

424 West 49th Street Condo Association

Statement of Operations
424 West 49th St, New York, NY - 2016.09

	Current Period	Year to Date
INCOME		
Rent Concessions	0.00	(353.84)
Common Area Maintenance	3,237.42	39,201.53
TOTAL INCOME	<u>3,237.42</u>	<u>38,847.69</u>
EXPENSES		
Utility - Gas/Fuel - Heating	187.56	3,907.43
Utility - Electric	329.55	3,271.72
Utility - Water & Sewer	1,026.27	2,743.29
R&M - Boiler/Heating	0.00	424.61
R&M - Elevator	0.00	706.62
Service Contract - Elevator	294.38	3,341.39
Service Contract - Pest Control	359.28	1,788.79
Insurance - Other	1,244.53	8,209.02
Insurance - Property/Liability	34.55	479.26
Service Contract - Management Fees	495.00	4,455.00
Payroll - Salary	350.00	3,150.00
Building Supplies	0.00	333.69
Other Expenses	15.00	31.00
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	130.00	682.00
TOTAL EXPENSES	<u>4,466.12</u>	<u>35,723.82</u>
NET PROFIT / LOSS	<u>(1,228.70)</u>	<u>3,123.87</u>

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 2016.09

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
INCOME													
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	3,583.96	7,068.71	3,241.03	3,337.42	0.00	0.00	0.00	39,201.53
TOTAL INCOME	4,426.38	3,731.05	5,746.00	4,572.09	3,241.05	3,583.96	7,068.71	3,241.03	3,337.42	0.00	0.00	0.00	38,847.69
EXPENSES													
Utility - Gas/Fuel - Heating	40.78	782.44	860.32	887.96	393.09	364.13	213.89	177.26	187.56	0.00	0.00	0.00	3,907.43
Utility - Electric	966.81	333.06	319.24	0.00	312.81	292.92	370.57	346.76	329.55	0.00	0.00	0.00	3,271.72
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	0.00	2,743.29
R&M - Boiler/Heating	0.00	0.00	0.00	424.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424.61
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	380.00	326.62	0.00	0.00	0.00	0.00	706.62
Service Contract - Elevator	1,042.48	280.35	280.35	280.35	280.35	294.37	294.38	294.38	294.38	0.00	0.00	0.00	3,341.39
Service Contract - Pest Control	185.08	249.33	184.00	179.64	179.64	179.64	179.64	92.54	359.28	0.00	0.00	0.00	1,788.79
Insurance - Other	250.00	569.00	1,540.29	773.15	873.15	362.67	1,692.19	904.04	1,244.53	0.00	0.00	0.00	8,209.02
Insurance - Property/Liability	319.46	0.00	0.00	0.00	0.00	0.00	0.00	125.25	34.55	0.00	0.00	0.00	479.26
Service Contract - Management Fees	495.00	495.00	495.00	990.00	0.00	495.00	495.00	495.00	495.00	0.00	0.00	0.00	4,455.00
Payroll - Salary	350.00	350.00	350.00	350.00	350.00	0.00	0.00	1,050.00	350.00	0.00	0.00	0.00	3,150.00
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	0.00	0.00	0.00	31.00
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	0.00	0.00	0.00	682.00
TOTAL EXPENSES	4,003.61	3,061.18	5,050.24	6,087.71	2,391.04	2,888.71	3,627.67	4,147.54	4,466.12	0.00	0.00	0.00	35,723.82
NET PROFIT / LOSS	422.77	669.87	695.76	(1,515.62)	850.01	695.25	3,441.04	(906.51)	(1,228.70)	0.00	0.00	0.00	3,123.87

424 West 49th Street Condo Association
Balance Sheet
424 West 49th St, New York, NY - 2016.0930

ASSETS

CASH		
OP - TD Bank	\$27,783.87	
Cash Held by PrevMgmt	<u>3,000.00</u>	
TOTAL CASH		30,783.87
ACCOUNTS RECEIVABLE		
	<u></u>	<u></u>
TOTAL CURRENT ASSETS		30,783.87
LONG TERM ASSETS		
Utility Sec Dep	230.00	<u></u>
TOTAL LONG TERM ASSETS		<u>230.00</u>
TOTAL ASSETS		<u><u>31,013.87</u></u>

LIABILITIES & EQUITY

Other Liabilities	<u>(1,188.00)</u>	
TOTAL LIABILITIES		(1,188.00)
Opening Balance	9,925.42	
Current Earnings	3,123.87	
Retained Earnings	<u>19,152.58</u>	
TOTAL EQUITY		<u>32,201.87</u>
TOTAL LIAB & EQUITY		<u><u>31,013.87</u></u>

MONTHLY BANK RECONCILIATION

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

9/30/16

OPERATING
[TD]

9/1/2016 Opening Checkbook Balance		\$	29,012.57
Add:	Total Deposits for the Current Month		3,237.42
	Interest Income		-
	Cash available	\$	32,249.99
Less:	Total Checks written for the Current Month		4,464.12
	ACHs		-
	Bank Charges		2.00
9/30/2016 Ending Checkbook Balance		\$	<u>27,783.87</u>
9/30/2016 Bank Balance per Bank Statement		\$	28,629.68
Add:	Outstanding Deposits		-
<u>OPER</u>			
Less:	Outstanding Checks	Check #	Amount
	10/11/2013 Preferred Elevator Inc.	143	303.17
	10/23/2015 Lorenzo Silva Torres	364	350.00
	9/30/2016 East Park Exterminating	435	179.64
	9/30/2016 NYC Dept of Finance	DD0930	13.00
Total Outstanding Checks [Oper]			845.81
Add:	Miscellaneous Adjustments		-
9/30/2016 Adjusted Bank Balance		\$	<u>27,783.87</u>

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT

5112-MTD0104t100216045253-100000

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: Sep 01 2016-Sep 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 09/01	29,665.74
Plus 5 Deposits and Other Credits	3,237.42
Less 11 Checks and Other Debits	4,271.48
Less Service Charges	2.00
Statement Balance as of 09/30	28,629.68

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
9/1	DEPOSIT		346.54	30,012.28
9/1	Check #425	495.00		29,517.28
9/7	CCD DEPOSIT		350.17	29,867.45
	PAYLEASE.COM CREDIT 59481847			
9/7	DEPOSIT		348.79	30,216.24
9/12	DEPOSIT		1,843.13	32,059.37
9/12	ELECTRONIC PMT-WEB	1,026.27		31,033.10
	NYC WATER BD/DEP WATER&SWR 02295237090916			
9/13	Check #426	350.00		30,683.10
9/15	CCD DEBIT	471.38		30,211.72
	NYSINSEFNDWRKCMP 1190000757 451346377			
9/15	ACH DEBIT	373.19		29,838.53
	CON ED OF NY INTELL CK 442027149695016			
9/15	ACH DEBIT	143.92		29,694.61
	CON ED OF NY INTELL CK 442027149696014			
9/16	DEPOSIT		348.79	30,043.40
9/20	ELECTRONIC PMT-WEB	773.15		29,270.25
	HARLEYSVILLE - C BILL PAY 17988580781			
9/21	Check #434	34.55		29,235.70
9/22	Check #431	294.38		28,941.32
9/22	Check #430	179.64		28,761.68
9/26	Check #432	130.00		28,631.68
9/30	PAPER STATEMENT FEE	2.00		28,629.68

Checks Paid

No. Checks: 6

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
9/1	425	495.00	9/22	431	294.38
9/13	426	350.00	9/26	432	130.00
9/22	430*	179.64	9/21	434*	34.55

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

10/26/2016
User: MANAGER

Safeguard Realty Management, Inc.

2:21:03PM
Page 1 of 2

Cash Journal

Property : 424 West 49th St. Condominium

9/1/2016 thru 9/30/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 242 Check 2304	9/07/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 272 Check 320	9/12/16	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 127 Check 9942843	9/01/16	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 149 Check 68355975	9/01/16	350.17
424-5A	Jim Cook	CASH	Pymt. Batch 445 Check 5983	9/16/16	348.79
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 272 Check 2002	9/12/16	1,492.84
					<u>3,237.42</u>

PROPERTY TOTALS:

Total Checks and Cash Received	3,237.42
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>3,237.42</u>
	Total	<u>3,237.42</u>

Property : 424 West 49th St. Condominium

9/1/2016 thru 9/30/2016

Cash Journal

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

Total Checks and Cash Received	3,237.42
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	3,237.42
	Total	3,237.42

Detailed Rent Roll

9/1/2016 to 9/30/2016

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 242 Check 2304
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 272 Check 320
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	346.54	346.54	(346.54) Pymt. Batch 127 Check 9942843 346.54 Common Area Maintenance
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 149 Check 68355975 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 445 Check 5983
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	700.34	1,050.51	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	502.00	1,004.00	502.00 Common Area Maintenance
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.02	0.02	1,492.84 Common Area Maintenance (1,492.84) Pymt. Batch 272 Check 2002
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	2,041.15
Cash Received	(3,237.42)
Checks Removed	0.00
Deposits Forfeited	0.00
NSF Checks	0.00
Deposits Decreased	0.00
Open Credits Refunded	0.00
Accounts Receivable Balance	3,385.57
Security Deposits Held	0.00

AP Check Register

424 West 49th Street Condominium Association

Date Range : 9/1/2016 To 9/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000425	09/01/2016	57500	Safeguard Realty Management, Inc.	00522	MF-9/2016	09/01/2016	495.00	0.00	495.00	495.00
000426	09/01/2016	37000	Lorenzo Silva Torres	00523	9/2016	09/01/2016	350.00	0.00	350.00	350.00
000427	09/15/2016	15200	East Park Exterminating	00527	106253	08/25/2016	92.54	0.00	92.54	
				00527	106253	08/25/2016	-92.54	0.00	-92.54	
				00528	106254	08/25/2016	87.10	0.00	87.10	
				00528	106254	08/25/2016	-87.10	0.00	-87.10	
				Total for Check Number 000427			0.00	0.00	0.00	0.00
000428	09/15/2016	37500	Midtown Elevator Co., Inc.	00525	2.18-5.19.16	09/01/2016	294.38	0.00	294.38	
				00525	2.18-5.19.16	09/01/2016	-294.38	0.00	-294.38	
				Total for Check Number 000428			0.00	0.00	0.00	0.00
000429	09/15/2016	38700	Finance Commissioner, City of New York	00526	0190326548	08/12/2016	130.00	0.00	130.00	
				00526	0190326548	08/12/2016	-130.00	0.00	-130.00	
				Total for Check Number 000429			0.00	0.00	0.00	0.00
000430	09/16/2016	15200	East Park Exterminating	00527	106253	08/25/2016	92.54	0.00	92.54	
				00528	106254	08/25/2016	87.10	0.00	87.10	
				Total for Check Number 000430			179.64	0.00	179.64	179.64
000431	09/16/2016	37500	Midtown Elevator Co., Inc.	00525	2.18-5.19.16	09/01/2016	294.38	0.00	294.38	294.38
000432	09/16/2016	38700	Finance Commissioner, City of New York	00526	0190326548	08/12/2016	130.00	0.00	130.00	130.00
000433	09/19/2016	06200	BankDirect Capital Finance, LLC	00532	Ins-9/2016	09/01/2016	34.55	0.00	34.55	
				00532	Ins-9/2016	09/01/2016	-34.55	0.00	-34.55	
				Total for Check Number 000433			0.00	0.00	0.00	0.00
000434	09/19/2016	06200	BankDirect Capital Finance, LLC	00532	Ins-9/2016	09/01/2016	34.55	0.00	34.55	34.55
000435	09/30/2016	15200	East Park Exterminating	00536	106841	09/22/2016	92.54	0.00	92.54	
				00537	106842	09/22/2016	87.10	0.00	87.10	
				Total for Check Number 000435			179.64	0.00	179.64	179.64
DD0912	09/12/2016	39500	NYC Water Board	00548		09/12/2016	1,026.27	0.00	1,026.27	1,026.27
DD0913	09/13/2016	09400	Con Edison	00529	7.21-8.19.16-b	08/22/2016	143.92	0.00	143.92	
				00530	7.21-8.19.16-e	08/22/2016	373.19	0.00	373.19	
				00531	52219134	08/15/2016	471.38	0.00	471.38	
				Total for Check Number DD0913			988.49	0.00	988.49	988.49
DD0919	09/19/2016	24200	Harleysville	00533	Ins-9/2016	09/01/2016	773.15	0.00	773.15	773.15
DD0930	09/30/2016	37875	NYC DEPARTMENT OF FINANCE	00535	2016.0923.Reg	09/23/2016	13.00	0.00	13.00	13.00
Cash Account 1 Totals							4,464.12	0.00	4,464.12	4,464.12
Property/Company Totals for 424 West 49th Street Condominium Association							4,464.12	0.00	4,464.12	4,464.12

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 9/1/2016 To 9/30/2016**

GL Account			Invoice No.	Check No.	Amount	Account Total
Vchr	Vendor	Description				
5100-3000	Utility - Gas/Fuel - Heating					
00529	09400 - Con Edison	7/21/2016-8/19/2016	7.21-8.19.16	DD0913	143.92	
00530	09400 - Con Edison	7/21/2016-8/19/2016	7.21-8.19.16	DD0913	43.64	187.56
5120-1000	Utility - Electric					
00530	09400 - Con Edison	7/21/2016-8/19/2016	7.21-8.19.16	DD0913	329.55	329.55
5130-3000	Utility - Water & Sewer					
00548	39500 - NYC Water Board			DD0912	1,026.27	1,026.27
5600-1000	Service Contract - Elevator					
00525	37500 - Midtown Elevator Co., Inc	2/18/2016-5/19/2016	2.18-5.19.16	000428	294.38	294.38
5710-1000	Service Contract - Pest Control					
00527	15200 - East Park Exterminating	Roach/Rodent	106253	000427	92.54	
00527	15200 - East Park Exterminating	Roach/Rodent	106253	000430	92.54	
00527	15200 - East Park Exterminating	Roach/Rodent	106253	000427	(92.54)	
00528	15200 - East Park Exterminating	Fill 4 Stations	106254	000427	87.10	
00528	15200 - East Park Exterminating	Fill 4 Stations	106254	000430	87.10	
00528	15200 - East Park Exterminating	Fill 4 Stations	106254	000427	(87.10)	
00536	15200 - East Park Exterminating	106841	106841	000435	92.54	
00537	15200 - East Park Exterminating	Fill 4 stations	106842	000435	87.10	359.28
6300-1000	Insurance - Other					
00531	37890 - NYSIF Workers' Compensat	7/15/2016-8/15/2016	52219134	DD0913	471.38	
00533	24200 - Harleysville	9/2016	Ins-9/2016	DD0919	773.15	1,244.53
6300-2000	Insurance - Property/Liability					
00532	06200 - BankDirect Capital Financ	9/2016	Ins-9/2016	000433	34.55	34.55
6600-1000	Service Contract - Management Fees					
00522	57500 - Safeguard Realty Manageme	9/2016	MF-9/2016	000425	495.00	495.00
8000-1000	Payroll - Salary					
00523	37000 - Lorenzo Silva Torres	9/2016	9/2016	000426	350.00	350.00
8230-0000	Other Expenses					
00535	37875 - NYC DEPARTMENT OF FINANCE	Property Registration	2016.0923.F	DD0930	13.00	13.00
8530-2000	Permits/Violations/Fines/Fees					
00526	38700 - Finance Commissioner, Cit	0190326548	0190326548	000429	130.00	130.00
Distribution Total						4,464.12

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	187.56	
5120-1000	Utility - Electric	329.55	
5130-3000	Utility - Water & Sewer	1,026.27	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	359.28	
6300-1000	Insurance - Other	1,244.53	
6300-2000	Insurance - Property/Liability	34.55	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	350.00	
8230-0000	Other Expenses	13.00	
8530-2000	Permits/Violations/Fines/Fees	130.00	
1000-0000	OP - TD Bank		4,464.12

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All
From 9/1/2016 To 9/30/2016

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		4,464.12	4,464.12

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 9/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					29,012.57
09/01/16	CAM to 424-4A	SK	PMT.	346.54		
09/01/16	CAM to 424-4B	SK	PMT.	350.17		
09/01/16	Safeguard Realty Management, Inc., CHK#000425	AP	00522		495.00	
09/01/16	Lorenzo Silva Torres, CHK#000426	AP	00523		350.00	
09/07/16	CAM to 424-3A	SK	PMT.	348.79		
09/12/16	CAM to 424-3B	SK	PMT.	350.29		
09/12/16	CAM to 424-COMM	SK	PMT.	1,492.84		
09/12/16	NYC Water Board, CHK#DD0912	AP	00548		1,026.27	
09/13/16	Con Edison, CHK#DD0913	AP	00529		143.92	
09/13/16	Con Edison, CHK#DD0913	AP	00530		373.19	
09/13/16	NYSIF Workers' Compensation, CHK#DD0913	AP	00531		471.38	
09/15/16	Midtown Elevator Co., Inc., CHK#000428	AP	00525		294.38	
09/15/16	East Park Exterminating, CHK#000427	AP	00527		92.54	
09/15/16	East Park Exterminating, CHK#000427	AP	00527	92.54		
09/15/16	East Park Exterminating, CHK#000427	AP	00528		87.10	
09/15/16	East Park Exterminating, CHK#000427	AP	00528	87.10		
09/15/16	Finance Commissioner, City of New York, CHK#000429	AP	00526		130.00	
09/16/16	CAM to 424-5A	SK	PMT.	348.79		
09/16/16	East Park Exterminating, CHK#000430	AP	00527		92.54	
09/16/16	East Park Exterminating, CHK#000430	AP	00528		87.10	
09/19/16	Harleysville, CHK#DD0919	AP	00533		773.15	
09/19/16	BankDirect Capital Finance, LLC, CHK#000433	AP	00532		34.55	
09/30/16	East Park Exterminating, CHK#000435	AP	00536		92.54	
09/30/16	East Park Exterminating, CHK#000435	AP	00537		87.10	
09/30/16	NYC DEPARTMENT OF FINANCE, CHK#DD0930	AP	00535		13.00	
09/30/16	TD Bank, CHK#BF0930	AP	00549		2.00	
Total				<u>3,417.06</u>	<u>4,645.76</u>	<u>27,783.87</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>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 9/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4100-0000	Rent Concessions					353.84
	Total			0.00	0.00	353.84
4410-0000	Common Area Maintenance					(35,964.11)
09/01/16	CAM to 424-4A	SK	PMT.		346.54	
09/01/16	CAM to 424-4B	SK	PMT.		350.17	
09/07/16	CAM to 424-3A	SK	PMT.		348.79	
09/12/16	CAM to 424-3B	SK	PMT.		350.29	
09/12/16	CAM to 424-COMM	SK	PMT.		1,492.84	
09/16/16	CAM to 424-5A	SK	PMT.		348.79	
	Total			0.00	3,237.42	(39,201.53)
5100-3000	Utility - Gas/Fuel - Heating					3,719.87
09/13/16	Con Edison, CHK#DD0913	AP	00529	143.92		
09/13/16	Con Edison, CHK#DD0913	AP	00530	43.64		
	Total			187.56	0.00	3,907.43
5120-1000	Utility - Electric					2,942.17
09/13/16	Con Edison, CHK#DD0913	AP	00530	329.55		
	Total			329.55	0.00	3,271.72
5130-3000	Utility - Water & Sewer					1,717.02
09/12/16	NYC Water Board, CHK#DD0912	AP	00548	1,026.27		
	Total			1,026.27	0.00	2,743.29
5502-1000	R&M - Boiler/Heating					424.61
	Total			0.00	0.00	424.61
5505-1000	R&M - Elevator					706.62
	Total			0.00	0.00	706.62
5600-1000	Service Contract - Elevator					3,047.01
09/15/16	Midtown Elevator Co., Inc., CHK#000428	AP	00525	294.38		
	Total			294.38	0.00	3,341.39
5710-1000	Service Contract - Pest Control					1,429.51
09/15/16	East Park Exterminating, CHK#000427	AP	00527	92.54		
09/15/16	East Park Exterminating, CHK#000427	AP	00527		92.54	
09/15/16	East Park Exterminating, CHK#000427	AP	00528	87.10		
09/15/16	East Park Exterminating, CHK#000427	AP	00528		87.10	
09/16/16	East Park Exterminating, CHK#000430	AP	00527	92.54		
09/16/16	East Park Exterminating, CHK#000430	AP	00528	87.10		
09/30/16	East Park Exterminating, CHK#000435	AP	00536	92.54		

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 9/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5710-1000	Service Contract - Pest Control					
	09/30/16 East Park Exterminating, CHK#000435	AP	00537	87.10		
	Total			<u>538.92</u>	<u>179.64</u>	<u>1,788.79</u>
6300-1000	Insurance - Other					6,964.49
	09/13/16 NYSIF Workers' Compensation, CHK#DD0913	AP	00531	471.38		
	09/19/16 Harleysville, CHK#DD0919	AP	00533	773.15		
	Total			<u>1,244.53</u>	<u>0.00</u>	<u>8,209.02</u>
6300-2000	Insurance - Property/Liability					444.71
	09/19/16 BankDirect Capital Finance, LLC, CHK#000433	AP	00532	34.55		
	Total			<u>34.55</u>	<u>0.00</u>	<u>479.26</u>
6600-1000	Service Contract - Management Fees					3,960.00
	09/01/16 Safeguard Realty Management, Inc., CHK#000425	AP	00522	495.00		
	Total			<u>495.00</u>	<u>0.00</u>	<u>4,455.00</u>
8000-1000	Payroll - Salary					2,800.00
	09/01/16 Lorenzo Silva Torres, CHK#000426	AP	00523	350.00		
	Total			<u>350.00</u>	<u>0.00</u>	<u>3,150.00</u>
8150-0000	Building Supplies					333.69
	Total			<u>0.00</u>	<u>0.00</u>	<u>333.69</u>
8230-0000	Other Expenses					16.00
	09/30/16 NYC DEPARTMENT OF FINANCE, CHK#DD0930	AP	00535	13.00		
	09/30/16 TD Bank, CHK#BF0930	AP	00549	2.00		
	Total			<u>15.00</u>	<u>0.00</u>	<u>31.00</u>
8460-1000	Accounting/Audit Fees					2,200.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
8530-2000	Permits/Violations/Fines/Fees					552.00
	09/15/16 Finance Commissioner, City of New York, CHK#000429	AP	00526	130.00		
	Total			<u>130.00</u>	<u>0.00</u>	<u>682.00</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 9/30/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			8,062.82		
	Total Credits			8,062.82		
	Difference			0.00		
	Total Assets			-1,228.70		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			3,237.42		
	Total Expense			4,466.12		
Ledger Totals						
	Beginning Debits			65,042.11		
	Beginning Credits			65,042.11		
	Difference			0.00		
	Ending Debits			68,279.53		
	Ending Credits			68,279.53		
	Difference			0.00		