424 West 49th Street Condo Association

Statement of Operations 424 West 49th St, New York NY - Sep 30 2018

	Current Period	Year to Date
INCOME		
Common Area Maintenance	4,084.23	40,243.39
Laundry Income	0.00	323.00
Assessment		2,628.00
TOTAL INCOME	4,084.23	43,194.39
EXPENSES		
Utility - Gas/Fuel - Heating	207.63	4,237.52
Utility - Electric	325.88	3,213.78
Utility - Water & Sewer	905.57	2,168.66
Utility - Telephone/Internet/Cable	0.00	287.62
R&M - Roof	0.00	2,000.00
R&M - Other	2,014.19	4,350.14
R&M - Boiler/Heating	0.00	408.28
R&M - Elevator	294.38	1,268.17
R&M - Electrical	0.00	1,197.63
Service Contract - Elevator	0.00	2,060.66
Service Contract - Pest Control	87.10	1,703.86
Taxes - Corporate/Income	0.00	40.00
Insurance - Other	0.00 886.80	1,450.49
INSURANCE - PACKAGE INSURANCE - W/C	0.00	1,773.60 801.34
Insurance - Property/Liability	0.00	4,935.39
Service Contract - Management Fees	495.00	4,455.00
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	35.37	35.37
Postage & Courier Service	0.00	88.37
Bank Charges	2.00	18.00
Accounting/Audit Fees	0.00	2,200.00
Other Consulting	0.00	254.00
Administrative - Other	300.00	413.00
Permits/Violations/Fines/Fees	0.00	6,875.00
TOTAL EXPENSES	5,553.92	52,548.53
NET PROFIT / LOSS	(1,469.69)	(9,354.14)

424 West 49th Street Condo Association

424 West 49th St, New York NY - Sep 30 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	4,084.23	0.00	0.00	0.00	40,243.39
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	4,084.23	0.00	0.00	0.00	43,194.39
EWDENIGES													
EXPENSES Utility - Gas/Fuel - Heating	592.65	804.33	759.75	464.46	690.27	272.09	210.48	235.86	207.63	0.00	0.00	0.00	4,237.52
Utility - Electric	353.06	433.80	335.38	334.09	364.73	298.61	361.61	406.62	325.88	0.00	0.00	0.00	3,213.78
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	0.00	0.00	0.00	4,350.14
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	0.00	0.00	0.00	1,268.17
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	87.10	0.00	0.00	0.00	1,703.86
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	0.00	0.00	0.00	1,773.60
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	495.00	0.00	0.00	0.00	4,455,00
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	0.00	0.00	0.00	35.37
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	0.00	0.00	0.00	18.00
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
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	5,553.92	0.00	0.00	0.00	52,548.53
1													

(1,091.45)

(8,376.71)

1,392.18

(1,469.69)

3,714.98

NET PROFIT / LOSS

(6,392.63)

1,366.92

1,390.45

424 West 49th Street Condo Association

Balance Sheet 424 West 49th St, New York NY - Sep 30 2018

ASSETS

OP-TD Bank Cash Held by PrevMgmt \$5,197 (a.),000 TOTAL CASH \$1,197 ACCOUNTS RECEIVABLE \$1,197 TOTAL CURRENT ASSETS \$1,197 LONG TERM ASSETS Utility See Dep 230 TOTAL LONG TERM ASSETS \$230 TOTAL ASSETS \$4,270 Cher Liabilities \$1,188 TOTAL LIABILITIES \$1,188 Opening Balance \$9,925 Current Earnings \$9,353 Retained Earnings \$9,043 TOTAL EQUITY \$9,615 TOTAL LIAB & EQUITY \$8,427	CASH			
TOTAL CASH 8,197 ACCOUNTS RECEIVABLE 8,197 TOTAL CURRENT ASSETS 8,197 LONG TERM ASSETS 230 TOTAL LONG TERM ASSETS 230 TOTAL ASSETS 8,427 Current Liabilities (1,188) TOTAL LIABILITIES (1,188) Opening Balance 9,925 Current Earnings (9,355) Retained Earnings 9,043 TOTAL EQUITY 9,615	OP - TD Bank	\$5,197		
ACCOUNTS RECEIVABLE TOTAL CURRENT ASSETS LIONG TERM ASSETS Utility See Dep 230 TOTAL LONG TERM ASSETS LIABILITIES & EQUITY Other Liabilities (1,188) TOTAL LIABILITIES (1,188) Opening Balance Opening Balance Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 8,197 8,197 8,197 8,197 1 (1,188) 1 (1,188) 1 (1,188) 1 (1,188) 1 (1,188) 1 (1,188) 1 (1,188) 1 (1,188)	Cash Held by PrevMgmt	3,000		
TOTAL CURRENT ASSETS Utility See Dep 230 TOTAL LONG TERM ASSETS Utility See Dep 230 TOTAL LONG TERM ASSETS 230 TOTAL LASSETS 8.427 LIABILITIES & EQUITY Other Liabilities (1,188) TOTAL LIABILITIES (1,188) Opening Balance 9,925 Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 9,615	TOTAL CASH		8,197	
LONG TERM ASSETS 230 TOTAL LONG TERM ASSETS 230 TOTAL ASSETS 8,427 Cother Liabilities (1,188) TOTAL LIABILITIES (1,188) Opening Balance 9,925 Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 9,615	ACCOUNTS RECEIVABLE			
TOTAL LONG TERM ASSETS TOTAL ASSETS LIABILITIES & EQUITY Other Liabilities (1,188) TOTAL LIABILITIES Opening Balance Current Earnings Current Earnings (9,353) Retained Earnings (9,353) Retained Earnings (9,043) TOTAL EQUITY 230 8,427	TOTAL CURRENT ASSETS			8,197
TOTAL ASSETS LIABILITIES & EQUITY Other Liabilities (1,188) TOTAL LIABILITIES Opening Balance Current Earnings (9,353) Retained Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 9,615		230		
Cother Liabilities (1,188) TOTAL LIABILITIES (1,188) Opening Balance Current Earnings (9,353) Retained Earnings (9,043) TOTAL EQUITY 9,615	TOTAL LONG TERM ASSETS			230
Other Liabilities (1,188) TOTAL LIABILITIES (1,188) Opening Balance 9,925 Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 9,615	TOTAL ASSETS			8,427
Other Liabilities (1,188) TOTAL LIABILITIES (1,188) Opening Balance 9,925 Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 9,615				
TOTAL LIABILITIES Opening Balance Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY (1,188)		LIABILITIES & EQ	QUITY	
Opening Balance 9,925 Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 9,615	Other Liabilities	(1,188)		
Current Earnings (9,353) Retained Earnings 9,043 TOTAL EQUITY 9,615	TOTAL LIABILITIES			(1,188)
Retained Earnings 9,043 TOTAL EQUITY 9,615	Opening Balance	9,925		
TOTAL EQUITY 9,615	Current Earnings	(9,353)		
	Retained Earnings	9,043		
TOTAL LIAB & EQUITY 8,427	TOTAL EQUITY			9,615
	TOTAL LIAB & EQUITY			8,427

MONTHLY BANK RECONCILIATION

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

9/30/18

					0	PERATING [TD]
9/1/201	8 Opening Checkbook Balance				\$	6,666.27
Add:	Total Deposits for the Current Month Interest Income			_		4,084.23
	Cash available				\$	10,750.50
Less:	Total Checks written for the Current Month ACHs					5,551.92 -
	Bank Charges			_		2.00
9/30/201	8 Ending Checkbook Balance			_	\$	5,196.58
9/30/201	8 Bank Balance per Bank Statement				\$	5,832.27
Add:	Outstanding Deposits					-
<u>OPER</u>						
Less:	Outstanding Checks	Check #	Amount			
	8 Finance Commissioner, City of New York 8 Ishmael Cruz	611 100008	200.00 435.69			

Total Outstanding Checks [Oper]

635.69

Add: Miscellaneous Adjustments

5,196.58

9/3	0/20	18 Ad	justed	Bank	Bal	lance
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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: Sep 01 2018-Sep 30 2018 Cust Ref #: 7920173353-720-T-### Primary Account #:

Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

1 of 3

792-0173353

ACCO	UNT SUMM	ARY				
Staten	nent Balan	ce as of 09/0	1			7,401.96
F	Plus	2 Depos	sits and Other Credits			4,084.23
L	.ess	14 Check	s and Other Debits			5,651.92
L	.ess	Servic	e Charges			2.00
Staten	nent Balan	ce as of 09/3	50			5,832.27
ACCO	UNT ACTIV	ITY				
	actions by					
DATE	DESCRIPT			DEBIT	CREDIT	BALANCE
	DEPOSIT				2,538.46	9,940.42
	Check #6			2,014.19		7,926.23
			LEASE.COM CREDIT 108790002		1,545.77	9,472.00
	Check #6			100.00		9,372.00
	Check #6			495.00		8,877.00
	Check #6			87.10		8,789.90
	Check #6			294.38		8,495.52
)-277-8878 IPFSPMTNYT 402478	844.37		7,651.15
09/19	ACH DEE		LL CK 442027149695016	366.60		7,284.55
09/19	ACH DEE		LL CK 442027149696014	166.91		7,117.64
09/20	Check #6	39		905.57		6,212.07
09/21	Check #6	37		100.00		6,112.07
09/21	Check #6	38		100.00	6,012.07	
09/24	Check #6	40		42.43		5,969.64
09/27	Check #6	42		35.37		5,934.27
	Check #6			100.00		5,834.27
09/28	PAPER S	TATEMENT		2.00		5,832.27
	s Paid	No. Checks: 11	*Indicates break in serial sequence or check	•		
DATE		SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
09/07		632	100.00	09/21	638	100.00
09/13		633	495.00	09/20	639	905.57
09/05		634	2,014.19	09/24	640	42.43
09/14		635	87.10	09/28	641	100.00
09/17		636	294.38	09/27	642	35.37
09/21		637	100.00			
		-				

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.

Page:	2	of	3	3
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Ending Balance	5,832.27
Total Deposits	+
3 Sub Total	
Total Withdrawals	-
Adjusted Balance	

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS

WITHDRAWALS NOT	DOLLARS	CENTS
ON STATEMENT		
ONGIAILMENT		

Total Withdrawals		А
ON STATEMENT		OLIVIO
WITHDRAWALS NOT	DOLLARS	CENTS

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:
 Sep 01 2018-Sep 30 2018

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

 Primary Account #:
 792-0173353

INTEREST SUMMARY	
Beginning Interest Rate	0.00%
Number of days in this Statement Period	30
Interest Earned this Statement Period	0.00

Annual Percentage Yield Earned 0.00% Interest Paid Year to date 0.00

Safeguard Realty Management, Inc.

9:38:38AM Page 1 of 2

Cash Journal

Property: 424 West 49th St. Condominium

9/1/2018 thru 9/30/2018

Unit Ref.				Date	
Number	Name	Type	Description	Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 471 Check 8881819	9/05/18	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 471 Check 434	9/05/18	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 471 Check 8246884	9/05/18	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 306 Check PL84813	9/01/18	350.17
424-5A	Emmanuel Cornet	CASH	Pymt. Batch 322 Check PL72372	9/01/18	702.95
424-6A	Travis Hime	CASH	Pymt. Batch 322 Check PL46348	9/01/18	492.65
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 471 Check 2119	9/05/18	1,492.84
					4,084.23

PROPERTY TOTALS:

Total Checks and Cash Received	4,084.23
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

${\bf TOTAL\ CHECKS\ AND\ CASH\ RECEIVED:}$

	Chrg Code	Total Amount
Common Area Maintenance	CAM	4,084.23
	Total	4,084.23

Safeguard Realty Management, Inc.

9:38:38AM Page 2 of 2

Cash Journal

Property: 424 West 49th St. Condominium

9/1/2018 thru 9/30/2018

Unit Ref. Number	Name	Туре	Description	Date Received	Amoun
RAND TOTALS:					
	Total Checks and Cash Received		4,084.23		
	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	4,084.23			
	Total	4,084.23			

Detailed Rent Roll

9/1/2018 to 9/30/2018

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	0.00	0.00	0.00	
	424 West 49th Street, # 3A				348.79 Common Area Maintenance (348.79) Pymt. Batch 471 Check 8881819
424-3B	Linda Carroll	0.00	0.00	0.00	
	William Riley 424 West 49th Street, # 3B				350.29 Common Area Maintenance (350.29) Pymt. Batch 471 Check 434
424-4A	Daniel Chalk	0.00	0.00	0.00	
	424 West 49th Street, # 4A				346.54 Common Area Maintenance (346.54) Pymt. Batch 471 Check 8246884
424-4B	TLH LLC	0.00	0.00	0.00	
	424 West 49th Street, # 4B				(350.17) Pymt. Batch 306 Check PL84813 350.17 Common Area Maintenance
424-5A	Emmanuel Cornet	0.00	(4.84)	(359.00)	
	424 West 49th Street, # 5A				(702.95) Pymt. Batch 322 Check PL72372 348.79 Common Area Maintenance
424-5B	Trent Vichie	0.00	0.00	350.17	
	Sheridan Vichie 424 West 49th Street, # 5B				350.17 Common Area Maintenance
424-6A	Travis Hime	0.00	(1.60)	(2.00)	
	424 West 49th Street, # 6A				(492.65) Pymt. Batch 322 Check PL46348 492.25 Common Area Maintenance
424-6B	Lixing Chu	0.00	0.00	502.00	
	424 West 49th Street, # 6B				502.00 Common Area Maintenance
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 471 Check 2119
424-MISC	MISC	0.00	0.00	0.00	
	424 West 49th Street				0.00

Detailed Rent Roll

9/1/2018 to 9/30/2018

Property: 424 West 49th St. Condominium

New York, NY 10019

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

PROPERTY TOTALS:

CAM C	ommon Area Maintenance	4,581.84
	Total Current Charges	4,581.84
	Previous Balance	(6.44)
	Cash Received	(4,084.23)
	Checks Removed	0.00
	Deposits Forfeited	0.00
	NSF Checks	0.00
	Deposits Decreased	0.00
	Open Credits Refunded	0.00
	Accounts Receivable Balance	491.17
	Security Deposits Held	0.00
ADDITIONAL OPE	N CREDITS:	
CAM C	ommon Area Maintenance	354.56
	Total Open Credits	354.56

AP Check Register

424 - 424 West 49th Street Condominium Association

Date Range: 9/1/2018 To 9/30/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000633	09/04/2018	57500	Safeguard Realty Management, Inc.	00918	2018.0901.MF	09/01/2018	495.00	0.00	495.00	495.00
000634	09/05/2018	24301	IJP Construction Corp.	00921	2132	08/22/2018	2,014.19	0.00	2,014.19	2,014.19
000635	09/10/2018	15200	East Park Exterminating	00923	118193	08/23/2018	87.10	0.00	87.10	87.10
000636	09/10/2018	37500	Midtown Elevator Co., Inc.	00924	66852	09/01/2018	294.38	0.00	294.38	294.38
000637	09/10/2018	38700	Finance Commissioner, City of New York	00919	0204994451	08/27/2018	100.00	0.00	100.00	100.00
000638	09/10/2018	38700	Finance Commissioner, City of New York	00920	0205341328	08/27/2018	100.00	0.00	100.00	100.00
000639	09/10/2018	39500	NYC Water Board	00922	5.22-6.30.18	08/29/2018	905.57	0.00	905.57	905.57
000640	09/19/2018	06200	BankDirect Capital Finance, LLC	00930	2018.0901.Packa	09/01/2018	42.43	0.00	42.43	42.43
000641	09/20/2018	38700	Finance Commissioner, City of New York	00928	0205418061	09/17/2018	100.00	0.00	100.00	100.00
000642	09/20/2018	72155	Verizon	00925	9.1-9.30	09/01/2018	35.37	0.00	35.37	35.37
DD0926	09/17/2018	09400	Con Edison	00926	7.20-8.20.18-boil	08/21/2018	166.91	0.00	166.91	166.91
DD0927	09/17/2018	09400	Con Edison	00927	7.20-8.20.18-ent	08/21/2018	366.60	0.00	366.60	366.60
DD0929	09/18/2018	24325	IPFS Corporation	00929	2018.0901.Ins	09/01/2018	844.37	0.00	844.37	844.37
Cash Ac	count 1 Tota	als					5,551.92	0.00	5,551.92	5,551.92
Propert	y/Company	Totals for	r 424 West 49th Street Condomir	nium Asso	ciation		5,551.92	0.00	5,551.92	5,551.92

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All From 9/1/2018 To 9/30/2018

GL Accoun	nt		Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5100-3000	Utility - Gas/Fuel - Heating		-			
00926 0	9400 - Con Edison	7/20/2018-8/20/2018	7.20-8.20.18-1	DD0926	166.91	
00927 0	9400 - Con Edison	7/20/2018-8/20/2018	7.20-8.20.18-6	DD0927	40.72	207.63
5120-1000	Utility - Electric					
00927 0	9400 - Con Edison	7/20/2018-8/20/2018	7.20-8.20.18-6	DD0927	325.88	325.88
5130-3000	Utility - Water & Sewer					
00922 3	9500 - NYC Water Board	5/22/2018-6/30/2018	5.22-6.30.18	000639	905.57	905.57
5470-1000	R&M - Other					
00921 2	4301 - IJP Construction Corp.	4b	2132	000634	2,014.19	2,014.19
5505-1000	R&M - Elevator					
00924 3	7500 - Midtown Elevator Co., Inc		66852	000636	294.38	294.38
5710-1000	Service Contract - Pest Control					
00923 1	5200 - East Park Exterminating		118193	000635	87.10	87.10
6300-1001	INSURANCE - PACKAGE					
00929 2	4325 - IPFS Corporation	9/2018	2018.0901.Ins	DD0929	844.37	
00930 0	6200 - BankDirect Capital Financ	9/2018	2018.0901.Pa	000640	42.43	886.80
6600-1000	Service Contract - Management Fees					
00918 5	7500 - Safeguard Realty Manageme	MANAGEMENT FEE	2018.0901.MI	000633	495.00	495.00
8240-0000	Telephone					
00925 7	2155 - Verizon	9/1/2018-9/30/2018	9.1-9.30	000642	35.37	35.37
8530-1000	Administrative - Other					
00919 3	8700 - Finance Commissioner, Cit	0204 994 451	0204994451	000637	100.00	
00920 3	8700 - Finance Commissioner, Cit	0205 341 328	0205341328	000638	100.00	
00928 3	8700 - Finance Commissioner, Cit		0205418061	000641	100.00	300.00
				Distribu	tion Total	5,551.92

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	207.63	
5120-1000	Utility - Electric	325.88	
5130-3000	Utility - Water & Sewer	905.57	
5470-1000	R&M - Other	2,014.19	
5505-1000	R&M - Elevator	294.38	
5710-1000	Service Contract - Pest Control	87.10	
6300-1001	INSURANCE - PACKAGE	886.80	
6600-1000	Service Contract - Management Fees	495.00	
8240-0000	Telephone	35.37	
8530-1000	Administrative - Other	300.00	
1000-0000	OP - TD Bank		5,551.92
		5,551.92	5,551.92

Monthly General Ledger

Property/Company: 424

Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					6,666.27
09/01/18	CAM to 424-4B	SK	PMT.	350.17		
09/01/18	CAM to 424-5A	SK	PMT.	348.79		
09/01/18	CAM to 424-5A	SK	PMT.	354.16		
09/01/18	CAM to 424-6A	SK	PMT.	492.25		
09/01/18	CAM to 424-6A	SK	PMT.	0.40		
09/04/18	Safeguard Realty Management, Inc., CHK#000633	AP	00918		495.00	
09/05/18	CAM to 424-3A	SK	PMT.	348.79		
09/05/18	CAM to 424-3B	SK	PMT.	350.29		
09/05/18	CAM to 424-4A	SK	PMT.	346.54		
09/05/18	CAM to 424-COMM	SK	PMT.	1,492.84		
09/05/18	IJP Construction Corp., CHK#000634	AP	00921		2,014.19	
09/10/18	NYC Water Board, CHK#000639	AP	00922		905.57	
	Midtown Elevator Co., Inc., CHK#000636	AP	00924		294.38	
	East Park Exterminating, CHK#000635	AP	00923		87.10	
	Finance Commissioner, City of New York, CHK#000637	AP	00919		100.00	
09/10/18	Finance Commissioner, City of New York, CHK#000638	AP	00920		100.00	
09/17/18	Con Edison, CHK#DD0926	AP	00926		166.91	
	Con Edison, CHK#DD0927	AP	00927		366.60	
	IPFS Corporation, CHK#DD0929	AP	00929		844.37	
	BankDirect Capital Finance, LLC, CHK#000640	AP	00930		42.43	
	Verizon, CHK#000642	AP	00925		35.37	
	Finance Commissioner, City of New York, CHK#000641	AP	00928		100.00	
	TD BANK SERVICE FEE	СН			2.00	
	Total			4,084.23	5,553.92	5,196.58
	iotai					
1002-0000	Cash Held by PrevMgmt					3,000.00
	Total			0.00	0.00	3,000.00
1650-0000	Total Utility Sec Dep			0.00	0.00	3,000.00 230.00
1650-0000	Utility Sec Dep					230.00
1650-0000				0.00	0.00	230.00
1650-0000 2480-0000	Utility Sec Dep					230.00
	Utility Sec Dep Total					230.00
2480-0000	Utility Sec Dep Total Other Liabilities Total			0.00	0.00	230.00 230.00 1,188.00
	Utility Sec Dep Total Other Liabilities			0.00	0.00	230.00 230.00 1,188.00 1,188.00 (9,925.42)
2480-0000	Utility Sec Dep Total Other Liabilities Total			0.00	0.00	230.00 230.00 1,188.00 1,188.00
2480-0000	Utility Sec Dep Total Other Liabilities Total Opening Balance			0.00	0.00	230.00 230.00 1,188.00 1,188.00 (9,925.42)
2480-0000 3038-0000	Utility Sec Dep Total Other Liabilities Total Opening Balance Total			0.00	0.00	230.00 230.00 1,188.00 1,188.00 (9,925.42) (9,925.42)
2480-0000 3038-0000	Utility Sec Dep Total Other Liabilities Total Opening Balance Total Retained Earnings			0.00	0.00	230.00 230.00 1,188.00 1,188.00 (9,925.42) (9,925.42) (9,043.30)
2480-0000 3038-0000 3045-0000 4410-0000	Utility Sec Dep Total Other Liabilities Total Opening Balance Total Retained Earnings Total	SK	PMT.	0.00	0.00	230.00 230.00 1,188.00 1,188.00 (9,925.42) (9,925.42) (9,043.30)

Property/Company: 424

Number		Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Ma	intenance					
09/01/18	CAM to 424-5A		SK	PMT.		354.16	
09/01/18	CAM to 424-6A		SK	PMT.		492.25	
09/01/18	CAM to 424-6A		SK	PMT.		0.40	
09/05/18	CAM to 424-3A		SK	PMT.		348.79	
09/05/18	CAM to 424-3B		SK	PMT.		350.29	
09/05/18	CAM to 424-4A		SK	PMT.		346.54	
09/05/18	CAM to 424-COMM		SK	PMT.		1,492.84	
		Total			0.00	4,084.23	(40,243.39
4835-0000	Laundry Income						(323.00
		Total			0.00	0.00	(323.00
4850-0000	Assessment						(2,628.00
		Total			0.00	0.00	(2,628.00
5100-3000	Utility - Gas/Fuel -	Heating					4,029.89
09/17/18	Con Edison, CHK#DD0	926	AP	00926	166.91		
	Con Edison, CHK#DD0		AP	00927	40.72		
						0.00	4 227 52
		Total			207.63	0.00	4,237.52
5120-1000	Utility - Electric						2,887.90
09/17/18	Con Edison, CHK#DD0	927	AP	00927	325.88		
		Total			325.88	0.00	3,213.78
5130-3000	Utility - Water & S	Sewer					1,263.09
09/10/18	NYC Water Board, CH	X#000639	AP	00922	905.57		
		Total			905.57	0.00	2,168.66
5130-4000	Utility - Telephone	/Internet/Cable					287.62
		Total			0.00	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
	IJP Construction Corp.,	CHK#000634	AP	00921	2,014.19		
		Total			2,014.19	0.00	4,350.14
5502-1000	R&M - Boiler/Hea	ting					408.28
		Total			0.00	0.00	408.28

Property/Company: 424

Number	Description	Jrnl	Ref	Debit	Credit	Balance
5505-1000	R&M - Elevator					973.79
09/10/18	Midtown Elevator Co., Inc., CHK#000636	AP	00924	294.38		
	Total			294.38	0.00	1,268.17
5510-1000	R&M - Electrical					1,197.63
	Total			0.00	0.00	1,197.63
5600-1000	Service Contract - Elevator	$\overline{}$				2,060.66
	Total			0.00	0.00	2,060.66
5710-1000	Service Contract - Pest Control					1,616.76
09/10/18	East Park Exterminating, CHK#000635	AP	00923	87.10		
	Total			87.10	0.00	1,703.86
6200-1000	Taxes - Corporate/Income					40.00
	Total			0.00	0.00	40.00
6300-1000	Insurance - Other	$\overline{}$				1,450.49
	Total			0.00	0.00	1,450.49
6300-1001	INSURANCE - PACKAGE	\neg				886.80
09/18/18	IPFS Corporation, CHK#DD0929	AP	00929	844.37		
09/19/18	BankDirect Capital Finance, LLC, CHK#000640	AP	00930	42.43		
	Total			886.80	0.00	1,773.60
6300-1003	INSURANCE - W/C					801.34
	Total			0.00	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	$\overline{}$				3,960.00
09/04/18	Safeguard Realty Management, Inc., CHK#000633	AP	00918	495.00		
	Total			495.00	0.00	4,455.00
6700-1000	Legal Fees					1,261.00
	Total			0.00	0.00	1,261.00
8000-1000	Payroll - Salary	\neg				3,049.78

Property/Company: 424

Account Number Description	Jrnl Ref	Debit	Credit	Balance
8000-1000 Payroll - Salary				
Total		0.00	0.00	3,049.78
				63.00
8000-3000 Payroll - Fees				05.00
Total	=	0.00	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
8240-0000 Telephone				0.00
09/20/18 Verizon, CHK#000642	AP 00925	35.37		
Total	- =	35.37	0.00	35.37
8250-1000 Postage & Courier Service				88.37
Total	- -	0.00	0.00	88.37
8320-1000 Bank Charges				16.00
09/28/18 TD BANK SERVICE FEE	СН	2.00		
Total	=	2.00	0.00	18.00
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				113.00
09/10/18 Finance Commissioner, City of New York, CHK#000637	AP 00919	100.00		
09/10/18 Finance Commissioner, City of New York, CHK#000638	AP 00920	100.00		
09/20/18 Finance Commissioner, City of New York, CHK#000641	AP 00928	100.00		
Total	- -	300.00	0.00	413.00
8530-2000 Permits/Violations/Fines/Fees				6,875.00
Total		0.00	0.00	6,875.00

Property/Company: 424

Number	Description	Jrnl Ref	Debit	Credit	Balance
	Transaction Totals				
	Total Debits		9,638.15		
	Total Credits		9,638.15		
	Difference	_	0.00		
	Total Assets		-1,469.69		
	Total Liabilities		0.00		
	Total Equity		0.00		
	Total Income		4,084.23		
	Total Expense		5,553.92		
	Ledger Totals				
	Beginning Debits		58,078.88		
	Beginning Credits		58,078.88		
	Difference	_	0.00		
	Ending Debits		62,163.11		
	Ending Credits		62,163.11		
	Difference		0.00		

Safeguard Realty Management, Inc.

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Working Trial Balance Report

Property/Company: 424 424 West 49th Street Condo Association 424 West 49th Street 9/30/2018

Account	Account	G/L Trial Ba	G/L Trial Balance			Adjusted Trial Balance	
Number	Description	Debit	Credit	Debit	Credit	Debit	Credit
1000-0000	OP - TD Bank	5,196.58	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		9,614.58	18,968.72				
		9,354.14					

Working Trial Balance Report

Property/Company: 424 424 West 49th Street Condo Association 424 West 49th Street 9/30/2018

Account	Account	G/L Trial Ba	alance	Adjustments		Adjusted Trial Balance	
Number	Description	Debit	Credit	Debit	Credit	Debit	Credit
4410-0000	Common Area Maintenance	0.00	40,243.39				
4835-0000	Laundry Income	0.00	323.00				
4850-0000	Assessment	0.00	2,628.00				
5100-3000	Utility - Gas/Fuel - Heating	4,237.52	0.00				
5120-1000	Utility - Electric	3,213.78	0.00				
5130-3000	Utility - Water & Sewer	2,168.66	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	4,350.14	0.00				
5502-1000	R&M - Boiler/Heating	408.28	0.00				
5505-1000	R&M - Elevator	1,268.17	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	1,703.86	0.00				
6200-1000	Taxes - Corporate/Income	40.00	0.00				
6300-1000	Insurance - Other	1,450.49	0.00				
6300-1001	INSURANCE - PACKAGE	1,773.60	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	4,455.00	0.00				
6700-1000	Legal Fees	1,261.00	0.00				
8000-1000	Payroll - Salary	3,049.78	0.00				
8000-3000	Payroll - Fees	63.00	0.00				
8000-4000	Payroll - Taxes & Fees	1,233.97	0.00				
8150-0000	Building Supplies	704.90	0.00				
8240-0000	Telephone	35.37	0.00				
8250-1000	Postage & Courier Service	88.37	0.00				
8320-1000	Bank Charges	18.00	0.00				
8460-1000	Accounting/Audit Fees	2,200.00	0.00				
8520-1000	Other Consulting	254.00	0.00				
8530-1000	Administrative - Other	413.00	0.00				
8530-2000	Permits/Violations/Fines/Fees	6,875.00	0.00				
Total		52,548.53	43,194.39	·	·		·

9,354.14