424 West 49th Street Condo Association

Statement of Operations 424 W 49th St, New York NY - Aug 31 2018

	Current Period	Year to Date
INCOME		
Common Area Maintenance	4,892.29	36,159.16
Laundry Income	0.00	323.00
Assessment	0.00	2,628.00
TOTAL INCOME	4,892.29	39,110.16
EXPENSES		
Utility - Gas/Fuel - Heating	235.86	4,029.89
Utility - Electric	406.62	2,887.90
Utility - Water & Sewer	0.00	1,263.09
Utility - Telephone/Internet/Cable	35.47	287.62
R&M - Roof	0.00	2,000.00
R&M - Other	0.00	2,335.95
R&M - Boiler/Heating	0.00	408.28
R&M - Elevator	294.38	973.79
R&M - Electrical	0.00	1,197.63
Service Contract - Elevator	0.00	2,060.66
Service Contract - Pest Control	179.64	1,616.76
Taxes - Corporate/Income	0.00	40.00
Insurance - Other	0.00	1,450.49
INSURANCE - PACKAGE	886.80	886.80
INSURANCE - W/C	801.34	801.34
Insurance - Property/Liability	0.00	4,935.39
Service Contract - Management Fees	495.00	3,960.00
Legal Fees	0.00	1,261.00
Payroll - Salary	0.00	3,049.78
Payroll - Fees	63.00	63.00
Payroll - Taxes & Fees	0.00	1,233.97
Building Supplies	0.00	704.90
Postage & Courier Service	0.00	88.37
Bank Charges	2.00	16.00
Accounting/Audit Fees	0.00	2,200.00
Other Consulting	0.00	254.00
Administrative - Other	100.00	113.00
Permits/Violations/Fines/Fees	0.00	6,875.00
TOTAL EXPENSES	3,500.11	46,994.61
NET PROFIT / LOSS	1,392.18	(7,884.45)
TILL I ROTTI / LOOD	=======================================	(.,==)

424 West 49th Street Condo Association

424 W 49th St, New York NY - Aug 31 2018

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
INCOME													
Common Area Maintenance	4,780.18	3,731.92	3,549.04	4,931.55	5,970.18	3,527.39	4,776.61	4,892.29	0.00	0.00	0.00	0.00	36,159.16
Laundry Income	178.00	0.00	0.00	75.00	50.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	323.00
Assessment	2,628.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,628.00
_													
TOTAL INCOME	7,586.18	3,731.92	3,549.04	5,006.55	6,020.18	3,527.39	4,796.61	4,892.29	0.00	0.00	0.00	0.00	39,110.16
EXPENSES													
Utility - Gas/Fuel - Heating	592.65	804.33	759.75	464.46	690.27	272.09	210.48	235.86	0.00	0.00	0.00	0.00	4,029.89
Utility - Electric	353.06	433.80	335.38	334.09	364.73	298.61	361.61	406.62	0.00	0.00	0.00	0.00	2,887.90
Utility - Water & Sewer	0.00	0.00	661.15	0.00	0.00	601.94	0.00	0.00	0.00	0.00	0.00	0.00	1,263.09
Utility - Telephone/Internet/Cable	35.37	0.00	75.74	35.26	35.26	35.26	35.26	35.47	0.00	0.00	0.00	0.00	287.62
R&M - Roof	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
R&M - Other	0.00	0.00	0.00	587.76	0.00	605.00	1,143.19	0.00	0.00	0.00	0.00	0.00	2,335.95
R&M - Boiler/Heating	816.56	(408.28)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	408.28
R&M - Elevator	0.00	0.00	0.00	0.00	299.41	0.00	380.00	294.38	0.00	0.00	0.00	0.00	973.79
R&M - Electrical	0.00	0.00	0.00	0.00	0.00	0.00	1,197.63	0.00	0.00	0.00	0.00	0.00	1,197.63
Service Contract - Elevator	294.38	294.38	294.38	294.38	294.38	294.38	294.38	0.00	0.00	0.00	0.00	0.00	2,060.66
Service Contract - Pest Control	179.64	0.00	359.28	359.28	179.64	179.64	179.64	179.64	0.00	0.00	0.00	0.00	1,616.76
Taxes - Corporate/Income	0.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Insurance - Other	0.00	132.18	2,714.84	(2,154.01)	0.00	174.24	583.24	0.00	0.00	0.00	0.00	0.00	1,450.49
INSURANCE - PACKAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	886.80	0.00	0.00	0.00	0.00	886.80
INSURANCE - W/C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	801.34	0.00	0.00	0.00	0.00	801.34
Insurance - Property/Liability	34.69	5.78	1,348.25	844.37	844.37	844.37	1,013.56	0.00	0.00	0.00	0.00	0.00	4,935.39
Service Contract - Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	0.00	0.00	0.00	0.00	3,960.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,261.00	0.00	0.00	0.00	0.00	0.00	1,261.00
Payroll - Salary	435.68	435.68	435.69	435.68	435.68	435.68	435.69	0.00	0.00	0.00	0.00	0.00	3,049.78
Payroll - Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.00	0.00	0.00	0.00	0.00	63.00
Payroll - Taxes & Fees	233.13	170.13	160.21	167.63	167.63	167.63	167.61	0.00	0.00	0.00	0.00	0.00	1,233.97
Building Supplies	0.00	0.00	0.00	185.20	0.00	0.00	519.70	0.00	0.00	0.00	0.00	0.00	704.90
Postage & Courier Service	20.04	0.00	0.00	0.00	0.00	0.00	68.33	0.00	0.00	0.00	0.00	0.00	88.37
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	0.00	0.00	0.00	0.00	16.00
Accounting/Audit Fees	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Other Consulting	254.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	254.00
Administrative - Other	0.00	0.00	0.00	0.00	0.00	13.00	0.00	100.00	0.00	0.00	0.00	0.00	113.00
Permits/Violations/Fines/Fees	125.00	0.00	100.00	1,525.00	100.00	200.00	4,825.00	0.00	0.00	0.00	0.00	0.00	6,875.00
TOTAL EXPENSES	3,871.20	2,365.00	9,941.67	3,616.10	5,908.37	4,618.84	13,173.32	3,500.11	0.00	0.00	0.00	0.00	46,994.61
-													

NET PROFIT / LOSS

3,714.98

1,366.92

(6,392.63)

1,390.45

111.81

(1,091.45)

(8,376.71)

1,392.18

0.00

0.00

(7,884.45)

424 West 49th Street Condo Association

Balance Sheet 424 W 49th St, New York NY - Aug 31 2018

ASSETS

CASH OP - TD Bank	\$6,666	
Cash Held by PrevMgmt	3,000	
TOTAL CASH		9,666
ACCOUNTS RECEIVABLE		
TOTAL CURRENT ASSETS		9,666
LONG TERM ASSETS		
Utility Sec Dep	230	
TOTAL LONG TERM ASSETS		230
TOTAL ASSETS		9,896
	A A DAY ATIVES & POATS	vov.
	LIABILITIES & EQUI	II Y
Other Liabilities	(1,188)	
TOTAL LIABILITIES		(1,188)
Opening Balance	9,925	
Current Earnings	(7,884)	
Retained Earnings	9,043	
TOTAL EQUITY		11,084
TOTAL LIAB & EQUITY		9,896

MONTHLY BANK RECONCILIATION

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

8/31/18

				C	OPERATING [TD]
8/1/201	8 Opening Checkbook Balance			\$	5,274.09
Add:	Total Deposits for the Current Month Interest Income			_	4,892.29 -
	Cash available			\$	10,166.38
Less:	Total Checks written for the Current Month ACHs Bank Charges				3,498.11 - 2.00
8/31/201	8 Ending Checkbook Balance			\$	6,666.27
8/31/201	8 Bank Balance per Bank Statement			\$	7,401.96
Add:	Outstanding Deposits				-
<u>OPER</u>					
Less:	Outstanding Checks	Check #	Amount		
6/21/201	8 Finance Commissioner, City of New York	611	200.00		
7/31/201	8 Ishmael Cruz	100008	435.69		
8/24/201	8 Finance Comm NYC	632	100.00		

Total Outstanding Checks [Oper]

735.69

Add: Miscellaneous Adjustments

\$ 6,666.27

8/31	/2018 Ad	justed Ban	k Balance
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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: Statement Period: Cust Ref #: Primary Account #:

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

Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

JNT SUMM/	ARY					
nent Baland	e as	of 08/01				8,130.11
lus	3	Deposits	s and Other Credits			4,892.29
ess	15	Checks	and Other Debits			5,618.44
ess		Service	Charges			2.00
nent Baland	e as	of 08/31				7,401.96
		е		DEBI	CREDIT	BALANCE
						7,635.11
						7,443.49
						7,343.49
						6,963.49
						6,675.78
		T. PAYLE	ASE.COM CREDIT 106106		842.82	7,518.60
		,)	6,257.60
ACH DEB CON ED	IT, OF N	NY INTELL	CK 442027149695016	449.56	6	5,808.04
ACH DEB CON ED	IT, OF N	NY INTELL	CK 442027149696014	192.92	2	5,615.12
DEPOSIT					2,543.47	8,158.59
CCD DEP	OSI	T, PAYLE	ASE.COM CREDIT 107127	000	1,506.00	9,664.59
CCD DEB	IT, II	PFS800-2	77-8878 IPFSPMTNYT 402	478 844.37	7	8,820.22
Check #62	27			179.64	1	8,640.58
Check #62	29			35.47	7	8,605.11
Check #62	28			294.38	3	8,310.73
		BASIC PA	Y, LLC. PAYROLL 11480329			8,247.73
						8,205.30
						7,403.96
PAPER S	TATE	EMENT F				7,401.96
s Paid			·	•		-
						AMOUNT
			-			1,261.00
	621	*	191.62		626	495.00
	622		100.00	08/20	627	179.64
	623		380.00	08/23	628	294.38
	ent Baland lus ess ess eent Baland Actions by DESCRIPTION Check #62 Check #62 Check #62 Check #62 Check #62 ACH DEB CON ED DEPOSIT CCD DEP CCD DEB Check #62 Check #62 Check #63	JUS 3 JESS 15 JESS JESS JESS JESS JESS JESS JESS JES	lent Balance as of 08/01 lus 3 Deposits less 15 Checks less Service lent Balance as of 08/31 INT ACTIVITY actions by Date DESCRIPTION Check #626 Check #621 Check #622 Check #623 Check #613 CCD DEPOSIT, PAYLE Check #625 ACH DEBIT, CON ED OF NY INTELL ACH DEBIT, CON ED OF NY INTELL DEPOSIT CCD DEPOSIT, PAYLE CCD DEBIT, IPFS800-2 Check #627 Check #629 Check #628 CCD DEBIT, BASIC PA Check #631 Check #630 PAPER STATEMENT F	lent Balance as of 08/01 lus 3 Deposits and Other Credits less 15 Checks and Other Debits less Service Charges lent Balance as of 08/31 INT ACTIVITY lactions by Date DESCRIPTION Check #626 Check #621 Check #622 Check #623 Check #613 CCD DEPOSIT, PAYLEASE.COM CREDIT 106106 Check #625 ACH DEBIT, CON ED OF NY INTELL CK 442027149695016 ACH DEBIT, CON ED OF NY INTELL CK 442027149696014 DEPOSIT CCD DEPOSIT, PAYLEASE.COM CREDIT 107127 CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 402 Check #627 Check #629 Check #628 CCD DEBIT, BASIC PAY, LLC. PAYROLL 1148032 Check #630 PAPER STATEMENT FEE S Paid No. Checks: 11	International Color International Color	The Balance as of 08/01 Files 3 Deposits and Other Credits Files 3 Deposits and Other Debits Files 4 Description Files 4 Descr

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

How to Balance your Account

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

- Your ending balance shown on this statement is:
- 2 List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
- 3. Subtotal by adding lines 1 and 2.
- List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
- 5 Subtract Line 4 from 3. This adjusted balance should equal your account balance.

იf	3
	of

Ending Balance	7,401.96
Total Deposits	+
3 Sub Total	
Total Withdrawals	-
Adjusted Balance	

DEPOSITS NOT	DOLLARS	CENTS
ON STATEMENT		OLIVIS
Total Deposits		0

WITHDRAWALS NOT	DOLLARS	CENTS
ON STATEMENT		
ON OTATEMENT		

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		4

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- · Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- · Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error.
 If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.



STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

 Page:
 3 of 3

 Statement Period:
 Aug 01 2018-Aug 31 2018

 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			
08/20	629	35.47	08/24	631	42.43			
08/29	630	801.34						
INTEREST	SUMMARY							
Beginning I	nterest Rate				0.00%			
Number of	days in this Stateme	ent Period			31			
Interest Ea	rned this Statement	Period			0.00			
Annual Per	centage Yield Earne	d			0.00%			
Interest Pa	id Year to date				0.00			

Safeguard Realty Management, Inc.

3:45:21PM Page 1 of 2

Cash Journal

Property: 424 West 49th St. Condominium

8/1/2018 thru 8/31/2018

Unit Ref.				Date	
Number	Name	Type	Description	Received	Amount
424-3B	Linda Carroll	CASH	Pymt. Batch 047 Check 429	8/15/18	350.29
424-4B	TLH LLC	CASH	Pymt. Batch 898 Check PL808284	8/01/18	350.17
424-5B	Trent Vichie	CASH	Pymt. Batch 047 Check 128	8/15/18	700.34
424-6A	Travis Hime	CASH	Pymt. Batch 912 Check PL873040	8/01/18	492.65
424-6B	Lixing Chu	CASH	Pymt. Batch 865 Check PL295991	8/10/18	1,506.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 047 Check 2116	8/15/18	1,492.84
					4,892.29

PROPERTY TOTALS:

Total Checks and Cash Received	4,892.29
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	4,892.29
	Total	4,892.29

Safeguard Realty Management, Inc.

3:45:21PM Page 2 of 2

Cash Journal

Property: 424 West 49th St. Condominium

8/1/2018 thru 8/31/2018

	•				
Unit Ref. Number	Name	Туре	Description		Amoun
RAND TOTALS:					
KAND TOTALS.	T (C		4 802 20		
	Total Checks and Cash Received		4,892.29		
	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	Total			
	Code	Amount			
Common Area Maintenance	CAM	4,892.29			
	Total	4,892.29			

Detailed Rent Roll

8/1/2018 to 8/31/2018 Property: 424 West 49th St. Condominium New York, NY 10019

UNIT **PREVIOUS** REFERENCE OCCUPANT DEPOSITS CURRENT TRANSACTIONS IN SELECTED RANGE <u>NUMBER</u> AMOUNT DESCRIPTION NAME AND ADDRESS HELD BALANCE BALANCE 0.00 (348.79) 0.00 424-3A Nikolay Dimov 424 West 49th Street, # 3A 348.79 Common Area Maintenance 424-3B Linda Carroll 0.000.000.00 William Riley 350.29 Common Area Maintenance 424 West 49th Street, # 3B (350.29) Pymt. Batch 047 Check 429 0.00 Daniel Chalk (346.54)0.00424-4A 424 West 49th Street, # 4A 346.54 Common Area Maintenance $424\text{-}4\mathrm{B}$ TLH LLC 0.00 0.00 0.00 424 West 49th Street, # 4B (350.17) Pymt. Batch 898 Check PL808284 350.17 Common Area Maintenance 424-5A **Emmanuel Cornet** 0.00 (353.63) (4.84)424 West 49th Street, # 5A (2.42) Apply Batch 322 Chrg. CAM 348.79 Common Area Maintenance 424-5B 0.00 350.17 0.00 Trent Vichie Sheridan Vichie 350.17 Common Area Maintenance 424 West 49th Street, # 5B (700.34) Pymt. Batch 047 Check 128 424-6A Travis Hime 0.00 (1.20)(1.60)424 West 49th Street, # 6A (492.65) Pymt. Batch 912 Check PL873040 492.25 Common Area Maintenance 0.00 1,004.00 424-6B 0.00 Lixing Chu 424 West 49th Street, # 6B 502.00 Common Area Maintenance (1,506.00) Pymt. Batch 865 Check PL295991 424-COMM Linda Carroll, William Riley 0.00 0.00 0.00 424 West 49th Street, COMM 1,492.84 Common Area Maintenance (1,492.84) Pymt. Batch 047 Check 2116 424-MISC MISC 0.00 0.00 0.00 0.00 424 West 49th Street

Detailed Rent Roll

8/1/2018 to 8/31/2018

Property: 424 West 49th St. Condominium

New York, NY 10019

IINIT	

REFERENCE	OCCUPANT	DEPOSITS	PREVIOUS	CURRENT	TRANSACTIONS IN	N SELECTED RANGE	
NUMBER	NAME AND ADDRESS	HELD	BALANCE	BALANCE	AMOUNT	DESCRIPTION	

PROPERTY TOTALS:

CAM	Common Area Maintenance	4,581.84
	Total Current Charges	4,581.84
	Previous Balance	304.01
	Cash Received	(4,892.29)
	Checks Removed	0.00
	Deposits Forfeited	0.00
	NSF Checks	0.00
	Deposits Decreased	0.00
	Open Credits Refunded	0.00
	Accounts Receivable Balance	(6.44)
	Security Deposits Held	0.00
ADDITIONAL	OPEN CREDITS:	
CAM	Common Area Maintenance	2.82
	Total Open Credits	2.82
OPEN CREDIT	TS APPLIED:	
CAM	Common Area Maintenance	1,046.54
	Total Applied Open Credits	1,046.54

AP Check Register

424 - 424 West 49th Street Condominium Association

Date Range: 8/1/2018 To 8/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000626	08/01/2018	57500	Safeguard Realty Management, Inc.	00898	208.0801.MF	08/01/2018	495.00	0.00	495.00	495.00
000627	08/13/2018	15200	East Park Exterminating	00906	117783	07/26/2018	92.54	0.00	92.54	
				00907	117784	07/26/2018	87.10	0.00	87.10	
				Total	l for Check Num	ber 000627	179.64	0.00	179.64	179.64
000628	08/13/2018	37500	Midtown Elevator Co., Inc.	00911	66445	08/01/2018	294.38	0.00	294.38	294.38
000629	08/13/2018	72155	Verizon	00912	8.1-8.31.18	08/01/2018	35.47	0.00	35.47	35.47
000630	08/23/2018	37890	NYSIF Workers' Compensation	00917	55625749	08/23/2018	801.34	0.00	801.34	801.34
000631	08/23/2018	06200	BankDirect Capital Finance, LLC	00916	2018.0801.Ins	08/01/2018	42.43	0.00	42.43	42.43
000632	08/24/2018	38700	Finance Commissioner, City of New York	00915	0204120007	08/07/2018	100.00	0.00	100.00	100.00
DD0908	08/06/2018	09400	Con Edison	00908	6.20-7.20.18-ent	07/23/2018	449.56	0.00	449.56	449.56
DD0909	08/06/2018	09400	Con Edison	00909	6.20-7.20.18-boil	07/23/2018	192.92	0.00	192.92	192.92
DD0914	08/17/2018	24325	IPFS Corporation	00914	2018.0801.Ins	08/01/2018	844.37	0.00	844.37	844.37
PR0823	08/23/2018	06250	Basic Pay	00940	PR0824	08/23/2018	63.00	0.00	63.00	63.00
Cash A	ecount 1 Tota	ıls					3,498.11	0.00	3,498.11	3,498.11
Propert	y/Company	Totals for	r 424 West 49th Street Condomin	nium Asso	ciation		3,498.11	0.00	3,498.11	3,498.11

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All From 8/1/2018 To 8/31/2018

GL Account		Invoice	Check		
Vchr Vendor	Description	No.	No.	Amount	Account Total
5100-3000 Utility - Gas/Fuel - Heating					
00908 09400 - Con Edison	6/20/2018-7/20/2018	6.20-7.20.18-6	DD0908	42.94	
00909 09400 - Con Edison	6/20/2018-7/20/2018	6.20-7.20.18-1	DD0909	192.92	235.86
5120-1000 Utility - Electric					
00908 09400 - Con Edison	6/20/2018-7/20/2018	6.20-7.20.18-6	DD0908	406.62	406.62
5130-4000 Utility - Telephone/Interne	t/Cable				
00912 72155 - Verizon	8/1/2018-8/31/2018	8.1-8.31.18	000629	35.47	35.47
5505-1000 R&M - Elevator					
00911 37500 - Midtown Elevator Co., Inc	Regular Service	66445	000628	294.38	294.38
5710-1000 Service Contract - Pest Co	ntrol				
00906 15200 - East Park Exterminating	Roach/Rodent	117783	000627	92.54	
00907 15200 - East Park Exterminating	Fill 4 Stations	117784	000627	87.10	179.64
6300-1001 INSURANCE - PACKAGI	Ξ				
00914 24325 - IPFS Corporation	8/2018	2018.0801.Ins	DD0914	844.37	
00916 06200 - BankDirect Capital Finance	8/2018	2018.0801.Ins	000631	42.43	886.80
6300-1003 INSURANCE - W/C					
00917 37890 - NYSIF Workers' Compen	sat 9/2018	55625749	000630	801.34	801.34
6600-1000 Service Contract - Manage	ement Fees				
00898 57500 - Safeguard Realty Manage		208.0801.MF	000626	495.00	495.00
8000-3000 Payroll - Fees					
00940 06250 - Basic Pay		PR0824	PR0823	63.00	63.00
8530-1000 Administrative - Other					
00915 38700 - Finance Commissioner, C	it 0204120007	0204120007	000632	100.00	100.00
,			Distribu	tion Total	3,498.11
			Distribu	don lotai	5,770.11

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	235.86	
5120-1000	Utility - Electric	406.62	
5130-4000	Utility - Telephone/Internet/Cable	35.47	
5505-1000	R&M - Elevator	294.38	
5710-1000	Service Contract - Pest Control	179.64	
6300-1001	INSURANCE - PACKAGE	886.80	
6300-1003	INSURANCE - W/C	801.34	
6600-1000	Service Contract - Management Fees	495.00	
8000-3000	Payroll - Fees	63.00	
8530-1000	Administrative - Other	100.00	
1000-0000	OP - TD Bank		3,498.11
		3,498.11	3,498.11

Monthly General Ledger

Period Ending 8/31/2018

Property/Company: 424 424 West 49th Street Condo Association

Account Number	Description	Jrni	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					5,274.09
08/01/18	CAM to 424-3A	SK	OCR.	348.79		
	CAM to 424-3A	SK	OCR.		348.79	
08/01/18	CAM to 424-4A	SK	OCR.	346.54		
08/01/18	CAM to 424-4A	SK	OCR.		346.54	
08/01/18	CAM to 424-4B	SK	PMT.	350.17		
08/01/18	CAM to 424-5A	SK	OCR.	348.79		
08/01/18	CAM to 424-5A	SK	OCR.		348.79	
08/01/18	CAM to 424-5A	SK	OCR.	2.42		
08/01/18	CAM to 424-5A	SK	OCR.		2.42	
08/01/18	CAM to 424-6A	SK	PMT.	492.25		
08/01/18	CAM to 424-6A	SK	PMT.	0.40		
08/01/18	Safeguard Realty Management, Inc., CHK#000626	AP	00898		495.00	
08/06/18	Con Edison, CHK#DD0908	AP	00908		449.56	
08/06/18	Con Edison, CHK#DD0909	AP	00909		192.92	
08/10/18	CAM to 424-6B	SK	PMT.	502.00		
08/10/18	CAM to 424-6B	SK	PMT.	502.00		
08/10/18	CAM to 424-6B	SK	PMT.	502.00		
08/13/18	Verizon, CHK#000629	AP	00912		35.47	
	Midtown Elevator Co., Inc., CHK#000628	AP	00911		294.38	
	East Park Exterminating, CHK#000627	AP	00906		92.54	
	East Park Exterminating, CHK#000627	AP	00907		87.10	
	CAM to 424-3B	SK	PMT.	350.29		
	CAM to 424-5B	SK	PMT.	350.17		
	CAM to 424-5B	SK	PMT.	350.17		
	CAM to 424-COMM	SK	PMT.	1,492.84		
	IPFS Corporation, CHK#DD0914	AP	00914	,	844.37	
	BankDirect Capital Finance, LLC, CHK#000631	AP	00916		42.43	
	NYSIF Workers' Compensation, CHK#000630	AP	00917		801.34	
	Basic Pay, CHK#PR0823	AP	00940		63.00	
	Finance Commissioner, City of New York, CHK#000632	AP	00915		100.00	
	TD BANK STMT FEE	СН	00,15		2.00	
	Total			5,938.83	4,546.65	6,666.27
1002-0000	Cash Held by PrevMgmt					3,000.00
1002-0000	Cash field by FreeMighit					,
	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
2020 0000						(9,925.42)
3038-0000	Opening Balance					(- ;)

Monthly General Ledger

Property/Company : 424

Account Number	Descriptio	on	Jrni	Ref	Debit	Credit	Balance
3038-0000	Opening Balance		1				
	Total		-		0.00	0.00	(9,925.42)
			7				(9,043.30)
3045-0000	Retained Earnings		J				(2,043.30)
	Total				0.00	0.00	(9,043.30)
4410-0000	Common Area Maintenance		1				(31,266.87)
08/01/18	CAM to 424-3A		SK	OCR.		348.79	
08/01/18	CAM to 424-3A		SK	OCR.	348.79		
08/01/18	CAM to 424-4A		SK	OCR.		346.54	
08/01/18	CAM to 424-4A		SK	OCR.	346.54		
08/01/18	CAM to 424-4B		SK	PMT.		350.17	
08/01/18	CAM to 424-5A		SK	OCR.		348.79	
08/01/18	CAM to 424-5A		SK	OCR.	348.79		
08/01/18	CAM to 424-5A		SK	OCR.		2.42	
08/01/18	CAM to 424-5A		SK	OCR.	2.42		
08/01/18	CAM to 424-6A		SK	PMT.		492.25	
08/01/18	CAM to 424-6A		SK	PMT.		0.40	
08/10/18	CAM to 424-6B		SK	PMT.		502.00	
08/10/18	CAM to 424-6B		SK	PMT.		502.00	
08/10/18	CAM to 424-6B		SK	PMT.		502.00	
08/15/18	CAM to 424-3B		SK	PMT.		350.29	
08/15/18	CAM to 424-5B		SK	PMT.		350.17	
08/15/18	CAM to 424-5B		SK	PMT.		350.17	
08/15/18	CAM to 424-COMM		SK	PMT.		1,492.84	
	Total				1,046.54	5,938.83	(36,159.16)
4835-0000	Laundry Income		1				(323.00)
	Total		_		0.00	0.00	(323.00)
40.70 0000			1				(2,628.00)
4850-0000	Assessment		J				(2,020.00)
	Total				0.00	0.00	(2,628.00)
5100-3000	Utility - Gas/Fuel - Heating		1				3,794.03
08/06/18	Con Edison, CHK#DD0908		AP	00908	42.94		
	Con Edison, CHK#DD0909		AP	00909	192.92		
	Total				235.86	0.00	4,029.89
	Total				255.00	0.00	
5120-1000	Utility - Electric]				2,481.28
08/06/18	Con Edison, CHK#DD0908		AP	00908	406.62		
	Total				406.62	0.00	2,887.90
5130-3000	Utility - Water & Sewer		1				1,263.09
	•		_				

08/23/18 BankDirect Capital Finance, LLC, CHK#000631

Monthly General Ledger

Property/Company: 424

424 West 49th Street Condo Association Period Ending 8/31/2018

	Period E	nding	8/31/201	8		
Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5130-3000	Utility - Water & Sewer]				
	Total	-		0.00	0.00	1,263.09
5130-4000	Utility - Telephone/Internet/Cable]				252.15
08/13/18	Verizon, CHK#000629	AP	00912	35.47		
	Total			35.47	0.00	287.62
5310-1000	R&M - Roof]				2,000.00
	Total			0.00	0.00	2,000.00
5470-1000	R&M - Other]				2,335.95
	Total	-		0.00	0.00	2,335.95
5502-1000	R&M - Boiler/Heating]				408.28
	Total	•		0.00	0.00	408.28
5505-1000	R&M - Elevator	1				679.41
08/13/18	Midtown Elevator Co., Inc., CHK#000628	AP	00911	294.38		
	Total			294.38	0.00	973.79
5510-1000	R&M - Electrical]				1,197.63
	Total			0.00	0.00	1,197.63
5600-1000	Service Contract - Elevator]				2,060.66
	Total			0.00	0.00	2,060.66
5710-1000	Service Contract - Pest Control	1				1,437.12
08/13/18	East Park Exterminating, CHK#000627	AP	00906	92.54		
08/13/18	East Park Exterminating, CHK#000627	AP	00907	87.10		
	Total			179.64	0.00	1,616.76
6200-1000	Taxes - Corporate/Income]				40.00
	Total			0.00	0.00	40.00
6300-1000	Insurance - Other]				1,450.49
	Total			0.00	0.00	1,450.49
6300-1001	INSURANCE - PACKAGE	1				0.00
08/17/18	IPFS Corporation, CHK#DD0914	AP	00914	844.37		

AP

00916

42.43

Monthly General Ledger

Property/Company: 424

Account Number	Description	Jrnl Ref	Debit	Credit	Balance
6300-1001	INSURANCE - PACKAGE				
	Total	_ =	886.80	0.00	886.80
6300-1003	INSURANCE - W/C				0.00
08/23/18	NYSIF Workers' Compensation, CHK#000630	AP 00917	801.34		
	Total	=	801.34	0.00	801.34
6300-2000	Insurance - Property/Liability				4,935.39
	Total	_ =	0.00	0.00	4,935.39
6600-1000	Service Contract - Management Fees				3,465.00
08/01/18	Safeguard Realty Management, Inc., CHK#000626	AP 00898	495.00		
	Total	=	495.00	0.00	3,960.00
6700-1000	Legal Fees				1,261.00
	Total	_ =	0.00	0.00	1,261.00
8000-1000	Payroll - Salary				3,049.78
	Total		0.00	0.00	3,049.78
8000-3000	Payroll - Fees				0.00
08/23/18	Basic Pay, CHK#PR0823	AP 00940	63.00		
	Total	=	63.00	0.00	63.00
8000-4000	Payroll - Taxes & Fees				1,233.97
	Total	_ =	0.00	0.00	1,233.97
8150-0000	Building Supplies				704.90
	Total		0.00	0.00	704.90
8250-1000	Postage & Courier Service				88.37
	Total	<u></u>	0.00	0.00	88.37
8320-1000	Bank Charges		<u> </u>		14.00
	TD BANK STMT FEE	СН	2.00		
	Total	=	2.00	0.00	16.00
8460-1000	Accounting/Audit Fees				2,200.00
	Total		0.00	0.00	2,200.00

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					254.00
	Total			0.00	0.00	254.00
8530-1000	Administrative - Other					13.00
08/24/18 Finance Commissioner, City of New York, CHK#000632		AP	00915	100.00		
	Total			100.00	0.00	113.00
8530-2000	Permits/Violations/Fines/Fees					6,875.00
	Total			0.00	0.00	6,875.00

Monthly General Ledger

Property/Company: 424

Number	Description	Jrnl Ref	Debit	Credit	Balance
	Transaction Totals				
	Total Debits		10,485.48		
	Total Credits		10,485.48		
	Difference		0.00		
	Total Assets		1,392.18		
	Total Liabilities		0.00		
	Total Equity		0.00		
	Total Income		4,892.29		
	Total Expense		3,500.11		
	Ledger Totals				
	Beginning Debits		53,186.59		
	Beginning Credits		53,186.59		
	Difference	_	0.00		
	Ending Debits		58,078.88		
	Ending Credits		58,078.88		
	Difference		0.00		

Safeguard Realty Management, Inc.

11:06:10AM Page 1 of 2

Working Trial Balance Report

Property/Company: 424
424 West 49th Street Condo Association
424 West 49th Street
8/31/2018

Account	Account	G/L Trial Balance		Adjustments		Adjusted Trial Balance	
Number	Description	Debit	Credit	Debit	Credit	Debit	Credit
1000-0000	OP - TD Bank	6,666.27	0.00				
1002-0000	Cash Held by PrevMgmt	3,000.00	0.00				
1650-0000	Utility Sec Dep	230.00	0.00				
2480-0000	Other Liabilities	1,188.00	0.00				
3038-0000	Opening Balance	0.00	9,925.42				
3045-0000	Retained Earnings	0.00	9,043.30				
Total		11,084.27	18,968.72				
		7,884.45					

Working Trial Balance Report

Property/Company: 424
424 West 49th Street Condo Association
424 West 49th Street
8/31/2018

Account	Account	G/L Trial Ba	llance	Adjus	tments	Adjusted Trial Balance		
Number	Description	Debit	Credit	Debit	Credit	Debit	Credit	
4410-0000	Common Area Maintenance	0.00	36,159.16					
4835-0000	Laundry Income	0.00	323.00					
4850-0000	Assessment	0.00	2,628.00					
5100-3000	Utility - Gas/Fuel - Heating	4,029.89	0.00					
5120-1000	Utility - Electric	2,887.90	0.00					
5130-3000	Utility - Water & Sewer	1,263.09	0.00					
5130-4000	Utility - Telephone/Internet/Cable	287.62	0.00					
5310-1000	R&M - Roof	2,000.00	0.00					
5470-1000	R&M - Other	2,335.95	0.00					
5502-1000	R&M - Boiler/Heating	408.28	0.00					
5505-1000	R&M - Elevator	973.79	0.00					
5510-1000	R&M - Electrical	1,197.63	0.00					
5600-1000	Service Contract - Elevator	2,060.66	0.00					
5710-1000	Service Contract - Pest Control	1,616.76	0.00					
5200-1000	Taxes - Corporate/Income	40.00	0.00					
6300-1000	Insurance - Other	1,450.49	0.00					
6300-1001	INSURANCE - PACKAGE	886.80	0.00					
6300-1003	INSURANCE - W/C	801.34	0.00					
6300-2000	Insurance - Property/Liability	4,935.39	0.00					
6600-1000	Service Contract - Management Fees	3,960.00	0.00					
6700-1000	Legal Fees	1,261.00	0.00					
3000-1000	Payroll - Salary	3,049.78	0.00					
3000-3000	Payroll - Fees	63.00	0.00					
8000-4000	Payroll - Taxes & Fees	1,233.97	0.00					
8150-0000	Building Supplies	704.90	0.00					
8250-1000	Postage & Courier Service	88.37	0.00					
3320-1000	Bank Charges	16.00	0.00					
8460-1000	Accounting/Audit Fees	2,200.00	0.00					
3520-1000	Other Consulting	254.00	0.00					
8530-1000	Administrative - Other	113.00	0.00					
8530-2000	Permits/Violations/Fines/Fees	6,875.00	0.00					
Total		46 994 61	39 110 16					

Total 46,994.61 39,110.16 7,884.45