nd...	08/31/2023	08/2023	To Gross up 08.2023	J-89087		31.98	0.00	267.01	NY State Unemployment(D)
534condo	534 West 42nd...	09/01/2023	08/2023	reverse	J-89081	:Rever...	0.00	31.98	235.03	NY State Unemployment(D)
534condo	534 West 42nd...	09/06/2023	08/2023	To Gross up 09.2023	J-89080	To Gr...	31.98	0.00	267.01	NY State Unemployment(D)
534condo	534 West 42nd...	09/07/2023	08/2023	reverse	J-89085	:Rever...	0.00	31.98	235.03	NY State Unemployment(D)
				<b>Net Change=31.98</b>			<b>117.26</b>	<b>85.28</b>	<b>235.03</b>	<b>= Ending Balance =</b>
							<b>163,319.49</b>	<b>163,319.49</b>		

534 West 42nd Street Condo Association (534condo)

**Check Register**

For Period = Aug 2023

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-23674	39059	08/2023	8/1/2023	Livingston Management Services, LLC (living	534condo		750.00	1103	
K-23717	39085	08/2023	8/1/2023	Livingston Management Services, LLC (living	534condo		1,400.00	1104	
K-23799	39135	08/2023	8/2/2023	Charles Henry Properties LLC (charleshenry)	534condo		311.10	1105	
K-23799	39135	08/2023	8/2/2023	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1106	
K-23952	39234	08/2023	8/9/2023	Cercone Exterior Restoration Corp. (cercone	534condo		16,276.82	1107	
K-24185	39411	08/2023	8/21/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		1,288.70	8212023	
K-24185	39411	08/2023	8/21/2023	Consolidated Edison Company of N.Y. Inc. (i	534condo		42.49	8212023	
K-24252	39471	08/2023	8/23/2023	APSE Property Services LLC (apseprop)	534condo		138.27	1108	
K-24252	39471	08/2023	8/23/2023	D&D Elevator, Inc-Solid State (dde)	534condo		371.54	1109	
K-24252	39471	08/2023	8/23/2023	Future Communications Corp (future)	534condo		2,023.44	1110	
K-24252	39471	08/2023	8/23/2023	JACK JAFFA & ASSOCIATES (jack)	534condo		180.00	1111	
K-24252	39471	08/2023	8/23/2023	Rodriguez + Gambino Architectural Bldg En	534condo		1,490.00	1112	
K-24253	39471	08/2023	8/23/2023	Rodriguez + Gambino Architectural Bldg En	534condo		7,354.20	1113	
K-24303	39511	08/2023	8/28/2023	Verizon (verizon)	534condo		252.42	82823	
K-24303	39511	08/2023	8/28/2023	Verizon (verizon)	534condo		121.98	82823	
K-24303	39511	08/2023	8/28/2023	Verizon (verizon)	534condo		276.88	82823	
K-24546	39701	08/2023	8/4/2023	Artur Ujkaj (v0000081)	534condo		451.19	8042023	
K-24549	39703	08/2023	8/18/2023	Artur Ujkaj (v0000081)	534condo		451.18	8182023	
K-24573	39720	08/2023	8/22/2023	NYC Dept of Finance (finance)	534condo		13.00	8222023	
K-250862		08/2023	9/1/2023	Artur Ujkaj (v0000081)	534condo		451.20	9012023	
<b>Total</b>							<b>34,015.95</b>		

534 West 42nd Street Condo Association (534condo)

**Receipt Register**

For Period = Aug 2023

Control	Batch	Period	Date	Person	Property	Cash Acct	Account	Amount	Reference	Check #	Notes
R-529432		08/2023	8/1/2023	Samuels(t0000177)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-531249		08/2023	8/1/2023	Praveen Gulati(t0000760)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-53135: 75818		08/2023	8/1/2023	Younge(t0000178)	534condo	1110-0000		12,781.70		165541370	ClickPay - ACH - A2307291302_HN2XE0
R-531489		08/2023	8/1/2023	Younge(t0000178)	534condo	1110-0000		0.00		none	:Prog Gen prepayment transfer
R-53743: 75952		08/2023	8/1/2023	Khaneja(t0001082)	534condo	1110-0000		12,781.70		166178473	ClickPay - ACH - A2308010503_SC7RW6
R-53782: 75952		08/2023	8/1/2023	Trubitt(t0000174)	534condo	1110-0000		12,781.70		166395775	ClickPay - ACH - A2308010529_VY6MP5
R-54164: 76341		08/2023	8/8/2023	Riccardi(t0000176)	534condo	1110-0000		12,791.70		1169_167623541	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230808_XF4AU0">https://www.clickpay.com/viewcheck.aspx?tid=L230808_XF4AU0</a>
R-54164: 76341		08/2023	8/8/2023	Samuels(t0000177)	534condo	1110-0000		641.00		814722000_1676	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230808_ZX9EM3">https://www.clickpay.com/viewcheck.aspx?tid=L230808_ZX9EM3</a>
R-54348: 76563		08/2023	8/14/2023	Simon(t0000180)	534condo	1110-0000		26,783.78		1365_167938619	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230814_P12JN6">https://www.clickpay.com/viewcheck.aspx?tid=L230814_P12JN6</a>
R-54362: 76601		08/2023	8/15/2023	Hwang(t0004002)	534condo	1110-0000		12,781.70		167961326	ClickPay - ACH - A2308150419_RV8MZ3
R-54573: 77259		08/2023	8/22/2023	Praveen Gulati(t0000760)	534condo	1110-0000		643.44		6966_168199442	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230822_IL9TU6">https://www.clickpay.com/viewcheck.aspx?tid=L230822_IL9TU6</a>
R-54573: 77259		08/2023	8/22/2023	Samuels(t0000177)	534condo	1110-0000		720.00		816338364_1681	<a href="https://www.clickpay.com/viewcheck.aspx?tid=L230822_YX5YP3">https://www.clickpay.com/viewcheck.aspx?tid=L230822_YX5YP3</a>
<b>Total</b>								92,706.72			

Aged Receivables

Age As Of: 08/31/2023 Post To: 08/2023

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
534condo	5	t0000177	Yaneeke Samuels (Current)	12,558.05	11,500.00	0.00	175.50	882.55	-939.35	11,618.70
534condo	RETAIL	t0000760	Chicago Land Oil Company LLC Praveen Gulati (Current)	7,543.44	6,900.00	0.00	105.30	538.14	-643.44	6,900.00
534condo				20,101.49	18,400.00	0.00	280.80	1,420.69	-1,582.79	18,518.70

Rent Roll with Lease Charges

534 West 42nd Street Condo Association (534condo)

As Of = 08/31/2023

Month Year = 08/2023

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Residents													
2	Condo	0.00	t0000174	Jason Trubitt	0.00	common	1,281.70	0.00	0.00	12/1/2012			0.00
						assmnt	11,500.00						
						Total	12,781.70						
3	Condo	0.00	t0001082	Dr. Amit Khaneja	0.00	common	1,281.70	0.00	0.00	1/1/2017	12/31/2099		0.00
						assmnt	11,500.00						
						Total	12,781.70						
4	Condo	0.00	t0000176	John Riccardi	0.00	common	1,281.70	0.00	0.00	5/1/2013			0.00
						assmnt	11,500.00						
						Total	12,781.70						
5	Condo	0.00	t0000177	Yaneeke Samuels	0.00	common	1,281.70	0.00	0.00	1/1/2013			11,618.70
						assmnt	11,500.00						
						Total	12,781.70						
6	Condo	0.00	t0000178	Michael Younge	0.00	common	1,281.70	0.00	0.00	2/22/2013			0.00
						assmnt	11,500.00						
						Total	12,781.70						
7	Condo	0.00	t0004002	Alexander Hwang	0.00	common	1,281.70	0.00	0.00	12/1/2020	11/30/2030		0.00
						assmnt	11,500.00						
						Total	12,781.70						
8	Condo	0.00	t0000180	Claude Simon	0.00	common	2,683.78	0.00	0.00	12/12/2013			0.00
						assmnt	24,100.00						
						Total	26,783.78						
RETAIL	211-4b2b	0.00	t0000760	Chicago Land Oil Company LLC Praveen Gulati	0.00	comm	769.02	0.00	0.00	11/1/2015	10/31/2099		6,900.00
						assmnt	6,900.00						
						Total	7,669.02						
			Total	534 West 42nd Street Condo Association(534condo)	0.00		111,143.00	0.00	0.00				18,518.70
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 = 08/31/2023

Month Year = 08/2023

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	111,143.00	0.00	0.00	8	100.00	0.00	18,518.70
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	111,143.00	0.00	0.00	8	100.00	0.00	18,518.70

Summary of Charges by Charge Code	
(Current/Notice Residents Only)	
Charge Code	Amount
common	10373.98
assmnt	100000
comm	769.02
Total	111,143.00

534condo-ChaseChk-9300

9/26/2023

Bank Reconciliation Report

8/31/2023

412059300

Posted by: yat on 9/26/2023

Balance Per Bank Statement as of 8/31/2023

100,436.71

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
8/22/2023	8222023	finance - NYC Dept of Finance	13.00
8/23/2023	1108	apseprop - APSE Property Services LLC	138.27
8/23/2023	1109	dde - D&D Elevator, Inc-Solid State	371.54
8/23/2023	1110	future - Future Communications Corp	2,023.44
8/23/2023	1111	jack - JACK JAFFA & ASSOCIATES	180.00
8/23/2023	1112	rodriguez - Rodriguez + Gambino Architectural Bldg Env Cons	1,490.00
8/23/2023	1113	rodriguez - Rodriguez + Gambino Architectural Bldg Env Cons	7,354.20
8/28/2023	82823	verizon - Verizon	121.98
Less:	Outstanding Checks		15,040.34
	Reconciled Bank Balance		85,396.37

Balance per GL as of 8/31/2023

85,396.37

Reconciled Balance Per G/L

85,396.37

Difference

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

0.00

## 534condo-ChaseChk-9300

9/26/2023

## Bank Reconciliation Report

8/31/2023

412059300

Posted by: yat on 9/26/2023

## Cleared Items:

## Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/12/2023	1100	rodriguez - Rodriguez + Gambino Architectural Bldg Env Cons	13,714.88	8/31/2023
7/26/2023	7262023	conediso - Consolidated Edison Company of N.Y. Inc.	1,476.35	8/31/2023
7/26/2023	7262023	conediso - Consolidated Edison Company of N.Y. Inc.	44.39	8/31/2023
8/1/2023	1103	livingst - Livingston Management Services, LLC	750.00	8/31/2023
8/1/2023	1104	livingst - Livingston Management Services, LLC	1,400.00	8/31/2023
8/2/2023	1105	charleshenry - Charles Henry Properties LLC	311.10	8/31/2023
8/2/2023	1106	dde - D&D Elevator, Inc-Solid State	371.54	8/31/2023
8/4/2023	8042023	v0000081 - Artur Ujkaj	451.19	8/31/2023
8/9/2023	1107	cercone - Cercone Exterior Restoration Corp.	16,276.82	8/31/2023
8/18/2023	8182023	v0000081 - Artur Ujkaj	451.18	8/31/2023
8/21/2023	8212023	conediso - Consolidated Edison Company of N.Y. Inc.	1,288.70	8/31/2023
8/21/2023	8212023	conediso - Consolidated Edison Company of N.Y. Inc.	42.49	8/31/2023
8/28/2023	82823	verizon - Verizon	252.42	8/31/2023
8/28/2023	82823	verizon - Verizon	276.88	8/31/2023
<b>Total Cleared Checks</b>			<b>37,107.94</b>	

## Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/31/2023	473	Lockbox	1,091.02	8/31/2023
8/1/2023	474	ACH	12,781.70	8/31/2023
8/2/2023	475	ACH	25,563.40	8/31/2023
8/9/2023	476	Lockbox	13,432.70	8/31/2023
8/15/2023	477	Lockbox	26,783.78	8/31/2023
8/16/2023	478	ACH	12,781.70	8/31/2023
8/23/2023	479	Lockbox	1,363.44	8/31/2023
<b>Total Cleared Deposits</b>			<b>93,797.74</b>	

## Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
8/8/2023	JE 86641		-838.37	8/31/2023
8/8/2023	JE 86669	wrong post dare	838.37	8/31/2023
8/22/2023	JE 88040	To Gross up 08.2023	-838.35	8/31/2023
8/23/2023	JE 89107	NYC Department of building	-575.40	8/31/2023
8/23/2023	JE 89108	NYC DOF	-5.25	8/31/2023
8/31/2023	JE 89076	Reverse	838.35	8/31/2023
8/31/2023	JE 89077	To Gross up 09.2023	-1,257.54	8/31/2023
8/31/2023	JE 89087	To Gross up 08.2023	-403.50	8/31/2023
8/31/2023	JE 89106	Payroll Processing Fees	-153.82	8/31/2023
<b>Total Cleared Other Items</b>			<b>-2,395.51</b>	



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

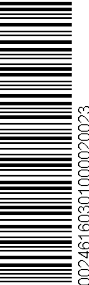
August 01, 2023 through August 31, 2023  
Primary Account: **000000412059300**

#### 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

00024616 DRE 802 089 24423 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® app<sup>1</sup> 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.

<sup>1</sup>Chase 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	\$45,336.08	\$100,436.71
Chase Business Total Savings	000003046731484	44.35	44.35
<b>Total</b>		<b>\$45,380.43</b>	<b>\$100,481.06</b>
<b>TOTAL ASSETS</b>		<b>\$45,380.43</b>	<b>\$100,481.06</b>



August 01, 2023 through August 31, 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>\$45,336.08</b>
Deposits and Additions	7	93,797.74
Checks Paid	6	-32,824.34
Electronic Withdrawals	19	-5,872.77
<b>Ending Balance</b>	<b>32</b>	<b>\$100,436.71</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 \$30,100.46.
- \$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
08/02	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080223 CO Entry Descr:Settlementsec:CCD Trace#:081503502923500 Eed:230802 Ind ID:000018487841362 Ind Name:Livingston Management Trn: 2142923500Tc	\$1,091.02
08/03	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080323 CO Entry Descr:Settlementsec:CCD Trace#:081503504985308 Eed:230803 Ind ID:000018496612582 Ind Name:Livingston Management Trn: 2154985308Tc	12,781.70
08/04	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:080423 CO Entry Descr:Settlementsec:CCD Trace#:081503503397879 Eed:230804 Ind ID:000018515059394 Ind Name:Livingston Management Trn: 2163397879Tc	25,563.40
08/11	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081123 CO Entry Descr:Settlementsec:CCD Trace#:081503509758825 Eed:230811 Ind ID:000018609660358 Ind Name:Livingston Management Trn: 2239758825Tc	13,432.70



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

## DEPOSITS AND ADDITIONS (continued)

DATE	DESCRIPTION	AMOUNT
08/17	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081723 CO Entry Descr:Settlementsec:CCD Trace#:081503504608885 Eed:230817 Ind ID:000018647234778 Ind Name:Livingston Management Trn: 2294608885Tc	26,783.78
08/18	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:081823 CO Entry Descr:Settlementsec:CCD Trace#:081503507433914 Eed:230818 Ind ID:000018650515058 Ind Name:Livingston Management Trn: 2307433914Tc	12,781.70
08/25	Orig CO Name:534 West 42ND St Orig ID:9000679173 Desc Date:082523 CO Entry Descr:Settlementsec:CCD Trace#:081503509220216 Eed:230825 Ind ID:000018697803374 Ind Name:Livingston Management Trn: 2379220216Tc	1,363.44
Total Deposits and Additions		\$93,797.74

## CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1100 ^		08/01	\$13,714.88
1103 * ^		08/11	750.00
1104 ^		08/11	1,400.00
1105 ^		08/16	311.10
1106 ^		08/16	371.54
1107 ^		08/23	16,276.82
Total Checks Paid			\$32,824.34

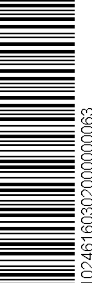
If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

\* 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
08/01	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:230731 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000028652509 Eed:230801 Ind ID: Ind Name: Cyril Montoya DbA Trn: 2138652509Tc	\$1,476.35
08/01	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:230731 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000028652508 Eed:230801 Ind ID: Ind Name: Cyril Montoya DbA Trn: 2138652508Tc	44.39
08/03	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:230803 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000027403345 Eed:230803 Ind ID:939926593218lxs Ind Name:534 W 42ND Street Cond 304287687 Trn: 2157403345Tc	32.01
08/03	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230803 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000024151086 Eed:230803 Ind ID:942226059949lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 2154151086Tc	451.19
08/03	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230803 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000026620024 Eed:230803 Ind ID:R6lxs 080416A01 Ind Name:534 W 42ND Street Cond Aa Trn: 2156620024Tc	102.49
08/09	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Tel Trace#:031000034054341 Eed:230809 Ind ID:8530775850001 Ind Name:534 W 42 St Trn: 2214054341Tc	252.42





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

## ELECTRONIC WITHDRAWALS (continued)

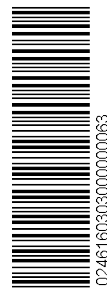
DATE	DESCRIPTION	AMOUNT
08/11	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:230811 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000024171986 Eed:230811 Ind ID:926929421761 Ind Name:639214537534 W 42ND St 550374703 Trn: 2234171986Tc	76.91
08/17	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:230817 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000027849143 Eed:230817 Ind ID:569064807879lxs Ind Name:534 W 42ND Street Cond 304287687 Trn: 2297849143Tc	32.01
08/17	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230817 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000022372280 Eed:230817 Ind ID:335067728073lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 2292372280Tc	451.18
08/17	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230817 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000025098433 Eed:230817 Ind ID:R6lxs 081817A01 Ind Name:534 W 42ND Street Cond Aa Trn: 2295098433Tc	102.50
08/23	Orig CO Name:Nyc Dof Orig ID:D136400434 Desc Date: CO Entry Descr:Nycproptaxsec:CCD Trace#:021000027040220 Eed:230823 Ind ID:3603425~1825583 Ind Name:534Condo Trn: 2357040220Tc	5.25
08/25	Orig CO Name:ADP Payroll Fees Orig ID:9659605001 Desc Date:230825 CO Entry Descr:ADP Fees Sec:CCD Trace#:021000021689769 Eed:230825 Ind ID:798090420459 Ind Name:640172742534 W 42ND St 550374703 Trn: 2371689769Tc	76.91
08/28	Orig CO Name:Verizon Orig ID:9783397101 Desc Date:Urring CO Entry Descr:Paymentrecsec:Web Trace#:031000030905150 Eed:230828 Ind ID:1557345290001 Ind Name:534 4 W 42 St Condomin Trn: 2400905150Tc	276.88
08/30	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:230829 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000020516622 Eed:230830 Ind ID: Ind Name: Cyril Montoya DbA Trn: 2420516622Tc	1,288.70
08/30	Orig CO Name:Nyc Buildings Orig ID:Ac36440434 Desc Date: CO Entry Descr:Dob Sec:CCD Trace#:028000080332260 Eed:230830 Ind ID:C 316252606 Ind Name:534 West 42ND Street C Trn: 2420332260Tc	575.40
08/30	Orig CO Name:Con Ed of NY Orig ID:2462467002 Desc Date:230829 CO Entry Descr:XXXXXXXXXXsec:PPD Trace#:021000020516621 Eed:230830 Ind ID: Ind Name: Cyril Montoya DbA Trn: 2420516621Tc	42.49
08/31	Orig CO Name:ADP Pay-By-Pay Orig ID:9555555505 Desc Date:230831 CO Entry Descr:Pay-By-Paysec:CCD Trace#:021000020479973 Eed:230831 Ind ID:704094932739lxs Ind Name:534 W 42ND Street Cond 304287687 Trn: 2430479973Tc	32.01
08/31	Orig CO Name:ADP Wage Pay Orig ID:9333006057 Desc Date:230831 CO Entry Descr:Wage Pay Sec:CCD Trace#:021000027628803 Eed:230831 Ind ID:638086540854lxs Ind Name:534 W 42ND Street Cond 323298036 Trn: 2437628803Tc	451.20
08/31	Orig CO Name:ADP Tax Orig ID:1223006057 Desc Date:230831 CO Entry Descr:ADP Tax Sec:CCD Trace#:021000021102295 Eed:230831 Ind ID:R6lxs 090118A01 Ind Name:534 W 42ND Street Cond Aa Trn: 2431102295Tc	102.48
Total Electronic Withdrawals		\$5,872.77



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

## DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
08/01	\$30,100.46	08/11	79,904.26	08/25	103,205.87
08/02	31,191.48	08/16	79,221.62	08/28	102,928.99
08/03	43,387.49	08/17	105,419.71	08/30	101,022.40
08/04	68,950.89	08/18	118,201.41	08/31	100,436.71
08/09	68,698.47	08/23	101,919.34		



## 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





August 01, 2023 through August 31, 2023

Primary Account: **000000412059300**

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**534condo-ChaseRes-1484**

9/27/2023

**Bank Reconciliation Report**

**8/31/2023**

**3046731484**

**Posted by: yat    on 9/27/2023**

<b>Balance Per Bank Statement as of 8/31/2023</b>	<b>44.35</b>
<b>Reconciled Bank Balance</b>	<b><u>44.35</u></b>
 <b>Balance per GL as of 8/31/2023</b>	 <b>44.35</b>
<b>Reconciled Balance Per G/L</b>	<b><u>44.35</u></b>
 <b>Difference</b>	 <b>(Reconciled Bank Balance And Reconciled Balance Per G/L)</b>
	<b><u>0.00</u></b>

**534condo-CitiSaving-6158**

9/25/2023

**Bank Reconciliation Report****8/31/2023****6867166158**

Posted by: yat on 9/25/2023

Balance Per Bank Statement as of 8/31/2023	4,286.44
Reconciled Bank Balance	<u>4,286.44</u>
Balance per GL as of 8/31/2023	4,286.44
Reconciled Balance Per G/L	<u>4,286.44</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

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

Date	Tran #	Notes	Amount	Date Cleared
8/8/2023	JE 89052	Service Charge	-15.00	8/31/2023
Total Cleared Other Items			<u>-15.00</u>	

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

00003224 BB CCC 243 JSW0#5NC AM1 0VF 0

001/R1/04F000

000  
CITIBANK, N. A.  
**Account**  
**6867166158**  
**Statement Period**  
**Aug 1 - Aug 31, 2023**  
**Relationship Manager**  
Citibusiness Service Center  
(877) 528-0990

Page 1 of 1

00021438  
K308

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



**CitiBusiness® ACCOUNT AS OF AUGUST 31, 2023**

**Relationship Summary:**

Checking	\$4,286.44
Savings	-----
Checking Plus	-----

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

Type of Charge	No./Units	Price/Unit	Amount
<b>STREAMLINED CHECKING # 6867166158</b>			
Average Daily Collected Balance			\$4,301.44
DEPOSIT SERVICES			
MONTHLY MAINTENANCE FEE	1	15.0000	15.00
<b>Total Charges for Services</b>			<b>\$15.00</b>
<b>Net Service Charge</b>			<b>\$15.00</b>
Charges debited from account # 6867166158			

**CHECKING ACTIVITY**

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

**Beginning Balance:** \$4,301.44  
**Ending Balance:** \$4,286.44

Date	Description	Debits	Credits	Balance
08/08	SERVICE CHARGE ACCT ANALYSIS DIRECT DB	15.00		4,286.44

**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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