

424 West 49th Street Condo Association

Statement of Operations  
424 West 49th St, New York, NY - 2016.04

	Current Period	Year to Date
<b>INCOME</b>		
Rent Concessions	0.00	(353.84)
Common Area Maintenance	4,572.09	18,829.36
<b>TOTAL INCOME</b>	4,572.09	18,475.52
<b>EXPENSES</b>		
Utility - Gas/Fuel - Heating	887.96	2,571.50
Utility - Electric	0.00	1,619.11
Utility - Water & Sewer	0.00	819.04
R&M - Boiler/Heating	424.61	424.61
Service Contract - Elevator	280.35	1,883.53
Service Contract - Pest Control	179.64	798.05
Insurance - Other	773.15	3,132.44
Insurance - Property/Liability	0.00	319.46
Service Contract - Management Fees	990.00	2,475.00
Payroll - Salary	350.00	1,400.00
Other Expenses	2.00	8.00
Accounting/Audit Fees	2,200.00	2,200.00
Permits/Violations/Fines/Fees	0.00	552.00
<b>TOTAL EXPENSES</b>	6,087.71	18,202.74
<b>NET PROFIT / LOSS</b>	(1,515.62)	272.78

**424 West 49th St, New York, NY - 2016.04**

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424 West 49th Street Condo Association  
Balance Sheet  
424 West 49th St, New York, NY - 2016.0430

ASSETS

CASH

OP - TD Bank	\$24,932.78
Cash Held by PrevMgmt	3,000.00

**TOTAL CASH** 27,932.78

ACCOUNTS RECEIVABLE

**TOTAL CURRENT ASSETS** 27,932.78

LONG TERM ASSETS

Utility Sec Dep	230.00
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**TOTAL LONG TERM ASSETS** 230.00

**TOTAL ASSETS** 28,162.78

LIABILITIES & EQUITY

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

Opening Balance	9,925.42
Current Earnings	272.78
Retained Earnings	19,152.58

**TOTAL EQUITY** 29,350.78

**TOTAL LIAB & EQUITY** 28,162.78

## MONTHLY BANK RECONCILIATION

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

4/30/16

OPERATING  
[TD]

4/1/2016 Opening Checkbook Balance		\$ 26,448.40
Add:	Total Deposits for the Current Month	4,572.09
	Interest Income	<u>-</u>
	Cash available	\$ 31,020.49
Less:	Total Checks written for the Current Month	6,085.71
	ACHs	-
	Bank Charges	<u>2.00</u>
4/30/2016 Ending Checkbook Balance		<u>\$ 24,932.78</u>
4/30/2016 Bank Balance per Bank Statement		\$ 26,430.95
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
	4/26/2016 Lorenzo Silva Torres	406	350.00
	4/29/2016 Safeguard Realty Management, Inc	407	495.00

Total Outstanding Checks [Oper]		1,498.17
Add:	Miscellaneous Adjustments	<u>-</u>
4/30/2016 Adjusted Bank Balance		<u>\$ 24,932.78</u>



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## STATEMENT OF ACCOUNT



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 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: Apr 01 2016-Apr 30 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 04/01	27,544.11
Plus 2 Deposits and Other Credits	4,572.09
Less 10 Checks and Other Debits	5,683.25
Less Service Charges	2.00
Statement Balance as of 04/30	26,430.95

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

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
4/6	CCD DEPOSIT		350.17	27,894.28
	PAYLEASE.COM CREDIT 51273690			
4/11	Check #399	350.00		27,544.28
4/12	DEPOSIT		4,221.92	31,766.20
4/12	Check #403	280.35		31,485.85
4/12	Check #401	179.64		31,306.21
4/12	Check #44	92.54		31,213.67
4/13	Check #400	495.00		30,718.67
4/19	Check #402	2,200.00		28,518.67
4/19	ELECTRONIC PMT-WEB	773.15		27,745.52
	HARLEYSVILLE - P BILL PAY 17471895941			
4/21	ACH DEBIT	537.43		27,208.09
	CON ED OF NY INTELL CK 442027149696014			
4/21	ACH DEBIT	350.53		26,857.56
	CON ED OF NY INTELL CK 442027149695016			
4/29	Check #405	424.61		26,432.95
4/29	PAPER STATEMENT FEE	2.00		26,430.95

**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
4/12	44	92.54	4/19	402	2,200.00
4/11	399*	350.00	4/12	403	280.35
4/13	400	495.00	4/29	405*	424.61
4/12	401	179.64			

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078867 06DD1Y04 020513

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

5/16/2016  
User: HOLIVER

Safeguard Realty Management, Inc.

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Page 1 of 2

Property : 424 West 49th St. Condominium

4/1/2016 thru 4/30/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 789 Check 2424	4/12/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 789 Check 283	4/12/16	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 789 Check 34289221	4/12/16	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 637 Check 59086726	4/01/16	350.17
424-5A	Jim Cook	CASH	Pymt. Batch 789 Check 5953	4/12/16	348.79
424-5B	Trent Vichie	CASH	Pymt. Batch 789 Check 95928811	4/12/16	350.17
424-6A	Bradley Rosen	CASH	Pymt. Batch 789 Check 697	4/12/16	984.50
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 789 Check 1969	4/12/16	1,492.84
					4,572.09

PROPERTY TOTALS :

Total Checks and Cash Received	4,572.09
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	4,572.09
	Total	4,572.09

5/16/2016  
User: HOLIVER

Safeguard Realty Management, Inc.

3:25:53PM  
Page 2 of 2

Property : 424 West 49th St. Condominium

4/1/2016 thru 4/30/2016

**Cash Journal**

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

Total Checks and Cash Received	4,572.09
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	4,572.09
	Total	4,572.09

**Detailed Rent Roll**

4/1/2016 to 4/30/2016

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 789 Check 2424
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 789 Check 283
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	0.00	346.54 Common Area Maintenance (346.54) Pymt. Batch 789 Check 34289221
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 637 Check 59086726 350.17 Common Area Maintenance
424-5A	Jim Cook 424 West 49th Street, # 5A	0.00	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 789 Check 5953
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 789 Check 95928811
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	492.25	0.00	492.25 Common Area Maintenance (984.50) Pymt. Batch 789 Check 697
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	0.00	502.00	502.00 Common Area Maintenance
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 789 Check 1969
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

**PROPERTY TOTALS :**

<b>CAM</b>	<b>Common Area Maintenance</b>	<b>4,581.84</b>
		<hr/>
	<b>Total Current Charges</b>	<b>4,581.84</b>
	<b>Previous Balance</b>	<b>492.25</b>
	<b>Cash Received</b>	<b>(4,572.09)</b>
	<b>Checks Removed</b>	<b>0.00</b>
	<b>Deposits Forfeited</b>	<b>0.00</b>
	<b>NSF Checks</b>	<b>0.00</b>
	<b>Deposits Decreased</b>	<b>0.00</b>
	<b>Open Credits Refunded</b>	<b>0.00</b>
		<hr/>
	<b>Accounts Receivable Balance</b>	<b>502.00</b>
	<b>Security Deposits Held</b>	<b>0.00</b>



**AP Check Register**

424 West 49th Street Condominium Association

Date Range : 4/1/2016 To 4/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000365	04/07/2016	15200	East Park Exterminating	00410	100627	09/24/2015	-92.54	0.00	-92.54	-92.54
000400	04/01/2016	57500	Safeguard Realty Management, Inc.	00471	MF-4/2016	04/01/2016	495.00	0.00	495.00	495.00
000401	04/06/2016	15200	East Park Exterminating	00469	103599	03/24/2016	87.10	0.00	87.10	
				00470	103598	03/24/2016	92.54	0.00	92.54	
				Total for Check Number 000401			179.64	0.00	179.64	179.64
000402	04/06/2016	23500	HAL MODEL CPA PA	00467	2016.0320	03/20/2016	2,200.00	0.00	2,200.00	2,200.00
000403	04/06/2016	37500	Midtown Elevator Co., Inc.	00472	55253	04/01/2016	280.35	0.00	280.35	280.35
000404	04/07/2016	15200	East Park Exterminating	00410	100627	09/24/2015	92.54	0.00	92.54	92.54
000405	04/19/2016	21500	Go Pro Plumbing & Heating	00473	16-0576	03/29/2016	424.61	0.00	424.61	424.61
000406	04/26/2016	37000	Lorenzo Silva Torres	00478	4/2016	04/01/2016	350.00	0.00	350.00	350.00
000407	04/29/2016	57500	Safeguard Realty Management, Inc.	00479	MF-5/2016	05/01/2016	495.00	0.00	495.00	495.00
DD0418	04/18/2016	24200	Harleysville	00474	INS-4/2016	04/14/2016	773.15	0.00	773.15	773.15
DD0419	04/19/2016	09400	Con Edison	00475	2.23-3.23.16-b	03/24/2016	537.43	0.00	537.43	
				00476	2.23-3.23.16-c	03/24/2016	350.53	0.00	350.53	
				Total for Check Number DD0419			887.96	0.00	887.96	887.96
Cash Account 1 Totals							6,085.71	0.00	6,085.71	6,085.71
Property/Company Totals for 424 West 49th Street Condominium Association							6,085.71	0.00	6,085.71	6,085.71

**AP Expense Distribution**

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

**For Cash Account : All  
From 4/1/2016 To 4/30/2016**

<b>GL Account</b>			<b>Invoice</b>	<b>Check</b>		
<b>Vchr</b>	<b>Vendor</b>	<b>Description</b>	<b>No.</b>	<b>No.</b>	<b>Amount</b>	<b>Account Total</b>
<b>5100-3000 Utility - Gas/Fuel - Heating</b>						
00475	09400 - Con Edison	2/23/2016-3/23/2016	2.23-3.23.16	DD0419	537.43	
00476	09400 - Con Edison	2/23/2016-3/23/2016	2.23-3.23.16	DD0419	350.53	887.96
<b>5502-1000 R&amp;M - Boiler/Heating</b>						
00473	21500 - Go Pro Plumbing & Heating	16-0576	16-0576	000405	424.61	424.61
<b>5600-1000 Service Contract - Elevator</b>						
00472	37500 - Midtown Elevator Co., Inc	Regular Service	55253	000403	280.35	280.35
<b>5710-1000 Service Contract - Pest Control</b>						
00410	15200 - East Park Exterminating	Pest Control Services	100627	000404	92.54	
00410	15200 - East Park Exterminating	Pest Control Services	100627	000365	(92.54)	
00469	15200 - East Park Exterminating	Fill 4 stations	103599	000401	87.10	
00470	15200 - East Park Exterminating	Roach/Rodent	103598	000401	92.54	179.64
<b>6300-1000 Insurance - Other</b>						
00474	24200 - Harleysville	4/2016-Installment 2 of 9	INS-4/2016	DD0418	773.15	773.15
<b>6600-1000 Service Contract - Management Fees</b>						
00471	57500 - Safeguard Realty Manageme	4/2016	MF-4/2016	000400	495.00	
00479	57500 - Safeguard Realty Manageme	5/2016	MF-5/2016	000407	495.00	990.00
<b>8000-1000 Payroll - Salary</b>						
00478	37000 - Lorenzo Silva Torres	4/2016	4/2016	000406	350.00	350.00
<b>8460-1000 Accounting/Audit Fees</b>						
00467	23500 - HAL MODEL CPA PA	2015-Accounting	2016.0320	000402	2,200.00	2,200.00
<b>Distribution Total</b>						<b>6,085.71</b>

**Account Summary**

<b>Account</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
5100-3000	Utility - Gas/Fuel - Heating	887.96	
5502-1000	R&M - Boiler/Heating	424.61	
5600-1000	Service Contract - Elevator	280.35	
5710-1000	Service Contract - Pest Control	179.64	
6300-1000	Insurance - Other	773.15	
6600-1000	Service Contract - Management Fees	990.00	
8000-1000	Payroll - Salary	350.00	
8460-1000	Accounting/Audit Fees	2,200.00	
1000-0000	OP - TD Bank		6,085.71
		<b>6,085.71</b>	<b>6,085.71</b>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 4/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>1000-0000</b>	<b>OP - TD Bank</b>					26,448.40
	04/01/16 CAM to 424-4B	SK	PMT.	350.17		
	04/01/16 Safeguard Realty Management, Inc., CHK#000400	AP	00471		495.00	
	04/06/16 Midtown Elevator Co., Inc., CHK#000403	AP	00472		280.35	
	04/06/16 East Park Exterminating, CHK#000401	AP	00469		87.10	
	04/06/16 East Park Exterminating, CHK#000401	AP	00470		92.54	
	04/06/16 HAL MODEL CPA PA, CHK#000402	AP	00467		2,200.00	
	04/07/16 East Park Exterminating, CHK#000404	AP	00410		92.54	
	04/07/16 East Park Exterminating, CHK#000365	AP	00410	92.54		
	04/12/16 CAM to 424-3A	SK	PMT.	348.79		
	04/12/16 CAM to 424-3B	SK	PMT.	350.29		
	04/12/16 CAM to 424-4A	SK	PMT.	346.54		
	04/12/16 CAM to 424-5A	SK	PMT.	348.79		
	04/12/16 CAM to 424-5B	SK	PMT.	350.17		
	04/12/16 CAM to 424-6A	SK	PMT.	492.25		
	04/12/16 CAM to 424-6A	SK	PMT.	492.25		
	04/12/16 CAM to 424-COMM	SK	PMT.	1,492.84		
	04/18/16 Harleysville, CHK#DD0418	AP	00474		773.15	
	04/19/16 Con Edison, CHK#DD0419	AP	00475		537.43	
	04/19/16 Con Edison, CHK#DD0419	AP	00476		350.53	
	04/19/16 Go Pro Plumbing & Heating, CHK#000405	AP	00473		424.61	
	04/26/16 Lorenzo Silva Torres, CHK#000406	AP	00478		350.00	
	04/29/16 Safeguard Realty Management, Inc., CHK#000407	AP	00479		495.00	
	04/29/16 TD Bank, CHK#BF0429	AP	00486		2.00	
	<b>Total</b>			<u>4,664.63</u>	<u>6,180.25</u>	<u>24,932.78</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)
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
<b>3045-0000</b>	<b>Retained Earnings</b>					(19,152.58)
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>(19,152.58)</u>
<b>4100-0000</b>	<b>Rent Concessions</b>					353.84
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>353.84</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 4/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>4410-0000</b>	<b>Common Area Maintenance</b>					(14,257.27)
	04/01/16 CAM to 424-4B	SK	PMT.		350.17	
	04/12/16 CAM to 424-3A	SK	PMT.		348.79	
	04/12/16 CAM to 424-3B	SK	PMT.		350.29	
	04/12/16 CAM to 424-4A	SK	PMT.		346.54	
	04/12/16 CAM to 424-5A	SK	PMT.		348.79	
	04/12/16 CAM to 424-5B	SK	PMT.		350.17	
	04/12/16 CAM to 424-6A	SK	PMT.		492.25	
	04/12/16 CAM to 424-6A	SK	PMT.		492.25	
	04/12/16 CAM to 424-COMM	SK	PMT.		1,492.84	
	<b>Total</b>			<u>0.00</u>	<u>4,572.09</u>	<u>(18,829.36)</u>
<b>5100-3000</b>	<b>Utility - Gas/Fuel - Heating</b>					1,683.54
	04/19/16 Con Edison, CHK#DD0419	AP	00475	537.43		
	04/19/16 Con Edison, CHK#DD0419	AP	00476	350.53		
	<b>Total</b>			<u>887.96</u>	<u>0.00</u>	<u>2,571.50</u>
<b>5120-1000</b>	<b>Utility - Electric</b>					1,619.11
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>1,619.11</u>
<b>5130-3000</b>	<b>Utility - Water &amp; Sewer</b>					819.04
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>819.04</u>
<b>5502-1000</b>	<b>R&amp;M - Boiler/Heating</b>					0.00
	04/19/16 Go Pro Plumbing & Heating, CHK#000405	AP	00473	424.61		
	<b>Total</b>			<u>424.61</u>	<u>0.00</u>	<u>424.61</u>
<b>5600-1000</b>	<b>Service Contract - Elevator</b>					1,603.18
	04/06/16 Midtown Elevator Co., Inc., CHK#000403	AP	00472	280.35		
	<b>Total</b>			<u>280.35</u>	<u>0.00</u>	<u>1,883.53</u>
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					618.41
	04/06/16 East Park Exterminating, CHK#000401	AP	00469	87.10		
	04/06/16 East Park Exterminating, CHK#000401	AP	00470	92.54		
	04/07/16 East Park Exterminating, CHK#000404	AP	00410	92.54		
	04/07/16 East Park Exterminating, CHK#000365	AP	00410		92.54	
	<b>Total</b>			<u>272.18</u>	<u>92.54</u>	<u>798.05</u>
<b>6300-1000</b>	<b>Insurance - Other</b>					2,359.29
	04/18/16 Harleysville, CHK#DD0418	AP	00474	773.15		
	<b>Total</b>			<u>773.15</u>	<u>0.00</u>	<u>3,132.44</u>
<b>6300-2000</b>	<b>Insurance - Property/Liability</b>					319.46

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 4/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>6300-2000</b>	<b>Insurance - Property/Liability</b>					
	<b>Total</b>			0.00	0.00	319.46
<b>6600-1000</b>	<b>Service Contract - Management Fees</b>					1,485.00
04/01/16	Safeguard Realty Management, Inc., CHK#000400	AP	00471	495.00		
04/29/16	Safeguard Realty Management, Inc., CHK#000407	AP	00479	495.00		
	<b>Total</b>			990.00	0.00	2,475.00
<b>8000-1000</b>	<b>Payroll - Salary</b>					1,050.00
04/26/16	Lorenzo Silva Torres, CHK#000406	AP	00478	350.00		
	<b>Total</b>			350.00	0.00	1,400.00
<b>8230-0000</b>	<b>Other Expenses</b>					6.00
04/29/16	TD Bank, CHK#BF0429	AP	00486	2.00		
	<b>Total</b>			2.00	0.00	8.00
<b>8460-1000</b>	<b>Accounting/Audit Fees</b>					0.00
04/06/16	HAL MODEL CPA PA, CHK#000402	AP	00467	2,200.00		
	<b>Total</b>			2,200.00	0.00	2,200.00
<b>8530-2000</b>	<b>Permits/Violations/Fines/Fees</b>					552.00
	<b>Total</b>			0.00	0.00	552.00

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 4/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>Transaction Totals</b>						
	Total Debits			10,844.88		
	Total Credits			10,844.88		
	Difference			0.00		
	Total Assets			-1,515.62		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			4,572.09		
	Total Expense			6,087.71		
<b>Ledger Totals</b>						
	Beginning Debits			43,335.27		
	Beginning Credits			43,335.27		
	Difference			0.00		
	Ending Debits			47,907.36		
	Ending Credits			47,907.36		
	Difference			0.00		