

424 West 49th Street Condo Association

Statement of Operations
424 West 49th St, New York, NY - 2016.05

	Current Period	Year to Date
INCOME		
Rent Concessions	0.00	(353.84)
Common Area Maintenance	3,241.05	22,070.41
TOTAL INCOME	3,241.05	21,716.57
EXPENSES		
Utility - Gas/Fuel - Heating	393.09	2,964.59
Utility - Electric	312.81	1,931.92
Utility - Water & Sewer	0.00	819.04
R&M - Boiler/Heating	0.00	424.61
Service Contract - Elevator	280.35	2,163.88
Service Contract - Pest Control	179.64	977.69
Insurance - Other	873.15	4,005.59
Insurance - Property/Liability	0.00	319.46
Service Contract - Management Fees	0.00	2,475.00
Payroll - Salary	350.00	1,750.00
Other Expenses	2.00	10.00
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	0.00	552.00
TOTAL EXPENSES	2,391.04	20,593.78
NET PROFIT / LOSS	850.01	1,122.79

424 West 49th St, New York, NY - 2016.05

NET PROFIT / LOSS

424 West 49th Street Condo Association
Balance Sheet
424 West 49th St, New York, NY - 2016.0531

ASSETS

CASH

OP - TD Bank	\$25,782.79
Cash Held by PrevMgmt	3,000.00

TOTAL CASH 28,782.79

ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS 28,782.79

LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS 230.00

TOTAL ASSETS 29,012.79

LIABILITIES & EQUITY

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

Opening Balance	9,925.42
Current Earnings	1,122.79
Retained Earnings	19,152.58

TOTAL EQUITY 30,200.79

TOTAL LIAB & EQUITY 29,012.79

MONTHLY BANK RECONCILIATION

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

5/31/16

OPERATING
[TD]

5/1/2016 Opening Checkbook Balance		\$ 24,932.78
Add:	Total Deposits for the Current Month	3,241.05
	Interest Income	-
	Cash available	<u>\$ 28,173.83</u>
Less:	Total Checks written for the Current Month	2,389.04
	ACHs	-
	Bank Charges	<u>2.00</u>
5/31/2016 Ending Checkbook Balance		<u>\$ 25,782.79</u>
5/31/2016 Bank Balance per Bank Statement		\$ 26,785.96

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
	5/25/2016 Lorenzo Silva Torres	411	350.00

Total Outstanding Checks [Oper] 1,003.17

Add: Miscellaneous Adjustments -

5/31/2016 Adjusted Bank Balance \$ 25,782.79



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STATEMENT OF ACCOUNT



429228 06DD1K21 1 100000
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: May 01 2016-May 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 05/01	26,430.95
Plus 2 Deposits and Other Credits	3,241.05
Less 8 Checks and Other Debits	2,884.04
Less Service Charges	2.00
Statement Balance as of 05/31	26,785.96

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
5/5	CCD DEPOSIT PAYLEASE.COM CREDIT 52752184		350.17	26,781.12
5/6	Check #407	495.00		26,286.12
5/6	Check #406	350.00		25,936.12
5/11	DEPOSIT		2,890.88	28,827.00
5/12	ACH DEBIT CON ED OF NY INTELL CK 442027149695016	354.77		28,472.23
5/12	ACH DEBIT CON ED OF NY INTELL CK 442027149696014	351.13		28,121.10
5/17	Check #408	179.64		27,941.46
5/18	ELECTRONIC PMT-WEB HARLEYSVILLE - C BILL PAY 17570134771	773.15		27,168.31
5/18	Check #409	280.35		26,887.96
5/20	Check #410	100.00		26,787.96
5/31	PAPER STATEMENT FEE	2.00		26,785.96

Checks Paid

No. Checks: 5

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
5/6	406	350.00	5/18	409	280.35
5/6	407	495.00	5/20	410	100.00
5/17	408	179.64			

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

6/21/2016

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Safeguard Realty Management, Inc.

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Property : 424 West 49th St. Condominium

5/1/2016 thru 5/31/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 371 Check 2425	5/11/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 371 Check 286	5/11/16	350.29
424-4B	TLH LLC	CASH	Pymt. Batch 117 Check 60867591	5/01/16	350.17
424-5A	Jim Cook	CASH	Pymt. Batch 371 Check 5960	5/11/16	348.79
424-5B	Trent Vichie	CASH	Pymt. Batch 371 Check 96753611	5/11/16	350.17
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 371 Check 1978	5/11/16	1,492.84
					<u>3,241.05</u>

PROPERTY TOTALS:

Total Checks and Cash Received	3,241.05
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	<u>3,241.05</u>
	Total	<u>3,241.05</u>

6/21/2016

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Safeguard Realty Management, Inc.

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Property : 424 West 49th St. Condominium

5/1/2016 thru 5/31/2016

Cash Journal

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

Total Checks and Cash Received	3,241.05
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	3,241.05
	Total	3,241.05

Detailed Rent Roll

5/1/2016 to 5/31/2016

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 371 Check 2425
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 371 Check 286
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	346.54	346.54 Common Area Maintenance
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 117 Check 60867591 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 371 Check 5960
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 371 Check 96753611
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	502.00	1,004.00	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 371 Check 1978
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

PROPERTY TOTALS :

CAM	Common Area Maintenance	4,581.84
Total Current Charges		4,581.84
Previous Balance		502.00
Cash Received		(3,241.05)
Checks Removed		0.00
Deposits Forfeited		0.00
NSF Checks		0.00
Deposits Decreased		0.00
Open Credits Refunded		0.00
Accounts Receivable Balance		1,842.79
Security Deposits Held		0.00

AP Check Register

424 West 49th Street Condominium Association

Date Range : 5/1/2016 To 5/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000408	05/09/2016	15200	East Park Exterminating	00480	104160	04/28/2016	87.10	0.00	87.10	
				00481	104159	04/28/2016	92.54	0.00	92.54	
				Total for Check Number 000408			179.64	0.00	179.64	179.64
000409	05/09/2016	37500	Midtown Elevator Co., Inc.	00482	55716	05/01/2016	280.35	0.00	280.35	280.35
000410	05/17/2016	06300	BERMACK, CHAMPION & LEWINI	00483	87420	05/03/2016	100.00	0.00	100.00	100.00
000411	05/25/2016	37000	Lorenzo Silva Torres	00488	PR-5/2016	05/01/2016	350.00	0.00	350.00	350.00
DD0510	05/10/2016	09400	Con Edison	00484	3.23-4.21.16-b	04/22/2016	351.13	0.00	351.13	
				00485	3.23-4.21.16-c	04/22/2016	354.77	0.00	354.77	
				Total for Check Number DD0510			705.90	0.00	705.90	705.90
DD0517	05/17/2016	24200	Harleysville	00487	Ins-5/2016	05/01/2016	773.15	0.00	773.15	773.15
Cash Account 1 Totals							2,389.04	0.00	2,389.04	2,389.04
Property/Company Totals for 424 West 49th Street Condominium Association							2,389.04	0.00	2,389.04	2,389.04

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 5/1/2016 To 5/31/2016**

<u>GL Account</u>			<u>Invoice</u>	<u>Check</u>		
<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>No.</u>	<u>No.</u>	<u>Amount</u>	<u>Account Total</u>
5100-2000	Utility - Gas/Fuel - Cooking					
00485	09400 - Con Edison	03/23/2016-4/21/2016	3.23-4.21.16	DD0510	41.96	41.96
5100-3000	Utility - Gas/Fuel - Heating					
00484	09400 - Con Edison	3/23/2016-4/21/2106	3.23-4.21.16	DD0510	351.13	351.13
5120-1000	Utility - Electric					
00485	09400 - Con Edison	03/23/2016-4/21/2016	3.23-4.21.16	DD0510	312.81	312.81
5600-1000	Service Contract - Elevator					
00482	37500 - Midtown Elevator Co., Inc	Regular Service	55716	000409	280.35	280.35
5710-1000	Service Contract - Pest Control					
00480	15200 - East Park Exterminating	Fill 4 stations	104160	000408	87.10	
00481	15200 - East Park Exterminating	Roach/Rodent	104159	000408	92.54	179.64
6300-1000	Insurance - Other					
00483	06300 - BERMACK, CHAMPION & LEWIN	Renew Policy: M1390556-7 6/14/20	87420	000410	100.00	
00487	24200 - Harleysville	5/2016	Ins-5/2016	DD0517	773.15	873.15
8000-1000	Payroll - Salary					
00488	37000 - Lorenzo Silva Torres	5/2016	PR-5/2016	000411	350.00	350.00
Distribution Total						2,389.04

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5100-2000	Utility - Gas/Fuel - Cooking	41.96	
5100-3000	Utility - Gas/Fuel - Heating	351.13	
5120-1000	Utility - Electric	312.81	
5600-1000	Service Contract - Elevator	280.35	
5710-1000	Service Contract - Pest Control	179.64	
6300-1000	Insurance - Other	873.15	
8000-1000	Payroll - Salary	350.00	
1000-0000	OP - TD Bank		2,389.04
		2,389.04	2,389.04

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 5/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					24,932.78
05/01/16	CAM to 424-4B	SK	PMT.	350.17		
05/09/16	Midtown Elevator Co., Inc., CHK#000409	AP	00482		280.35	
05/09/16	East Park Exterminating, CHK#000408	AP	00480		87.10	
05/09/16	East Park Exterminating, CHK#000408	AP	00481		92.54	
05/10/16	Con Edison, CHK#DD0510	AP	00485		354.77	
05/10/16	Con Edison, CHK#DD0510	AP	00484		351.13	
05/11/16	CAM to 424-3A	SK	PMT.	348.79		
05/11/16	CAM to 424-3B	SK	PMT.	350.29		
05/11/16	CAM to 424-5A	SK	PMT.	348.79		
05/11/16	CAM to 424-5B	SK	PMT.	350.17		
05/11/16	CAM to 424-COMM	SK	PMT.	1,492.84		
05/17/16	BERMACK, CHAMPION & LEWINE, CHK#000410	AP	00483		100.00	
05/17/16	Harleysville, CHK#DD0517	AP	00487		773.15	
05/25/16	Lorenzo Silva Torres, CHK#000411	AP	00488		350.00	
05/31/16	TD Bank, CHK#BF0531	AP	00497		2.00	
Total				<u>3,241.05</u>	<u>2,391.04</u>	<u>25,782.79</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
Total				<u>0.00</u>	<u>0.00</u>	<u>353.84</u>
4410-0000	Common Area Maintenance					(18,829.36)
05/01/16	CAM to 424-4B	SK	PMT.		350.17	
05/11/16	CAM to 424-3A	SK	PMT.		348.79	
05/11/16	CAM to 424-3B	SK	PMT.		350.29	
05/11/16	CAM to 424-5A	SK	PMT.		348.79	
05/11/16	CAM to 424-5B	SK	PMT.		350.17	
05/11/16	CAM to 424-COMM	SK	PMT.		1,492.84	

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 5/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					
	Total			<u>0.00</u>	<u>3,241.05</u>	<u>(22,070.41)</u>
5100-3000	Utility - Gas/Fuel - Heating					2,571.50
05/10/16	Con Edison, CHK#DD0510	AP	00484	351.13		
05/10/16	Con Edison, CHK#DD0510	AP	00485	41.96		
	Total			<u>393.09</u>	<u>0.00</u>	<u>2,964.59</u>
5120-1000	Utility - Electric					1,619.11
05/10/16	Con Edison, CHK#DD0510	AP	00485	312.81		
	Total			<u>312.81</u>	<u>0.00</u>	<u>1,931.92</u>
5130-3000	Utility - Water & Sewer					819.04
	Total			<u>0.00</u>	<u>0.00</u>	<u>819.04</u>
5502-1000	R&M - Boiler/Heating					424.61
	Total			<u>0.00</u>	<u>0.00</u>	<u>424.61</u>
5600-1000	Service Contract - Elevator					1,883.53
05/09/16	Midtown Elevator Co., Inc., CHK#000409	AP	00482	280.35		
	Total			<u>280.35</u>	<u>0.00</u>	<u>2,163.88</u>
5710-1000	Service Contract - Pest Control					798.05
05/09/16	East Park Exterminating, CHK#000408	AP	00480	87.10		
05/09/16	East Park Exterminating, CHK#000408	AP	00481	92.54		
	Total			<u>179.64</u>	<u>0.00</u>	<u>977.69</u>
6300-1000	Insurance - Other					3,132.44
05/17/16	BERMACK, CHAMPION & LEWINE, CHK#000410	AP	00483	100.00		
05/17/16	Harleysville, CHK#DD0517	AP	00487	773.15		
	Total			<u>873.15</u>	<u>0.00</u>	<u>4,005.59</u>
6300-2000	Insurance - Property/Liability					319.46
	Total			<u>0.00</u>	<u>0.00</u>	<u>319.46</u>
6600-1000	Service Contract - Management Fees					2,475.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>2,475.00</u>
8000-1000	Payroll - Salary					1,400.00
05/25/16	Lorenzo Silva Torres, CHK#000411	AP	00488	350.00		

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 5/31/2016

Account Number	Description	Jml	Ref	Debit	Credit	Balance
8000-1000	Payroll - Salary					
Total				350.00	0.00	1,750.00
8230-0000	Other Expenses					8.00
05/31/16	TD Bank, CHK#BF0531	AP	00497	2.00		
Total				2.00	0.00	10.00
8460-1000	Accounting/Audit Fees					2,200.00
Total				0.00	0.00	2,200.00
8530-2000	Permits/Violations/Fines/Fees					552.00
Total				0.00	0.00	552.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 5/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			5,632.09		
	Total Credits			5,632.09		
	Difference			0.00		
	Total Assets			850.01		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			3,241.05		
	Total Expense			2,391.04		
Ledger Totals						
	Beginning Debits			47,907.36		
	Beginning Credits			47,907.36		
	Difference			0.00		
	Ending Debits			51,148.41		
	Ending Credits			51,148.41		
	Difference			0.00		