

424 West 49th Street Condo Association**Statement of Operations
424 West 49th St, New York, NY - 2016.03**

	Current Period	Year to Date
INCOME		
Rent Concessions	0.00	(353.84)
Common Area Maintenance	5,746.00	14,257.27
TOTAL INCOME	5,746.00	13,903.43
EXPENSES		
Utility - Gas/Fuel - Heating	860.32	1,683.54
Utility - Electric	319.24	1,619.11
Utility - Water & Sewer	819.04	819.04
Service Contract - Elevator	280.35	1,603.18
Service Contract - Pest Control	184.00	618.41
Insurance - Other	1,540.29	2,359.29
Insurance - Property/Liability	0.00	319.46
Service Contract - Management Fees	495.00	1,485.00
Payroll - Salary	350.00	1,050.00
Other Expenses	2.00	6.00
Permits/Violations/Fines/Fees	200.00	552.00
TOTAL EXPENSES	5,050.24	12,115.03
NET PROFIT / LOSS	695.76	1,788.40

424 West 49th St, New York, NY - 2016.03

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424 West 49th Street Condo Association

Balance Sheet
424 West 49th St, New York, NY - 2016.0331

ASSETS

CASH

OP - TD Bank	\$26,448.40
Cash Held by PrevMgmt	3,000.00

TOTAL CASH 29,448.40

ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS 29,448.40

LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS 230.00

TOTAL ASSETS 29,678.40

LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
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TOTAL LIABILITIES (1,188.00)

Opening Balance	9,925.42
Current Earnings	1,788.40
Retained Earnings	19,152.58

TOTAL EQUITY 30,866.40

TOTAL LIAB & EQUITY 29,678.40

MONTHLY BANK RECONCILIATION

**424 West 49th Street Condominium [424]
424 West 49th Street, New York, NY 10019**

3/31/16

OPERATING
[TD]

3/1/2016 Opening Checkbook Balance \$ 25,752.64

Add: Total Deposits for the Current Month 5,746.00
Interest Income -

Cash available \$ 31,498.64

Less: Total Checks written for the Current Month 5,048.24
ACHs -
Bank Charges 2.00

3/31/2016 Ending Checkbook Balance \$ 26,448.40

3/31/2016 Bank Balance per Bank Statement \$ 27,544.11

Add: Outstanding Deposits -

OPER

Less:	Outstanding Checks	Check #	Amount
10/11/2013	Preferred Elevator Inc.	143	303.17
10/23/2015	Lorenzo Silva Torres	364	350.00
10/29/2015	East Park Exterminating	365	92.54
3/24/2016	Lorenzo Silva Torres	399	350.00

Total Outstanding Checks [Oper] 1,095.71

Add: Miscellaneous Adjustments -

3/31/2016 Adjusted Bank Balance \$ 26,448.40



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STATEMENT OF ACCOUNT



248024 06DD1O11 1 010000
 424 WEST 49TH ST CONDOMINIUM ASSOCIATION
 C/O SAFEGUARD REALTY MANAGEMENT INC
 138 W 25TH ST 11FL
 NEW YORK NY 10001-7405

Page: 1 of 2
 Statement Period: Mar 01 2016-Mar 31 2016
 Cust Ref #: 7920173353-720-T-###
 Primary Account #: 792-0173353

Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 03/01	27,005.14
Plus 3 Deposits and Other Credits	5,746.00
Less 11 Checks and Other Debits	5,205.03
Less Service Charges	2.00
Statement Balance as of 03/31	27,544.11

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
3/4	CCD DEPOSIT		350.17	27,355.31
	PAYLEASE.COM CREDIT 49535635			
3/7	Check #393	156.79		27,198.52
3/8	Check #392	350.00		26,848.52
3/10	DEPOSIT		2,885.83	29,734.35
3/10	Check #395	92.54		29,641.81
3/11	Check #394	495.00		29,146.81
3/22	ELECTRONIC PMT-WEB	1,540.29		27,606.52
	HARLEYSVILLE - C BILL PAY 17381059571			
3/23	ACH DEBIT	814.72		26,791.80
	CON ED OF NY INTELL CK 442027149696014			
3/23	ACH DEBIT	364.84		26,426.96
	CON ED OF NY INTELL CK 442027149695016			
3/23	Check #396	280.35		26,146.61
3/24	ELECTRONIC PMT-WEB	819.04		25,327.57
	NYC WATER BD/DEP WATER&SWR 01812465032316			
3/25	CCD DEPOSIT		2,510.00	27,837.57
	PAYLEASE.COM CREDIT 50397539			
3/28	Check #397	91.46		27,746.11
3/31	Check #398	200.00		27,546.11
3/31	PAPER STATEMENT FEE	2.00		27,544.11

Checks Paid

No. Checks: 7

*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
3/8	392	350.00	3/23	396	280.35
3/7	393	156.79	3/28	397	91.46
3/11	394	495.00	3/31	398	200.00
3/10	395	92.54			

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

Property : 424 West 49th St. Condominium

3/1/2016 thru 3/31/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 338 Check 2420	3/10/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 338 Check 281	3/10/16	350.29
424-4B	TLH LLC	CASH	Pymt. Batch 135 Check 57301951	3/01/16	350.17
424-5A	Jim Cook	CASH	Pymt. Batch 338 Check 5943	3/10/16	343.74
424-5B	Trent Vichie	CASH	Pymt. Batch 338 Check 95106985	3/10/16	350.17
424-6B	Lixing Chu	CASH	Pymt. Batch 490 Check 58584611	3/22/16	2,510.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 338 Check 1964	3/10/16	1,492.84
					5,746.00

PROPERTY TOTALS:

Total Checks and Cash Received	5,746.00
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

TOTAL CHECKS AND CASH RECEIVED :

	Chrg Code	Total Amount
Common Area Maintenance	CAM	5,746.00
	Total	5,746.00

Property : 424 West 49th St. Condominium

3/1/2016 thru 3/31/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
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GRAND TOTALS:

Total Checks and Cash Received	5,746.00
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

TOTAL CHECKS AND CASH RECEIVED :

	Chrg Code	Total Amount
Common Area Maintenance	CAM	5,746.00
	Total	5,746.00

Detailed Rent Roll

3/1/2016 to 3/31/2016

Property: 424 West 49th St. Condominium
New York, NY 10019

UNIT REFERENCE NUMBER	OCCUPANT NAME AND ADDRESS	DEPOSITS HELD	PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS IN SELECTED RANGE AMOUNT DESCRIPTION
424-3A	Shellita Ceniza 424 West 49th Street, # 3A	0.00	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 338 Check 2420
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	0.00	0.00	350.29 Common Area Maintenance (350.29) Pymt. Batch 338 Check 281
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	(346.54)	0.00	346.54 Common Area Maintenance
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 135 Check 57301951 350.17 Common Area Maintenance
424-5A	Jim Cook 424 West 49th Street, # 5A	0.00	(5.05)	0.00	348.79 Common Area Maintenance (343.74) Pymt. Batch 338 Check 5943
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	0.00	0.00	350.17 Common Area Maintenance (350.17) Pymt. Batch 338 Check 95106985
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	0.00	492.25	492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	2,008.00	0.00	502.00 Common Area Maintenance (2,510.00) Pymt. Batch 490 Check 58584611
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.00	0.00	1,492.84 Common Area Maintenance (1,492.84) Pymt. Batch 338 Check 1964
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

3/1/2016 to 3/31/2016

Property: 424 West 49th St. Condominium
New York, NY 10019

UNIT REFERENCE NUMBER	OCCUPANT NAME AND ADDRESS	DEPOSITS HELD	PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS IN SELECTED RANGE AMOUNT DESCRIPTION
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PROPERTY TOTALS :

CAM Common Area Maintenance 4,581.84

Total Current Charges	4,581.84
Previous Balance	1,656.41
Cash Received	(5,746.00)
Checks Removed	0.00
Deposits Forfeited	0.00
NSF Checks	0.00
Deposits Decreased	0.00
Open Credits Refunded	0.00
Accounts Receivable Balance	492.25
Security Deposits Held	0.00

OPEN CREDITS APPLIED:

CAM Common Area Maintenance 346.54

Total Applied Open Credits	346.54
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4/21/2016
User: HOLIVER

Safeguard Realty Management, Inc.

11:20:34AM
Page 1 of 1

AP Check Register

424 West 49th Street Condominium Association

Date Range : 3/1/2016 To 3/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000394	03/02/2016	57500	Safeguard Realty Management, Inc.	00457	MF-3/2016	03/01/2016	495.00	0.00	495.00	495.00
000395	03/04/2016	15200	East Park Exterminating	00458	103199	02/25/2016	92.54	0.00	92.54	92.54
000396	03/11/2016	37500	Midtown Elevator Co., Inc.	00459	54857	03/01/2016	280.35	0.00	280.35	280.35
000397	03/22/2016	15200	East Park Exterminating	00466	103425	03/10/2016	91.46	0.00	91.46	91.46
000398	03/22/2016	38700	Finance Commissioner, City of New York	00462	E43507183M	03/03/2016	200.00	0.00	200.00	200.00
000399	03/24/2016	37000	Lorenzo Silva Torres	00468	3/2016	03/01/2016	350.00	0.00	350.00	350.00
DD0321	03/21/2016	24200	Harleysville	00461	INS-3/2016	03/01/2016	1,540.29	0.00	1,540.29	
				00464	1.22-2.23.16-b	02/24/2016	814.72	0.00	814.72	
				00465	1.22-2.23.16-c	02/24/2016	364.84	0.00	364.84	
				Total for Check Number DD0321			2,719.85	0.00	2,719.85	2,719.85
DD0323	03/23/2016	39500	NYC Water Board	00460	11.22-2.18.16	02/29/2016	819.04	0.00	819.04	819.04
Cash Account 1 Totals							5,048.24	0.00	5,048.24	5,048.24
Property/Company Totals for 424 West 49th Street Condominium Association							5,048.24	0.00	5,048.24	5,048.24

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 3/1/2016 To 3/31/2016**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5100-3000 Utility - Gas/Fuel - Heating						
00464	09400 - Con Edison	1/22/2016-2/23/2016	1.22-2.23.16	DD0321	814.72	
00465	09400 - Con Edison	01/22/2016-02/23/2016	1.22-2.23.16	DD0321	45.60	860.32
5120-1000 Utility - Electric						
00465	09400 - Con Edison	01/22/2016-02/23/2016	1.22-2.23.16	DD0321	319.24	319.24
5130-3000 Utility - Water & Sewer						
00460	39500 - NYC Water Board	11/22/2015-2/18/2016	11.22-2.18.1	DD0323	819.04	819.04
5600-1000 Service Contract - Elevator						
00459	37500 - Midtown Elevator Co., Inc	Regular Service	54857	000396	280.35	280.35
5710-1000 Service Contract - Pest Control						
00458	15200 - East Park Exterminating	Roach/Rodent	103199	000395	92.54	
00466	15200 - East Park Exterminating	Bait Stations	103425	000397	91.46	184.00
6300-1000 Insurance - Other						
00461	24200 - Harleysville	3/2016	INS-3/2016	DD0321	1,540.29	1,540.29
6600-1000 Service Contract - Management Fees						
00457	57500 - Safeguard Realty Manageme	3/2016	MF-3/2016	000394	495.00	495.00
8000-1000 Payroll - Salary						
00468	37000 - Lorenzo Silva Torres	3/2016	3/2016	000399	350.00	350.00
8530-2000 Permits/Violations/Fines/Fees						
00462	38700 - Finance Commissioner, Cit	E43507183M	E43507183M	000398	200.00	200.00
Distribution Total						5,048.24

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	860.32	
5120-1000	Utility - Electric	319.24	
5130-3000	Utility - Water & Sewer	819.04	
5600-1000	Service Contract - Elevator	280.35	
5710-1000	Service Contract - Pest Control	184.00	
6300-1000	Insurance - Other	1,540.29	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	350.00	
8530-2000	Permits/Violations/Fines/Fees	200.00	
1000-0000	OP - TD Bank		5,048.24
		5,048.24	5,048.24

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association
Period Ending 3/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					25,752.64
	03/01/16 CAM to 424-4A	SK	OCR.	346.54		
	03/01/16 CAM to 424-4A	SK	OCR.		346.54	
	03/01/16 CAM to 424-4B	SK	PMT.	350.17		
	03/02/16 Safeguard Realty Management, Inc., CHK#000394	AP	00457		495.00	
	03/04/16 East Park Exterminating, CHK#000395	AP	00458		92.54	
	03/10/16 CAM to 424-3A	SK	PMT.	348.79		
	03/10/16 CAM to 424-3B	SK	PMT.	350.29		
	03/10/16 CAM to 424-5A	SK	PMT.	343.74		
	03/10/16 CAM to 424-5B	SK	PMT.	350.17		
	03/10/16 CAM to 424-COMM	SK	PMT.	1,492.84		
	03/11/16 Midtown Elevator Co., Inc., CHK#000396	AP	00459		280.35	
	03/21/16 Con Edison, CHK#DD0321	AP	00464		814.72	
	03/21/16 Con Edison, CHK#DD0321	AP	00465		364.84	
	03/21/16 Harleysville, CHK#DD0321	AP	00461		1,540.29	
	03/22/16 CAM to 424-6B	SK	PMT.	502.00		
	03/22/16 CAM to 424-6B	SK	PMT.	502.00		
	03/22/16 CAM to 424-6B	SK	PMT.	502.00		
	03/22/16 CAM to 424-6B	SK	PMT.	502.00		
	03/22/16 CAM to 424-6B	SK	PMT.	502.00		
	03/22/16 East Park Exterminating, CHK#000397	AP	00466		91.46	
	03/22/16 Finance Commissioner, City of New York, CHK#000398	AP	00462		200.00	
	03/23/16 NYC Water Board, CHK#DD0323	AP	00460		819.04	
	03/24/16 Lorenzo Silva Torres, CHK#000399	AP	00468		350.00	
	03/31/16 TD Bank, CHK#BF0331	AP	00477		2.00	
	Total			<u>6,092.54</u>	<u>5,396.78</u>	<u>26,448.40</u>
1002-0000	Cash Held by PrevMgmt					3,000.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
1650-0000	Utility Sec Dep					230.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>230.00</u>
2480-0000	Other Liabilities					1,188.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>1,188.00</u>
3038-0000	Opening Balance					(9,925.42)
	Total			<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
3045-0000	Retained Earnings					(19,152.58)
	Total			<u>0.00</u>	<u>0.00</u>	<u>(19,152.58)</u>
4100-0000	Rent Concessions					353.84

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 3/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4100-0000	Rent Concessions					
	Total			0.00	0.00	353.84
4410-0000	Common Area Maintenance					(8,511.27)
03/01/16	CAM to 424-4A	SK	OCR.		346.54	
03/01/16	CAM to 424-4A	SK	OCR.	346.54		
03/01/16	CAM to 424-4B	SK	PMT.		350.17	
03/10/16	CAM to 424-3A	SK	PMT.		348.79	
03/10/16	CAM to 424-3B	SK	PMT.		350.29	
03/10/16	CAM to 424-5A	SK	PMT.		343.74	
03/10/16	CAM to 424-5B	SK	PMT.		350.17	
03/10/16	CAM to 424-COMM	SK	PMT.		1,492.84	
03/22/16	CAM to 424-6B	SK	PMT.		502.00	
03/22/16	CAM to 424-6B	SK	PMT.		502.00	
03/22/16	CAM to 424-6B	SK	PMT.		502.00	
03/22/16	CAM to 424-6B	SK	PMT.		502.00	
03/22/16	CAM to 424-6B	SK	PMT.		502.00	
	Total			346.54	6,092.54	(14,257.27)
5100-3000	Utility - Gas/Fuel - Heating					823.22
03/21/16	Con Edison, CHK#DD0321	AP	00464	814.72		
03/21/16	Con Edison, CHK#DD0321	AP	00465	45.60		
	Total			860.32	0.00	1,683.54
5120-1000	Utility - Electric					1,299.87
03/21/16	Con Edison, CHK#DD0321	AP	00465	319.24		
	Total			319.24	0.00	1,619.11
5130-3000	Utility - Water & Sewer					0.00
03/23/16	NYC Water Board, CHK#DD0323	AP	00460	819.04		
	Total			819.04	0.00	819.04
5600-1000	Service Contract - Elevator					1,322.83
03/11/16	Midtown Elevator Co., Inc., CHK#000396	AP	00459	280.35		
	Total			280.35	0.00	1,603.18
5710-1000	Service Contract - Pest Control					434.41
03/04/16	East Park Exterminating, CHK#000395	AP	00458	92.54		
03/22/16	East Park Exterminating, CHK#000397	AP	00466	91.46		
	Total			184.00	0.00	618.41
6300-1000	Insurance - Other					819.00
03/21/16	Harleysville, CHK#DD0321	AP	00461	1,540.29		

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 3/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6300-1000	Insurance - Other					
Total				1,540.29	0.00	2,359.29
6300-2000	Insurance - Property/Liability					319.46
Total				0.00	0.00	319.46
6600-1000	Service Contract - Management Fees					990.00
03/02/16	Safeguard Realty Management, Inc., CHK#000394	AP	00457	495.00		
Total				495.00	0.00	1,485.00
8000-1000	Payroll - Salary					700.00
03/24/16	Lorenzo Silva Torres, CHK#000399	AP	00468	350.00		
Total				350.00	0.00	1,050.00
8230-0000	Other Expenses					4.00
03/31/16	TD Bank, CHK#BF0331	AP	00477	2.00		
Total				2.00	0.00	6.00
8530-2000	Permits/Violations/Fines/Fees					352.00
03/22/16	Finance Commissioner, City of New York, CHK#000398	AP	00462	200.00		
Total				200.00	0.00	552.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 3/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			11,489.32		
	Total Credits			11,489.32		
	Difference			0.00		
	Total Assets			695.76		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			5,746.00		
	Total Expense			5,050.24		
Ledger Totals						
	Beginning Debits			37,589.27		
	Beginning Credits			37,589.27		
	Difference			0.00		
	Ending Debits			43,335.27		
	Ending Credits			43,335.27		
	Difference			0.00		