

424 West 49th Street Condo Association

Statement of Operations  
424 West 49th St, New York, NY - 2016.12

	Current Period	Year to Date
<b>INCOME</b>		
Rent Concessions	0.00	(353.84)
Common Area Maintenance	5,635.73	55,984.45
<b>TOTAL INCOME</b>	<u>5,635.73</u>	<u>55,630.61</u>
<b>EXPENSES</b>		
Utility - Gas/Fuel - Heating	394.47	4,703.59
Utility - Electric	310.57	4,237.30
Utility - Water & Sewer	1,006.53	3,749.82
R&M - Other	0.00	700.00
R&M - Plumbing	0.00	424.61
R&M - Boiler/Heating	11,516.74	23,191.35
R&M - Elevator	0.00	746.62
Service Contract - Elevator	294.38	4,224.53
Service Contract - Pest Control	179.64	2,148.07
Insurance - Other	0.00	11,230.71
Insurance - Property/Liability	34.55	582.91
Service Contract - Management Fees	495.00	5,940.00
Payroll - Salary	1,200.00	4,950.00
Building Supplies	0.00	333.69
Other Expenses	2.00	37.00
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	0.00	782.00
<b>TOTAL EXPENSES</b>	<u>15,538.88</u>	<u>70,287.20</u>
<b>NET PROFIT / LOSS</b>	<u>(9,903.15)</u>	<u>(14,656.59)</u>

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 2016.12

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
<b>INCOME</b>													
Rent/Concessions	0.00	(353.84)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(353.84)
Common Area Maintenance	4,426.38	4,084.89	5,746.00	4,572.09	3,241.05	3,383.96	7,068.71	3,241.03	3,237.42	5,245.44	5,901.75	5,635.73	55,984.45
<b>TOTAL INCOME</b>	<b>4,426.38</b>	<b>3,731.05</b>	<b>5,746.00</b>	<b>4,572.09</b>	<b>3,241.05</b>	<b>3,383.96</b>	<b>7,068.71</b>	<b>3,241.03</b>	<b>3,237.42</b>	<b>5,245.44</b>	<b>5,901.75</b>	<b>5,635.73</b>	<b>55,630.61</b>
<b>EXPENSES</b>													
Utility - Gas/Fuel - Heating	40.78	782.44	860.32	887.96	393.09	364.13	213.89	177.26	187.36	191.09	210.60	394.47	4,703.59
Utility - Electric	966.81	333.06	319.24	0.00	312.81	292.92	370.57	346.76	329.55	344.67	310.34	310.57	4,237.30
Utility - Water & Sewer	0.00	0.00	819.04	0.00	0.00	897.98	0.00	0.00	1,026.27	0.00	0.00	1,006.53	3,749.82
R&M - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	700.00
R&M - Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424.61	0.00	0.00	424.61
R&M - Boiler/Heating	0.00	0.00	0.00	424.61	0.00	0.00	0.00	0.00	0.00	0.00	11,350.00	11,316.74	23,191.35
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	380.00	326.62	0.00	40.00	0.00	0.00	746.62
Service Contract - Elevator	1,042.48	280.35	280.35	280.35	280.35	294.37	294.38	294.38	294.38	294.38	294.38	294.38	4,224.53
Service Contract - Pest Control	185.08	249.33	184.00	179.64	179.64	179.64	179.64	92.54	359.28	0.00	179.64	179.64	2,148.07
Insurance - Other	250.00	569.00	1,540.29	773.15	873.15	362.67	1,692.19	904.04	1,244.53	1,264.96	1,756.73	0.00	11,230.71
Insurance - Property/Liability	319.46	0.00	0.00	0.00	0.00	0.00	0.00	135.25	34.55	34.55	34.55	34.55	582.91
Service Contract - Management Fees	495.00	495.00	495.00	990.00	0.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	5,940.00
Payroll - Salary	350.00	350.00	350.00	350.00	350.00	0.00	0.00	1,050.00	350.00	600.00	0.00	1,200.00	4,950.00
Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333.69	0.00	0.00	0.00	0.00	333.69
Other Expenses	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	15.00	2.00	2.00	2.00	37.00
Accounting/Audit Fees	0.00	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Permits/Violations/Fines/Fees	352.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	130.00	100.00	0.00	0.00	782.00
<b>TOTAL EXPENSES</b>	<b>4,003.61</b>	<b>3,061.18</b>	<b>5,050.24</b>	<b>6,087.71</b>	<b>2,391.04</b>	<b>2,888.71</b>	<b>3,627.67</b>	<b>4,147.54</b>	<b>4,466.12</b>	<b>3,791.26</b>	<b>15,233.24</b>	<b>15,538.88</b>	<b>70,287.20</b>
<b>NET PROFIT / LOSS</b>	<b>422.77</b>	<b>669.87</b>	<b>695.76</b>	<b>(1,515.62)</b>	<b>850.01</b>	<b>695.25</b>	<b>3,441.04</b>	<b>(906.51)</b>	<b>(1,228.70)</b>	<b>1,454.18</b>	<b>(9,331.49)</b>	<b>(9,903.15)</b>	<b>(14,656.59)</b>

Balance Sheet  
424 West 49th St, New York, NY - 2016.1231

**ASSETS**

**CASH**

OP - TD Bank	\$10,003.41
Cash Held by PrevMgmt	3,000.00
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<b>TOTAL CASH</b>	13,003.41
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**ACCOUNTS RECEIVABLE**

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<b>TOTAL CURRENT ASSETS</b>	13,003.41
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**LONG TERM ASSETS**

Utility Sec Dep	230.00
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<b>TOTAL LONG TERM ASSETS</b>	230.00
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<b>TOTAL ASSETS</b>	13,233.41
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**LIABILITIES & EQUITY**

Other Liabilities	(1,188.00)
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<b>TOTAL LIABILITIES</b>	(1,188.00)
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Opening Balance	9,925.42
Current Earnings	(14,656.59)
Retained Earnings	19,152.58
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<b>TOTAL EQUITY</b>	14,421.41
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<b>TOTAL LIAB &amp; EQUITY</b>	13,233.41
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## MONTHLY BANK RECONCILIATION

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

12/31/16

	OPERATING [TD]
12/1/2016 Opening Checkbook Balance	\$ 19,906.56
Add: Total Deposits for the Current Month	5,635.73
Interest Income	-
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Cash available	\$ 25,542.29
Less: Total Checks written for the Current Month	15,536.88
ACHs	-
Bank Charges	2.00
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12/31/2016 Ending Checkbook Balance	<u>\$ 10,003.41</u>
12/31/2016 Bank Balance per Bank Statement	\$ 9,757.58
Add: Outstanding Deposits	1,004.00

### OPER

Less: Outstanding Checks	Check #	Amount
10/11/2013 Preferred Elevator Inc.	143	303.17
10/23/2015 Lorenzo Silva Torres	364	350.00
12/30/2016 Ferrantino Fuel Corp.	458	105.00

Total Outstanding Checks [Oper] 758.17

Add: Miscellaneous Adjustments	-
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12/31/2016 Adjusted Bank Balance	<u>\$ 10,003.41</u>

**Bank**

America's Most Convenient Bank®

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**STATEMENT OF ACCOUNT**

4335-MTD0104t123116041256-000000

424 WEST 49TH ST CONDOMINIUM ASSOCIATION  
C/O SAFEGUARD REALTY MANAGEMENT INC  
120 WEST 31ST ST 6TH FL  
NEW YORK NY 10001

Page: 1 of 2  
Statement Period: Dec 01 2016-Dec 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 12/01	20,559.73
Plus 4 Deposits and Other Credits	4,631.73
Less 11 Checks and Other Debits	15,431.88
Less Service Charges	2.00
Statement Balance as of 12/31	9,757.58

**ACCOUNT ACTIVITY****Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
12/1	Check #450	600.00		19,959.73
12/2	Check #449	495.00		19,464.73
12/6	CCD DEPOSIT		350.17	19,814.90
	PAYLEASE.COM CREDIT 64731189			
12/7	Check #452	11,250.00		8,564.90
12/9	DEPOSIT		2,099.64	10,664.54
12/14	ACH DEBIT	353.85		10,310.69
	CON ED OF NY INTELL CK 442027149696014			
12/14	ACH DEBIT	351.19		9,959.50
	CON ED OF NY INTELL CK 442027149695016			
12/19	Check #453	179.64		9,779.86
12/20	Check #454	266.74		9,513.12
12/21	Check #455	294.38		9,218.74
12/21	Check #456	34.55		9,184.19
12/23	DEPOSIT		492.25	9,676.44
12/28	DEPOSIT		1,689.67	11,366.11
12/29	Check #457	600.00		10,766.11
12/30	ELECTRONIC PMT-WEB	1,006.53		9,759.58
	NYC WATER BD/DEP WATER&SWR 02625048122916			
12/30	PAPER STATEMENT FEE	2.00		9,757.58

**Checks Paid**

No. Checks: 8

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
12/2	449	495.00	12/20	454	266.74
12/1	450	600.00	12/21	455	294.38
12/7	452*	11,250.00	12/21	456	34.55
12/19	453	179.64	12/29	457	600.00

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to [www.tdbank.com](http://www.tdbank.com)

Bank Deposits FDIC Insured | TD Bank, N.A. | Equal Housing Lender

Property : 424 West 49th St. Condominium

12/1/2016 thru 12/31/2016

Cash Journal

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3B	Linda Carroll	CASH	Pymt. Batch 288 Check 331	12/28/16	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 288 Check 0222292	12/28/16	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 793 Check 74187552	12/01/16	350.17
424-5A	James G. Cook	CASH	Pymt. Batch 077 Check 5998	12/09/16	348.79
424-5B	Trent Vichie	CASH	Pymt. Batch 077 Check 313	12/09/16	1,750.85
424-6A	Bradley Rosen	CASH	Pymt. Batch 181 Check 969	12/23/16	492.25
424-6B	Lixing Chu	CASH	Pymt. Batch 329 Check 76221749	12/30/16	1,004.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 288 Check 2027	12/28/16	992.84
					5,635.73

PROPERTY TOTALS:

Total Checks and Cash Received	5,635.73
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	5,635.73
	Total	5,635.73

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

Total Checks and Cash Received	5,635.73
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	5,635.73
	Total	5,635.73

**Detailed Rent Roll**

12/1/2016 to 12/31/2016

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	(348.79)	0.00	348.79 Common Area Maintenance
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 288 Check 331
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	0.00	346.54 Common Area Maintenance (346.54) Pymt. Batch 288 Check 0222292
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 793 Check 74187552 350.17 Common Area Maintenance
424-5A	James G. Cook 424 West 49th Street, # 5A	0.00	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 077 Check 5998
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	1,750.85	350.17	350.17 Common Area Maintenance (1,750.85) Pymt. Batch 077 Check 313
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	0.00	0.00	492.25 Common Area Maintenance (492.25) Pymt. Batch 181 Check 969
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	0.00	(502.00)	502.00 Common Area Maintenance (1,004.00) Pymt. Batch 329 Check 76221749
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.00	0.00	1,492.84 Common Area Maintenance (500.00) credit for flooring repairs (992.84) Pymt. Batch 288 Check 2027
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00



**Detailed Rent Roll**

12/1/2016 to 12/31/2016

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			4,081.84	
	Total Current Charges			4,081.84	
	Previous Balance			1,402.06	
	Cash Received			(5,635.73)	
	Checks Removed			0.00	
	Deposits Forfeited			0.00	
	NSF Checks			0.00	
	Deposits Decreased			0.00	
	Open Credits Refunded			0.00	
	Accounts Receivable Balance			(151.83)	
	Security Deposits Held			0.00	

**ADDITIONAL OPEN CREDITS:**

CAM	Common Area Maintenance			502.00	
	Total Open Credits			502.00	

**OPEN CREDITS APPLIED:**

CAM	Common Area Maintenance			7,187.21	
	Total Applied Open Credits			7,187.21	

**AP Check Register**

424 - 424 West 49th Street Condominium Association

Date Range : 12/1/2016 To 12/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000449	12/01/2016	57500	Safeguard Realty Management, Inc.	00564	2016.1201.MF	12/01/2016	495.00	0.00	495.00	495.00
000450	12/01/2016	04900	Rafael Jrizarry	00563	PR-12/2016	12/01/2016	600.00	0.00	600.00	600.00
000451	12/01/2016	37800	New York Heating	00565	2016.1201	12/01/2016	11,250.00	0.00	11,250.00	
				00565	2016.1201	12/01/2016	-11,250.00	0.00	-11,250.00	
				<b>Total for Check Number 000451</b>			0.00	0.00	0.00	0.00
000452	12/01/2016	37800	New York Heating	00565	2016.1201	12/01/2016	11,250.00	0.00	11,250.00	11,250.00
000453	12/13/2016	15200	East Park Exterminating	00566	107850	11/24/2016	92.54	0.00	92.54	
				00567	107851	11/24/2016	87.10	0.00	87.10	
				<b>Total for Check Number 000453</b>			179.64	0.00	179.64	179.64
000454	12/13/2016	21000	Ferrantino Fuel Corp.	00570	34482	12/07/2016	266.74	0.00	266.74	266.74
000455	12/13/2016	37500	Midtown Elevator Co., Inc.	00569	58428	12/01/2016	294.38	0.00	294.38	294.38
000456	12/19/2016	06200	BankDirect Capital Finance, LLC	00573	Ins-12/2016	12/01/2016	34.55	0.00	34.55	34.55
000457	12/29/2016	04900	Rafael Jrizarry	00575	1/2017	12/29/2016	600.00	0.00	600.00	600.00
000458	12/30/2016	21000	Ferrantino Fuel Corp.	00574	121904	12/15/2016	105.00	0.00	105.00	105.00
DD1212	12/12/2016	09400	Con Edison	00571	10.20-11.18.16	11/21/2016	353.85	0.00	353.85	
				00572	10.20-11.18.16	11/12/2016	351.19	0.00	351.19	
				<b>Total for Check Number DD1212</b>			705.04	0.00	705.04	705.04
DD1229	12/29/2016	39500	NYC Water Board	00568	8.18-11.21.16	11/29/2016	1,006.53	0.00	1,006.53	1,006.53
<b>Cash Account 1 Totals</b>							<b>15,536.88</b>	<b>0.00</b>	<b>15,536.88</b>	<b>15,536.88</b>
<b>Property/Company Totals for 424 West 49th Street Condominium Association</b>							<b>15,536.88</b>	<b>0.00</b>	<b>15,536.88</b>	<b>15,536.88</b>

**AP Expense Distribution**

**424 - 424 West 49th Street Condominium Association**

**For Cash Account : All  
From 12/1/2016 To 12/31/2016**

<b>GL Account</b>			<b>Invoice No.</b>	<b>Check No.</b>	<b>Amount</b>	<b>Account Total</b>
<b>Vchr</b>	<b>Vendor</b>	<b>Description</b>				
<b>5100-3000 Utility - Gas/Fuel - Heating</b>						
00571	09400 - Con Edison	10/20/2016-11/18/2016	10.20-11.18.	DD1212	353.85	
00572	09400 - Con Edison	10/20/2016-11/18/2016	10.20-11.18.	DD1212	40.62	394.47
<b>5120-1000 Utility - Electric</b>						
00572	09400 - Con Edison	10/20/2016-11/18/2016	10.20-11.18.	DD1212	310.57	310.57
<b>5130-3000 Utility - Water &amp; Sewer</b>						
00568	39500 - NYC Water Board	8/18/2016-11/21/2016	8.18-11.21.1	DD1229	1,006.53	1,006.53
<b>5502-1000 R&amp;M - Boiler/Heating</b>						
00565	37800 - New York Heating	Boiler Job	2016.1201	000451	11,250.00	
00565	37800 - New York Heating	Boiler Job	2016.1201	000452	11,250.00	
00565	37800 - New York Heating	Boiler Job	2016.1201	000451	(11,250.00)	
00570	21000 - Ferrantino Fuel Corp.	Gas Burner Service	34482	000454	266.74	11,516.74
<b>5600-1000 Service Contract - Elevator</b>						
00569	37500 - Midtown Elevator Co., Inc	Regular Service	58428	000455	294.38	294.38
<b>5710-1000 Service Contract - Pest Control</b>						
00566	15200 - East Park Exterminating	Roach/Rodent	107850	000453	92.54	
00567	15200 - East Park Exterminating	Fill 4 Stations	107851	000453	87.10	179.64
<b>5720-1000 Inspection - Boiler</b>						
00574	21000 - Ferrantino Fuel Corp.	NYC Inspection	121904	000458	105.00	105.00
<b>6300-2000 Insurance - Property/Liability</b>						
00573	06200 - BankDirect Capital Financ	12/2016	Ins-12/2016	000456	34.55	34.55
<b>6600-1000 Service Contract - Management Fees</b>						
00564	57500 - Safeguard Realty Manageme	Management Fee - 12/2016	2016.1201.N	000449	495.00	495.00
<b>8000-1000 Payroll - Salary</b>						
00563	04900 - Rafael Jrizarry	12/2016	PR-12/2016	000450	600.00	
00575	04900 - Rafael Jrizarry	1/2017	1/2017	000457	600.00	1,200.00
<b>Distribution Total</b>						<b>15,536.88</b>

**Account Summary**

<b>Account</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
5100-3000	Utility - Gas/Fuel - Heating	394.47	
5120-1000	Utility - Electric	310.57	
5130-3000	Utility - Water & Sewer	1,006.53	
5502-1000	R&M - Boiler/Heating	11,516.74	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	179.64	
5720-1000	Inspection - Boiler	105.00	
6300-2000	Insurance - Property/Liability	34.55	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	1,200.00	
1000-0000	OP - TD Bank		15,536.88
		<b>15,536.88</b>	<b>15,536.88</b>

**Monthly General Ledger**

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 12/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>1000-0000</b>	<b>OP - TD Bank</b>					19,906.56
12/01/16	CAM to 424-3A	SK	OCR.	348.79		
12/01/16	CAM to 424-3A	SK	OCR.		348.79	
12/01/16	CAM to 424-4B	SK	PMT.	350.17		
12/01/16	New York Heating, CHK#000451	AP	00565		11,250.00	
12/01/16	New York Heating, CHK#000452	AP	00565		11,250.00	
12/01/16	New York Heating, CHK#000451	AP	00565	11,250.00		
12/01/16	Safeguard Realty Management, Inc., CHK#000449	AP	00564		495.00	
12/01/16	Rafael Jrizarry, CHK#000450	AP	00563		600.00	
12/09/16	CAM to 424-5A	SK	PMT.	348.79		
12/09/16	CAM to 424-5B	SK	PMT.	350.17		
12/09/16	CAM to 424-5B	SK	PMT.	350.17		
12/09/16	CAM to 424-5B	SK	PMT.	350.17		
12/09/16	CAM to 424-5B	SK	PMT.	350.17		
12/09/16	CAM to 424-5B	SK	PMT.	350.17		
12/12/16	Con Edison, CHK#DD1212	AP	00571		353.85	
12/12/16	Con Edison, CHK#DD1212	AP	00572		351.19	
12/13/16	Ferrantino Fuel Corp., CHK#000454	AP	00570		266.74	
12/13/16	Midtown Elevator Co., Inc., CHK#000455	AP	00569		294.38	
12/13/16	East Park Exterminating, CHK#000453	AP	00566		92.54	
12/13/16	East Park Exterminating, CHK#000453	AP	00567		87.10	
12/19/16	BankDirect Capital Finance, LLC, CHK#000456	AP	00573		34.55	
12/23/16	CAM to 424-6A	SK	PMT.	492.25		
12/28/16	CAM to 424-3B	SK	PMT.	350.29		
12/28/16	CAM to 424-4A	SK	PMT.	346.54		
12/28/16	CAM to 424-COMM	SK	PMT.	992.84		
12/29/16	NYC Water Board, CHK#DD1229	AP	00568		1,006.53	
12/29/16	Rafael Jrizarry, CHK#000457	AP	00575		600.00	
12/30/16	CAM to 424-6B	SK	PMT.	502.00		
12/30/16	CAM to 424-6B	SK	PMT.	502.00		
12/30/16	Ferrantino Fuel Corp., CHK#000458	AP	00574		105.00	
12/31/16	TD Bank, CHK#BF1231	AP	00588		2.00	
<b>Total</b>				<u>17,234.52</u>	<u>27,137.67</u>	<u>10,003.41</u>
<b>1002-0000</b>	<b>Cash Held by PrevMgmt</b>					3,000.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
<b>1650-0000</b>	<b>Utility Sec Dep</b>					230.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>230.00</u>
<b>2480-0000</b>	<b>Other Liabilities</b>					1,188.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>1,188.00</u>
<b>3038-0000</b>	<b>Opening Balance</b>					(9,925.42)

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
3038-0000	Opening Balance					
	<b>Total</b>			0.00	0.00	(9,925.42)
3045-0000	Retained Earnings					(19,152.58)
	<b>Total</b>			0.00	0.00	(19,152.58)
4100-0000	Rent Concessions					353.84
	<b>Total</b>			0.00	0.00	353.84
4410-0000	Common Area Maintenance					(50,348.72)
12/01/16	CAM to 424-3A	SK	OCR.		348.79	
12/01/16	CAM to 424-3A	SK	OCR.	348.79		
12/01/16	CAM to 424-4B	SK	PMT.		350.17	
12/01/16	CAM to 424-COMM	SK	ADJ.	500.00		
12/01/16	CAM to 424-COMM	SK	ADJ.		500.00	
12/09/16	CAM to 424-5A	SK	PMT.		348.79	
12/09/16	CAM to 424-5B	SK	PMT.		350.17	
12/09/16	CAM to 424-5B	SK	PMT.		350.17	
12/09/16	CAM to 424-5B	SK	PMT.		350.17	
12/09/16	CAM to 424-5B	SK	PMT.		350.17	
12/09/16	CAM to 424-5B	SK	PMT.		350.17	
12/23/16	CAM to 424-6A	SK	PMT.		492.25	
12/28/16	CAM to 424-3B	SK	PMT.		350.29	
12/28/16	CAM to 424-4A	SK	PMT.		346.54	
12/28/16	CAM to 424-COMM	SK	PMT.		992.84	
12/30/16	CAM to 424-6B	SK	PMT.		502.00	
12/30/16	CAM to 424-6B	SK	PMT.		502.00	
	<b>Total</b>			848.79	6,484.52	(55,984.45)
5100-3000	Utility - Gas/Fuel - Heating					4,309.12
12/12/16	Con Edison, CHK#DD1212	AP	00571	353.85		
12/12/16	Con Edison, CHK#DD1212	AP	00572	40.62		
	<b>Total</b>			394.47	0.00	4,703.59
5120-1000	Utility - Electric					3,926.73
12/12/16	Con Edison, CHK#DD1212	AP	00572	310.57		
	<b>Total</b>			310.57	0.00	4,237.30
5130-3000	Utility - Water & Sewer					2,743.29
12/29/16	NYC Water Board, CHK#DD1229	AP	00568	1,006.53		
	<b>Total</b>			1,006.53	0.00	3,749.82
5470-1000	R&M - Other					700.00

**Monthly General Ledger**

**Property/Company : 424**  
**424 West 49th Street Condo Association**  
**Period Ending 12/31/2016**

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>5470-1000</b>	<b>R&amp;M - Other</b>					
<b>Total</b>				0.00	0.00	700.00
<b>5500-1000</b>	<b>R&amp;M - Plumbing</b>					424.61
<b>Total</b>				0.00	0.00	424.61
<b>5502-1000</b>	<b>R&amp;M - Boiler/Heating</b>					11,674.61
12/01/16	New York Heating, CHK#000451	AP	00565	11,250.00		
12/01/16	New York Heating, CHK#000452	AP	00565	11,250.00		
12/01/16	New York Heating, CHK#000451	AP	00565		11,250.00	
12/13/16	Ferrantino Fuel Corp., CHK#000454	AP	00570	266.74		
<b>Total</b>				22,766.74	11,250.00	23,191.35
<b>5505-1000</b>	<b>R&amp;M - Elevator</b>					746.62
<b>Total</b>				0.00	0.00	746.62
<b>5600-1000</b>	<b>Service Contract - Elevator</b>					3,930.15
12/13/16	Midtown Elevator Co., Inc., CHK#000455	AP	00569	294.38		
<b>Total</b>				294.38	0.00	4,224.53
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					1,968.43
12/13/16	East Park Exterminating, CHK#000453	AP	00566	92.54		
12/13/16	East Park Exterminating, CHK#000453	AP	00567	87.10		
<b>Total</b>				179.64	0.00	2,148.07
<b>5720-1000</b>	<b>Inspection - Boiler</b>					0.00
12/30/16	Ferrantino Fuel Corp., CHK#000458	AP	00574	105.00		
<b>Total</b>				105.00	0.00	105.00
<b>6300-1000</b>	<b>Insurance - Other</b>					11,230.71
<b>Total</b>				0.00	0.00	11,230.71
<b>6300-2000</b>	<b>Insurance - Property/Liability</b>					548.36
12/19/16	BankDirect Capital Finance, LLC, CHK#000456	AP	00573	34.55		
<b>Total</b>				34.55	0.00	582.91
<b>6600-1000</b>	<b>Service Contract - Management Fees</b>					5,445.00
12/01/16	Safeguard Realty Management, Inc., CHK#000449	AP	00564	495.00		
<b>Total</b>				495.00	0.00	5,940.00
<b>8000-1000</b>	<b>Payroll - Salary</b>					3,750.00

**Monthly General Ledger**

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 12/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>8000-1000</b>	<b>Payroll - Salary</b>					
	12/01/16 Rafael Jrizarry, CHK#000450	AP	00563	600.00		
	12/29/16 Rafael Jrizarry, CHK#000457	AP	00575	600.00		
	<b>Total</b>			<u>1,200.00</u>	<u>0.00</u>	<u>4,950.00</u>
<b>8150-0000</b>	<b>Building Supplies</b>					333.69
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>333.69</u>
<b>8230-0000</b>	<b>Other Expenses</b>					35.00
	12/31/16 TD Bank, CHK#BF1231	AP	00588	2.00		
	<b>Total</b>			<u>2.00</u>	<u>0.00</u>	<u>37.00</u>
<b>8460-1000</b>	<b>Accounting/Audit Fees</b>					2,200.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
<b>8530-2000</b>	<b>Permits/Violations/Fines/Fees</b>					782.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>782.00</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>Transaction Totals</b>						
	Total Debits			44,872.19		
	Total Credits			44,872.19		
	Difference			0.00		
	Total Assets			-9,903.15		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			5,635.73		
	Total Expense			15,538.88		
<b>Ledger Totals</b>						
	Beginning Debits			79,426.72		
	Beginning Credits			79,426.72		
	Difference			0.00		
	Ending Debits			85,062.45		
	Ending Credits			85,062.45		
	Difference			0.00		