

Statement of Operations
424 West 49th St, New York, NY - 2016.06

	Current Period	Year to Date
INCOME		
Rent Concessions	0.00	(353.84)
Common Area Maintenance	3,583.96	25,654.37
TOTAL INCOME	3,583.96	25,300.53
EXPENSES		
Utility - Gas/Fuel - Heating	364.13	3,328.72
Utility - Electric	292.92	2,224.84
Utility - Water & Sewer	897.98	1,717.02
R&M - Boiler/Heating	0.00	424.61
Service Contract - Elevator	294.37	2,458.25
Service Contract - Pest Control	179.64	1,157.33
Insurance - Other	362.67	4,368.26
Insurance - Property/Liability	0.00	319.46
Service Contract - Management Fees	495.00	2,970.00
Payroll - Salary	0.00	1,750.00
Other Expenses	2.00	12.00
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	0.00	552.00
TOTAL EXPENSES	2,888.71	23,482.49
NET PROFIT / LOSS	695.25	1,818.04

Balance Sheet
424 West 49th St, New York, NY - 2016.0630

ASSETS

CASH

OP - TD Bank	\$26,478.04
Cash Held by PrevMgmt	3,000.00

TOTAL CASH 29,478.04

ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS 29,478.04

LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS 230.00

TOTAL ASSETS 29,708.04

LIABILITIES & EQUITY

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

Opening Balance	9,925.42
Current Earnings	1,818.04
Retained Earnings	19,152.58

TOTAL EQUITY 30,896.04

TOTAL LIAB & EQUITY 29,708.04

MONTHLY BANK RECONCILIATION

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

6/30/16

OPERATING
[TD]

6/1/2016 Opening Checkbook Balance	\$ 25,782.79
Add: Total Deposits for the Current Month	3,583.96
Interest Income	-
Cash available	\$ 29,366.75
Less: Total Checks written for the Current Month	2,886.71
ACHs	-
Bank Charges	2.00
6/30/2016 Ending Checkbook Balance	<u>\$ 26,478.04</u>
6/30/2016 Bank Balance per Bank Statement	\$ 27,131.21
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

Total Outstanding Checks [Oper] 653.17

Add: Miscellaneous Adjustments	-
6/30/2016 Adjusted Bank Balance	<u>\$ 26,478.04</u>

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT

3284-MTD0104070216044477-100000



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: Jun 01 2016-Jun 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 06/01	26,785.96
Plus 3 Deposits and Other Credits	3,583.96
Less 8 Checks and Other Debits	3,236.71
Less Service Charges	2.00
Statement Balance as of 06/30	27,131.21

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
6/1	Check #412	495.00		26,290.96
6/3	DEPOSIT		693.08	26,984.04
6/6	CCD DEPOSIT		350.17	27,334.21
	PAYLEASE.COM CREDIT 54251932			
6/8	Check #411	350.00		26,984.21
6/10	CCD DEBIT	362.67		26,621.54
	NYSINSFNDWRKCMF 1190000757 440225271			
6/14	DEPOSIT		2,540.71	29,162.25
6/15	ACH DEBIT	335.23		28,827.02
	CON ED OF NY INTELL CK 442027149695016			
6/15	ACH DEBIT	321.82		28,505.20
	CON ED OF NY INTELL CK 442027149696014			
6/20	Check #413	179.64		28,325.56
6/21	Check #414	294.37		28,031.19
6/23	ELECTRONIC PMT-WEB	897.98		27,133.21
	NYC WATER BD/DEP WATER&SWR 02070411062216			
6/30	PAPER STATEMENT FEE	2.00		27,131.21

Checks Paid

No. Checks: 4

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
6/8	411	350.00	6/20	413	179.64
6/1	412	495.00	6/21	414	294.37

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

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

3284-1-1



7/19/2016

User: HOLIVER

Safeguard Realty Management, Inc.

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Property : 424 West 49th St. Condominium

Cash Journal

6/1/2016 thru 6/30/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 801 Check 2427	6/14/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 801 Check 291	6/14/16	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 607 Check 44507657	6/03/16	346.54
		CASH	Pymt. Batch 607 Check 45865930	6/03/16	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 582 Check 62643454	6/01/16	350.17
424-5A	Jim Cook	CASH	Pymt. Batch 801 Check 5966	6/14/16	348.79
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 801 Check 1989	6/14/16	1,492.84
					<u>3,583.96</u>

PROPERTY TOTALS :

Total Checks and Cash Received	3,583.96
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	3,583.96
	Total	<u>3,583.96</u>

7/19/2016
User: HOLIVER

Safeguard Realty Management, Inc.

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Property : 424 West 49th St. Condominium

Cash Journal

6/1/2016 thru 6/30/2016

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

Total Checks and Cash Received	3,583.96
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	3,583.96
	Total	3,583.96

Detailed Rent Roll

6/1/2016 to 6/30/2016

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 801 Check 2427
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 801 Check 291
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	346.54	0.00	346.54 Common Area Maintenance (346.54) Pymt. Batch 607 Check 44507657 (346.54) Pymt. Batch 607 Check 45865930
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 582 Check 62643454 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 801 Check 5966
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	0.00	350.17	350.17 Common Area Maintenance
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	492.25	984.50	492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	1,004.00	1,506.00	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 801 Check 1989
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		1,842.79
Cash Received		(3,583.96)
Checks Removed		0.00
Deposits Forfeited		0.00
NSF Checks		0.00
Deposits Decreased		0.00
Open Credits Refunded		0.00
Accounts Receivable Balance		2,840.67
Security Deposits Held		0.00

AP Check Register

424 West 49th Street Condominium Association

Date Range : 6/1/2016 To 6/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000412	06/01/2016	57500	Safeguard Realty Management, Inc.	00489	MF-6/2016	06/01/2016	495.00	0.00	495.00	495.00
000413	06/16/2016	15200	East Park Exterminating	00491	104711	05/26/2016	87.10	0.00	87.10	
				00492	104710	05/26/2016	92.54	0.00	92.54	
				Total for Check Number 000413			179.64	0.00	179.64	179.64
000414	06/16/2016	37500	Midtown Elevator Co., Inc.	00490	56161	06/01/2016	294.37	0.00	294.37	294.37
DD0608	06/08/2016	37890	NYSIF Workers' Compensation	00494	51793362	05/16/2016	362.67	0.00	362.67	362.67
DD0613	06/13/2016	09400	Con Edison	00495	4.21-5.20.16-e	05/23/2016	335.23	0.00	335.23	
				00496	4.21-5.20.16-E	05/23/2016	321.82	0.00	321.82	
				Total for Check Number DD0613			657.05	0.00	657.05	657.05
DD0622	06/22/2016	39500	NYC Water Board	00493	2.18-5.19.16	05/31/2016	897.98	0.00	897.98	897.98
Cash Account 1 Totals							2,886.71	0.00	2,886.71	2,886.71
Property/Company Totals for 424 West 49th Street Condominium Association							2,886.71	0.00	2,886.71	2,886.71

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 6/1/2016 To 6/30/2016**

GL Account			Invoice	Check	Amount	Account Total
Vchr	Vendor	Description	No.	No.		
5100-3000 Utility - Gas/Fuel - Heating						
00495	09400 - Con Edison	4/21/2016-5/20/2016	4.21-5.20.16	DD0613	42.31	
00496	09400 - Con Edison	4/21/2016-5/20/2016	4.21-5.20.16	DD0613	321.82	364.13
5120-1000 Utility - Electric						
00495	09400 - Con Edison	4/21/2016-5/20/2016	4.21-5.20.16	DD0613	292.92	292.92
5130-3000 Utility - Water & Sewer						
00493	39500 - NYC Water Board	2/18/2016-5/19/016	2.18-5.19.16	DD0622	897.98	897.98
5600-1000 Service Contract - Elevator						
00490	37500 - Midtown Elevator Co., Inc	Regular Service	56161	000414	294.37	294.37
5710-1000 Service Contract - Pest Control						
00491	15200 - East Park Exterminating	Fill 4 Staitions	104711	000413	87.10	
00492	15200 - East Park Exterminating	General - Roach/Rodent	104710	000413	92.54	179.64
6300-1000 Insurance - Other						
00494	37890 - NYSIF Workers' Compensat	08/15/2015-05/16/2016	51793362	DD0608	362.67	362.67
6600-1000 Service Contract - Management Fees						
00489	57500 - Safeguard Realty Manageme	MANAGEMENT FEES - 6/2016	MF-6/2016	000412	495.00	495.00
Distribution Total						2,886.71

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	364.13	
5120-1000	Utility - Electric	292.92	
5130-3000	Utility - Water & Sewer	897.98	
5600-1000	Service Contract - Elevator	294.37	
5710-1000	Service Contract - Pest Control	179.64	
6300-1000	Insurance - Other	362.67	
6600-1000	Service Contract - Management Fees	495.00	
1000-0000	OP - TD Bank		2,886.71
		2,886.71	2,886.71

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 6/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					25,782.79
06/01/16	CAM to 424-4B	SK	PMT.	350.17		
06/01/16	Safeguard Realty Management, Inc., CHK#000412	AP	00489		495.00	
06/03/16	CAM to 424-4A	SK	PMT.	346.54		
06/03/16	CAM to 424-4A	SK	PMT.	346.54		
06/08/16	NYSIF Workers' Compensation, CHK#DD0608	AP	00494		362.67	
06/13/16	Con Edison, CHK#DD0613	AP	00495		335.23	
06/13/16	Con Edison, CHK#DD0613	AP	00496		321.82	
06/14/16	CAM to 424-3A	SK	PMT.	348.79		
06/14/16	CAM to 424-3B	SK	PMT.	350.29		
06/14/16	CAM to 424-5A	SK	PMT.	348.79		
06/14/16	CAM to 424-COMM	SK	PMT.	1,492.84		
06/16/16	Midtown Elevator Co., Inc., CHK#000414	AP	00490		294.37	
06/16/16	East Park Exterminating, CHK#000413	AP	00491		87.10	
06/16/16	East Park Exterminating, CHK#000413	AP	00492		92.54	
06/22/16	NYC Water Board, CHK#DD0622	AP	00493		897.98	
06/30/16	TD Bank, CHK#BF0630	AP	00507		2.00	
Total				<u>3,583.96</u>	<u>2,888.71</u>	<u>26,478.04</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					(22,070.41)
06/01/16	CAM to 424-4B	SK	PMT.		350.17	
06/03/16	CAM to 424-4A	SK	PMT.		346.54	
06/03/16	CAM to 424-4A	SK	PMT.		346.54	
06/14/16	CAM to 424-3A	SK	PMT.		348.79	
06/14/16	CAM to 424-3B	SK	PMT.		350.29	

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 6/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					
	06/14/16 CAM to 424-5A	SK	PMT.		348.79	
	06/14/16 CAM to 424-COMM	SK	PMT.		1,492.84	
	Total			<u>0.00</u>	<u>3,583.96</u>	<u>(25,654.37)</u>
5100-3000	Utility - Gas/Fuel - Heating					2,964.59
	06/13/16 Con Edison, CHK#DD0613	AP	00495	42.31		
	06/13/16 Con Edison, CHK#DD0613	AP	00496	321.82		
	Total			<u>364.13</u>	<u>0.00</u>	<u>3,328.72</u>
5120-1000	Utility - Electric					1,931.92
	06/13/16 Con Edison, CHK#DD0613	AP	00495	292.92		
	Total			<u>292.92</u>	<u>0.00</u>	<u>2,224.84</u>
5130-3000	Utility - Water & Sewer					819.04
	06/22/16 NYC Water Board, CHK#DD0622	AP	00493	897.98		
	Total			<u>897.98</u>	<u>0.00</u>	<u>1,717.02</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					2,163.88
	06/16/16 Midtown Elevator Co., Inc., CHK#000414	AP	00490	294.37		
	Total			<u>294.37</u>	<u>0.00</u>	<u>2,458.25</u>
5710-1000	Service Contract - Pest Control					977.69
	06/16/16 East Park Exterminating, CHK#000413	AP	00491	87.10		
	06/16/16 East Park Exterminating, CHK#000413	AP	00492	92.54		
	Total			<u>179.64</u>	<u>0.00</u>	<u>1,157.33</u>
6300-1000	Insurance - Other					4,005.59
	06/08/16 NYSIF Workers' Compensation, CHK#DD0608	AP	00494	362.67		
	Total			<u>362.67</u>	<u>0.00</u>	<u>4,368.26</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
	06/01/16 Safeguard Realty Management, Inc., CHK#000412	AP	00489	495.00		
	Total			<u>495.00</u>	<u>0.00</u>	<u>2,970.00</u>

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 6/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8000-1000	Payroll - Salary					1,750.00
Total				0.00	0.00	1,750.00
8230-0000	Other Expenses					10.00
06/30/16	TD Bank, CHK#BF0630	AP	00507	2.00		
Total				2.00	0.00	12.00
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 6/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			6,472.67		
	Total Credits				6,472.67	
	Difference				0.00	
	Total Assets			695.25		
	Total Liabilities				0.00	
	Total Equity				0.00	
	Total Income			3,583.96		
	Total Expense			2,888.71		
Ledger Totals						
	Beginning Debits			51,148.41		
	Beginning Credits				51,148.41	
	Difference				0.00	
	Ending Debits			54,732.37		
	Ending Credits				54,732.37	
	Difference				0.00	