

424 West 49th Street Condo Association**Statement of Operations
424 West 49th St, New York, NY - 2/2018**

	Current Period	Year to Date
INCOME		
Common Area Maintenance	3,731.92	8,512.10
Laundry Income	0.00	178.00
Assessment	0.00	2,628.00
TOTAL INCOME	<u>3,731.92</u>	<u>11,318.10</u>
EXPENSES		
Utility - Gas/Fuel - Heating	804.33	1,396.98
Utility - Electric	433.80	786.86
Utility - Telephone/Internet/Cable	0.00	35.37
R&M - Boiler/Heating	(408.28)	408.28
Service Contract - Elevator	294.38	588.76
Service Contract - Pest Control	0.00	179.64
Insurance - Other	132.18	132.18
Insurance - Property/Liability	5.78	40.47
Service Contract - Management Fees	495.00	990.00
Payroll - Salary	435.68	871.36
Payroll - Taxes & Fees	170.13	403.26
Postage & Courier Service	0.00	20.04
Bank Charges	2.00	4.00
Other Consulting	0.00	254.00
Permits/Violations/Fines/Fees	0.00	125.00
TOTAL EXPENSES	<u>2,365.00</u>	<u>6,236.20</u>
NET PROFIT / LOSS	<u>1,366.92</u>	<u>5,081.90</u>

424 West 49th St, New York, NY - 2/2018

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424 West 49th Street Condo Association

Balance Sheet
424 West 49th St, New York, NY - 2/28/18

ASSETS

CASH

OP - TD Bank	\$19,632.62
Cash Held by PrevMgmt	3,000.00

TOTAL CASH 22,632.62

ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS 22,632.62

LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS 230.00

TOTAL ASSETS 22,862.62

LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
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TOTAL LIABILITIES (1,188.00)

Opening Balance	9,925.42
Current Earnings	5,081.90
Retained Earnings	9,043.30

TOTAL EQUITY 24,050.62

TOTAL LIAB & EQUITY 22,862.62

MONTHLY BANK RECONCILIATION

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

2/28/18

		OPERATING [TD]
2/1/2018 Opening Checkbook Balance		\$ 18,265.70
Add:	Total Deposits for the Current Month	3,731.92
	Interest Income	-
Cash available		\$ 21,997.62
Less:	Total Checks written for the Current Month	2,363.00
	ACHs	-
	Bank Charges	2.00
2/28/2018 Ending Checkbook Balance		<u>\$ 19,632.62</u>
2/28/2018 Bank Balance per Bank Statement		\$ 20,068.30
Add:	Outstanding Deposits	-
<u>OPER</u>		
Less:	Outstanding Checks	Check # Amount
2/28/2018	Ishmael Cruz	100003 435.68
Total Outstanding Checks [Oper]		435.68
Add:	Miscellaneous Adjustments	-
2/28/2018 Adjusted Bank Balance		<u>\$ 19,632.62</u>



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STATEMENT OF ACCOUNT

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

Page: 1 of 3
Statement Period: Feb 01 2018-Feb 28 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 02/01	20,066.32
Plus 5 Deposits and Other Credits	3,731.92
Less 12 Checks and Other Debits	3,727.94
Less Service Charges	2.00
Statement Balance as of 02/28	20,068.30

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
02/01	Check #574	495.00		19,571.32
02/02	Check #571	174.00		19,397.32
02/02	Check #57	80.00		19,317.32
02/05	Check #565	294.38		19,022.94
02/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 93118807		350.17	19,373.11
02/06	Check #100002	435.68		18,937.43
02/07	Check #573	408.28		18,529.15
02/09	DEPOSIT		2,191.92	20,721.07
02/16	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	755.15		19,965.92
02/16	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	482.98		19,482.94
02/20	CCD DEPOSIT, PAYLEASE.COM CREDIT 93915647		348.79	19,831.73
02/22	DEPOSIT		492.25	20,323.98
02/22	ELECTRONIC PMT-WEB, SHELTERPOINT D527560 5518968	132.18		20,191.80
02/23	Check #575	294.38		19,897.42
02/23	Check #576	5.78		19,891.64
02/27	CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329	170.13		19,721.51
02/28	DEPOSIT		348.79	20,070.30
02/28	PAPER STATEMENT FEE	2.00		20,068.30

Checks Paid

No. Checks: 8

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
02/02	57	80.00	02/01	574	495.00
02/05	565*	294.38	02/23	575	294.38
02/02	571*	174.00	02/23	576	5.78
02/07	573*	408.28	02/06	100002*	435.68

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

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

7577-1-2-000000





Bank

America's Most Convenient Bank®

STATEMENT OF ACCOUNT


424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Feb 01 2018-Feb 28 2018
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	28
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

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

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

Property : 424 West 49th St. Condominium

2/1/2018 thru 2/28/2018

Cash Journal

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 811 Check 5225152	2/09/18	348.79
		CASH	Pymt. Batch 061 Check 49744291	2/28/18	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 811 Check 385	2/09/18	350.29
424-4B	TLH LLC	CASH	Pymt. Batch 562 Check 06208183	2/01/18	350.17
424-5A	Emmanuel Cornet	CASH	Pymt. Batch 795 Check 07679284	2/13/18	348.79
424-6A	Bradley Rosen	CASH	Pymt. Batch 936 Check 1166	2/22/18	492.25
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 811 Check 2094	2/09/18	1,492.84
					3,731.92

PROPERTY TOTALS:

Total Checks and Cash Received	3,731.92
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	3,731.92
	Total	3,731.92

Property : 424 West 49th St. Condominium

2/1/2018 thru 2/28/2018

Cash Journal

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

Total Checks and Cash Received	3,731.92
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	3,731.92
	Total	3,731.92

Detailed Rent Roll

2/1/2018 to 2/28/2018

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

UNIT REFERENCE NUMBER	OCCUPANT NAME AND ADDRESS	DEPOSITS HELD	PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS IN SELECTED RANGE AMOUNT DESCRIPTION
424-3A	Nikolay Dimov 424 West 49th Street, # 3A	0.00	0.00	(348.79)	348.79 Common Area Maintenance (348.79) Pymt. Batch 811 Check 5225152 (348.79) Pymt. Batch 061 Check 49744291
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	0.00	0.00	350.29 Common Area Maintenance (350.29) Pymt. Batch 811 Check 385
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	346.54	346.54 Common Area Maintenance
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 562 Check 06208183 350.17 Common Area Maintenance
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 795 Check 07679284
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	(700.34)	(350.17)	350.17 Common Area Maintenance
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	0.00	0.00	492.25 Common Area Maintenance (492.25) Pymt. Batch 936 Check 1166
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	0.00	502.00	502.00 Common Area Maintenance
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.00	0.00	1,492.84 Common Area Maintenance (1,492.84) Pymt. Batch 811 Check 2094
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

2/1/2018 to 2/28/2018

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

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

PROPERTY TOTALS :

CAM	Common Area Maintenance			4,581.84		
	Total Current Charges			4,581.84		
	Previous Balance			(700.34)		
	Cash Received			(3,731.92)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			149.58		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			348.79		
	Total Open Credits			348.79		

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range : 2/1/2018 To 2/28/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000566	02/27/2018	37800	New York Heating	00804	61611A	02/27/2018	-408.28	0.00	-408.28	-408.28
000574	02/01/2018	57500	Safeguard Realty Management, Inc.	00795	2018.0201.MF	02/01/2018	495.00	0.00	495.00	495.00
000575	02/16/2018	37500	Midtown Elevator Co., Inc.	00798	64179	02/01/2018	294.38	0.00	294.38	294.38
000576	02/21/2018	06200	BankDirect Capital Finance, LLC	00802	2018.0201.INS	02/01/2018	5.78	0.00	5.78	5.78
100003	02/28/2018	24320	Ishmael Cruz	00806	2018.0228.PR	02/28/2018	435.68	0.00	435.68	435.68
DD0214	02/14/2018	09400	Con Edison	00799	12.20-1.22.18-	01/23/2018	755.15	0.00	755.15	
				00800	12.20-122.18-6	01/23/2018	482.98	0.00	482.98	
				Total for Check Number DD0214			1,238.13	0.00	1,238.13	1,238.13
DD0221	02/21/2018	57510	Shelter Point	00803	2018.0201.	02/21/2018	132.18	0.00	132.18	132.18
PR0228	02/28/2018	06250	Basic Pay	00807	2018.0228.PR	02/28/2018	170.13	0.00	170.13	170.13
Cash Account 1 Totals							2,363.00	0.00	2,363.00	2,363.00
Property/Company Totals for 424 West 49th Street Condominium Association							2,363.00	0.00	2,363.00	2,363.00

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 2/1/2018 To 2/28/2018**

GL Account			Invoice No.	Check No.	Amount	Account Total
Vchr	Vendor	Description				
5100-3000 Utility - Gas/Fuel - Heating						
00799	09400 - Con Edison	12/20/2017-1/22/2018	12.20-1.22.1	DD0214	755.15	
00800	09400 - Con Edison	12/20/2017-1/22/2018	12.20-122.1	DD0214	49.18	804.33
5120-1000 Utility - Electric						
00800	09400 - Con Edison	12/20/2017-1/22/2018	12.20-122.1	DD0214	433.80	433.80
5502-1000 R&M - Boiler/Heating						
00804	37800 - New York Heating	Credit Voucher #00777	61611A	000566	(408.28)	(408.28)
5600-1000 Service Contract - Elevator						
00798	37500 - Midtown Elevator Co., Inc	Monthly Maintenance	64179	000575	294.38	294.38
6300-1000 Insurance - Other						
00803	57510 - Shelter Point	DBL & PFL	2018.0201.	DD0221	132.18	132.18
6300-2000 Insurance - Property/Liability						
00802	06200 - BankDirect Capital Financ	2/2018	2018.0201.I	000576	5.78	5.78
6600-1000 Service Contract - Management Fees						
00795	57500 - Safeguard Realty Manageme	MANAGEMENT FEE - FEBRUARY 2018	2018.0201.N	000574	495.00	495.00
8000-1000 Payroll - Salary						
00806	24320 - Ishmael Cruz	P/E DATE - FEB 28, 2018	2018.0228.F	100003	435.68	435.68
8000-4000 Payroll - Taxes & Fees						
00807	06250 - Basic Pay	P/E DATE - FEB 28, 2018	2018.0228.F	PR0228	170.13	170.13
Distribution Total						2,363.00

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	804.33	
5120-1000	Utility - Electric	433.80	
5502-1000	R&M - Boiler/Heating		408.28
5600-1000	Service Contract - Elevator	294.38	
6300-1000	Insurance - Other	132.18	
6300-2000	Insurance - Property/Liability	5.78	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	435.68	
8000-4000	Payroll - Taxes & Fees	170.13	
1000-0000	OP - TD Bank		2,363.00
		2,771.28	2,771.28

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 2/28/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					18,265.70
02/01/18	CAM to 424-4B	SK	PMT.	350.17		
02/01/18	Safeguard Realty Management, Inc., CHK#000574	AP	00795		495.00	
02/09/18	CAM to 424-3A	SK	PMT.	348.79		
02/09/18	CAM to 424-3B	SK	PMT.	350.29		
02/09/18	CAM to 424-COMM	SK	PMT.	1,492.84		
02/13/18	CAM to 424-5A	SK	PMT.	348.79		
02/14/18	Con Edison, CHK#DD0214	AP	00799		755.15	
02/14/18	Con Edison, CHK#DD0214	AP	00800		482.98	
02/16/18	Midtown Elevator Co., Inc., CHK#000575	AP	00798		294.38	
02/21/18	Shelter Point, CHK#DD0221	AP	00803		132.18	
02/21/18	BankDirect Capital Finance, LLC, CHK#000576	AP	00802		5.78	
02/22/18	CAM to 424-6A	SK	PMT.	492.25		
02/27/18	New York Heating, CHK#000566	AP	00804	408.28		
02/28/18	CAM to 424-3A	SK	PMT.	348.79		
02/28/18	Ishmael Cruz, CHK#100003	AP	00806		435.68	
02/28/18	Basic Pay, CHK#PR0228	AP	00807		170.13	
02/28/18	TD Bank, CHK#BF0228	AP	00840		2.00	
Total				<u>4,140.20</u>	<u>2,773.28</u>	<u>19,632.62</u>
1002-0000	Cash Held by PrevMgmt					3,000.00
Total				<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
1650-0000	Utility Sec Dep					230.00
Total				<u>0.00</u>	<u>0.00</u>	<u>230.00</u>
2480-0000	Other Liabilities					1,188.00
Total				<u>0.00</u>	<u>0.00</u>	<u>1,188.00</u>
3038-0000	Opening Balance					(9,925.42)
Total				<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
3045-0000	Retained Earnings					(9,043.30)
Total				<u>0.00</u>	<u>0.00</u>	<u>(9,043.30)</u>
4410-0000	Common Area Maintenance					(4,780.18)
02/01/18	CAM to 424-4B	SK	PMT.		350.17	
02/09/18	CAM to 424-3A	SK	PMT.		348.79	
02/09/18	CAM to 424-3B	SK	PMT.		350.29	
02/09/18	CAM to 424-COMM	SK	PMT.		1,492.84	
02/13/18	CAM to 424-5A	SK	PMT.		348.79	
02/22/18	CAM to 424-6A	SK	PMT.		492.25	
02/28/18	CAM to 424-3A	SK	PMT.		348.79	

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 2/28/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					
	Total			0.00	3,731.92	(8,512.10)
4835-0000	Laundry Income					(178.00)
	Total			0.00	0.00	(178.00)
4850-0000	Assessment					(2,628.00)
	Total			0.00	0.00	(2,628.00)
5100-3000	Utility - Gas/Fuel - Heating					592.65
02/14/18	Con Edison, CHK#DD0214	AP	00799	755.15		
02/14/18	Con Edison, CHK#DD0214	AP	00800	49.18		
	Total			804.33	0.00	1,396.98
5120-1000	Utility - Electric					353.06
02/14/18	Con Edison, CHK#DD0214	AP	00800	433.80		
	Total			433.80	0.00	786.86
5130-4000	Utility - Telephone/Internet/Cable					35.37
	Total			0.00	0.00	35.37
5502-1000	R&M - Boiler/Heating					816.56
02/27/18	New York Heating, CHK#000566	AP	00804		408.28	
	Total			0.00	408.28	408.28
5600-1000	Service Contract - Elevator					294.38
02/16/18	Midtown Elevator Co., Inc., CHK#000575	AP	00798	294.38		
	Total			294.38	0.00	588.76
5710-1000	Service Contract - Pest Control					179.64
	Total			0.00	0.00	179.64
6300-1000	Insurance - Other					0.00
02/21/18	Shelter Point, CHK#DD0221	AP	00803	132.18		
	Total			132.18	0.00	132.18
6300-2000	Insurance - Property/Liability					34.69
02/21/18	BankDirect Capital Finance, LLC, CHK#000576	AP	00802	5.78		
	Total			5.78	0.00	40.47

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 2/28/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6600-1000	Service Contract - Management Fees					495.00
02/01/18	Safeguard Realty Management, Inc., CHK#000574	AP	00795	495.00		
Total				<u>495.00</u>	<u>0.00</u>	<u>990.00</u>
8000-1000	Payroll - Salary					435.68
02/28/18	Ishmael Cruz, CHK#100003	AP	00806	435.68		
Total				<u>435.68</u>	<u>0.00</u>	<u>871.36</u>
8000-4000	Payroll - Taxes & Fees					233.13
02/28/18	Basic Pay, CHK#PR0228	AP	00807	170.13		
Total				<u>170.13</u>	<u>0.00</u>	<u>403.26</u>
8250-1000	Postage & Courier Service					20.04
Total				<u>0.00</u>	<u>0.00</u>	<u>20.04</u>
8320-1000	Bank Charges					2.00
02/28/18	TD Bank, CHK#BF0228	AP	00840	2.00		
Total				<u>2.00</u>	<u>0.00</u>	<u>4.00</u>
8520-1000	Other Consulting					254.00
Total				<u>0.00</u>	<u>0.00</u>	<u>254.00</u>
8530-2000	Permits/Violations/Fines/Fees					125.00
Total				<u>0.00</u>	<u>0.00</u>	<u>125.00</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 2/28/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			6,913.48		
	Total Credits			6,913.48		
	Difference			0.00		
	Total Assets			1,366.92		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			3,731.92		
	Total Expense			2,365.00		
Ledger Totals						
	Beginning Debits			26,554.90		
	Beginning Credits			26,554.90		
	Difference			0.00		
	Ending Debits			30,286.82		
	Ending Credits			30,286.82		
	Difference			0.00		