

424 West 49th Street Condo Association

Statement of Operations  
424 West 49th St, New York, NY - 3/2017

	Current Period	Year to Date
<b>INCOME</b>		
Common Area Maintenance	3,237.42	11,400.73
<b>TOTAL INCOME</b>	3,237.42	11,400.73
<b>EXPENSES</b>		
Utility - Gas/Fuel - Heating	40.98	1,566.31
Utility - Electric	310.65	966.52
Utility - Water & Sewer	688.56	688.56
Utility - Telephone/Internet/Cable	34.55	73.57
R&M - Other	0.00	650.00
R&M - Plumbing	0.00	720.00
R&M - Boiler/Heating	0.00	7,567.44
R&M - Painting	0.00	300.00
R&M - Elevator	255.86	1,328.28
Service Contract - Elevator	0.00	285.59
Service Contract - Pest Control	179.64	538.92
Insurance - Other	1,677.42	2,287.42
Insurance - Property/Liability	34.55	353.65
Service Contract - Management Fees	0.00	990.00
Payroll - Salary	0.00	1,057.28
Building Supplies	1,093.27	1,303.32
Other Expenses	2.00	172.60
Permits/Violations/Fines/Fees	0.00	100.00
<b>TOTAL EXPENSES</b>	4,317.48	20,949.46
<b>NET PROFIT / LOSS</b>	(1,080.06)	(9,548.73)

**424 West 49th St, New York, NY - 3/2017**

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## 20,949.46

NET PROFIT / LOSS

424 West 49th Street Condo Association

Balance Sheet  
424 West 49th St, New York, NY - 3/31/17

ASSETS

CASH

OP - TD Bank	\$454.68
Cash Held by PrevMgmt	3,000.00

**TOTAL CASH** 3,454.68

ACCOUNTS RECEIVABLE

**TOTAL CURRENT ASSETS** 3,454.68

LONG TERM ASSETS

Utility Sec Dep	230.00
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**TOTAL LONG TERM ASSETS** 230.00

**TOTAL ASSETS** 3,684.68

LIABILITIES & EQUITY

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

Opening Balance	9,925.42
Current Earnings	(9,548.73)
Retained Earnings	4,495.99

**TOTAL EQUITY** 4,872.68

**TOTAL LIAB & EQUITY** 3,684.68

## MONTHLY BANK RECONCILIATION

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

3/31/17

		OPERATING [TD]
3/1/2017 Opening Checkbook Balance		\$ 1,534.74
Add:	Total Deposits for the Current Month	3,237.42
	Interest Income	-
		<hr/>
Cash available		\$ 4,772.16
Less:	Total Checks written for the Current Month	4,315.48
	ACHs	-
	Bank Charges	2.00
		<hr/>
3/31/2017 Ending Checkbook Balance		<u>\$ 454.68</u>
3/31/2017 Bank Balance per Bank Statement		\$ 630.40
Add:	Outstanding Deposits	-
<b><u>OPER</u></b>		
Less:	Outstanding Checks	Check # Amount
2/28/2017	Viridiana Fernandez Villalobos	485 175.72
Total Outstanding Checks [Oper]		175.72
Add:	Miscellaneous Adjustments	-
		<hr/>
3/31/2017 Adjusted Bank Balance		<u>\$ 454.68</u>

**Bank**

America's Most Convenient Bank®

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## STATEMENT OF ACCOUNT

3984-MTD0104t040217015898-100000

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: Mar 01 2017-Mar 31 2017  
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 03/01		3,738.27
Plus 3 Deposits and Other Credits		3,237.42
Less 13 Checks and Other Debits		6,343.29
Less Service Charges		2.00
Statement Balance as of 03/31		630.40

**ACCOUNT ACTIVITY****Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
3/1	Check #484	720.00		3,018.27
3/1	Check #482	39.02		2,979.25
3/2	Check #481	593.79		2,385.46
3/6	CCD DEPOSIT		350.17	2,735.63
	PAYLEASE.COM CREDIT 70513881			
3/7	DEPOSIT		1,044.12	3,779.75
3/8	Check #1483	200.00		3,579.75
3/10	DEPOSIT		1,843.13	5,422.88
3/16	Check #473	475.00		4,947.88
3/20	ELECTRONIC PMT-WEB	1,677.42		3,270.46
	NATIONWIDE - COM BILL PAY 19742184121			
3/20	Check #486	1,093.27		2,177.19
3/20	Check #487	34.55		2,142.64
3/23	ACH DEBIT	351.63		1,791.01
	CON ED OF NY INTELL CK 442027149695016			
3/23	Check #488	179.64		1,611.37
3/24	Check #49	688.56		922.81
3/24	Check #491	34.55		888.26
3/29	Check #489	255.86		632.40
3/31	PAPER STATEMENT FEE	2.00		630.40

**Checks Paid**

No. Checks: 11

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
3/24	49	688.56	3/20	487	34.55
3/16	473*	475.00	3/23	488	179.64
3/2	481*	593.79	3/29	489	255.86
3/1	482	39.02	3/24	491*	34.55
3/1	484*	720.00	3/8	1483*	200.00
3/20	486*	1,093.27			

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to [www.tdbank.com](http://www.tdbank.com)

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

Property : 424 West 49th St. Condominium

## Cash Journal

3/1/2017 thru 3/31/2017

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 588 Check 2320	3/07/17	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 654 Check 344	3/10/17	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 588 Check 0390868	3/07/17	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 493 Check 80975992	3/01/17	350.17
424-5A	James G. Cook	CASH	Pymt. Batch 588 Check 6021	3/07/17	348.79
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 654 Check 2040	3/10/17	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	3,237.42
	Total	<u>3,237.42</u>

4/20/2017

User: MANAGER

Safeguard Realty Management, Inc.

1:02:06PM

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Property : 424 West 49th St. Condominium

3/1/2017 thru 3/31/2017

**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**

3/1/2017 to 3/31/2017

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	Nikolay Dimov 424 West 49th Street, # 3A	0.00	0.00	0.00	0.00
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 654 Check 344
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	346.54	346.54	346.54 Common Area Maintenance (346.54) Pymt. Batch 588 Check 0390868
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 493 Check 80975992 350.17 Common Area Maintenance
424-5A	James G. Cook 424 West 49th Street, # 5A	0.00	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 588 Check 6021
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	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 654 Check 2040
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

**PROPERTY TOTALS :**

<b>CAM</b>	<b>Common Area Maintenance</b>	<b>4,233.05</b>
<b>Total Current Charges</b>		<b>4,233.05</b>
<b>Previous Balance</b>		<b>848.54</b>
<b>Cash Received</b>		<b>(2,888.63)</b>
<b>Checks Removed</b>		<b>0.00</b>
<b>Deposits Forfeited</b>		<b>0.00</b>
<b>NSF Checks</b>		<b>0.00</b>
<b>Deposits Decreased</b>		<b>0.00</b>
<b>Open Credits Refunded</b>		<b>0.00</b>
<b>Accounts Receivable Balance</b>		<b>2,192.96</b>
<b>Security Deposits Held</b>		<b>0.00</b>



**AP Check Register**

424 - 424 West 49th Street Condominium Association  
Date Range : 3/1/2017 To 3/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000486	03/07/2017	73025	William Riley	00616	2017.0307.Rei	03/07/2017	1,093.27	0.00	1,093.27	1,093.27
000487	03/16/2017	06200	BankDirect Capital Finance, LLC	00619	Ins-3/2017	03/01/2017	34.55	0.00	34.55	34.55
000488	03/17/2017	15200	East Park Exterminating	00614	109297	02/23/2017	92.54	0.00	92.54	
				00615	109298	02/23/2017	87.10	0.00	87.10	
<b>Total for Check Number 000488</b>							179.64	0.00	179.64	179.64
000489	03/17/2017	37500	Midtown Elevator Co., Inc.	00610	59787	02/22/2017	255.86	0.00	255.86	255.86
000490	03/17/2017	39500	NYC Water Board	00617	11.21-2.21.17	02/28/2017	688.56	0.00	688.56	688.56
000491	03/17/2017	72155	Verizon	00618	3.1-.3/31/2017	03/01/2017	34.55	0.00	34.55	34.55
DD0317	03/17/2017	24200	Harleysville	00620	Ins-3/2017	03/01/2017	1,677.42	0.00	1,677.42	1,677.42
DD0321	03/21/2017	09400	Con Edison	00622	1.23-2.22.17-c	02/23/2017	351.63	0.00	351.63	351.63
<b>Cash Account 1 Totals</b>							<b>4,315.48</b>	<b>0.00</b>	<b>4,315.48</b>	<b>4,315.48</b>
<b>Property/Company Totals for 424 West 49th Street Condominium Association</b>							<b>4,315.48</b>	<b>0.00</b>	<b>4,315.48</b>	<b>4,315.48</b>

**AP Expense Distribution**

**424 - 424 West 49th Street Condominium Association**

**For Cash Account : All  
From 3/1/2017 To 3/31/2017**

**GL Account**

<b>Vchr</b>	<b>Vendor</b>	<b>Description</b>	<b>Invoice No.</b>	<b>Check No.</b>	<b>Amount</b>	<b>Account Total</b>
<b>5100-3000 Utility - Gas/Fuel - Heating</b>						
00622	09400 - Con Edison	1/23/2017-2/22/2017	1.23-2.22.17	DD0321	40.98	40.98
<b>5120-1000 Utility - Electric</b>						
00622	09400 - Con Edison	1/23/2017-2/22/2017	1.23-2.22.17	DD0321	310.65	310.65
<b>5130-3000 Utility - Water &amp; Sewer</b>						
00617	39500 - NYC Water Board	11/21/2016-2/21/2017	11.21-2.21.1	000490	688.56	688.56
<b>5130-4000 Utility - Telephone/Internet/Cable</b>						
00618	72155 - Verizon	3/1/2017-3/31/2017	3.1-.3/31/20	000491	34.55	34.55
<b>5505-1000 R&amp;M - Elevator</b>						
00610	37500 - Midtown Elevator Co., Inc	General	59787	000489	255.86	255.86
<b>5710-1000 Service Contract - Pest Control</b>						
00614	15200 - East Park Exterminating	Roach/Rodent	109297	000488	92.54	
00615	15200 - East Park Exterminating	Fill 4 Stations	109298	000488	87.10	179.64
<b>6300-1000 Insurance - Other</b>						
00620	24200 - Harleysville	3/2017	Ins-3/2017	DD0317	1,677.42	1,677.42
<b>6300-2000 Insurance - Property/Liability</b>						
00619	06200 - BankDirect Capital Financ	Ins-3/2017	Ins-3/2017	000487	34.55	34.55
<b>8150-0000 Building Supplies</b>						
00616	73025 - William Riley	Reimbursements: Building Supplies	2017.0307.F	000486	1,093.27	1,093.27
<b>Distribution Total</b>						<b>4,315.48</b>

**Account Summary**

<b>Account</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
<b>5100-3000</b>	Utility - Gas/Fuel - Heating	40.98	
<b>5120-1000</b>	Utility - Electric	310.65	
<b>5130-3000</b>	Utility - Water & Sewer	688.56	
<b>5130-4000</b>	Utility - Telephone/Internet/Cable	34.55	
<b>5505-1000</b>	R&M - Elevator	255.86	
<b>5710-1000</b>	Service Contract - Pest Control	179.64	
<b>6300-1000</b>	Insurance - Other	1,677.42	
<b>6300-2000</b>	Insurance - Property/Liability	34.55	
<b>8150-0000</b>	Building Supplies	1,093.27	
<b>1000-0000</b>	OP - TD Bank		4,315.48
		<b>4,315.48</b>	<b>4,315.48</b>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 3/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>1000-0000</b>	<b>OP - TD Bank</b>					1,534.74
	03/01/17 CAM to 424-4B	SK	PMT.	350.17		
	03/07/17 CAM to 424-3A	SK	PMT.	348.79		
	03/07/17 CAM to 424-4A	SK	PMT.	346.54		
	03/07/17 CAM to 424-5A	SK	PMT.	348.79		
	03/07/17 William Riley, CHK#000486	AP	00616		1,093.27	
	03/10/17 CAM to 424-3B	SK	PMT.	350.29		
	03/10/17 CAM to 424-COMM	SK	PMT.	1,492.84		
	03/16/17 BankDirect Capital Finance, LLC, CHK#000487	AP	00619		34.55	
	03/17/17 NYC Water Board, CHK#000490	AP	00617		688.56	
	03/17/17 Verizon, CHK#000491	AP	00618		34.55	
	03/17/17 Midtown Elevator Co., Inc., CHK#000489	AP	00610		255.86	
	03/17/17 East Park Exterminating, CHK#000488	AP	00614		92.54	
	03/17/17 East Park Exterminating, CHK#000488	AP	00615		87.10	
	03/17/17 Harleysville, CHK#DD0317	AP	00620		1,677.42	
	03/21/17 Con Edison, CHK#DD0321	AP	00622		351.63	
	03/31/17 TD Bank, CHK#BF0331	AP	00639		2.00	
	<b>Total</b>			<u>3,237.42</u>	<u>4,317.48</u>	<u>454.68</u>
<b>1002-0000</b>	<b>Cash Held by PrevMgmt</b>					3,000.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
<b>1650-0000</b>	<b>Utility Sec Dep</b>					230.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>230.00</u>
<b>2480-0000</b>	<b>Other Liabilities</b>					1,188.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>1,188.00</u>
<b>3038-0000</b>	<b>Opening Balance</b>					(9,925.42)
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
<b>3045-0000</b>	<b>Retained Earnings</b>					(4,495.99)
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>(4,495.99)</u>
<b>4410-0000</b>	<b>Common Area Maintenance</b>					(8,163.31)
	03/01/17 CAM to 424-4B	SK	PMT.		350.17	
	03/07/17 CAM to 424-3A	SK	PMT.		348.79	
	03/07/17 CAM to 424-4A	SK	PMT.		346.54	
	03/07/17 CAM to 424-5A	SK	PMT.		348.79	
	03/10/17 CAM to 424-3B	SK	PMT.		350.29	
	03/10/17 CAM to 424-COMM	SK	PMT.		1,492.84	
	<b>Total</b>			<u>0.00</u>	<u>3,237.42</u>	<u>(11,400.73)</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 3/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>5100-3000</b>	<b>Utility - Gas/Fuel - Heating</b>					1,525.33
	03/21/17 Con Edison, CHK#DD0321	AP	00622	40.98		
	<b>Total</b>			<u>40.98</u>	<u>0.00</u>	<u>1,566.31</u>
<b>5120-1000</b>	<b>Utility - Electric</b>					655.87
	03/21/17 Con Edison, CHK#DD0321	AP	00622	310.65		
	<b>Total</b>			<u>310.65</u>	<u>0.00</u>	<u>966.52</u>
<b>5130-3000</b>	<b>Utility - Water &amp; Sewer</b>					0.00
	03/17/17 NYC Water Board, CHK#000490	AP	00617	688.56		
	<b>Total</b>			<u>688.56</u>	<u>0.00</u>	<u>688.56</u>
<b>5130-4000</b>	<b>Utility - Telephone/Internet/Cable</b>					39.02
	03/17/17 Verizon, CHK#000491	AP	00618	34.55		
	<b>Total</b>			<u>34.55</u>	<u>0.00</u>	<u>73.57</u>
<b>5470-1000</b>	<b>R&amp;M - Other</b>					650.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>650.00</u>
<b>5500-1000</b>	<b>R&amp;M - Plumbing</b>					720.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>720.00</u>
<b>5502-1000</b>	<b>R&amp;M - Boiler/Heating</b>					7,567.44
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>7,567.44</u>
<b>5504-1000</b>	<b>R&amp;M - Painting</b>					300.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>300.00</u>
<b>5505-1000</b>	<b>R&amp;M - Elevator</b>					1,072.42
	03/17/17 Midtown Elevator Co., Inc., CHK#000489	AP	00610	255.86		
	<b>Total</b>			<u>255.86</u>	<u>0.00</u>	<u>1,328.28</u>
<b>5600-1000</b>	<b>Service Contract - Elevator</b>					285.59
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>285.59</u>
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					359.28
	03/17/17 East Park Exterminating, CHK#000488	AP	00614	92.54		
	03/17/17 East Park Exterminating, CHK#000488	AP	00615	87.10		
	<b>Total</b>			<u>179.64</u>	<u>0.00</u>	<u>538.92</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 3/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>6300-1000 Insurance - Other</b>						610.00
03/17/17	Harleysville, CHK#DD0317	AP	00620	1,677.42		
<b>Total</b>				<u>1,677.42</u>	<u>0.00</u>	<u>2,287.42</u>
<b>6300-2000 Insurance - Property/Liability</b>						319.10
03/16/17	BankDirect Capital Finance, LLC, CHK#000487	AP	00619	34.55		
<b>Total</b>				<u>34.55</u>	<u>0.00</u>	<u>353.65</u>
<b>6600-1000 Service Contract - Management Fees</b>						990.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>990.00</u>
<b>8000-1000 Payroll - Salary</b>						1,057.28
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>1,057.28</u>
<b>8150-0000 Building Supplies</b>						210.05
03/07/17	William Riley, CHK#000486	AP	00616	1,093.27		
<b>Total</b>				<u>1,093.27</u>	<u>0.00</u>	<u>1,303.32</u>
<b>8230-0000 Other Expenses</b>						170.60
03/31/17	TD Bank, CHK#BF0331	AP	00639	2.00		
<b>Total</b>				<u>2.00</u>	<u>0.00</u>	<u>172.60</u>
<b>8530-2000 Permits/Violations/Fines/Fees</b>						100.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>100.00</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 3/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>Transaction Totals</b>						
	Total Debits			7,554.90		
	Total Credits			7,554.90		
	Difference			0.00		
	Total Assets			-1,080.06		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			3,237.42		
	Total Expense			4,317.48		
<b>Ledger Totals</b>						
	Beginning Debits			22,584.72		
	Beginning Credits			22,584.72		
	Difference			0.00		
	Ending Debits			25,822.14		
	Ending Credits			25,822.14		
	Difference			0.00		