

**Statement of Operations**  
**OCT 31 2018**

|                                      | Current Period | Year to Date |
|--------------------------------------|----------------|--------------|
| <b>INCOME</b>                        |                |              |
| Common Area Maintenance              | 4,081.62       | 44,325.01    |
| Laundry Income                       | 344.00         | 667.00       |
| Assessment                           | 0.00           | 2,628.00     |
| <b>TOTAL INCOME</b>                  | 4,425.62       | 47,620.01    |
| <b>EXPENSES</b>                      |                |              |
| Utility - Gas/Fuel - Heating         | 172.43         | 4,409.95     |
| Utility - Electric                   | 334.26         | 3,548.04     |
| Utility - Water & Sewer              | 0.00           | 2,168.66     |
| Utility - Telephone/Internet/Cable   | 0.00           | 287.62       |
| R&M - Roof                           | 0.00           | 2,000.00     |
| R&M - Other                          | 550.00         | 4,900.14     |
| R&M - Boiler/Heating                 | 0.00           | 408.28       |
| R&M - Elevator                       | 294.38         | 1,562.55     |
| R&M - Electrical                     | 0.00           | 1,197.63     |
| R&M - Keys, Doors, Fire Equip, Misc. | 462.72         | 462.72       |
| Service Contract - Elevator          | 0.00           | 2,060.66     |
| Maintenance Contract - Burner        | 1,034.31       | 1,034.31     |
| Service Contract - Pest Control      | 272.18         | 1,976.04     |
| Taxes - Corporate/Income             | 0.00           | 40.00        |
| Insurance - Other                    | 0.00           | 1,450.49     |
| INSURANCE - PACKAGE                  | 886.80         | 2,660.40     |
| INSURANCE - W/C                      | 837.92         | 1,639.26     |
| Insurance - Property/Liability       | 0.00           | 4,935.39     |
| Service Contract - Management Fees   | 495.00         | 4,950.00     |
| Legal Fees                           | 0.00           | 1,261.00     |
| Payroll - Salary                     | 0.00           | 3,049.78     |
| Payroll - Fees                       | 0.00           | 63.00        |
| Payroll - Taxes & Fees               | 0.00           | 1,233.97     |
| Building Supplies                    | 0.00           | 704.90       |
| Telephone                            | 35.56          | 70.93        |
| Postage & Courier Service            | 0.00           | 88.37        |
| Bank Charges                         | 2.00           | 20.00        |
| Accounting/Audit Fees                | 0.00           | 2,200.00     |
| Other Consulting                     | 0.00           | 254.00       |
| Administrative - Other               | 0.00           | 413.00       |
| Permits/Violations/Fines/Fees        | 0.00           | 6,875.00     |
| <b>TOTAL EXPENSES</b>                | 5,377.56       | 57,926.09    |
| <b>NET PROFIT / LOSS</b>             | (951.94)       | (10,306.08)  |

424 West 49th Street Condo Association

OCT 31 2018

INCOME

|                         | JAN             | FEB             | MAR             | APR             | MAY             | JUN             | JUL             | AUG             | SEP             | OCT             | NOV         | DEC         | TOTALS           |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------|------------------|
| 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        | 4,084.23        | 4,081.62        | 0.00        | 0.00        | 44,325.01        |
| Laundry Income          | 178.00          | 0.00            | 0.00            | 75.00           | 50.00           | 0.00            | 20.00           | 0.00            | 0.00            | 344.00          | 0.00        | 0.00        | 667.00           |
| 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         |
| <b>TOTAL INCOME</b>     | <b>7,586.18</b> | <b>3,731.92</b> | <b>3,549.04</b> | <b>5,006.55</b> | <b>6,020.18</b> | <b>3,527.39</b> | <b>4,796.61</b> | <b>4,892.29</b> | <b>4,084.23</b> | <b>4,425.62</b> | <b>0.00</b> | <b>0.00</b> | <b>47,620.01</b> |

EXPENSES

|                                      |                 |                 |                   |                 |                 |                   |                   |                 |                   |                 |             |             |                    |
|--------------------------------------|-----------------|-----------------|-------------------|-----------------|-----------------|-------------------|-------------------|-----------------|-------------------|-----------------|-------------|-------------|--------------------|
| Utility - Gas/Fuel - Heating         | 592.65          | 804.33          | 759.75            | 464.46          | 690.27          | 272.09            | 210.48            | 235.86          | 207.63            | 172.43          | 0.00        | 0.00        | 4,409.95           |
| Utility - Electric                   | 353.06          | 433.80          | 335.38            | 334.09          | 364.73          | 298.61            | 361.61            | 406.62          | 325.88            | 334.26          | 0.00        | 0.00        | 3,548.04           |
| Utility - Water & Sewer              | 0.00            | 0.00            | 661.15            | 0.00            | 0.00            | 601.94            | 0.00              | 0.00            | 905.57            | 0.00            | 0.00        | 0.00        | 2,168.66           |
| 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            | 2,014.19          | 550.00          | 0.00        | 0.00        | 4,900.14           |
| 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          | 294.38            | 294.38          | 0.00        | 0.00        | 1,562.55           |
| 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           |
| R&M - Keys, Doors, Fire Equip, Misc. | 0.00            | 0.00            | 0.00              | 0.00            | 0.00            | 0.00              | 0.00              | 0.00            | 0.00              | 462.72          | 0.00        | 0.00        | 462.72             |
| 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           |
| Maintenance Contract - Burner        | 0.00            | 0.00            | 0.00              | 0.00            | 0.00            | 0.00              | 0.00              | 0.00            | 0.00              | 1,034.31        | 0.00        | 0.00        | 1,034.31           |
| Service Contract - Pest Control      | 179.64          | 0.00            | 359.28            | 359.28          | 179.64          | 179.64            | 179.64            | 179.64          | 87.10             | 272.18          | 0.00        | 0.00        | 1,976.04           |
| 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          | 886.80            | 886.80          | 0.00        | 0.00        | 2,660.40           |
| INSURANCE - W/C                      | 0.00            | 0.00            | 0.00              | 0.00            | 0.00            | 0.00              | 0.00              | 801.34          | 0.00              | 837.92          | 0.00        | 0.00        | 1,639.26           |
| 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          | 495.00            | 495.00          | 0.00        | 0.00        | 4,950.00           |
| 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             |
| Telephone                            | 0.00            | 0.00            | 0.00              | 0.00            | 0.00            | 0.00              | 0.00              | 0.00            | 35.37             | 35.56           | 0.00        | 0.00        | 70.93              |
| 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            | 2.00              | 2.00            | 0.00        | 0.00        | 20.00              |
| 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          | 300.00            | 0.00            | 0.00        | 0.00        | 413.00             |
| 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           |
| <b>TOTAL EXPENSES</b>                | <b>3,871.20</b> | <b>2,365.00</b> | <b>9,941.67</b>   | <b>3,616.10</b> | <b>5,908.37</b> | <b>4,618.84</b>   | <b>13,173.32</b>  | <b>3,500.11</b> | <b>5,553.92</b>   | <b>5,377.56</b> | <b>0.00</b> | <b>0.00</b> | <b>57,926.09</b>   |
| <b>NET PROFIT / LOSS</b>             | <b>3,714.98</b> | <b>1,366.92</b> | <b>(6,392.63)</b> | <b>1,390.45</b> | <b>111.81</b>   | <b>(1,091.45)</b> | <b>(8,376.71)</b> | <b>1,392.18</b> | <b>(1,469.69)</b> | <b>(951.94)</b> | <b>0.00</b> | <b>0.00</b> | <b>(10,306.08)</b> |

**Balance Sheet**  
**OCT 31 2018**

**ASSETS**

**CASH**

|                       |         |
|-----------------------|---------|
| OP - TD Bank          | \$4,245 |
| Cash Held by PrevMgmt | 3,000   |
|                       | <hr/>   |

|                   |  |       |
|-------------------|--|-------|
| <b>TOTAL CASH</b> |  | 7,245 |
|-------------------|--|-------|

**ACCOUNTS RECEIVABLE**

|       |       |
|-------|-------|
| <hr/> | <hr/> |
|-------|-------|

|                             |  |       |
|-----------------------------|--|-------|
| <b>TOTAL CURRENT ASSETS</b> |  | 7,245 |
|-----------------------------|--|-------|

**LONG TERM ASSETS**

|                 |       |
|-----------------|-------|
| Utility Sec Dep | 230   |
|                 | <hr/> |

|                               |  |       |
|-------------------------------|--|-------|
| <b>TOTAL LONG TERM ASSETS</b> |  | 230   |
|                               |  | <hr/> |

|                     |  |             |
|---------------------|--|-------------|
| <b>TOTAL ASSETS</b> |  | 7,475       |
|                     |  | <hr/> <hr/> |

**LIABILITIES & EQUITY**

|                   |  |         |
|-------------------|--|---------|
| Other Liabilities |  | (1,188) |
|                   |  | <hr/>   |

|                          |  |         |
|--------------------------|--|---------|
| <b>TOTAL LIABILITIES</b> |  | (1,188) |
|--------------------------|--|---------|

|                   |          |
|-------------------|----------|
| Opening Balance   | 9,925    |
| Current Earnings  | (10,305) |
| Retained Earnings | 9,043    |
|                   | <hr/>    |

|                     |  |       |
|---------------------|--|-------|
| <b>TOTAL EQUITY</b> |  | 8,663 |
|                     |  | <hr/> |

|                                |  |             |
|--------------------------------|--|-------------|
| <b>TOTAL LIAB &amp; EQUITY</b> |  | 7,475       |
|                                |  | <hr/> <hr/> |

## MONTHLY BANK RECONCILIATION

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

10/31/18

|  |  | OPERATING<br>[TD]       |
|--|--|-------------------------|
| 10/1/2018 Opening Checkbook Balance              |  | \$ 5,196.58             |
| Add:   | Total Deposits for the Current Month       | 4,425.62                |
|  | Interest Income                            | -                       |
|  |  | <hr/>                   |
|  | Cash available                             | \$ 9,622.20             |
| Less:  | Total Checks written for the Current Month | 5,375.56                |
|  | ACHs                                       | -                       |
|  | Bank Charges                               | 2.00                    |
|  |  | <hr/>                   |
| 10/31/2018 Ending Checkbook Balance              |  | <hr/> <hr/> \$ 4,244.64 |
| 10/31/2018 Bank Balance per Bank Statement       |  | \$ 5,471.15             |
| Add:   | Outstanding Deposits                       | -                       |
| <b><u>OPER</u></b>                               |  |                         |
| Less:  | Outstanding Checks                         |                         |
|  | Check #                                    | Amount                  |
| 6/21/2018 Finance Commissioner, City of New York | 611  | 200.00                  |
| 7/31/2018 Ishmael Cruz                           | 100008                                     | 435.69                  |
| 10/26/2018 Action Lock and Security Center       | 649  | 462.72                  |
| 10/26/2018 East Park Exterminating               | 650  | 92.54                   |
| 10/26/2018 Verizon                               | 651  | 35.56                   |
| Total Outstanding Checks                         |  | 1,226.51                |
| Add:   | Miscellaneous Adjustments                  | -                       |
| 10/31/2018 Adjusted Bank Balance                 |  | <hr/> <hr/> \$ 4,244.64 |



America's Most Convenient Bank®

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## STATEMENT OF ACCOUNT

000025689 01 AV 0.375 MTD01040110218560707 0020 03 02



424 WEST 49TH ST CONDOMINIUM ASSOCIATION  
CO SAFEGUARD REALTY MANAGEMENT INC  
120 W 31ST ST FL  
NEW YORK NY 10001-3407

Page: 1 of 3  
Statement Period: Oct 01 2018-Oct 31 2018  
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 10/01     |  | 5,832.27 |
| Plus 3 Deposits and Other Credits |  | 4,425.62 |
| Less 10 Checks and Other Debits   |  | 4,784.74 |
| Less Service Charges              |  | 2.00     |
| Statement Balance as of 10/31     |  | 5,471.15 |

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

| DATE  | DESCRIPTION  | DEBIT    | CREDIT   | BALANCE  |
|-------|--|----------|----------|----------|
| 10/04 | CCD DEPOSIT, PAYLEASE.COM CREDIT 110766211           |          | 842.82   | 6,675.09 |
| 10/04 | DEPOSIT  |          | 715.33   | 7,390.42 |
| 10/05 | CCD DEBIT,<br>NYSINSEFNDWRKCMP 1190000757 530672615  | 837.92   |          | 6,552.50 |
| 10/09 | Check #26013673                                      | 495.00   |          | 6,057.50 |
| 10/11 | DEPOSIT  |          | 2,867.47 | 8,924.97 |
| 10/11 | ACH DEBIT,<br>CON ED OF NY INTELL CK 442027149695016 | 372.68   |          | 8,552.29 |
| 10/11 | ACH DEBIT,<br>CON ED OF NY INTELL CK 442027149696014 | 134.01   |          | 8,418.28 |
| 10/15 | Check #645   | 1,034.31 |          | 7,383.97 |
| 10/16 | Check #647   | 294.38   |          | 7,089.59 |
| 10/16 | Check #646   | 179.64   |          | 6,909.95 |
| 10/17 | Check #644   | 550.00   |          | 6,359.95 |
| 10/19 | CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 402478        | 844.37   |          | 5,515.58 |
| 10/19 | Check #648   | 42.43    |          | 5,473.15 |
| 10/31 | PAPER STATEMENT FEE                                  | 2.00     |          | 5,471.15 |

**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 |
|-------|------------|----------|-------|------------|--------|
| 10/17 | 644        | 550.00   | 10/16 | 647        | 294.38 |
| 10/15 | 645        | 1,034.31 | 10/19 | 648        | 42.43  |
| 10/16 | 646        | 179.64   | 10/09 | 26013673*  | 495.00 |

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

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



7439-1-2-000000



America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Oct 01 2018-Oct 31 2018  
Cust Ref #: 7920173353-720-T-###  
Primary Account #: 792-0173353


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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  |

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

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

7439-2-2-000000



12/20/2018

User: MANAGER

Safeguard Realty Management, Inc.

5:26:41PM

Page 1 of 2

Property : 424 West 49th St. Condominium

10/1/2018 thru 10/31/2018

**Cash Journal**

| Unit Ref.<br>Number | Name                         | Type | Description                   | Date<br>Received | Amount          |
|---------------------|------------------------------|------|-------------------------------|------------------|-----------------|
| 424-3A              | Nikolay Dimov                | CASH | Pymt. Batch 067 Check 3725472 | 10/04/18         | 348.79          |
| 424-3B              | Linda Carroll                | CASH | Pymt. Batch 116 Check 9302    | 10/11/18         | 350.29          |
| 424-4A              | Daniel Chalk                 | CASH | Pymt. Batch 067 Check 2914581 | 10/04/18         | 346.54          |
|                     |                              | CASH | Pymt. Batch 067 Check 3774083 | 10/04/18         | 20.00           |
| 424-4B              | TLH LLC                      | CASH | Pymt. Batch 935 Check PL62144 | 10/01/18         | 350.17          |
| 424-5B              | Trent Vichie                 | CASH | Pymt. Batch 116 Check 267     | 10/11/18         | 1,024.34        |
|                     |                              | REM. | Rem. Batch 116 Check 267      | 10/11/18         | -1,024.34       |
|                     |                              | CASH | Pymt. Batch 126 Check 267     | 10/11/18         | 1,024.34        |
| 424-6A              | Travis Hime                  | CASH | Pymt. Batch 997 Check PL30999 | 10/01/18         | 492.65          |
| 424-COMM            | Linda Carroll, William Riley | CASH | Pymt. Batch 116 Check 9303    | 10/11/18         | 1,492.84        |
|                     |                              |      |                               |                  | <u>4,425.62</u> |

**PROPERTY TOTALS :**

|                                |           |
|--------------------------------|-----------|
| Total Checks and Cash Received | 5,449.96  |
| Total Checks Removed           | -1,024.34 |
| Total Overpayment Refunds      | 0.00      |
| Total NSF Checks               | 0.00      |
| Deposit Refunds                | 0.00      |

**TOTAL CHECKS AND CASH RECEIVED :**

|                         | Chrg<br>Code | Total<br>Amount |
|-------------------------|--------------|-----------------|
| Common Area Maintenance | CAM          | 5,105.96        |
| Laundry Income          | LND          | 344.00          |
|                         | Total        | <u>5,449.96</u> |

**TOTAL CHECKS REMOVED :**

|                         | Chrg<br>Code | Total<br>Amount  |
|-------------------------|--------------|------------------|
| Common Area Maintenance | CAM          | -1,024.34        |
|                         | Total        | <u>-1,024.34</u> |

Cash Journal

Property : 424 West 49th St. Condominium

10/1/2018 thru 10/31/2018

| Unit Ref.<br>Number | Name | Type | Description | Date<br>Received | Amount |
|---------------------|------|------|-------------|------------------|--------|
|---------------------|------|------|-------------|------------------|--------|

GRAND TOTALS:

|                                |           |
|--------------------------------|-----------|
| Total Checks and Cash Received | 5,449.96  |
| Total Checks Removed           | -1,024.34 |
| Total Overpayment Refunds      | 0.00      |
| Total NSF Checks               | 0.00      |
| Deposit Refunds                | 0.00      |

TOTAL CHECKS AND CASH RECEIVED :

|                         | Chrg<br>Code | Total<br>Amount |
|-------------------------|--------------|-----------------|
| Common Area Maintenance | CAM          | 5,105.96        |
| Laundry Income          | LND          | 344.00          |
|                         | Total        | 5,449.96        |

TOTAL CHECKS REMOVED :

|                         | Chrg<br>Code | Total<br>Amount |
|-------------------------|--------------|-----------------|
| Common Area Maintenance | CAM          | -1,024.34       |
|                         | Total        | -1,024.34       |



**Detailed Rent Roll**

10/1/2018 to 10/31/2018

Property: 424 West 49th St. Condominium  
New York, NY 10019

| UNIT<br>REFERENCE<br>NUMBER | OCCUPANT<br>NAME AND ADDRESS                                  | DEPOSITS<br>HELD | PREVIOUS<br>BALANCE | CURRENT<br>BALANCE | TRANSACTIONS IN SELECTED RANGE<br>AMOUNT DESCRIPTION   |
|-----------------------------|---|------------------|---------------------|--------------------|--|
| 424-3A                      | Nikolay Dimov<br>424 West 49th Street, # 3A                   | 0.00             | 0.00                | 0.00               | 348.79 Common Area Maintenance<br>(348.79) Pymt. Batch 067 Check 3725472   |
| 424-3B                      | Linda Carroll<br>William Riley<br>424 West 49th Street, # 3B  | 0.00             | 0.00                | 0.00               | 350.29 Common Area Maintenance<br>(350.29) Pymt. Batch 116 Check 9302  |
| 424-4A                      | Daniel Chalk<br>424 West 49th Street, # 4A                    | 0.00             | 0.00                | 0.00               | 346.54 Common Area Maintenance<br>20.00 Laundry Income<br>(346.54) Pymt. Batch 067 Check 2914581<br>(20.00) Pymt. Batch 067 Check 3774083  |
| 424-4B                      | TLH LLC<br>424 West 49th Street, # 4B                         | 0.00             | 0.00                | 0.00               | (350.17) Pymt. Batch 935 Check PL62144<br>350.17 Common Area Maintenance   |
| 424-5A                      | Emmanuel Cornet<br>424 West 49th Street, # 5A                 | 0.00             | (359.00)            | (10.21)            | (5.37) Apply Batch 534 Chrg. CAM<br>348.79 Common Area Maintenance   |
| 424-5B                      | Trent Vichie<br>Sheridan Vichie<br>424 West 49th Street, # 5B | 0.00             | 350.17              | 0.00               | 350.17 Common Area Maintenance<br>324.00 Laundry Income 8/2017 - 9/2018<br>(1,024.34) Pymt. Batch 116 Check 267<br>1,024.34 Rem. Batch 116 Check 267<br>(1,024.34) Pymt. Batch 126 Check 267 |
| 424-6A                      | Travis Hime<br>424 West 49th Street, # 6A                     | 0.00             | (2.00)              | (2.40)             | (492.65) Pymt. Batch 997 Check PL30999<br>492.25 Common Area Maintenance   |
| 424-6B                      | Lixing Chu<br>424 West 49th Street, # 6B                      | 0.00             | 502.00              | 1,004.00           | 502.00 Common Area Maintenance   |
| 424-COMM                    | Linda Carroll, William Riley<br>424 West 49th Street, COMM    | 0.00             | 0.00                | 0.00               | 1,492.84 Common Area Maintenance<br>(1,492.84) Pymt. Batch 116 Check 9303  |
| 424-MISC                    | MISC<br>424 West 49th Street                                  | 0.00             | 0.00                | 0.00               | 0.00   |

**Detailed Rent Roll**

10/1/2018 to 10/31/2018

Property: 424 West 49th St. Condominium  
New York, NY 10019

| UNIT<br>REFERENCE<br>NUMBER | OCCUPANT<br>NAME AND ADDRESS | DEPOSITS<br>HELD | PREVIOUS<br>BALANCE | CURRENT<br>BALANCE | TRANSACTIONS IN SELECTED RANGE |             |
|-----------------------------|------------------------------|------------------|---------------------|--------------------|--------------------------------|-------------|
|                             |                              |                  |                     |                    | AMOUNT                         | DESCRIPTION |

**PROPERTY TOTALS :**

|     |                             |  |  |            |  |  |
|-----|-----------------------------|--|--|------------|--|--|
| CAM | Common Area Maintenance     |  |  | 4,581.84   |  |  |
| LND | Laundry Income              |  |  | 344.00     |  |  |
|     |                             |  |  |            |  |  |
|     | Total Current Charges       |  |  | 4,925.84   |  |  |
|     | Previous Balance            |  |  | 491.17     |  |  |
|     | Cash Received               |  |  | (5,449.96) |  |  |
|     | Checks Removed              |  |  | 1,024.34   |  |  |
|     | Deposits Forfeited          |  |  | 0.00       |  |  |
|     | NSF Checks                  |  |  | 0.00       |  |  |
|     | Deposits Decreased          |  |  | 0.00       |  |  |
|     | Open Credits Refunded       |  |  | 0.00       |  |  |
|     |                             |  |  |            |  |  |
|     | Accounts Receivable Balance |  |  | 991.39     |  |  |
|     |                             |  |  |            |  |  |
|     | Security Deposits Held      |  |  | 0.00       |  |  |

**ADDITIONAL OPEN CREDITS:**

|     |                         |  |  |        |  |  |
|-----|-------------------------|--|--|--------|--|--|
| CAM | Common Area Maintenance |  |  | 329.77 |  |  |
|     |                         |  |  |        |  |  |
|     | Total Open Credits      |  |  | 329.77 |  |  |

**OPEN CREDITS APPLIED:**

|     |                            |  |  |        |  |  |
|-----|----------------------------|--|--|--------|--|--|
| CAM | Common Area Maintenance    |  |  | 354.16 |  |  |
|     |                            |  |  |        |  |  |
|     | Total Applied Open Credits |  |  | 354.16 |  |  |

**AP Check Register**

424 - 424 West 49th Street Condominium Association

Date Range : 10/1/2018 To 10/31/2018 For Cash Account 1

| Check                       | Check Date | Vendor | Vendor Name                                  | Vch #                         | Invoice Number  | Invoice Date | Gross Amount | Discount | Net Amount | Check Amount |
|-----------------------------|------------|--------|--|-------------------------------|-----------------|--------------|--------------|----------|------------|--------------|
| 000643                      | 10/01/2018 | 57500  | Safeguard Realty Management, Inc.            | 00932                         | 2018.1001.MF    | 10/01/2018   | 495.00       | 0.00     | 495.00     | 495.00       |
| 000644                      | 10/05/2018 | 37625  | NSC Development                              | 00931                         | 1523            | 09/26/2018   | 550.00       | 0.00     | 550.00     | 550.00       |
| 000645                      | 10/05/2018 | 37800  | New York Heating                             | 00934                         | 10.1.18-9.30.19 | 10/05/2018   | 1,034.31     | 0.00     | 1,034.31   | 1,034.31     |
| 000646                      | 10/11/2018 | 15200  | East Park Exterminating                      | 00936                         | 118873          | 09/27/2018   | 87.10        | 0.00     | 87.10      |              |
|                             |            |        |  | 00937                         | 118872          | 09/27/2018   | 92.54        | 0.00     | 92.54      |              |
|                             |            |        |  | Total for Check Number 000646 |                 |              |              |          | 179.64     | 0.00         |
| 000647                      | 10/11/2018 | 37500  | Midtown Elevator Co., Inc.                   | 00935                         | 67236           | 10/01/2018   | 294.38       | 0.00     | 294.38     | 294.38       |
| 000648                      | 10/18/2018 | 06200  | BankDirect Capital Finance, LLC              | 00944                         | 2018.1001.Ins   | 10/01/2018   | 42.43        | 0.00     | 42.43      | 42.43        |
| 000649                      | 10/26/2018 | 03900  | Action Lock and Security Center              | 00942                         | 14667           | 08/30/2018   | 266.74       | 0.00     | 266.74     |              |
|                             |            |        |  | 00945                         | 14680           | 10/17/2018   | 195.98       | 0.00     | 195.98     |              |
|                             |            |        |  | Total for Check Number 000649 |                 |              |              |          | 462.72     | 0.00         |
| 000650                      | 10/26/2018 | 15200  | East Park Exterminating                      | 00946                         | 118192          | 08/23/2018   | 92.54        | 0.00     | 92.54      | 92.54        |
| 000651                      | 10/26/2018 | 72155  | Verizon                                      | 00941                         | 10.1-10.31.18   | 10/01/2018   | 35.56        | 0.00     | 35.56      | 35.56        |
| 0DD939                      | 10/09/2018 | 09400  | Con Edison                                   | 00939                         | 8.20-9.19.18-BO | 09/20/2018   | 134.01       | 0.00     | 134.01     | 134.01       |
| DD0933                      | 10/03/2018 | 37890  | NYSIF Workers' Compensation                  | 00933                         | 55775066        | 09/14/2018   | 837.92       | 0.00     | 837.92     | 837.92       |
| DD0938                      | 10/09/2018 | 09400  | Con Edison                                   | 00938                         | 8.20-9.19.18-EN | 09/20/2018   | 372.68       | 0.00     | 372.68     | 372.68       |
| DD0943                      | 10/18/2018 | 24325  | IPFS Corporation                             | 00943                         | 2018.1001.Ins   | 10/01/2018   | 844.37       | 0.00     | 844.37     | 844.37       |
| Cash Account 1 Totals       |            |        |  |                               |                 |              | 5,375.56     | 0.00     | 5,375.56   | 5,375.56     |
| Property/Company Totals for |            |        | 424 West 49th Street Condominium Association |                               |                 |              | 5,375.56     | 0.00     | 5,375.56   | 5,375.56     |

**AP Expense Distribution**

424 - 424 West 49th Street Condominium Association

For Cash Account : All  
From 10/1/2018 To 10/31/2018

| GL Account         |                                      |   | Invoice        | Check  |          |               |
|--------------------|--------------------------------------|---|----------------|--------|----------|---------------|
| Vchr               | Vendor                               | Description                             | No.            | No.    | Amount   | Account Total |
| 5100-3000          | Utility - Gas/Fuel - Heating         |   |                |        |          |               |
| 00938              | 09400 - Con Edison                   | ENT                                     | 8.20-9.19.18-I | DD0938 | 38.42    |               |
| 00939              | 09400 - Con Edison                   | BOIL                                    | 8.20-9.19.18-I | DD0939 | 134.01   | 172.43        |
| 5120-1000          | Utility - Electric                   |   |                |        |          |               |
| 00938              | 09400 - Con Edison                   | ENT                                     | 8.20-9.19.18-I | DD0938 | 334.26   | 334.26        |
| 5470-1000          | R&M - Other                          |   |                |        |          |               |
| 00931              | 37625 - NSC Development              |   | 1523           | 000644 | 550.00   | 550.00        |
| 5505-1000          | R&M - Elevator                       |   |                |        |          |               |
| 00935              | 37500 - Midtown Elevator Co., Inc    |   | 67236          | 000647 | 294.38   | 294.38        |
| 5530-1000          | R&M - Keys, Doors, Fire Equip, Misc. |   |                |        |          |               |
| 00942              | 03900 - Action Lock and Security     | 6B                                      | 14667          | 000649 | 266.74   |               |
| 00945              | 03900 - Action Lock and Security     | Outer Door                              | 14680          | 000649 | 195.98   | 462.72        |
| 5630-1000          | Maintenance Contract - Burner        |   |                |        |          |               |
| 00934              | 37800 - New York Heating             | Service Agreement: 10/01/2018-09/30/201 | 10.1.18-9.30.1 | 000645 | 1,034.31 | 1,034.31      |
| 5710-1000          | Service Contract - Pest Control      |   |                |        |          |               |
| 00936              | 15200 - East Park Exterminating      | Fill 4 Stations                         | 118873         | 000646 | 87.10    |               |
| 00937              | 15200 - East Park Exterminating      | Roach/Rodent                            | 118872         | 000646 | 92.54    |               |
| 00946              | 15200 - East Park Exterminating      | Roach/Rodent                            | 118192         | 000650 | 92.54    | 272.18        |
| 6300-1001          | INSURANCE - PACKAGE                  |   |                |        |          |               |
| 00943              | 24325 - IPFS Corporation             | 10/2018                                 | 2018.1001.Ins  | DD0943 | 844.37   |               |
| 00944              | 06200 - BankDirect Capital Financ    | 10/2018                                 | 2018.1001.Ins  | 000648 | 42.43    | 886.80        |
| 6300-1003          | INSURANCE - W/C                      |   |                |        |          |               |
| 00933              | 37890 - NYSIF Workers' Compensat     | 10/2018                                 | 55775066       | DD0933 | 837.92   | 837.92        |
| 6600-1000          | Service Contract - Management Fees   |   |                |        |          |               |
| 00932              | 57500 - Safeguard Realty Manageme    | Management Fee - October 2018           | 2018.1001.MI   | 000643 | 495.00   | 495.00        |
| 8240-0000          | Telephone                            |   |                |        |          |               |
| 00941              | 72155 - Verizon                      | 10/1/2018-10/31/2018                    | 10.1-10.31.18  | 000651 | 35.56    | 35.56         |
| Distribution Total |                                      |   |                |        | 5,375.56 |               |

**Account Summary**

| Account          | Account Description                             | Debit           | Credit          |
|------------------|---|-----------------|-----------------|
| <b>5100-3000</b> | <b>Utility - Gas/Fuel - Heating</b>             | <b>172.43</b>   |                 |
| <b>5120-1000</b> | <b>Utility - Electric</b>                       | <b>334.26</b>   |                 |
| <b>5470-1000</b> | <b>R&amp;M - Other</b>                          | <b>550.00</b>   |                 |
| <b>5505-1000</b> | <b>R&amp;M - Elevator</b>                       | <b>294.38</b>   |                 |
| <b>5530-1000</b> | <b>R&amp;M - Keys, Doors, Fire Equip, Misc.</b> | <b>462.72</b>   |                 |
| <b>5630-1000</b> | <b>Maintenance Contract - Burner</b>            | <b>1,034.31</b> |                 |
| <b>5710-1000</b> | <b>Service Contract - Pest Control</b>          | <b>272.18</b>   |                 |
| <b>6300-1001</b> | <b>INSURANCE - PACKAGE</b>                      | <b>886.80</b>   |                 |
| <b>6300-1003</b> | <b>INSURANCE - W/C</b>                          | <b>837.92</b>   |                 |
| <b>6600-1000</b> | <b>Service Contract - Management Fees</b>       | <b>495.00</b>   |                 |
| <b>8240-0000</b> | <b>Telephone</b>                                | <b>35.56</b>    |                 |
| <b>1000-0000</b> | <b>OP - TD Bank</b>                             |                 | <b>5,375.56</b> |
|                  |   | <b>5,375.56</b> | <b>5,375.56</b> |

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 10/31/2018

| Account Number   | Description                                   | Jrnl | Ref   | Debit           | Credit          | Balance         |
|------------------|---|------|-------|-----------------|-----------------|-----------------|
| <b>1000-0000</b> | <b>OP - TD Bank</b>                           |      |       |                 |                 | 5,196.58        |
| 10/01/18         | CAM to 424-4B                                 | SK   | PMT.  | 350.17          |                 |                 |
| 10/01/18         | CAM to 424-5A                                 | SK   | OCR.  | 348.79          |                 |                 |
| 10/01/18         | CAM to 424-5A                                 | SK   | OCR.  |                 | 348.79          |                 |
| 10/01/18         | CAM to 424-5A                                 | SK   | OCR.  | 5.37            |                 |                 |
| 10/01/18         | CAM to 424-5A                                 | SK   | OCR.  |                 | 5.37            |                 |
| 10/01/18         | CAM to 424-6A                                 | SK   | PMT.  | 492.25          |                 |                 |
| 10/01/18         | CAM to 424-6A                                 | SK   | PMT.  | 0.40            |                 |                 |
| 10/01/18         | Safeguard Realty Management, Inc., CHK#000643 | AP   | 00932 |                 | 495.00          |                 |
| 10/03/18         | NYSIF Workers' Compensation, CHK#DD0933       | AP   | 00933 |                 | 837.92          |                 |
| 10/04/18         | CAM to 424-3A                                 | SK   | PMT.  | 348.79          |                 |                 |
| 10/04/18         | CAM to 424-4A                                 | SK   | PMT.  | 346.54          |                 |                 |
| 10/04/18         | LND to 424-4A                                 | SK   | PMT.  | 20.00           |                 |                 |
| 10/05/18         | NSC Development, CHK#000644                   | AP   | 00931 |                 | 550.00          |                 |
| 10/05/18         | New York Heating, CHK#000645                  | AP   | 00934 |                 | 1,034.31        |                 |
| 10/09/18         | Con Edison, CHK#DD0938                        | AP   | 00938 |                 | 372.68          |                 |
| 10/09/18         | Con Edison, CHK#0DD939                        | AP   | 00939 |                 | 134.01          |                 |
| 10/11/18         | CAM to 424-3B                                 | SK   | PMT.  | 350.29          |                 |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | PMT.  | 350.17          |                 |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | PMT.  | 350.17          |                 |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | PMT.  | 324.00          |                 |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | ADJ.  |                 | 350.17          |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | ADJ.  |                 | 350.17          |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | ADJ.  |                 | 324.00          |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | PMT.  | 350.17          |                 |                 |
| 10/11/18         | CAM to 424-5B                                 | SK   | PMT.  | 350.17          |                 |                 |
| 10/11/18         | LND to 424-5B                                 | SK   | PMT.  | 324.00          |                 |                 |
| 10/11/18         | CAM to 424-COMM                               | SK   | PMT.  | 1,492.84        |                 |                 |
| 10/11/18         | Midtown Elevator Co., Inc., CHK#000647        | AP   | 00935 |                 | 294.38          |                 |
| 10/11/18         | East Park Exterminating, CHK#000646           | AP   | 00936 |                 | 87.10           |                 |
| 10/11/18         | East Park Exterminating, CHK#000646           | AP   | 00937 |                 | 92.54           |                 |
| 10/18/18         | IPFS Corporation, CHK#DD0943                  | AP   | 00943 |                 | 844.37          |                 |
| 10/18/18         | BankDirect Capital Finance, LLC, CHK#000648   | AP   | 00944 |                 | 42.43           |                 |
| 10/26/18         | Action Lock and Security Center, CHK#000649   | AP   | 00942 |                 | 266.74          |                 |
| 10/26/18         | Action Lock and Security Center, CHK#000649   | AP   | 00945 |                 | 195.98          |                 |
| 10/26/18         | East Park Exterminating, CHK#000650           | AP   | 00946 |                 | 92.54           |                 |
| 10/26/18         | Verizon, CHK#000651                           | AP   | 00941 |                 | 35.56           |                 |
| 10/31/18         | Bank Serv Chg                                 | CH   |       |                 | 2.00            |                 |
| <b>Total</b>     |   |      |       | <u>5,804.12</u> | <u>6,756.06</u> | <u>4,244.64</u> |
| <b>1002-0000</b> | <b>Cash Held by PrevMgmt</b>                  |      |       |                 |                 | 3,000.00        |
| <b>Total</b>     |   |      |       | <u>0.00</u>     | <u>0.00</u>     | <u>3,000.00</u> |
| <b>1650-0000</b> | <b>Utility Sec Dep</b>                        |      |       |                 |                 | 230.00          |
| <b>Total</b>     |   |      |       | <u>0.00</u>     | <u>0.00</u>     | <u>230.00</u>   |

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 10/31/2018

| Account Number | Description                  | Jrnl | Ref   | Debit           | Credit          | Balance            |
|----------------|------------------------------|------|-------|-----------------|-----------------|--------------------|
| 2480-0000      | Other Liabilities            |      |       |                 |                 | 1,188.00           |
|                | <b>Total</b>                 |      |       | <u>0.00</u>     | <u>0.00</u>     | <u>1,188.00</u>    |
| 3038-0000      | Opening Balance              |      |       |                 |                 | (9,925.42)         |
|                | <b>Total</b>                 |      |       | <u>0.00</u>     | <u>0.00</u>     | <u>(9,925.42)</u>  |
| 3045-0000      | Retained Earnings            |      |       |                 |                 | (9,043.30)         |
|                | <b>Total</b>                 |      |       | <u>0.00</u>     | <u>0.00</u>     | <u>(9,043.30)</u>  |
| 4410-0000      | Common Area Maintenance      |      |       |                 |                 | (40,243.39)        |
| 10/01/18       | CAM to 424-4B                | SK   | PMT.  |                 | 350.17          |                    |
| 10/01/18       | CAM to 424-5A                | SK   | OCR.  |                 | 348.79          |                    |
| 10/01/18       | CAM to 424-5A                | SK   | OCR.  | 348.79          |                 |                    |
| 10/01/18       | CAM to 424-5A                | SK   | OCR.  |                 | 5.37            |                    |
| 10/01/18       | CAM to 424-5A                | SK   | OCR.  | 5.37            |                 |                    |
| 10/01/18       | CAM to 424-6A                | SK   | PMT.  |                 | 492.25          |                    |
| 10/01/18       | CAM to 424-6A                | SK   | PMT.  |                 | 0.40            |                    |
| 10/04/18       | CAM to 424-3A                | SK   | PMT.  |                 | 348.79          |                    |
| 10/04/18       | CAM to 424-4A                | SK   | PMT.  |                 | 346.54          |                    |
| 10/11/18       | CAM to 424-3B                | SK   | PMT.  |                 | 350.29          |                    |
| 10/11/18       | CAM to 424-5B                | SK   | PMT.  |                 | 350.17          |                    |
| 10/11/18       | CAM to 424-5B                | SK   | PMT.  |                 | 350.17          |                    |
| 10/11/18       | CAM to 424-5B                | SK   | PMT.  |                 | 324.00          |                    |
| 10/11/18       | CAM to 424-5B                | SK   | ADJ.  | 350.17          |                 |                    |
| 10/11/18       | CAM to 424-5B                | SK   | ADJ.  | 350.17          |                 |                    |
| 10/11/18       | CAM to 424-5B                | SK   | ADJ.  | 324.00          |                 |                    |
| 10/11/18       | CAM to 424-5B                | SK   | PMT.  |                 | 350.17          |                    |
| 10/11/18       | CAM to 424-5B                | SK   | PMT.  |                 | 350.17          |                    |
| 10/11/18       | CAM to 424-COMM              | SK   | PMT.  |                 | 1,492.84        |                    |
|                | <b>Total</b>                 |      |       | <u>1,378.50</u> | <u>5,460.12</u> | <u>(44,325.01)</u> |
| 4835-0000      | Laundry Income               |      |       |                 |                 | (323.00)           |
| 10/04/18       | LND to 424-4A                | SK   | PMT.  |                 | 20.00           |                    |
| 10/11/18       | LND to 424-5B                | SK   | PMT.  |                 | 324.00          |                    |
|                | <b>Total</b>                 |      |       | <u>0.00</u>     | <u>344.00</u>   | <u>(667.00)</u>    |
| 4850-0000      | Assessment                   |      |       |                 |                 | (2,628.00)         |
|                | <b>Total</b>                 |      |       | <u>0.00</u>     | <u>0.00</u>     | <u>(2,628.00)</u>  |
| 5100-3000      | Utility - Gas/Fuel - Heating |      |       |                 |                 | 4,237.52           |
| 10/09/18       | Con Edison, CHK#DD0938       | AP   | 00938 | 38.42           |                 |                    |
| 10/09/18       | Con Edison, CHK#0DD939       | AP   | 00939 | 134.01          |                 |                    |
|                | <b>Total</b>                 |      |       | <u>172.43</u>   | <u>0.00</u>     | <u>4,409.95</u>    |

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 10/31/2018

| Account Number   | Description  | Jrnl | Ref   | Debit           | Credit      | Balance         |
|------------------|--|------|-------|-----------------|-------------|-----------------|
| <b>5120-1000</b> | <b>Utility - Electric</b>                            |      |       |                 |             | 3,213.78        |
|                  | 10/09/18 Con Edison, CHK#DD0938                      | AP   | 00938 | 334.26          |             |                 |
|                  | <b>Total</b>   |      |       | <u>334.26</u>   | <u>0.00</u> | <u>3,548.04</u> |
| <b>5130-3000</b> | <b>Utility - Water &amp; Sewer</b>                   |      |       |                 |             | 2,168.66        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>     | <u>0.00</u> | <u>2,168.66</u> |
| <b>5130-4000</b> | <b>Utility - Telephone/Internet/Cable</b>            |      |       |                 |             | 287.62          |
|                  | <b>Total</b>   |      |       | <u>0.00</u>     | <u>0.00</u> | <u>287.62</u>   |
| <b>5310-1000</b> | <b>R&amp;M - Roof</b>                                |      |       |                 |             | 2,000.00        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>     | <u>0.00</u> | <u>2,000.00</u> |
| <b>5470-1000</b> | <b>R&amp;M - Other</b>                               |      |       |                 |             | 4,350.14        |
|                  | 10/05/18 NSC Development, CHK#000644                 | AP   | 00931 | 550.00          |             |                 |
|                  | <b>Total</b>   |      |       | <u>550.00</u>   | <u>0.00</u> | <u>4,900.14</u> |
| <b>5502-1000</b> | <b>R&amp;M - Boiler/Heating</b>                      |      |       |                 |             | 408.28          |
|                  | <b>Total</b>   |      |       | <u>0.00</u>     | <u>0.00</u> | <u>408.28</u>   |
| <b>5505-1000</b> | <b>R&amp;M - Elevator</b>                            |      |       |                 |             | 1,268.17        |
|                  | 10/11/18 Midtown Elevator Co., Inc., CHK#000647      | AP   | 00935 | 294.38          |             |                 |
|                  | <b>Total</b>   |      |       | <u>294.38</u>   | <u>0.00</u> | <u>1,562.55</u> |
| <b>5510-1000</b> | <b>R&amp;M - Electrical</b>                          |      |       |                 |             | 1,197.63        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>     | <u>0.00</u> | <u>1,197.63</u> |
| <b>5530-1000</b> | <b>R&amp;M - Keys, Doors, Fire Equip, Misc.</b>      |      |       |                 |             | 0.00            |
|                  | 10/26/18 Action Lock and Security Center, CHK#000649 | AP   | 00942 | 266.74          |             |                 |
|                  | 10/26/18 Action Lock and Security Center, CHK#000649 | AP   | 00945 | 195.98          |             |                 |
|                  | <b>Total</b>   |      |       | <u>462.72</u>   | <u>0.00</u> | <u>462.72</u>   |
| <b>5600-1000</b> | <b>Service Contract - Elevator</b>                   |      |       |                 |             | 2,060.66        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>     | <u>0.00</u> | <u>2,060.66</u> |
| <b>5630-1000</b> | <b>Maintenance Contract - Burner</b>                 |      |       |                 |             | 0.00            |
|                  | 10/05/18 New York Heating, CHK#000645                | AP   | 00934 | 1,034.31        |             |                 |
|                  | <b>Total</b>   |      |       | <u>1,034.31</u> | <u>0.00</u> | <u>1,034.31</u> |
| <b>5710-1000</b> | <b>Service Contract - Pest Control</b>               |      |       |                 |             | 1,703.86        |

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 10/31/2018

| Account Number   | Description  | Jrnl | Ref   | Debit         | Credit      | Balance         |
|------------------|--|------|-------|---------------|-------------|-----------------|
| <b>5710-1000</b> | <b>Service Contract - Pest Control</b>                 |      |       |               |             |                 |
|                  | 10/11/18 East Park Exterminating, CHK#000646           | AP   | 00936 | 87.10         |             |                 |
|                  | 10/11/18 East Park Exterminating, CHK#000646           | AP   | 00937 | 92.54         |             |                 |
|                  | 10/26/18 East Park Exterminating, CHK#000650           | AP   | 00946 | 92.54         |             |                 |
|                  | <b>Total</b>   |      |       | <u>272.18</u> | <u>0.00</u> | <u>1,976.04</u> |
| <b>6200-1000</b> | <b>Taxes - Corporate/Income</b>                        |      |       |               |             | 40.00           |
|                  | <b>Total</b>   |      |       | <u>0.00</u>   | <u>0.00</u> | <u>40.00</u>    |
| <b>6300-1000</b> | <b>Insurance - Other</b>                               |      |       |               |             | 1,450.49        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>   | <u>0.00</u> | <u>1,450.49</u> |
| <b>6300-1001</b> | <b>INSURANCE - PACKAGE</b>                             |      |       |               |             | 1,773.60        |
|                  | 10/18/18 IPFS Corporation, CHK#DD0943                  | AP   | 00943 | 844.37        |             |                 |
|                  | 10/18/18 BankDirect Capital Finance, LLC, CHK#000648   | AP   | 00944 | 42.43         |             |                 |
|                  | <b>Total</b>   |      |       | <u>886.80</u> | <u>0.00</u> | <u>2,660.40</u> |
| <b>6300-1003</b> | <b>INSURANCE - W/C</b>                                 |      |       |               |             | 801.34          |
|                  | 10/03/18 NYSIF Workers' Compensation, CHK#DD0933       | AP   | 00933 | 837.92        |             |                 |
|                  | <b>Total</b>   |      |       | <u>837.92</u> | <u>0.00</u> | <u>1,639.26</u> |
| <b>6300-2000</b> | <b>Insurance - Property/Liability</b>                  |      |       |               |             | 4,935.39        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>   | <u>0.00</u> | <u>4,935.39</u> |
| <b>6600-1000</b> | <b>Service Contract - Management Fees</b>              |      |       |               |             | 4,455.00        |
|                  | 10/01/18 Safeguard Realty Management, Inc., CHK#000643 | AP   | 00932 | 495.00        |             |                 |
|                  | <b>Total</b>   |      |       | <u>495.00</u> | <u>0.00</u> | <u>4,950.00</u> |
| <b>6700-1000</b> | <b>Legal Fees</b>                                      |      |       |               |             | 1,261.00        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>   | <u>0.00</u> | <u>1,261.00</u> |
| <b>8000-1000</b> | <b>Payroll - Salary</b>                                |      |       |               |             | 3,049.78        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>   | <u>0.00</u> | <u>3,049.78</u> |
| <b>8000-3000</b> | <b>Payroll - Fees</b>                                  |      |       |               |             | 63.00           |
|                  | <b>Total</b>   |      |       | <u>0.00</u>   | <u>0.00</u> | <u>63.00</u>    |
| <b>8000-4000</b> | <b>Payroll - Taxes &amp; Fees</b>                      |      |       |               |             | 1,233.97        |
|                  | <b>Total</b>   |      |       | <u>0.00</u>   | <u>0.00</u> | <u>1,233.97</u> |



**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 10/31/2018

| Account Number | Description                   | Jrnl | Ref   | Debit | Credit | Balance  |
|----------------|-------------------------------|------|-------|-------|--------|----------|
| 8150-0000      | Building Supplies             |      |       |       |        | 704.90   |
| Total          |                               |      |       | 0.00  | 0.00   | 704.90   |
| 8240-0000      | Telephone                     |      |       |       |        | 35.37    |
| 10/26/18       | Verizon, CHK#000651           | AP   | 00941 | 35.56 |        |          |
| Total          |                               |      |       | 35.56 | 0.00   | 70.93    |
| 8250-1000      | Postage & Courier Service     |      |       |       |        | 88.37    |
| Total          |                               |      |       | 0.00  | 0.00   | 88.37    |
| 8320-1000      | Bank Charges                  |      |       |       |        | 18.00    |
| 10/31/18       | Bank Serv Chg                 | CH   |       | 2.00  |        |          |
| Total          |                               |      |       | 2.00  | 0.00   | 20.00    |
| 8460-1000      | Accounting/Audit Fees         |      |       |       |        | 2,200.00 |
| Total          |                               |      |       | 0.00  | 0.00   | 2,200.00 |
| 8520-1000      | Other Consulting              |      |       |       |        | 254.00   |
| Total          |                               |      |       | 0.00  | 0.00   | 254.00   |
| 8530-1000      | Administrative - Other        |      |       |       |        | 413.00   |
| Total          |                               |      |       | 0.00  | 0.00   | 413.00   |
| 8530-2000      | Permits/Violations/Fines/Fees |      |       |       |        | 6,875.00 |
| Total          |                               |      |       | 0.00  | 0.00   | 6,875.00 |

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 10/31/2018

| Account<br>Number  | Description       | Jrnl | Ref | Debit     | Credit | Balance |
|--------------------|-------------------|------|-----|-----------|--------|---------|
| Transaction Totals |                   |      |     |           |        |         |
|                    | Total Debits      |      |     | 12,560.18 |        |         |
|                    | Total Credits     |      |     | 12,560.18 |        |         |
|                    | Difference        |      |     | 0.00      |        |         |
|                    | Total Assets      |      |     | -951.94   |        |         |
|                    | Total Liabilities |      |     | 0.00      |        |         |
|                    | Total Equity      |      |     | 0.00      |        |         |
|                    | Total Income      |      |     | 4,425.62  |        |         |
|                    | Total Expense     |      |     | 5,377.56  |        |         |
| Ledger Totals      |                   |      |     |           |        |         |
|                    | Beginning Debits  |      |     | 62,163.11 |        |         |
|                    | Beginning Credits |      |     | 62,163.11 |        |         |
|                    | Difference        |      |     | 0.00      |        |         |
|                    | Ending Debits     |      |     | 66,588.73 |        |         |
|                    | Ending Credits    |      |     | 66,588.73 |        |         |
|                    | Difference        |      |     | 0.00      |        |         |