424 West 49th Street Condo Association

Statement of Operations 424 West 49th St, New York, NY - 1/2018

	Current Period	Year to Date
INCOME		
Common Area Maintenance	4,780.18	4,780.18
Laundry Income	178.00	178.00
Assessment	2,628.00	2,628.00
TOTAL INCOME	7,586.18	7,586.18
EXPENSES		
Utility - Gas/Fuel - Heating	592.65	592.65
Utility - Electric	353.06	353.06
Utility - Telephone/Internet/Cable	35.37	35.37
R&M - Boiler/Heating	816.56	816.56
Service Contract - Elevator	294.38	294.38
Service Contract - Pest Control	179.64	179.64
Insurance - Property/Liability	34.69	34.69
Service Contract - Management Fees	495.00	495.00
Payroll - Salary	435.68	435.68
Payroll - Taxes & Fees	233.13	233.13
Postage & Courier Service	20.04	20.04
Bank Charges	2.00	2.00
Other Consulting	254.00	254.00
Permits/Violations/Fines/Fees	125.00	125.00
TOTAL EXPENSES	3,871.20	3,871.20
NET PROFIT / LOSS	3,714.98	3,714.98

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 1/2018

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	TOTALS
INCOME												į	
Common Area Maintenance	4.780.18	00'0	00'0	00:00	000	00:00	0.00	00'0	0.00	00'0	00'0	0.00	4,780.18
Collision Area intentionalize	178.00	000	000	0.00	0.00	00:00	0.00	0.00	00:0	0.00	00:00	0.00	178.00
Lauraiy income	262800	000	0.00	00:00	0.00	0.00	0.00	00.00	00:00	00:00	0.00	00:00	2,628.00
Assessment							***************************************					000	01 703 L
TOTAL INCOME	7,586.18	00:0	00:00	00:00	00:00	00:0	0.00	00:00	0.00	0.00	0.00	00'0	01.000.1
EXPENSES												;	
Itility - Gas/Fuel - Heating	592.65	00'0	00'0	00'0	0000	0.00	00:00	00:00	00:00	00:00	000	00:0	292.65
Thillier, Electric	353.06	00.00	00:00	00:00	0.00	0.00	00'0	00:0	00'0	0.00	0.00	0:00	353.06
Utility T-landon Ortomos (Cable	15.17	000	00:0	00'0	0.00	00:00	00:0	00:0	00'0	0.00	00:0	00:00	35.37
Dest Deligation	816 56	000	000	0.00	0.00	0.00	0.00	00:00	0.00	0.00	00:0	00:00	816.56
Kocim - Dollet/Incatting	26.23	000	000	0.00	0.00	0.00	0.00	00.00	0.00	00:00	0.00	00:0	294.38
Service Contract - Elevator	96.467	90.0	90.0	000	000	000	0.00	00:00	00:00	00:00	00:00	00:00	179.64
Service Contract - Pest Control	+0:2/1	00.0	900	000	000	000	000	00:0	00'0	0.00	0.00	00.0	34.69
Insurance - Property/Liability	34.69	0.00	960	000	000	000	000	00:0	0.00	00:00	0.00	00:00	495.00
Service Contract - Management Fees	493.00	0.00	0.00	0.00	00.0	90.0	9000	000	000	000	00:0	000	435.68
Payroll - Salary	435.68	0.00	0.00	0.00	0.00	0000	00.0	90.0	000	900	900	000	233.13
Payroll - Taxes & Fees	233.13	0.00	00:00	0000	00:0	0.00	0.00	90:0	000	000	000	900	20.04
Postage & Courier Service	20.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00:0	90%	00.0	900
Bank Charges	2.00	00:00	00:0	00.00	0.00	0.00	0.00	00:00	0.00	00.0	00.00	00:00	00.2
Other Consulting	254.00	00'0	00:00	00:00	00'0	0.00	0.00	0.00	0.00	0.00	00:00	00.00	724.00
Permits/Violations/Fines/Fees	125.00	00.0	00'0	00'0	00:0	00:00	00:00	00:00	00:00	00:00	00:00	00:00	125.00
TOTAL EXPENSES	3,871.20	00:0	0.00	0.00	0.00	00:00	00'0	0.00	00:00	00:00	0.00	0.00	3,871.20
	3 714 08	00 0	00 0	000	00'0	0.00	0.00	0.00	0:00	0.00	0.00	0.00	3,714.98
NET PROFIT / LOSS	3,114.20	00.0											

424 West 49th Street Condo Association

Balance Sheet 424 West 49th St, New York, NY - 1/31/18

ASSETS

CASH			
OP - TD Bank	\$18,265.70		
Cash Held by PrevMgmt	3,000.00		
TOTAL CASH		21,265.70	
ACCOUNTS RECEIVABLE			
TOTAL CURRENT ASSETS			21,265.70
LONG TERM ASSETS			
Utility Sec Dep	230.00		
TOTAL LONG TERM ASSETS			230.00
TOTAL ASSETS			21,495.70
	LIABILITIES & EQUI	T V	
	LIABILITIES & EQUI	. 1	
Other Liabilities	(1,188.00)		
TOTAL LIABILITIES			(1,188.00)
Opening Balance	9,925.42		
Current Earnings	3,714.98		
Retained Earnings	9,043.30		
TOTAL EQUITY			22,683.70
TOTAL LIAB & EQUITY			21,495.70
= = = = = = = = = = = = = = = = = = =			

MONTHLY BANK RECONCILIATION

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

1/31/18

	•				
				0	PERATING [TD]
1/1/2018	Opening Checkbook Balance			\$	14,550.72
Add:	Total Deposits for the Current Month Interest Income				7,586.18 -
	Cash available			\$	22,136.90
Less:	Total Checks written for the Current Month ACHs Bank Charges				3,869.20 - 2.00
1/31/2018	Ending Checkbook Balance			\$	18,265.70
1/31/2018	Bank Balance per Bank Statement			\$	20,066.32
Add:	Outstanding Deposits				-
<u>OPER</u>					
Less:	Outstanding Checks	Check #	Amount		
1/18/2018	Midtown Elevator Co, Inc.	565	294.38		
	New York Heating	566	408.28		
	Jack Jaffa & Associates	571	174.00		
	Jack Jaffa & Associates	572	80.00		
	New York Heating	573	408.28		
1/31/2018	Ishmael Cruz	100002	435.68		
	Total Outstanding Checks [Oper]				1,800.62
Add:	Miscellaneous Adjustments				-
1/31/2018	Adjusted Bank Balance			\$	18,265.70



T STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION C/O SAFEGUARD REALTY MANAGEMENT INC 120 WEST 31ST ST 6TH FL NEW YORK NY 10001

Page:
Statement Period:
Cust Ref #:
Primary Account #:

1 of 3 Jan 01 2018-Jan 31 2018 7920173353-720-T-### 792-0173353

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Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

Plus 4 Deposits and Other Credits Less 11 Checks and Other Debits Less Service Charges Statement Balance as of 01/31 ACCOUNT ACTIVITY Transactions by Date DATE DESCRIPTION DEBIT CREDIT 01/02 Check #100001 438.07 01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 01/19 Check #563 34.69 01/22 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	
Less Service Charges Statement Balance as of 01/31 ACCOUNT ACTIVITY Transactions by Date DATE DESCRIPTION DEBIT CREDIT 01/02 Check #100001 438.07 01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 01/19 Check #563 391.37 01/19 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	14,988.79
Less Service Charges Statement Balance as of 01/31 ACCOUNT ACTIVITY Transactions by Date DATE DESCRIPTION DEBIT CREDIT 01/02 Check #100001 438.07 01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT, 391.37 CON ED OF NY INTELL CK 442027149695016 01/19 Check #567 20.04 01/22 Check #568 34.69 01/23 Check #568 35.37 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	7,586.18
Statement Balance as of 01/31 ACCOUNT ACTIVITY Transactions by Date DATE DESCRIPTION DEBIT CREDIT 01/02 Check #100001 438.07 01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 01/19 Check #567 20.04 01/22 Check #563 34.69 01/23 Check #568 35.37 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	2,506.6
ACCOUNT ACTIVITY Transactions by Date DATE DESCRIPTION DEBIT CREDIT 01/02 Check #100001 438.07 01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COMCREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 01/19 Check #567 20.04 01/22 Check #568 34.69 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	2.00
Transactions by Date DATE DESCRIPTION DEBIT CREDIT 01/02 Check #100001 438.07 01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 554.34 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 391.37 01/19 Check #567 20.04 01/122 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	20,066.32
DATE DESCRIPTION DEBIT CREDIT 01/02 Check #100001 438.07 01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 554.34 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 391.37 01/19 Check #567 20.04 01/22 Check #563 34.69 01/23 Check #568 35.37 01/23 Check #568 35.37 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	
01/02 Check #100001	
01/03 DEPOSIT 2,636.88 01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 01/19 Check #567 20.04 01/22 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	BALANCE
01/04 Check #562 495.00 01/05 CCD DEPOSIT, PAYLEASE.COM CREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 01/19 Check #567 20.04 01/22 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	14,550.72
01/05 CCD DEPOSIT, PAYLEASE.COMCREDIT 90836039 350.17 01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 554.34 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 391.37 01/19 Check #567 20.04 01/22 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	17,187.60
01/16 DEPOSIT 1,971.13 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 554.34 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 391.37 01/19 Check #567 20.04 01/22 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	16,692.60
01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 391.37 01/18 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 391.37 01/19 Check #567 20.04 01/22 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	17,042.77
CON ED OF NY INTELL CK 442027149696014 01/18 ACH DEBIT,	19,013.90
CON ED OF NY INTELL CK 442027149695016 01/19 Check #567	18,459.56
01/22 Check #563 34.69 01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	18,068.19
01/23 Check #564 179.64 01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	18,048.15
01/23 Check #568 35.37 01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	18,013.46
01/26 Check #570 100.00 01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	17,833.82
01/26 Check #569 25.00 01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	17,798.4
01/30 CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329 233.13	17,698.4
	17,673.4
	17,440.32
	20,068.32
	20,066.32
Checks Paid No. Checks: 8 *Indicates break in serial sequence or check processed electronically and listed under Electronic Payment	
DATE SERIAL NO. AMOUNT DATE SERIAL NO.	AMOUNT
01/04 562 495.00 01/23 568	35.37
01/22 563 34.69 01/26 569	25.00



01/23

01/19



01/26

01/02

570

100001*

100.00

438.07

179.64

20.04

564

567*



STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page:

3 of 3

 3 of 3

 Statement Period:
 Jan 01 2018-Jan 31 2018

 Cust Ref #:
 7920173353-720-T-###

 Primary Account #:
 792-0173353

INTEREST SUMMARY	
Beginning Interest Rate	0.00%
Number of days in this Statement Period	31
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00



3/14/2018

User: MANAGER

Property: 424 West 49th St. Condominium

Safeguard Realty Management, Inc.

Cash Journal

1:43:40PM Page 1 of 2

1/1	/2019	thru	1/31	/201	R
1/1	///////		1/.71	/ ZU I	a

Unit Ref. Number	Name	Туре	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 014 Check 0327602	1/03/18	348.79
424-371	Mining 2 mie	CASH	Pymt. Batch 199 Check 2012993	1/16/18	128.00
424-3B	Linda Carroll	CASH	Pymt. Batch 199 Check 2091	1/16/18	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 014 Check 0826578	1/03/18	50.00
424-4A	Dunier Chanc	CASH	Pymt. Batch 014 Check 39653404	1/03/18	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 061 Check 03613161	1/01/18	350.17
424-4D	TEH EEC	CASH	Pymt. Batch 446 Check 05716269	1/26/18	2,628.00
124 5 4	Emmanuel Cornet	CASH	Pymt. Batch 014 Check 40718	1/03/18	348.79
424-5A	Trent Vichie	CASH	Pymt. Batch 014 Check 883	1/03/18	1,050.51
424-5B	Bradley Rosen	CASH	Pymt. Batch 014 Check 663	1/03/18	492.25
424-6A 424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 199 Check 2092	1/16/18	1,492.84
121 0011111					7,586.18

PROPERTY TOTALS:

Total Checks and Cash Received	7,586.18
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
Assessment	AST	2,628.00
Common Area Maintenance	CAM	4,780.18
Laundry Income	LND	178.00
	Total	7,586.18

3/14/2018

User: MANAGER

Property: 424 West 49th St. Condominium

Safeguard Realty Management, Inc.

Cash Journal

1:43:40PM Page 2 of 2

1/1/2018 thru 1/31/2018

Unit Ref.				Date	
Number	Name	Type	Description	Received	Amount

GRAND TOTALS:

Total Checks and Cash Received	7,586.18
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
Assessment	AST	2,628.00
Common Area Maintenance	CAM	4,780.18
Laundry Income	LND	178.00
·	Total	7,586.18

Detailed Rent Roll

1/1/2018 to 1/31/2018 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	348.79 Common Area Maintenance (348.79) Pymt. Batch 014 Check 0327602 128.00 Laundry Income (128.00) Pymt. Batch 199 Check 2012993
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 199 Check 2091
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	0.00	346.54 Common Area Maintenance 50.00 Laundry Income (50.00) Pymt. Batch 014 Check 0826578 (346.54) Pymt. Batch 014 Check 39653404
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	2,628.00	0.00	(350.17) Pymt. Batch 061 Check 03613161 350.17 Common Area Maintenance (2,628.00) Pymt. Batch 446 Check 05716269
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 014 Check 40718
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	0.00	(700.34)	350.17 Common Area Maintenance (1,050.51) Pymt. Batch 014 Check 883
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 014 Check 663
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	(502.00)	0.00	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 199 Check 2092
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Safeguard Realty Management, Inc.

1:44:05PM Page 2 of 2

Detailed Rent Roll

1/1/2018 to 1/31/2018

Property: 424 West 49th St. Condominium

New York, NY 10019

700.34

UNIT REFEREI NUMBI	NCE OCCUPANT DEP	POSITS PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS AMOUNT	IN SELECTED RANGE DESCRIPTION
PROPERTY 1	TOTALS:				
CAM LND	Common Area Maintenance Laundry Income		4,581.84 178.00		
	Total Current Charges Previous Balance		4,759.84		
	Cash Received		2,126.00 (7,586.18)		
	Checks Removed		0.00		
	Deposits Forfeited		0.00		
	NSF Checks		0.00		
	Deposits Decreased		0.00		
	Open Credits Refunded		0.00		
	Accounts Receivable Balance		(700.34)		
	Security Deposits Held		0.00		
ADDITIONAL	OPEN CREDITS:				
CAM	Common Area Maintenance		700.34		

Total Open Credits

Safeguard Realty Management, Inc.

1:57:54PM Page 1 of 1

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range: 1/1/2018 To 1/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000562	01/02/2018	57500	Safeguard Realty Management, Inc.	00780	2018.0101.MF	01/01/2018	495.00	0.00	495.00	495.00
000563	01/02/2018		BankDirect Capital Finance, LLC	00788	2018.0101.INS		34.69	0.00	34.69	34.69
000564	01/18/2018	15200	East Park Exterminating	00778	132099	08/24/2017	92.54	0.00	92.54	
				00779	133072	12/06/2017	87.10	0.00	87.10	
				Total fo	r Check Numb	er 000564	179.64	0.00	179.64	179.64
000565	01/18/2018	37500	Midtown Elevator Co., Inc.	00781	63771	01/01/2018	294.38	0.00	294.38	294.38
000566	01/18/2018		New York Heating	00777	61611A	12/01/2017	408.28	0.00	408.28	408.28
000567	01/18/2018	57500	Safeguard Realty Management, Inc.	00785	2017.1206.Fed	12/06/2017	20.04	0.00	20.04	20.04
000568	01/18/2018	72155	Verizon	00782	1.1-1.31.18	01/01/2018	35.37	0.00	35.37	35.37
000569	01/23/2018	38700	Finance Commissioner, City of New Y	00790	0203358504	01/16/2018	25.00	0.00	25.00	25.00
000570	01/23/2018	38700	Finance Commissioner, City of New Y	00791	0197385495	01/15/2018	100.00	0.00	100.00	100.00
000571	01/25/2018	28000	Jack Jaffa & Associates	00792	HP413381	01/01/2018	144.00	0.00	144.00	
				00793	M14830	12/13/2017	30.00	0.00	30.00	
				Total fo	r Check Numb	er 000571	174.00	0.00	174.00	174.00
000572	01/25/2018	28000	Jack Jaffa & Associates	00794	99162531	01/10/2018	80.00	0.00	80.00	80.00
000573	01/25/2018	37800	New York Heating	·00789	62277	01/15/2018	408.28	0.00	408.28	408.28
100002	01/31/2018	24320	Ishmael Cruz	00796	2018.0131.PR	01/31/2018	435.68	0.00	435.68	435.68
DD0116	01/16/2018	09400	Con Edison	00786	11.17-12.20.17	12/21/2017	391.37	0.00	391.37	
				00787	11.17-12.20.17	12/21/2017	554.34	0.00	554.34	
			•	Total for	Check Number	er DD0116	945.71	0.00	945.71	945.71
PR0131	01/31/2018	06250	Basic Pay	00797	2018.0131.PR	01/31/2018	233.13	0.00	233.13	233.13
Cash A	Account 1 T	otals					3,869.20	0.00	3,869.20	3,869.20
Prope	rty/Compar	ıy Totals	for 424 West 49th Street Condo	minium	Association		3,869.20	0.00	3,869.20	3,869.20

Safeguard Realty Management, Inc.

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All From 1/1/2018 To 1/31/2018

GL Acc	ount		Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5100-30	000 Utility - Gas/Fuel - Heating					
00786	09400 - Con Edison	11/17/2017-12/20/2017	11.17-12.20.		38.31	
00787	09400 - Con Edison	11/17/2017-12/20/2017	11.17-12.20.	DD0116	554.34	592.65
5120-10	000 Utility - Electric					
00786	09400 - Con Edison	11/17/2017-12/20/2017	11.17-12.20.	DD0116	353.06	353.06
5130-40	000 Utility - Telephone/Internet/Cable					
00782	72155 - Verizon	1/1/2018-1/31/2018	1.1-1.31.18	000568	35.37	35.37
5502-10	000 R&M - Boiler/Heating					
00777	37800 - New York Heating	Responded to a service call and adjust		000566	408.28	
00789	37800 - New York Heating	Adjusted Heat Timer	62277	000573	408.28	816.56
5600-10	000 Service Contract - Elevator					
00781	37500 - Midtown Elevator Co., Inc	Regular Service	63771	000565	294.38	294.38
5710-10	000 Service Contract - Pest Control					
00778	15200 - East Park Exterminating	Roach/Rodent	132099	000564	92.54	
00779	15200 - East Park Exterminating	Fill 4 Station	133072	000564	87.10	179.64
6300-20	000 Insurance - Property/Liability					
00788	06200 - BankDirect Capital Financ	1/2018	2018.0101.Г	000563	34.69	34.69
6600-10	000 Service Contract - Management Fe	es				
00780	57500 - Safeguard Realty Manageme	MF: 01/01/2018-01/31/2018	2018.0101.N	000562	495.00	495.00
8000-10	000 Payroll - Salary					
00796	24320 - Ishmael Cruz	P/E DATE - JAN 31, 2018	2018.0131.F	100002	435.68	435.68
8000-40	000 Payroll - Taxes & Fees					
00797	06250 - Basic Pay	P/E DATE - JAN 31, 2018	2018.0131.F	PR0131	233.13	233.13
8250-10	000 Postage & Courier Service					
00785	57500 - Safeguard Realty Manageme	Fedex Reimbursement	2017.1206.F	000567	20.04	20.04
8520-10	000 Other Consulting					
00792	28000 - Jack Jaffa & Associates	CONTINUOUS MONITORING	HP413381	000571	144.00	
00793	28000 - Jack Jaffa & Associates	ANNUAL SAFETY MAILING	M14830	000571	30.00	
00794	28000 - Jack Jaffa & Associates	SITE MONITORING	99162531	000572	80.00	254.00
	000 Permits/Violations/Fines/Fees					
00790	38700 - Finance Commissioner, Cit		0203358504		25.00	105.00
00791	38700 - Finance Commissioner, Cit		0197385495		100.00	125.00
				Distrib	ution Total	3,869.20

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	592.65	
5120-1000	Utility - Electric	353.06	
5130-4000	Utility - Telephone/Internet/Cable	35.37	
5502-1000	R&M - Boiler/Heating	816.56	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	179.64	
6300-2000	Insurance - Property/Liability	34.69	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	435.68	
8000-4000	Payroll - Taxes & Fees	233.13	

Safeguard Realty Management, Inc.

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AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All From 1/1/2018 To 1/31/2018

Account Summary

Account	Account Description	Debit	Credit
8250-1000	Postage & Courier Service	20.04	
8520-1000	Other Consulting	254.00	
8530-2000	Permits/Violations/Fines/Fees	125.00	
1000-0000	OP - TD Bank		3,869.20
		3,869.20	3,869.20

Safeguard Realty Management, Inc.

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Monthly General Ledger

Property/Company: 424 424 West 49th Street Condo Association Period Ending 1/31/2018

Account

Account Number	Description	Jrni	Ref	Debit	Credit	Balance
		7				14,550.72
1000-0000	OP - TD Bank		DMT	350.17		
	CAM to 424-4B	SK AP	PMT. 00780	330.17	495.00	
	Safeguard Realty Management, Inc., CHK#000562	SK	PMT.	348.79		
	CAM to 424-3A	SK	PMT.	50.00		
	LND to 424-4A	SK	PMT.	346.54		
	CAM to 424-4A	SK	PMT.	348.79		
	CAM to 424-5A	SK	PMT.	350.17		
	CAM to 424-5B	SK	PMT.	700.34		
	CAM to 424-5B	SK	PMT.	492.25		
	CAM to 424-6A	SK	PMT.	128.00		
	LND to 424-3A	SK	PMT.	350.29		
	CAM to 424-3B	SK	PMT.	1,492.84		
	CAM to 424-COMM	AP	00786	,	391.37	
	Con Edison, CHK#DD0116	AP	00787		554.34	
01/16/18	Con Edison, CHK#DD0116	AP	00788		34.69	
	BankDirect Capital Finance, LLC, CHK#000563	AP	00782		35.37	
	3 Verizon, CHK#000568	AP	00777		408.28	
	New York Heating, CHK#000566	AP	00781		294.38	
	Midtown Elevator Co., Inc., CHK#000565	AP	00778		92.54	
	8 East Park Exterminating, CHK#000564	AP	00779		87.10	
	8 East Park Exterminating, CHK#000564	AP	00785		20.04	
01/18/1	8 Safeguard Realty Management, Inc., CHK#000567	AP	00790		25.00	
01/23/1	8 Finance Commissioner, City of New York, CHK#000569	AP	00791		100.00	
	8 Finance Commissioner, City of New York, CHK#000570	AP	00789		408.28	
	8 New York Heating, CHK#000573	AP	00792		144.00	
	8 Jack Jaffa & Associates, CHK#000571	AP	00793		30.00	
	8 Jack Jaffa & Associates, CHK#000571	AP	00794		80.00	
	8 Jack Jaffa & Associates, CHK#000572	SK	PMT.	2,628.00		
	8 AST to 424-4B	AP		_,.	435.68	
	8 Ishmael Cruz, CHK#100002	AP			233.13	
	8 Basic Pay, CHK#PR0131	AP			2.00	
01/31/1	8 TD Bank, CHK#DD0131	711	00017	7.59(.19	3,871.20	18,265.70
	Total			7,586.18	3,071.20	3,000.00
1002-0000	Cash Held by PrevMgmt					3,000.00
1002 000				0.00	0.00	3,000.00
	Total			=		230.00
1650-0000) Utility Sec Dep					
	Total			0.00	0.00	230.00
2480-000	0 Other Liabilities					1,188.00
2.30 000	Total			0.00	0.00	1,188.00
						(9,925.42)
3038-000	0 Opening Balance					

Safeguard Realty Management, Inc.

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Monthly General Ledger

Property/Company: 424

	Credit Balance	Credit	Debit	Ref	Jrnl	Description		Account Number
Total						Opening Balance	0000	3038-0000
Total	0.00 (9,925.42	0.	0.00			Total		
	(9,043.30	***************************************				Retained Earnings	0000	3045-0000
Ol/Ol/18 CAM to 424-4B	0.00 (9,043.30	0.	0.00			Total		
01/03/18 CAM to 424-3A	0.00					Common Area Maintenance	0000	4410-0000
01/03/18 CAM to 424-4A	350.17	350.		PMT.	SK	CAM to 424-4B	/01/18	01/01/1
01/03/18 CAM to 424-5A SK PMT 338.79 10/03/18 CAM to 424-5B SK PMT 700.34 10/03/18 CAM to 424-5B SK PMT 492.25 10/03/18 CAM to 424-6A SK PMT 350.29 10/16/18 CAM to 424-6A SK PMT 350.29 10/16/18 CAM to 424-6A SK PMT 350.29 10/16/18 CAM to 424-COMM SK PMT 1,492.84	348.79	348.		PMT.	SK	CAM to 424-3A	/03/18	01/03/1
01/03/18 CAM to 424-5B	346.54	346.		PMT.	SK	CAM to 424-4A	/03/18	01/03/1
10103/18 CAM to 424-5B SK PMT 492 25 492 25 494 24-3B SK PMT 492 25 492 25 494 24-3B SK PMT 492 25 494 24-3B 494 24-	348.79	348.		PMT.	SK	CAM to 424-5A	/03/18	01/03/1
01/03/18 CAM to 424-6A	350.17	350.		PMT.	SK	CAM to 424-5B	/03/18	01/03/1
10 16 18 CAM to 424-3B CAM to 424-4COMM SK PMT. 1,492.84 1,492.	700.34	700.		PMT.	SK	CAM to 424-5B	/03/18	01/03/1
Note	492.25	492.		PMT.	SK	CAM to 424-6A	/03/18	01/03/1
Total	350.29	350.		PMT.	SK	CAM to 424-3B	/16/18	01/16/1
Mail	1,492.84	1,492.		PMT.	SK	CAM to 424-COMM	/16/18	01/16/1
O1/03/18 LND to 424-4A	4,780.18 (4,780.18	4,780.	0.00			Total		
No. No.	0.00					Laundry Income	0000	4835-0000
Total SK PMT SK	50.00	50.		PMT.	SK	.ND to 424-4A	/03/18	01/03/1
March Marc	128.00	128.		PMT.	SK	.ND to 424-3A	/16/18	01/16/1
Name	178.00 (178.00	178.	0.00			Total		
Total 0.00 2,628.00 5100-3000 Utility - Gas/Fuel - Heating	0.00					Assessment	0000	4850-0000
S100-3000 Utility - Gas/Fuel - Heating	2,628.00	2,628.		PMT.	SK	AST to 424-4B	/26/18	01/26/1
01/16/18 Con Edison, CHK#DD0116 AP 00786 38.31 01/16/18 Con Edison, CHK#DD0116 AP 00787 554.34 Total 592.65 0.00 5120-1000 Utility - Electric 01/16/18 Con Edison, CHK#DD0116 AP 00786 353.06 Total 353.06 0.00 5130-4000 Utility - Telephone/Internet/Cable 01/18/18 Verizon, CHK#000568 AP 00782 35.37 Total 353.06 0.00	2,628.00 (2,628.00	2,628.	0.00			Total		
Total Solution	0.00					Utility - Gas/Fuel - Heating	3000	5100-3000
Total 592.65 0.00 5120-1000 Utility - Electric			38.31	00786	AP	Con Edison, CHK#DD0116	/16/18	01/16/1
S120-1000			554.34	00787	AP	Con Edison, CHK#DD0116	/16/18	01/16/1
01/16/18 Con Edison, CHK#DD0116 AP 00786 353.06 Total 353.06 0.00 5130-4000 Utility - Telephone/Internet/Cable AP 00782 35.37 Total 35.37 0.00	0.00 592.65	0.	592.65			Total		
Total 353.06 0.00 5130-4000 Utility - Telephone/Internet/Cable 01/18/18 Verizon, CHK#000568 AP 00782 35.37 Total 353.06 0.00	0.00					Utility - Electric	1000	5120-1000
5130-4000 Utility - Telephone/Internet/Cable 01/18/18 Verizon, CHK#000568 AP 00782 35.37 Total 35.37 0.00			353.06	00786	AP	Con Edison, CHK#DD0116	/16/18	01/16/1
01/18/18 Verizon, CHK#000568 AP 00782 35.37 Total 35.37 0.00	0.00 353.06	0.	353.06			Total		
Total 35.37 0.00	0.00					Utility - Telephone/Internet/Cable	4000	5130-4000
			35.37	00782	AP	/erizon, CHK#000568	/18/18	01/18/1
5502-1000 R&M - Boiler/Heating	0.00 35.37	0.	35.37			Total		
	0.00					R&M - Boiler/Heating	1000	5502-1000
01/18/18 New York Heating, CHK#000566 AP 00777 408.28			408.28	00777	AP			

Safeguard Realty Management, Inc.

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Monthly General Ledger

Property/Company: 424

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5502-1000	R&M - Boiler/Heating					
01/25/18	New York Heating, CHK#000573	AP	00789	408.28		
	Total			816.56	0.00	816.56
5600-1000	Service Contract - Elevator					0.00
01/18/18	Midtown Elevator Co., Inc., CHK#000565	AP	00781	294.38		
	Total			294.38	0.00	294.38
5710-1000	Service Contract - Pest Control					0.00
01/18/18	East Park Exterminating, CHK#000564	AP	00778	92.54		
01/18/18	East Park Exterminating, CHK#000564	AP	00779	87.10		
	Total			179.64	0.00	179.64
6300-2000	Insurance - Property/Liability					0.00
01/17/18	BankDirect Capital Finance, LLC, CHK#000563	AP	00788	34.69		
	Total			34.69	0.00	34.69
6600-1000	Service Contract - Management Fees					0.00
01/02/18	Safeguard Realty Management, Inc., CHK#000562	AP	00780	495.00		
	Total			495.00	0.00	495.00
8000-1000	Payroll - Salary					0.00
01/31/18	Ishmael Cruz, CHK#100002	AP	00796	435.68		
	Total			435.68	0.00	435.68
8000-4000	Payroll - Taxes & Fees					0.00
01/31/18	Basic Pay, CHK#PR0131	AP	00797	233.13		
	Total			233.13	0.00	233.13
8250-1000	Postage & Courier Service					0.00
01/18/18	Safeguard Realty Management, Inc., CHK#000567	AP	00785	20.04		
	Total			20.04	0.00	20.04
8320-1000	Bank Charges					0.00
01/31/18	3 TD Bank, CHK#DD0131	AP	00817	2.00		
	Total			2.00	0.00	2.00
8520-1000	Other Consulting					0.00
01/25/18	8 Jack Jaffa & Associates, CHK#000571	AP	00792	144.00		
	8 Jack Jaffa & Associates, CHK#000571	AP	00793	30.00		
01/25/13	8 Jack Jaffa & Associates, CHK#000572	AP	00794	80.00		

Safeguard Realty Management, Inc.

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Monthly General Ledger

Property/Company: 424

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8520-1000	Other Consulting					
	Total			254.00	0.00	254.00
8530-2000	Permits/Violations/Fines/Fees					0.00
01/23/18	Finance Commissioner, City of New York, CHK#000569	AP	00790	25.00		
01/23/18	Finance Commissioner, City of New York, CHK#000570	AP	00791	100.00		
	Total			125.00	0.00	125.00

Safeguard Realty Management, Inc.

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Monthly General Ledger

Property/Company: 424

Accoun	t
Number	•

Number	Description	Jrnl Ref	Debit	Credit	Balance
	Transaction Totals				
	Total Debits		11,457.38		
	Total Credits		11,457.38		
	Difference		0.00		
	Total Assets		3,714.98		
	Total Liabilities		0.00		
	Total Equity		0.00		
	Total Income		7,586.18		
	Total Expense		3,871.20		
	Ledger Totals				
	Beginning Debits		18,968.72		
	Beginning Credits		18,968.72		
	Difference		0.00		
	Ending Debits		26,554.90		
	Ending Credits		26,554.90		
	Difference		0.00		