

424 West 49th Street Condo Association

Statement of Operations
424 West 49th St, New York, NY - 6/2017

	Current Period	Year to Date
INCOME		
Common Area Maintenance	5,698.67	28,469.42
TOTAL INCOME	<u>5,698.67</u>	<u>28,469.42</u>
EXPENSES		
Utility - Gas/Fuel - Heating	817.13	4,245.74
Utility - Electric	303.72	1,878.60
Utility - Water & Sewer	0.00	688.56
Utility - Telephone/Internet/Cable	0.00	142.81
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	0.00	2,028.28
Service Contract - Elevator	294.38	1,463.11
Service Contract - Pest Control	0.00	811.10
Taxes - Corporate/Income	0.00	15.00
Insurance - Other	841.71	4,812.55
Insurance - Property/Liability	0.00	422.75
Service Contract - Management Fees	495.00	2,970.00
Payroll - Salary	0.00	2,482.28
Building Supplies	1,069.38	2,372.70
Other Expenses	102.00	298.21
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	0.00	100.00
TOTAL EXPENSES	<u>3,923.32</u>	<u>36,169.13</u>
NET PROFIT / LOSS	<u>1,775.35</u>	<u>(7,699.71)</u>

424 West 49th St, New York, NY - 6/2017

TOTAL EXPENSES	11,852.35	4,779.63	4,317.48	3,904.62	7,391.73	3,923.32	0.00	0.00	0.00	0.00	0.00	36,169.13
NET PROFIT / LOSS	(8,469.22)	0.55	(1,080.06)	1,823.30	(1,749.63)	1,775.35	0.00	0.00	0.00	0.00	0.00	(7,699.71)

424 West 49th Street Condo Association

Balance Sheet

424 West 49th St, New York, NY - 6/30/17

ASSETS

CASH

OP - TD Bank	\$2,303.70
Cash Held by PrevMgmt	3,000.00

TOTAL CASH	5,303.70
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ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS	5,303.70
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LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS	230.00
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TOTAL ASSETS	5,533.70
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LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
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TOTAL LIABILITIES	(1,188.00)
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Opening Balance	9,925.42
Current Earnings	(7,699.71)
Retained Earnings	4,495.99

TOTAL EQUITY	6,721.70
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TOTAL LIAB & EQUITY	5,533.70
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MONTHLY BANK RECONCILIATION

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

6/30/17

		OPERATING [TD]
6/1/2017 Opening Checkbook Balance		\$ 528.35
Add:	Total Deposits for the Current Month	5,698.67
	Interest Income	-
		<hr/>
Cash available		\$ 6,227.02
Less:	Total Checks written for the Current Month	3,921.32
	ACHs	-
	Bank Charges	2.00
		<hr/>
6/30/2017 Ending Checkbook Balance		<u><u>\$ 2,303.70</u></u>
6/30/2017 Bank Balance per Bank Statement		\$ 3,424.55
Add:	Outstanding Deposits	-
		<hr/>
<u>OPER</u>		
Less:	Outstanding Checks	Check # Amount
<hr/>		<hr/>
6/29/2017	Con Edison	DD0629 1,120.85
		<hr/>
Total Outstanding Checks [Oper]		1,120.85
		<hr/>
Add:	Miscellaneous Adjustments	-
		<hr/>
6/30/2017 Adjusted Bank Balance		<u><u>\$ 2,303.70</u></u>

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT

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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: Jun 01 2017-Jun 30 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 06/01	2,502.97
Plus 4 Deposits and Other Credits	5,698.67
Less 9 Checks and Other Debits	4,775.09
Less Service Charges	2.00
Statement Balance as of 06/30	3,424.55

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
06/01	Check #506	990.00		1,512.97
06/01	Check #508	495.00		1,017.97
06/01	Check #505	34.62		983.35
06/05	DEPOSIT		1,825.54	2,808.89
06/05	DEPOSIT		695.33	3,504.22
06/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 76552378		350.17	3,854.39
06/13	DEPOSIT		2,827.63	6,682.02
06/13	Check #507	475.00		6,207.02
06/13	Check #33534	475.00		5,732.02
06/14	Check #510	294.38		5,437.64
06/16	ELECTRONIC PMT-WEB, NATIONWIDE - COM BILL PAY 20055206181	841.71		4,595.93
06/20	Check #509	1,069.38		3,526.55
06/27	ELECTRONIC PMT-WEB, NYC DEPT OF FIN PROPERTY 3705407624	100.00		3,426.55
06/30	PAPER STATEMENT FEE	2.00		3,424.55

Checks Paid

No. Checks: 7

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
06/01	505	34.62	06/20	509	1,069.38
06/01	506	990.00	06/14	510	294.38
06/13	507	475.00	06/13	33534*	475.00
06/01	508	495.00			

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



289-1-2-1000000





Bank

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Jun 01 2017-Jun 30 2017
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	30
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

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 

7/27/2017

Safeguard Realty Management, Inc.

6:00:53PM

User: MANAGER

Page 1 of 2

Property : 424 West 49th St. Condominium

6/1/2017 thru 6/30/2017

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 199 Check 06146427	6/02/17	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 478 Check 353	6/13/17	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 312 Check 05047697	6/05/17	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 149 Check 87691620	6/01/17	350.17
424-5A	James G. Cook	CASH	Pymt. Batch 312 Check 6048	6/05/17	348.79
424-6A	Bradley Rosen	CASH	Pymt. Batch 199 Check 1183	6/02/17	1,476.75
		CASH	Pymt. Batch 478 Check 655	6/13/17	984.50
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 478 Check 2062	6/13/17	1,492.84
					<u>5,698.67</u>

PROPERTY TOTALS :

Total Checks and Cash Received	5,698.67
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	5,698.67
	Total	<u>5,698.67</u>

Property : 424 West 49th St. Condominium

6/1/2017 thru 6/30/2017

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

Total Checks and Cash Received	5,698.67
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	5,698.67
	Total	5,698.67

Detailed Rent Roll

6/1/2017 to 6/30/2017

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	2,616.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 199 Check 06146427 2,616.00 Assessment 5-30-17
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	0.00	2,628.00	350.29 Common Area Maintenance (350.29) Pymt. Batch 478 Check 353 2,628.00 Assessment 5-30-17
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	2,616.00	346.54 Common Area Maintenance (346.54) Pymt. Batch 312 Check 05047697 2,616.00 Assessment 5-30-17
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	2,628.00	(350.17) Pymt. Batch 149 Check 87691620 350.17 Common Area Maintenance 2,628.00 Assessment 5-30-17
424-5A	James G. Cook 424 West 49th Street, # 5A	0.00	0.00	2,616.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 312 Check 6048 2,616.00 Assessment 5-30-17
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	(350.17)	2,628.00	350.17 Common Area Maintenance 2,628.00 Assessment 5-30-17
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	492.25	2,215.25	492.25 Common Area Maintenance (1,476.75) Pymt. Batch 199 Check 1183 (984.50) Pymt. Batch 478 Check 655 3,692.00 Assessment 5-30/17
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	(502.00)	3,766.00	502.00 Common Area Maintenance 3,766.00 Assessment 5-30-17
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 478 Check 2062
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

6/1/2017 to 6/30/2017

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

PROPERTY TOTALS :

CAM	Common Area Maintenance			4,581.84		
AST	Assessment			23,190.00		
	Total Current Charges			27,771.84		
	Previous Balance			(359.92)		
	Cash Received			(5,698.67)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			21,713.25		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			1,476.75		
	Total Open Credits			1,476.75		

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range : 6/1/2017 To 6/30/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000508	06/01/2017	57500	Safeguard Realty Management, Inc.	00655	2017.0601.MF	06/01/2017	495.00	0.00	495.00	495.00
000509	06/08/2017	73025	William Riley	00659	2017.0607.Rei	06/07/2017	1,069.38	0.00	1,069.38	1,069.38
000510	06/09/2017	37500	Midtown Elevator Co., Inc.	00656	61019	06/01/2017	294.38	0.00	294.38	294.38
DD0615	06/15/2017	24200	Harleysville	00658	2017.0601.INS	05/30/2017	841.71	0.00	841.71	841.71
DD0626	06/26/2017	37875	NYC DEPARTMENT OF FINANCE	00624	2017.0215	02/15/2017	100.00	0.00	100.00	100.00
DD0629	06/29/2017	09400	Con Edison	00661	5.19-6.20.17-E	06/21/2017	499.58	0.00	499.58	
				00662	4.21-5.19.17-E	05/22/2017	280.07	0.00	280.07	
				00663	4.21-5.19.17.e	05/22/2017	341.20	0.00	341.20	
Total for Check Number DD0629							1,120.85	0.00	1,120.85	1,120.85
Cash Account 1 Totals							3,921.32	0.00	3,921.32	3,921.32
Property/Company Totals for 424 West 49th Street Condominium Association							3,921.32	0.00	3,921.32	3,921.32

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 6/1/2017 To 6/30/2017**

GL Account			Invoice No.	Check No.	Amount	Account Total
Vchr	Vendor	Description				
5100-3000 Utility - Gas/Fuel - Heating						
00661	09400 - Con Edison	5/19/2017-6/20/2017	5.19-6.20.17	DD0629	499.58	
00662	09400 - Con Edison	4/21/2017-5/19/2017	4.21-5.19.17	DD0629	280.07	
00663	09400 - Con Edison	4/21/2017-5/19/2017	4.21-5.19.17	DD0629	37.48	817.13
5120-1000 Utility - Electric						
00663	09400 - Con Edison	4/21/2017-5/19/2017	4.21-5.19.17	DD0629	303.72	303.72
5600-1000 Service Contract - Elevator						
00656	37500 - Midtown Elevator Co., Inc	Regular Service	61019	000510	294.38	294.38
6300-1000 Insurance - Other						
00658	24200 - Harleysville	BOP41814M	2017.0601.I	DD0615	841.71	841.71
6600-1000 Service Contract - Management Fees						
00655	57500 - Safeguard Realty Manageme	MANAGEMENT FEE - 6/2017	2017.0601.N	000508	495.00	495.00
8150-0000 Building Supplies						
00659	73025 - William Riley	Building Supplies Reimbursement	2017.0607.F	000509	1,069.38	1,069.38
8230-0000 Other Expenses						
00624	37875 - NYC DEPARTMENT OF FINANCE	BUIDINGS-ELEVATOR	2017.0215	DD0626	100.00	100.00
Distribution Total						3,921.32

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	817.13	
5120-1000	Utility - Electric	303.72	
5600-1000	Service Contract - Elevator	294.38	
6300-1000	Insurance - Other	841.71	
6600-1000	Service Contract - Management Fees	495.00	
8150-0000	Building Supplies	1,069.38	
8230-0000	Other Expenses	100.00	
1000-0000	OP - TD Bank		3,921.32
		3,921.32	3,921.32

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 6/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					528.35
06/01/17	CAM to 424-4B	SK	PMT.	350.17		
06/01/17	Safeguard Realty Management, Inc., CHK#000508	AP	00655		495.00	
06/02/17	CAM to 424-3A	SK	PMT.	348.79		
06/02/17	CAM to 424-6A	SK	PMT.	492.25		
06/02/17	CAM to 424-6A	SK	PMT.	492.25		
06/02/17	CAM to 424-6A	SK	PMT.	492.25		
06/05/17	CAM to 424-4A	SK	PMT.	346.54		
06/05/17	CAM to 424-5A	SK	PMT.	348.79		
06/08/17	William Riley, CHK#000509	AP	00659		1,069.38	
06/09/17	Midtown Elevator Co., Inc., CHK#000510	AP	00656		294.38	
06/13/17	CAM to 424-3B	SK	PMT.	350.29		
06/13/17	CAM to 424-6A	SK	PMT.	984.50		
06/13/17	CAM to 424-COMM	SK	PMT.	1,492.84		
06/15/17	Harleysville, CHK#DD0615	AP	00658		841.71	
06/26/17	NYC DEPARTMENT OF FINANCE, CHK#DD0626	AP	00624		100.00	
06/29/17	Con Edison, CHK#DD0629	AP	00661		499.58	
06/29/17	Con Edison, CHK#DD0629	AP	00662		280.07	
06/29/17	Con Edison, CHK#DD0629	AP	00663		341.20	
06/30/17	TD Bank, CHK#BF0630	AP	00680		2.00	
Total				<u>5,698.67</u>	<u>3,923.32</u>	<u>2,303.70</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					(4,495.99)
Total				<u>0.00</u>	<u>0.00</u>	<u>(4,495.99)</u>
4410-0000	Common Area Maintenance					(22,770.75)
06/01/17	CAM to 424-4B	SK	PMT.		350.17	
06/02/17	CAM to 424-3A	SK	PMT.		348.79	
06/02/17	CAM to 424-6A	SK	PMT.		492.25	
06/02/17	CAM to 424-6A	SK	PMT.		492.25	
06/02/17	CAM to 424-6A	SK	PMT.		492.25	
06/05/17	CAM to 424-4A	SK	PMT.		346.54	

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 6/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					
06/05/17	CAM to 424-5A	SK	PMT.		348.79	
06/13/17	CAM to 424-3B	SK	PMT.		350.29	
06/13/17	CAM to 424-6A	SK	PMT.		984.50	
06/13/17	CAM to 424-COMM	SK	PMT.		1,492.84	
Total				<u>0.00</u>	<u>5,698.67</u>	<u>(28,469.42)</u>
5100-3000	Utility - Gas/Fuel - Heating					3,428.61
06/29/17	Con Edison, CHK#DD0629	AP	00661	499.58		
06/29/17	Con Edison, CHK#DD0629	AP	00662	280.07		
06/29/17	Con Edison, CHK#DD0629	AP	00663	37.48		
Total				<u>817.13</u>	<u>0.00</u>	<u>4,245.74</u>
5120-1000	Utility - Electric					1,574.88
06/29/17	Con Edison, CHK#DD0629	AP	00663	303.72		
Total				<u>303.72</u>	<u>0.00</u>	<u>1,878.60</u>
5130-3000	Utility - Water & Sewer					688.56
Total				<u>0.00</u>	<u>0.00</u>	<u>688.56</u>
5130-4000	Utility - Telephone/Internet/Cable					142.81
Total				<u>0.00</u>	<u>0.00</u>	<u>142.81</u>
5470-1000	R&M - Other					650.00
Total				<u>0.00</u>	<u>0.00</u>	<u>650.00</u>
5500-1000	R&M - Plumbing					720.00
Total				<u>0.00</u>	<u>0.00</u>	<u>720.00</u>
5502-1000	R&M - Boiler/Heating					7,567.44
Total				<u>0.00</u>	<u>0.00</u>	<u>7,567.44</u>
5504-1000	R&M - Painting					300.00
Total				<u>0.00</u>	<u>0.00</u>	<u>300.00</u>
5505-1000	R&M - Elevator					2,028.28
Total				<u>0.00</u>	<u>0.00</u>	<u>2,028.28</u>
5600-1000	Service Contract - Elevator					1,168.73
06/09/17	Midtown Elevator Co., Inc., CHK#000510	AP	00656	294.38		

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 6/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5600-1000	Service Contract - Elevator					
Total				294.38	0.00	1,463.11
5710-1000	Service Contract - Pest Control					811.10
Total				0.00	0.00	811.10
6200-1000	Taxes - Corporate/Income					15.00
Total				0.00	0.00	15.00
6300-1000	Insurance - Other					3,970.84
06/15/17	Harleysville, CHK#DD0615	AP	00658	841.71		
Total				841.71	0.00	4,812.55
6300-2000	Insurance - Property/Liability					422.75
Total				0.00	0.00	422.75
6600-1000	Service Contract - Management Fees					2,475.00
06/01/17	Safeguard Realty Management, Inc., CHK#000508	AP	00655	495.00		
Total				495.00	0.00	2,970.00
8000-1000	Payroll - Salary					2,482.28
Total				0.00	0.00	2,482.28
8150-0000	Building Supplies					1,303.32
06/08/17	William Riley, CHK#000509	AP	00659	1,069.38		
Total				1,069.38	0.00	2,372.70
8230-0000	Other Expenses					196.21
06/26/17	NYC DEPARTMENT OF FINANCE, CHK#DD0626	AP	00624	100.00		
06/30/17	TD Bank, CHK#BF0630	AP	00680	2.00		
Total				102.00	0.00	298.21
8460-1000	Accounting/Audit Fees					2,200.00
Total				0.00	0.00	2,200.00
8530-2000	Permits/Violations/Fines/Fees					100.00
Total				0.00	0.00	100.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 6/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			9,621.99		
	Total Credits			9,621.99		
	Difference			0.00		
	Total Assets			1,775.35		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			5,698.67		
	Total Expense			3,923.32		
Ledger Totals						
	Beginning Debits			37,192.16		
	Beginning Credits			37,192.16		
	Difference			0.00		
	Ending Debits			42,890.83		
	Ending Credits			42,890.83		
	Difference			0.00		