

424 West 49th Street Condo Association

Statement of Operations
424 West 49th St, New York, NY - 2016.10

	Current Period	Year to Date
INCOME		
Rent Concessions	0.00	(353.84)
Common Area Maintenance	5,245.44	44,446.97
TOTAL INCOME	5,245.44	44,093.13
EXPENSES		
Utility - Gas/Fuel - Heating	191.09	4,098.52
Utility - Electric	344.67	3,616.39
Utility - Water & Sewer	0.00	2,743.29
R&M - Plumbing	424.61	424.61
R&M - Boiler/Heating	0.00	424.61
R&M - Elevator	40.00	746.62
Service Contract - Elevator	294.38	3,635.77
Service Contract - Pest Control	0.00	1,788.79
Insurance - Other	1,264.96	9,473.98
Insurance - Property/Liability	34.55	513.81
Service Contract - Management Fees	495.00	4,950.00
Payroll - Salary	600.00	3,750.00
Building Supplies	0.00	333.69
Other Expenses	2.00	33.00
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	100.00	782.00
TOTAL EXPENSES	3,791.26	39,515.08
NET PROFIT / LOSS	1,454.18	4,578.05

424 West 49th Street Condo Association

424 West 49th St New York, NY - 2016.10

	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	3,237.42	5,245.44	0.00	0.00	44,446.97
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	3,237.42	5,245.44	0.00	0.00	44,093.13

EXPENSES													
Utility - Gas/Fuel - Heating	40.78	782.44	860.32	887.96	393.09	364.13	213.89	177.26	187.56	191.09	0.00	0.00	4,098.52
Utility - Electric	966.81	333.06	319.24	0.00	312.81	292.92	370.57	346.76	329.55	344.67	0.00	0.00	3,616.39
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 - Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424.61	0.00	0.00	424.61
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	40.00	0.00	0.00	746.62
Service Contract - Elevator	1,042.48	280.35	280.35	280.35	280.35	294.37	294.38	294.38	294.38	294.38	0.00	0.00	3,635.77
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	1,264.96	0.00	0.00	9,473.98
Insurance - Property/Liability	319.46	0.00	0.00	0.00	0.00	0.00	0.00	125.25	34.55	34.55	0.00	0.00	513.81
Service Contract - Management Fees	495.00	495.00	495.00	990.00	0.00	495.00	495.00	495.00	495.00	495.00	0.00	0.00	4,950.00
Payroll - Salary	350.00	350.00	350.00	350.00	350.00	0.00	0.00	1,050.00	350.00	600.00	0.00	0.00	3,750.00
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	2.00	0.00	0.00	33.00
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	100.00	0.00	0.00	782.00
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	3,791.26	0.00	0.00	39,515.08

NET PROFIT / LOSS	422.77	669.87	695.76	(1,515.62)	850.01	695.25	3,441.04	(906.51)	(1,228.70)	1,454.18	0.00	0.00	4,578.05
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424 West 49th Street Condo Association

Balance Sheet
424 West 49th St, New York, NY - 2016.1031

ASSETS

CASH

OP - TD Bank	\$29,238.05
Cash Held by PrevMgmt	3,000.00
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TOTAL CASH	32,238.05
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ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS

32,238.05

LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS

230.00

TOTAL ASSETS

32,468.05

LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
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TOTAL LIABILITIES

(1,188.00)

Opening Balance	9,925.42
Current Earnings	4,578.05
Retained Earnings	19,152.58
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TOTAL EQUITY

33,656.05

TOTAL LIAB & EQUITY

32,468.05

MONTHLY BANK RECONCILIATION

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

10/31/16

OPERATING
[TD]

10/1/2016 Opening Checkbook Balance	\$ 27,783.87
Add: Total Deposits for the Current Month	5,245.44
Interest Income	-
Cash available	\$ 33,029.31
Less: Total Checks written for the Current Month	3,789.26
ACHs	-
Bank Charges	2.00
10/31/2016 Ending Checkbook Balance	\$ 29,238.05
10/31/2016 Bank Balance per Bank Statement	\$ 28,523.22
Add: Outstanding Deposits	2,008.00

OPER

Less: Outstanding Checks	Check #	Amount
10/11/2013 Preferred Elevator Inc.	143	303.17
10/23/2015 Lorenzo Silva Torres	364	350.00
10/28/2016 Midtown Elevator Co, Inc.	440	40.00
10/28/2016 Rafael Jrizarry	442	600.00

Total Outstanding Checks [Oper]	1,293.17
Add: Miscellaneous Adjustments	-
10/31/2016 Adjusted Bank Balance	\$ 29,238.05

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT

7076-MTD0104t110216079616-000000

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

Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

WE'RE CHANGING OUR BUSINESS CHECKING CASH DEPOSIT FEE

BEGINNING NOVEMBER 1, 2016, WE'RE INCREASING OUR CASH DEPOSIT FEE FOR ALL BUSINESS DEPOSIT ACCOUNTS FROM \$0.15 TO \$0.20 PER \$100 CASH DEPOSITED IN EXCESS OF YOUR MONTHLY THRESHOLD. QUESTIONS? CALL 1-888-751-9000 OR VISIT A LOCAL TD BANK.

ACCOUNT SUMMARY

Statement Balance as of 10/01		28,629.68
Plus 3 Deposits and Other Credits		3,237.44
Less 11 Checks and Other Debits		3,341.90
Less Service Charges		2.00
Statement Balance as of 10/31		28,523.22

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
10/3	DEPOSIT		346.54	28,976.22
10/3	Check #435	179.64		28,796.58
10/3	ELECTRONIC PMT-WEB NYC DEPT OF FIN PROPERTY 3684821416	13.00		28,783.58
10/4	Check #436	495.00		28,288.58
10/6	CCD DEPOSIT PAYLEASE.COM CREDIT 61223894		350.17	28,638.75
10/11	Check #43	294.38		28,344.37
10/12	DEPOSIT		2,540.73	30,885.10
10/13	Check #436	424.61		30,460.49
10/18	ELECTRONIC PMT-WEB HARLEYSVILLE - C BILL PAY 18088368731	773.15		29,687.34
10/18	CCD DEBIT NYSINSEFNDWRKCMF 1190000757 454967515	491.81		29,195.53
10/19	ACH DEBIT CON ED OF NY INTELL CK 442027149695016	388.14		28,807.39
10/19	ACH DEBIT CON ED OF NY INTELL CK 442027149696014	147.62		28,659.77
10/19	Check #438	34.55		28,625.22
10/27	Check #439	100.00		28,525.22
10/31	PAPER STATEMENT FEE	2.00		28,523.22

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
10/11	43	294.38	10/4	436	495.00
10/3	435*	179.64	10/13	436	424.61

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



Bank

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

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

ACCOUNT ACTIVITY

Checks Paid (continued)

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
10/19	438*	34.55	10/27	439	100.00

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

11/29/2016

Safeguard Realty Management, Inc.

4:04:16PM

User: MANAGER

Page 1 of 2

Property : 424 West 49th St. Condominium

10/1/2016 thru 10/31/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Shellita Ceniza	CASH	Pymt. Batch 868 Check 2307	10/12/16	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 868 Check 322	10/12/16	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 679 Check 5076834	10/03/16	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 681 Check 70283580	10/01/16	350.17
424-5A	James Cook	CASH	Pymt. Batch 868 Check 5987	10/12/16	348.79
424-6B	Lixing Chu	CASH	Pymt. Batch 185 Check 72041622	10/28/16	2,008.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 868 Check 2008	10/12/16	1,492.86
					5,245.44

PROPERTY TOTALS:

Total Checks and Cash Received	5,245.44
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	5,245.44
	Total	5,245.44

11/29/2016

User: MANAGER

Safeguard Realty Management, Inc.

4:04:16PM

Page 2 of 2

Property : 424 West 49th St. Condominium

10/1/2016 thru 10/31/2016

Cash Journal

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

Total Checks and Cash Received	5,245.44
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	5,245.44
	Total	5,245.44

Detailed Rent Roll

10/1/2016 to 10/31/2016

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 868 Check 2307
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 868 Check 322
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	346.54	346.54	346.54 Common Area Maintenance (346.54) Pymt. Batch 679 Check 5076834
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 681 Check 70283580 350.17 Common Area Maintenance
424-5A	James Cook 424 West 49th Street, # 5A	0.00	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 868 Check 5987
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	1,050.51	1,400.68	350.17 Common Area Maintenance
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	984.50	1,476.75	492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	1,004.00	(502.00)	502.00 Common Area Maintenance (2,008.00) Pymt. Batch 185 Check 72041622
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.02	0.00	1,492.84 Common Area Maintenance (1,492.86) Pymt. Batch 868 Check 2008
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

10/1/2016 to 10/31/2016

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		
	Total Current Charges			4,581.84		
	Previous Balance			3,385.57		
	Cash Received			(5,245.44)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			2,721.97		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			502.00		
	Total Open Credits			502.00		

AP Check Register

424 West 49th Street Condominium Association

Date Range : 10/1/2016 To 10/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000436	10/06/2016	21500	Go Pro Plumbing & Heating	00539	16-1476	09/16/2016	424.61	0.00	424.61	
				00540	MF-10/2016	10/01/2016	495.00	0.00	495.00	
				Total for Check Number 000436			919.61	0.00	919.61	919.61
000437	10/06/2016	37500	Midtown Elevator Co., Inc.	00538	57638	10/01/2016	294.38	0.00	294.38	294.38
000438	10/17/2016	06200	BankDirect Capital Finance, LLC	00542	Ins-10/2016	10/01/2016	34.55	0.00	34.55	34.55
000439	10/18/2016	38700	Finance Commissioner, City of New York	00546	E43596453k	10/06/2016	100.00	0.00	100.00	100.00
000440	10/28/2016	37500	Midtown Elevator Co., Inc.	00547	57940	10/18/2016	40.00	0.00	40.00	40.00
000442	10/28/2016	04900	Rafael Jrizarry	00551	PR-11/2016	10/31/2016	600.00	0.00	600.00	600.00
DD1014	10/14/2016	37890	NYSIF Workers' Compensation	00541	52364926	09/14/2016	491.81	0.00	491.81	491.81
DD1017	10/17/2016	24200	Harleysville	00543	Ins-10/2016	10/01/2016	773.15	0.00	773.15	
				00544	8.19-9.20.16-e	09/21/2016	388.14	0.00	388.14	
				00545	8.19-9.20.16-b	09/21/2016	147.62	0.00	147.62	
				Total for Check Number DD1017			1,308.91	0.00	1,308.91	1,308.91
Cash Account 1 Totals							3,789.26	0.00	3,789.26	3,789.26
Property/Company Totals for 424 West 49th Street Condominium Association							3,789.26	0.00	3,789.26	3,789.26

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 10/1/2016 To 10/31/2016**

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5100-3000 Utility - Gas/Fuel - Heating						
00544	09400 - Con Edison	8/19/2016-9/20/2016	8.19-9.20.16	DD1017	43.47	
00545	09400 - Con Edison	8/19/2016-9/20/2016	8.19-9.20.16	DD1017	147.62	191.09
5120-1000 Utility - Electric						
00544	09400 - Con Edison	8/19/2016-9/20/2016	8.19-9.20.16	DD1017	344.67	344.67
5500-1000 R&M - Plumbing						
00539	21500 - Go Pro Plumbing & Heating	5b	16-1476	000436	424.61	424.61
5505-1000 R&M - Elevator						
00547	37500 - Midtown Elevator Co., Inc	Cat 1 2016 Device	57940	000440	40.00	40.00
5600-1000 Service Contract - Elevator						
00538	37500 - Midtown Elevator Co., Inc	Regular Service	57638	000437	294.38	294.38
6300-1000 Insurance - Other						
00541	37890 - NYSIF Workers' Compensat	08/16/2016-09/14/2016	52364926	DD1014	491.81	
00543	24200 - Harleysville	10/2016	Ins-10/2016	DD1017	773.15	1,264.96
6300-2000 Insurance - Property/Liability						
00542	06200 - BankDirect Capital Financ	10/2016	Ins-10/2016	000438	34.55	34.55
6600-1000 Service Contract - Management Fees						
00540	57500 - Safeguard Realty Manageme	10/2016	MF-10/2016	000436	495.00	495.00
8000-1000 Payroll - Salary						
00551	04900 - Rafael Jrizarry	Payroll	PR-11/2016	000442	600.00	600.00
8530-2000 Permits/Violations/Fines/Fees						
00546	38700 - Finance Commissioner, Cit	E43596453k	E43596453k	000439	100.00	100.00
Distribution Total						3,789.26

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	191.09	
5120-1000	Utility - Electric	344.67	
5500-1000	R&M - Plumbing	424.61	
5505-1000	R&M - Elevator	40.00	
5600-1000	Service Contract - Elevator	294.38	
6300-1000	Insurance - Other	1,264.96	
6300-2000	Insurance - Property/Liability	34.55	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	600.00	
8530-2000	Permits/Violations/Fines/Fees	100.00	
1000-0000	OP - TD Bank		3,789.26
		3,789.26	3,789.26

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 10/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					27,783.87
10/01/16	CAM to 424-4B	SK	PMT.	350.17		
10/03/16	CAM to 424-4A	SK	PMT.	346.54		
10/03/16	Safeguard Realty Management, Inc., CHK#000436	AP	00540		495.00	
10/06/16	Go Pro Plumbing & Heating, CHK#000436	AP	00539		424.61	
10/06/16	Midtown Elevator Co., Inc., CHK#000437	AP	00538		294.38	
10/12/16	CAM to 424-3A	SK	PMT.	348.79		
10/12/16	CAM to 424-3B	SK	PMT.	350.29		
10/12/16	CAM to 424-5A	SK	PMT.	348.79		
10/12/16	CAM to 424-COMM	SK	PMT.	0.02		
10/12/16	CAM to 424-COMM	SK	PMT.	1,492.84		
10/14/16	NYSIF Workers' Compensation, CHK#DD1014	AP	00541		491.81	
10/17/16	Con Edison, CHK#DD1017	AP	00544		388.14	
10/17/16	Con Edison, CHK#DD1017	AP	00545		147.62	
10/17/16	Harleysville, CHK#DD1017	AP	00543		773.15	
10/17/16	BankDirect Capital Finance, LLC, CHK#000438	AP	00542		34.55	
10/18/16	Finance Commissioner, City of New York, CHK#000439	AP	00546		100.00	
10/28/16	CAM to 424-6B	SK	PMT.	502.00		
10/28/16	CAM to 424-6B	SK	PMT.	502.00		
10/28/16	CAM to 424-6B	SK	PMT.	502.00		
10/28/16	CAM to 424-6B	SK	PMT.	502.00		
10/28/16	Midtown Elevator Co., Inc., CHK#000440	AP	00547		40.00	
10/28/16	Rafael Jrizarry, CHK#000442	AP	00551		600.00	
10/31/16	TD Bank, CHK#BF1031	AP	00562		2.00	
Total				<u>5,245.44</u>	<u>3,791.26</u>	<u>29,238.05</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>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 10/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					(39,201.53)
	10/01/16 CAM to 424-4B	SK	PMT.		350.17	
	10/03/16 CAM to 424-4A	SK	PMT.		346.54	
	10/12/16 CAM to 424-3A	SK	PMT.		348.79	
	10/12/16 CAM to 424-3B	SK	PMT.		350.29	
	10/12/16 CAM to 424-5A	SK	PMT.		348.79	
	10/12/16 CAM to 424-COMM	SK	PMT.		0.02	
	10/12/16 CAM to 424-COMM	SK	PMT.		1,492.84	
	10/28/16 CAM to 424-6B	SK	PMT.		502.00	
	10/28/16 CAM to 424-6B	SK	PMT.		502.00	
	10/28/16 CAM to 424-6B	SK	PMT.		502.00	
	10/28/16 CAM to 424-6B	SK	PMT.		502.00	
	Total			<u>0.00</u>	<u>5,245.44</u>	<u>(44,446.97)</u>
5100-3000	Utility - Gas/Fuel - Heating					3,907.43
	10/17/16 Con Edison, CHK#DD1017	AP	00544	43.47		
	10/17/16 Con Edison, CHK#DD1017	AP	00545	147.62		
	Total			<u>191.09</u>	<u>0.00</u>	<u>4,098.52</u>
5120-1000	Utility - Electric					3,271.72
	10/17/16 Con Edison, CHK#DD1017	AP	00544	344.67		
	Total			<u>344.67</u>	<u>0.00</u>	<u>3,616.39</u>
5130-3000	Utility - Water & Sewer					2,743.29
	Total			<u>0.00</u>	<u>0.00</u>	<u>2,743.29</u>
5500-1000	R&M - Plumbing					0.00
	10/06/16 Go Pro Plumbing & Heating, CHK#000436	AP	00539	424.61		
	Total			<u>424.61</u>	<u>0.00</u>	<u>424.61</u>
5502-1000	R&M - Boiler/Heating					424.61
	Total			<u>0.00</u>	<u>0.00</u>	<u>424.61</u>
5505-1000	R&M - Elevator					706.62
	10/28/16 Midtown Elevator Co., Inc., CHK#000440	AP	00547	40.00		
	Total			<u>40.00</u>	<u>0.00</u>	<u>746.62</u>
5600-1000	Service Contract - Elevator					3,341.39
	10/06/16 Midtown Elevator Co., Inc., CHK#000437	AP	00538	294.38		
	Total			<u>294.38</u>	<u>0.00</u>	<u>3,635.77</u>
5710-1000	Service Contract - Pest Control					1,788.79

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 10/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5710-1000	Service Contract - Pest Control					
Total				0.00	0.00	1,788.79
6300-1000	Insurance - Other					8,209.02
	10/14/16 NYSIF Workers' Compensation, CHK#DD1014	AP	00541	491.81		
	10/17/16 Harleysville, CHK#DD1017	AP	00543	773.15		
Total				1,264.96	0.00	9,473.98
6300-2000	Insurance - Property/Liability					479.26
	10/17/16 BankDirect Capital Finance, LLC, CHK#000438	AP	00542	34.55		
Total				34.55	0.00	513.81
6600-1000	Service Contract - Management Fees					4,455.00
	10/03/16 Safeguard Realty Management, Inc., CHK#000436	AP	00540	495.00		
Total				495.00	0.00	4,950.00
8000-1000	Payroll - Salary					3,150.00
	10/28/16 Rafael Jrizarry, CHK#000442	AP	00551	600.00		
Total				600.00	0.00	3,750.00
8150-0000	Building Supplies					333.69
Total				0.00	0.00	333.69
8230-0000	Other Expenses					31.00
	10/31/16 TD Bank, CHK#BF1031	AP	00562	2.00		
Total				2.00	0.00	33.00
8460-1000	Accounting/Audit Fees					2,200.00
Total				0.00	0.00	2,200.00
8530-2000	Permits/Violations/Fines/Fees					682.00
	10/18/16 Finance Commissioner, City of New York, CHK#000439	AP	00546	100.00		
Total				100.00	0.00	782.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 10/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			9,036.70		
	Total Credits			9,036.70		
	Difference			0.00		
	Total Assets			1,454.18		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			5,245.44		
	Total Expense			3,791.26		
Ledger Totals						
	Beginning Debits			68,279.53		
	Beginning Credits			68,279.53		
	Difference			0.00		
	Ending Debits			73,524.97		
	Ending Credits			73,524.97		
	Difference			0.00		