

424 West 49th Street Condo Association

Statement of Operations
424 West 49th St, New York, NY - 2016.01**INCOME**

Common Area Maintenance

TOTAL INCOME

	Current Period	Year to Date
	4,426.38	4,426.38
	<u>4,426.38</u>	<u>4,426.38</u>

EXPENSES

Utility - Gas/Fuel - Heating

Utility - Electric

Service Contract - Elevator

Service Contract - Pest Control

Insurance - Other

Insurance - Property/Liability

Service Contract - Management Fees

Payroll - Salary

Other Expenses

Permits/Violations/Fines/Fees

TOTAL EXPENSES

	40.78	40.78
	966.81	966.81
	1,042.48	1,042.48
	185.08	185.08
	250.00	250.00
	319.46	319.46
	495.00	495.00
	350.00	350.00
	2.00	2.00
	<u>352.00</u>	<u>352.00</u>
	4,003.61	4,003.61

NET PROFIT / LOSS

	422.77	422.77
	<u>422.77</u>	<u>422.77</u>

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 2016.01

424 West 49th Street Condo Association

Balance Sheet
424 West 49th St, New York, NY - 2016.0131

ASSETS**CASH**

OP - TD Bank	\$25,082.77
Cash Held by PrevMgmt	3,000.00

TOTAL CASH

28,082.77

ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS 28,082.77**LONG TERM ASSETS**

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS 230.00**TOTAL ASSETS** 28,312.77**LIABILITIES & EQUITY**

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

Opening Balance	9,925.42
Current Earnings	422.77
Retained Earnings	19,152.58

TOTAL EQUITY 29,500.77**TOTAL LIAB & EQUITY** 28,312.77

MONTHLY BANK RECONCILIATION

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

1/31/16

OPERATING
[TD]

1/1/2016 Opening Checkbook Balance	\$ 24,660.00
Add: Total Deposits for the Current Month	4,426.38
Interest Income	-
 Cash available	 \$ 29,086.38
Less: Total Checks written for the Current Month	4,001.61
ACHs	-
Bank Charges	2.00
 1/31/2016 Ending Checkbook Balance	 <u>\$ 25,082.77</u>
1/31/2016 Bank Balance per Bank Statement	\$ 26,178.48
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
1/25/2016 Lorenzo Silva Torres	387 350.00
 Total Outstanding Checks [Oper]	 1,095.71
Add: Miscellaneous Adjustments	-
1/31/2016 Adjusted Bank Balance	<u>\$ 25,082.77</u>



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STATEMENT OF ACCOUNT



314379 06DD1N15 1 000000
 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 3
 Statement Period: Jan 01 2016-Jan 31 2016
 Cust Ref #: 7920173353-720-T-###
 Primary Account #: 792-0173353



Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

WE NOW CHARGE A MONTHLY FEE FOR PAPER STATEMENTS.

ON JANUARY 1, 2016, WE BEGAN CHARGING A \$2.00 MONTHLY FEE FOR PAPER TO SUPPORT OUR EFFORTS TO "GO GREEN" AND AVOID THIS FEE GOING FORWARD, LOG IN TO TD BANK.COM/BUSINESSDIRECT AND SIGN UP FOR ONLINE STATEMENTS ONLY. IF YOU DON'T USE ONLINE BANKING NOW, SIGN UP FOR TD BANK BUSINESSDIRECT FIRST. THIS FEE DOESN'T APPLY IF YOU ONLY RECEIVE ONLINE STATEMENTS ALREADY. QUESTIONS? CALL 1-888-751-9000.

ACCOUNT SUMMARY

Statement Balance as of 01/01		25,755.71
Plus 4 Deposits and Other Credits		4,426.38
Less 12 Checks and Other Debits		4,001.61
Less Service Charges		2.00
Statement Balance as of 01/31		26,178.48

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
1/5	Check #379	350.00		25,405.71
1/7	CCD DEPOSIT PAYLEASE.COM CREDIT 46553932		350.17	25,755.88
1/7	DEPOSIT		1,886.54	27,642.42
1/7	ELECTRONIC PMT-WEB CITY OF NY DOF NYC PAYMNT	132.00		27,510.42
1/12	Check #380	495.00		27,015.42
1/15	Check #382	319.46		26,695.96
1/19	DEPOSIT		1,843.13	28,539.09
1/20	ACH DEBIT CON ED OF NY INTELL CK 442027149696014	633.59		27,905.50
1/20	ACH DEBIT CON ED OF NY INTELL CK 442027149695016	374.00		27,531.50
1/20	Check #381	92.54		27,438.96
1/28	Check #383	120.00		27,318.96
1/28	ACH DEBIT NYC ECB FINES 212-639-96 354538859943	100.00		27,218.96
1/29	DEPOSIT		346.54	27,565.50
1/29	Check #386	1,042.48		26,523.02
1/29	Check #384	250.00		26,273.02
1/29	Check #385	92.54		26,180.48
1/29	PAPER STATEMENT FEE	2.00		26,178.48

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



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STATEMENT OF ACCOUNT



424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Jan 01 2016-Jan 31 2016
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

ACCOUNT ACTIVITY

Checks Paid	No. Checks: 8	*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments			
DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
1/5	379	350.00	1/28	383	120.00
1/12	380	495.00	1/29	384	250.00
1/20	381	92.54	1/29	385	92.54
1/15	382	319.46	1/29	386	1,042.48

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

Safeguard Realty Management, Inc.

3:38:06PM

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2/16/2016
User: HOLIVER

Property : 424 West 49th St. Condominium

Cash Journal

1/1/2016 thru 1/31/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 029 Check 2416	1/07/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 250 Check 277	1/19/16	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 029 Check 18571101	1/07/16	346.54
		CASH	Pymt. Batch 476 Check 4023294	1/29/16	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 965 Check 53608747	1/01/16	350.17
424-5A	Jim Cook	CASH	Pymt. Batch 029 Check 5926	1/07/16	348.79
424-5B	Trent Vichie	CASH	Pymt. Batch 029 Check 93507909	1/07/16	350.17
424-6A	Bradley Rosen	CASH	Pymt. Batch 029 Check 949	1/07/16	492.25
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 250 Check 1952	1/19/16	1,492.84
					4,426.38

PROPERTY TOTALS:

Total Checks and Cash Received	4,426.38
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	4,426.38
	Total	4,426.38

2/16/2016

User: HOLIVER

Property : 424 West 49th St. Condominium

Safeguard Realty Management, Inc.

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Cash Journal

1/1/2016 thru 1/31/2016

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

Total Checks and Cash Received	4,426.38
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	4,426.38
	Total	4,426.38

Detailed Rent Roll

1/1/2016 to 1/31/2016

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 029 Check 2416
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 250 Check 277
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	(346.54)	346.54 Common Area Maintenance (346.54) Pymt. Batch 029 Check 18571101 (346.54) Pymt. Batch 476 Check 4023294
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 965 Check 53608747 350.17 Common Area Maintenance
424-5A	Jim Cook 424 West 49th Street, # 5A	0.00	0.00	(353.84)	348.79 Common Area Maintenance (348.79) Pymt. Batch 029 Check 5926 (353.84) Simon Lock and Key Co.
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 029 Check 93507909
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 029 Check 949
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 250 Check 1952
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

1/1/2016 to 1/31/2016

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
PROPERTY TOTALS :						
CAM	Common Area Maintenance			4,581.84		
RA	Rent Abatement			(353.84)		
	Total Current Charges			4,228.00		
	Previous Balance			1,004.00		
	Cash Received			(4,426.38)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			805.62		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance	346.54
	Total Open Credits	346.54

AP Check Register

424 West 49th Street Condominium Association

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

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000380	01/08/2016	57500	Safeguard Realty Management, Inc.	00435	MF-1/2016	01/01/2016	495.00	0.00	495.00	495.00
000381	01/12/2016	15200	East Park Exterminating	00433	102125	12/24/2015	92.54	0.00	92.54	92.54
000382	01/14/2016	21400	Garber Atlas Fries	00411	87990	10/08/2015	319.46	0.00	319.46	319.46
000383	01/19/2016	28000	Jack Jaffa & Associates	00442	HP294391	01/01/2016	120.00	0.00	120.00	120.00
000384	01/21/2016	06300	BERMACK, CHAMPION & LEWIN	00436	D&O REN-20	01/06/2016	250.00	0.00	250.00	250.00
000385	01/21/2016	15200	East Park Exterminating	00444	101647	11/26/2015	92.54	0.00	92.54	92.54
000386	01/21/2016	37500	Midtown Elevator Co., Inc.	00437	53976	01/01/2016	762.13	0.00	762.13	
				00438	53975	01/01/2016	280.35	0.00	280.35	
				Total for Check Number 000386				1,042.48	0.00	1,042.48
000387	01/25/2016	37000	Lorenzo Silva Torres	00445	1/2016	01/01/2016	350.00	0.00	350.00	350.00
DD0106	01/06/2016	38700	Finance Commissioner, City of New Y	00434	e187837522	10/30/2015	132.00	0.00	132.00	132.00
DD0115	01/15/2016	09400	Con Edison	00440	11.19-12.22.15	12/23/2015	374.00	0.00	374.00	
				00441	11.19-12.22.15	12/23/2015	633.59	0.00	633.59	
				Total for Check Number DD0115				1,007.59	0.00	1,007.59
DD0127	01/27/2016	38700	Finance Commissioner, City of New Y	00446	E43341705N	01/21/2016	100.00	0.00	100.00	100.00
Cash Account 1 Totals							4,001.61	0.00	4,001.61	4,001.61
Property/Company Totals for 424 West 49th Street Condominium Association							4,001.61	0.00	4,001.61	4,001.61

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

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

Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5100-3000 Utility - Gas/Fuel - Heating						
00440 09400 - Con Edison		11/19/2015-12/22/2015	11.19-12.22. DD0115		40.78	40.78
5120-1000 Utility - Electric						
00440 09400 - Con Edison		11/19/2015-12/22/2015	11.19-12.22. DD0115		333.22	
00441 09400 - Con Edison		11/19/2015-12/22/2015	11.19-12.22. DD0115		633.59	966.81
5600-1000 Service Contract - Elevator						
00437 37500 - Midtown Elevator Co., Inc		2016 CAT 1 Mandate	53976	000386	762.13	
00438 37500 - Midtown Elevator Co., Inc		Regular Service	53975	000386	280.35	1,042.48
5710-1000 Service Contract - Pest Control						
00433 15200 - East Park Exterminating		Pest Control	102125	000381	92.54	
00444 15200 - East Park Exterminating		101647	101647	000385	92.54	185.08
6300-1000 Insurance - Other						
00436 06300 - BERMACK, CHAMPION & LEWIN D&O Renewal Deposit			D&O REN-	000384	250.00	250.00
6300-2000 Insurance - Property/Liability						
00411 21400 - Garber Atlas Fries		GUYP-A-2	87990	000382	319.46	319.46
6600-1000 Service Contract - Management Fees						
00435 57500 - Safeguard Realty Manageme		1/2016	MF-1/2016	000380	495.00	495.00
8000-1000 Payroll - Salary						
00445 37000 - Lorenzo Silva Torres		1/2016	1/2016	000387	350.00	350.00
8530-2000 Permits/Violations/Fines/Fees						
00434 38700 - Finance Commissioner, Cit		E187837522	e187837522	DD0106	132.00	
00442 28000 - Jack Jaffa & Associates		RENEWAL	HP294391	000383	120.00	
00446 38700 - Finance Commissioner, Cit		E43341705N	E43341705N	DD0127	100.00	352.00
Distribution Total					4,001.61	

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	40.78	
5120-1000	Utility - Electric	966.81	
5600-1000	Service Contract - Elevator	1,042.48	
5710-1000	Service Contract - Pest Control	185.08	
6300-1000	Insurance - Other	250.00	
6300-2000	Insurance - Property/Liability	319.46	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	350.00	
8530-2000	Permits/Violations/Fines/Fees	352.00	
1000-0000	OP - TD Bank		4,001.61
		4,001.61	4,001.61

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 1/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000 OP - TD Bank						24,660.00
01/01/16 CAM to 424-4B	SK PMT.			350.17		
01/06/16 Finance Commissioner, City of New York, CHK#DD0106	AP 00434				132.00	
01/07/16 CAM to 424-3A	SK PMT.			348.79		
01/07/16 CAM to 424-4A	SK PMT.			346.54		
01/07/16 CAM to 424-5A	SK PMT.			348.79		
01/07/16 CAM to 424-5B	SK PMT.			350.17		
01/07/16 CAM to 424-6A	SK PMT.			492.25		
01/08/16 Safeguard Realty Management, Inc., CHK#000380	AP 00435				495.00	
01/12/16 East Park Exterminating, CHK#000381	AP 00433				92.54	
01/14/16 Garber Atlas Fries, CHK#000382	AP 00411				319.46	
01/15/16 Con Edison, CHK#DD0115	AP 00440				374.00	
01/15/16 Con Edison, CHK#DD0115	AP 00441				633.59	
01/19/16 CAM to 424-3B	SK PMT.			350.29		
01/19/16 CAM to 424-COMM	SK PMT.			1,492.84		
01/19/16 Jack Jaffa & Associates, CHK#000383	AP 00442				120.00	
01/21/16 Midtown Elevator Co., Inc., CHK#000386	AP 00437				762.13	
01/21/16 Midtown Elevator Co., Inc., CHK#000386	AP 00438				280.35	
01/21/16 East Park Exterminating, CHK#000385	AP 00444				92.54	
01/21/16 BERMACK, CHAMPION & LEWINE, CHK#000384	AP 00436				250.00	
01/25/16 Lorenzo Silva Torres, CHK#000387	AP 00445				350.00	
01/27/16 Finance Commissioner, City of New York, CHK#DD0127	AP 00446				100.00	
01/29/16 CAM to 424-4A	SK PMT.			346.54		
01/29/16 TD Bank, CHK#BF0129	AP 00452				2.00	
Total				4,426.38	4,003.61	25,082.77
1002-0000 Cash Held by PrevMgmt						3,000.00
Total				0.00	0.00	3,000.00
1650-0000 Utility Sec Dep						230.00
Total				0.00	0.00	230.00
2480-0000 Other Liabilities						1,188.00
Total				0.00	0.00	1,188.00
3038-0000 Opening Balance						(9,925.42)
Total				0.00	0.00	(9,925.42)
3045-0000 Retained Earnings						(19,152.58)
Total				0.00	0.00	(19,152.58)
4100-0000 Rent Concessions						0.00
01/20/16 RA to 424-5A	SK ADJ.			353.84		
01/20/16 RA to 424-5A	SK ADJ.				353.84	

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 1/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4100-0000 Rent Concessions						
	Total			353.84	353.84	0.00
4410-0000 Common Area Maintenance						0.00
01/01/16 CAM to 424-4B	SK	PMT.		350.17		
01/07/16 CAM to 424-3A	SK	PMT.		348.79		
01/07/16 CAM to 424-4A	SK	PMT.		346.54		
01/07/16 CAM to 424-5A	SK	PMT.		348.79		
01/07/16 CAM to 424-5B	SK	PMT.		350.17		
01/07/16 CAM to 424-6A	SK	PMT.		492.25		
01/19/16 CAM to 424-3B	SK	PMT.		350.29		
01/19/16 CAM to 424-COMM	SK	PMT.		1,492.84		
01/29/16 CAM to 424-4A	SK	PMT.		346.54		
	Total			0.00	4,426.38	(4,426.38)
5100-3000 Utility - Gas/Fuel - Heating						0.00
01/15/16 Con Edison, CHK#DD0115	AP	00440		40.78		
	Total			40.78	0.00	40.78
5120-1000 Utility - Electric						0.00
01/15/16 Con Edison, CHK#DD0115	AP	00440		333.22		
01/15/16 Con Edison, CHK#DD0115	AP	00441		633.59		
	Total			966.81	0.00	966.81
5600-1000 Service Contract - Elevator						0.00
01/21/16 Midtown Elevator Co., Inc., CHK#000386	AP	00437		762.13		
01/21/16 Midtown Elevator Co., Inc., CHK#000386	AP	00438		280.35		
	Total			1,042.48	0.00	1,042.48
5710-1000 Service Contract - Pest Control						0.00
01/12/16 East Park Exterminating, CHK#000381	AP	00433		92.54		
01/21/16 East Park Exterminating, CHK#000385	AP	00444		92.54		
	Total			185.08	0.00	185.08
6300-1000 Insurance - Other						0.00
01/21/16 BERMACK, CHAMPION & LEWINE, CHK#000384	AP	00436		250.00		
	Total			250.00	0.00	250.00
6300-2000 Insurance - Property/Liability						0.00
01/14/16 Garber Atlas Fries, CHK#000382	AP	00411		319.46		
	Total			319.46	0.00	319.46

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 1/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6600-1000	Service Contract - Management Fees					0.00
01/08/16	Safeguard Realty Management, Inc., CHK#000380	AP	00435	495.00		
	Total			495.00	0.00	495.00
8000-1000	Payroll - Salary					0.00
01/25/16	Lorenzo Silva Torres, CHK#000387	AP	00445	350.00		
	Total			350.00	0.00	350.00
8230-0000	Other Expenses					0.00
01/29/16	TD Bank, CHK#BF0129	AP	00452	2.00		
	Total			2.00	0.00	2.00
8530-2000	Permits/Violations/Fines/Fees					0.00
01/06/16	Finance Commissioner, City of New York, CHK#DD0106	AP	00434	132.00		
01/19/16	Jack Jaffa & Associates, CHK#000383	AP	00442	120.00		
01/27/16	Finance Commissioner, City of New York, CHK#DD0127	AP	00446	100.00		
	Total			352.00	0.00	352.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 1/31/2016

Account Number	Description	Jrnl Ref	Debit	Credit	Balance
Transaction Totals					
	Total Debits		8,783.83		
	Total Credits		8,783.83		
	Difference		0.00		
	Total Assets		422.77		
	Total Liabilities		0.00		
	Total Equity		0.00		
	Total Income		4,426.38		
	Total Expense		4,003.61		
Ledger Totals					
	Beginning Debits		29,078.00		
	Beginning Credits		29,078.00		
	Difference		0.00		
	Ending Debits		33,504.38		
	Ending Credits		33,504.38		
	Difference		0.00		