

424 West 49th Street Condo Association**Statement of Operations
424 West 49th St, New York, NY - 2016.02**

	Current Period	Year to Date
INCOME		
Common Area Maintenance	3,731.05	8,157.43
TOTAL INCOME	<u>3,731.05</u>	<u>8,157.43</u>
EXPENSES		
Utility - Gas/Fuel - Heating	782.44	823.22
Utility - Electric	333.06	1,299.87
Service Contract - Elevator	280.35	1,322.83
Service Contract - Pest Control	249.33	434.41
Insurance - Other	569.00	819.00
Insurance - Property/Liability	0.00	319.46
Service Contract - Management Fees	495.00	990.00
Payroll - Salary	350.00	700.00
Other Expenses	2.00	4.00
Permits/Violations/Fines/Fees	0.00	352.00
TOTAL EXPENSES	<u>3,061.18</u>	<u>7,064.79</u>
NET PROFIT / LOSS	<u>669.87</u>	<u>1,092.64</u>

424 West 49th St, New York, NY - 2016.02

NET PROFIT / LOSS

424 West 49th Street Condo Association
Balance Sheet
424 West 49th St, New York, NY - 2016.0229

ASSETS

CASH

OP - TD Bank	\$25,752.64
Cash Held by PrevMgmt	3,000.00
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TOTAL CASH	28,752.64
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ACCOUNTS RECEIVABLE

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TOTAL CURRENT ASSETS	28,752.64
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LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS	230.00
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TOTAL ASSETS	28,982.64
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LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
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TOTAL LIABILITIES	(1,188.00)
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Opening Balance	9,925.42
Current Earnings	1,092.64
Retained Earnings	19,152.58
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TOTAL EQUITY	30,170.64
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TOTAL LIAB & EQUITY	28,982.64
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MONTHLY BANK RECONCILIATION

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

2/29/16

OPERATING
[TD]

2/1/2016 Opening Checkbook Balance	\$ 25,082.77
Add: Total Deposits for the Current Month	3,731.05
Interest Income	-
	<hr/>
Cash available	\$ 28,813.82
Less: Total Checks written for the Current Month	3,059.18
ACHs	-
Bank Charges	2.00
	<hr/>
2/29/2016 Ending Checkbook Balance	<u>\$ 25,752.64</u>
2/29/2016 Bank Balance per Bank Statement	\$ 27,005.14
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
2/25/2016 Lorenzo Silva Torres	392	350.00
2/29/2016 East Park Exterminating	393	156.79

Total Outstanding Checks [Oper]	1,252.50
Add: Miscellaneous Adjustments	-
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2/29/2016 Adjusted Bank Balance	<u>\$ 25,752.64</u>



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STATEMENT OF ACCOUNT



091022 06DD1P05 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: Feb 01 2016-Feb 29 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 02/01	26,178.48
Plus 4 Deposits and Other Credits	3,731.05
Less 7 Checks and Other Debits	2,902.39
Less Service Charges	2.00
Statement Balance as of 02/29	27,005.14

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
2/4	CCD DEPOSIT		350.17	26,528.65
	PAYLEASE.COM CREDIT 47990289			
2/4	DEPOSIT		2,191.92	28,720.57
2/9	Check #387	350.00		28,370.57
2/11	DEPOSIT		842.42	29,212.99
2/17	Check #388	495.00		28,717.99
2/18	ACH DEBIT	376.25		28,341.74
	CON ED OF NY INTELL CK 442027149695016			
2/19	Check #391	280.35		28,061.39
2/19	Check #390	92.54		27,968.85
2/22	Check #389	569.00		27,399.85
2/23	ACH DEBIT	739.25		26,660.60
	CON ED OF NY INTELL CK 442027149696014			
2/26	DEPOSIT		346.54	27,007.14
2/29	PAPER STATEMENT FEE	2.00		27,005.14

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
2/9	387	350.00	2/19	390	92.54
2/17	388	495.00	2/19	391	280.35
2/22	389	569.00			

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

Property : 424 West 49th St. Condominium

Cash Journal

2/1/2016 thru 2/29/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 736 Check 2418	2/04/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 736 Check 278	2/04/16	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 005 Check 29009763	2/26/16	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 741 Check 55510961	2/01/16	350.17
424-5B	Trent Vichie	CASH	Pymt. Batch 743 Check 4329208	2/11/16	350.17
424-6A	Bradley Rosen	CASH	Pymt. Batch 743 Check 954	2/11/16	492.25
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 736 Check 1957	2/04/16	1,492.84
					3,731.05

PROPERTY TOTALS:

Total Checks and Cash Received	3,731.05
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	3,731.05
	Total	3,731.05

3/17/2016
User: HOLIVER

Safeguard Realty Management, Inc.

3:45:47PM
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Property : 424 West 49th St. Condominium

2/1/2016 thru 2/29/2016

Cash Journal

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

Total Checks and Cash Received	3,731.05
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	3,731.05
	Total	3,731.05

Detailed Rent Roll

2/1/2016 to 2/29/2016

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 736 Check 2418
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 736 Check 278
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	(346.54)	(346.54)	346.54 Common Area Maintenance (346.54) Pymt. Batch 005 Check 29009763
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 741 Check 55510961 350.17 Common Area Maintenance
424-5A	Jim Cook 424 West 49th Street, # 5A	0.00	(353.84)	(5.05)	348.79 Common Area Maintenance
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 743 Check 4329208
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 743 Check 954
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	1,506.00	2,008.00	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 736 Check 1957
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

2/1/2016 to 2/29/2016

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			805.62		
	Cash Received			(3,731.05)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			1,656.41		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			346.54		
	Total Open Credits			346.54		

OPEN CREDITS APPLIED:

CAM	Common Area Maintenance			346.54		
	Total Applied Open Credits			346.54		

AP Check Register

424 West 49th Street Condominium Association

Date Range : 2/1/2016 To 2/29/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000388	02/03/2016	57500	Safeguard Realty Management, Inc.	00448	MF-2/2016	02/01/2016	495.00	0.00	495.00	495.00
000389	02/12/2016	06300	BERMACK, CHAMPION & LEWINI	00449	86446	02/01/2016	569.00	0.00	569.00	569.00
000390	02/12/2016	15200	East Park Exterminating	00450	102660	01/28/2016	92.54	0.00	92.54	92.54
000391	02/12/2016	37500	Midtown Elevator Co., Inc.	00447	54468	02/01/2016	280.35	0.00	280.35	280.35
000392	02/25/2016	37000	Lorenzo Silva Torres	00454	2/2016	02/01/2016	350.00	0.00	350.00	350.00
000393	02/29/2016	15200	East Park Exterminating	00455	102903	02/20/2016	91.46	0.00	91.46	
				00456	102934	02/19/2016	65.33	0.00	65.33	
				Total for Check Number 000393			156.79	0.00	156.79	156.79
DD0216	02/16/2016	09400	Con Edison	00451	12.22.-1.22.16	01/25/2016	376.25	0.00	376.25	376.25
DD0219	02/19/2016	09400	Con Edison	00453	12.22-1.22.16-	01/25/2016	739.25	0.00	739.25	739.25
Cash Account 1 Totals							3,059.18	0.00	3,059.18	3,059.18
Property/Company Totals for 424 West 49th Street Condominium Association							3,059.18	0.00	3,059.18	3,059.18

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All
From 2/1/2016 To 2/29/2016

GL Account

<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>Invoice No.</u>	<u>Check No.</u>	<u>Amount</u>	<u>Account Total</u>
5100-3000 Utility - Gas/Fuel - Heating						
00451	09400 - Con Edison	12/22/2015-01/22/2016	12.22.-1.22.	DD0216	43.19	
00453	09400 - Con Edison	12/22/2015-1/22/2016	12.22.-1.22.1	DD0219	739.25	782.44
5120-1000 Utility - Electric						
00451	09400 - Con Edison	12/22/2015-01/22/2016	12.22.-1.22.	DD0216	333.06	333.06
5600-1000 Service Contract - Elevator						
00447	37500 - Midtown Elevator Co., Inc	Inv#54468	54468	000391	280.35	280.35
5710-1000 Service Contract - Pest Control						
00450	15200 - East Park Exterminating	General	102660	000390	92.54	
00455	15200 - East Park Exterminating	Bait Stations	102903	000393	91.46	
00456	15200 - East Park Exterminating	Rodents - 3B	102934	000393	65.33	249.33
6300-1000 Insurance - Other						
00449	06300 - BERMACK, CHAMPION & LEWIN	03/18/2016-03/18/2017	86446	000389	569.00	569.00
6600-1000 Service Contract - Management Fees						
00448	57500 - Safeguard Realty Manageme	2/2016	MF-2/2016	000388	495.00	495.00
8000-1000 Payroll - Salary						
00454	37000 - Lorenzo Silva Torres	2/2016	2/2016	000392	350.00	350.00
Distribution Total						3,059.18

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5100-3000	Utility - Gas/Fuel - Heating	782.44	
5120-1000	Utility - Electric	333.06	
5600-1000	Service Contract - Elevator	280.35	
5710-1000	Service Contract - Pest Control	249.33	
6300-1000	Insurance - Other	569.00	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	350.00	
1000-0000	OP - TD Bank		3,059.18
		3,059.18	3,059.18

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 2/29/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					25,082.77
02/01/16	CAM to 424-4A	SK	OCR.	346.54		
02/01/16	CAM to 424-4A	SK	OCR.		346.54	
02/01/16	CAM to 424-4B	SK	PMT.	350.17		
02/03/16	Safeguard Realty Management, Inc., CHK#000388	AP	00448		495.00	
02/04/16	CAM to 424-3A	SK	PMT.	348.79		
02/04/16	CAM to 424-3B	SK	PMT.	350.29		
02/04/16	CAM to 424-COMM	SK	PMT.	1,492.84		
02/11/16	CAM to 424-5B	SK	PMT.	350.17		
02/11/16	CAM to 424-6A	SK	PMT.	492.25		
02/12/16	Midtown Elevator Co., Inc., CHK#000391	AP	00447		280.35	
02/12/16	East Park Exterminating, CHK#000390	AP	00450		92.54	
02/12/16	BERMACK, CHAMPION & LEWINE, CHK#000389	AP	00449		569.00	
02/16/16	Con Edison, CHK#DD0216	AP	00451		376.25	
02/19/16	Con Edison, CHK#DD0219	AP	00453		739.25	
02/25/16	Lorenzo Silva Torres, CHK#000392	AP	00454		350.00	
02/26/16	CAM to 424-4A	SK	PMT.	346.54		
02/29/16	East Park Exterminating, CHK#000393	AP	00455		91.46	
02/29/16	East Park Exterminating, CHK#000393	AP	00456		65.33	
02/29/16	TD Bank, CHK#BF0229	AP	00463		2.00	
Total				<u>4,077.59</u>	<u>3,407.72</u>	<u>25,752.64</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>
4410-0000	Common Area Maintenance					(4,426.38)
02/01/16	CAM to 424-4A	SK	OCR.		346.54	
02/01/16	CAM to 424-4A	SK	OCR.	346.54		
02/01/16	CAM to 424-4B	SK	PMT.		350.17	
02/04/16	CAM to 424-3A	SK	PMT.		348.79	
02/04/16	CAM to 424-3B	SK	PMT.		350.29	
02/04/16	CAM to 424-COMM	SK	PMT.		1,492.84	

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 2/29/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					
	02/11/16 CAM to 424-5B	SK	PMT.		350.17	
	02/11/16 CAM to 424-6A	SK	PMT.		492.25	
	02/26/16 CAM to 424-4A	SK	PMT.		346.54	
	Total			<u>346.54</u>	<u>4,077.59</u>	<u>(8,157.43)</u>
5100-3000	Utility - Gas/Fuel - Heating					40.78
	02/16/16 Con Edison, CHK#DD0216	AP	00451	43.19		
	02/19/16 Con Edison, CHK#DD0219	AP	00453	739.25		
	Total			<u>782.44</u>	<u>0.00</u>	<u>823.22</u>
5120-1000	Utility - Electric					966.81
	02/16/16 Con Edison, CHK#DD0216	AP	00451	333.06		
	Total			<u>333.06</u>	<u>0.00</u>	<u>1,299.87</u>
5600-1000	Service Contract - Elevator					1,042.48
	02/12/16 Midtown Elevator Co., Inc., CHK#000391	AP	00447	280.35		
	Total			<u>280.35</u>	<u>0.00</u>	<u>1,322.83</u>
5710-1000	Service Contract - Pest Control					185.08
	02/12/16 East Park Exterminating, CHK#000390	AP	00450	92.54		
	02/29/16 East Park Exterminating, CHK#000393	AP	00455	91.46		
	02/29/16 East Park Exterminating, CHK#000393	AP	00456	65.33		
	Total			<u>249.33</u>	<u>0.00</u>	<u>434.41</u>
6300-1000	Insurance - Other					250.00
	02/12/16 BERMACK, CHAMPION & LEWINE, CHK#000389	AP	00449	569.00		
	Total			<u>569.00</u>	<u>0.00</u>	<u>819.00</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					495.00
	02/03/16 Safeguard Realty Management, Inc., CHK#000388	AP	00448	495.00		
	Total			<u>495.00</u>	<u>0.00</u>	<u>990.00</u>
8000-1000	Payroll - Salary					350.00
	02/25/16 Lorenzo Silva Torres, CHK#000392	AP	00454	350.00		
	Total			<u>350.00</u>	<u>0.00</u>	<u>700.00</u>
8230-0000	Other Expenses					2.00
	02/29/16 TD Bank, CHK#BF0229	AP	00463	2.00		

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 2/29/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8230-0000	Other Expenses					
Total				2.00	0.00	4.00
8530-2000	Permits/Violations/Fines/Fees					352.00
Total				0.00	0.00	352.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 2/29/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			7,485.31		
	Total Credits				7,485.31	
	Difference				0.00	
	Total Assets			669.87		
	Total Liabilities				0.00	
	Total Equity				0.00	
	Total Income			3,731.05		
	Total Expense			3,061.18		
Ledger Totals						
	Beginning Debits			33,504.38		
	Beginning Credits				33,504.38	
	Difference				0.00	
	Ending Debits			37,235.43		
	Ending Credits				37,235.43	
	Difference				0.00	