

**Statement of Operations**  
**Feb 28 2019**

	Current Period	Year to Date
<b>INCOME</b>		
Common Area Maintenance	6,416.66	12,753.18
Laundry Income	30.00	60.00
<b>TOTAL INCOME</b>	<u>6,446.66</u>	<u>12,813.18</u>
<b>EXPENSES</b>		
Utility - Gas	1,119.69	1,906.74
Utility - Electric	326.49	643.86
Utility - Telephone/Internet/Cable	35.48	35.48
R&M - Elevator	1,611.77	2,739.04
Service Contract - Pest Control	190.53	283.07
Insurance - Other	134.71	134.71
INSURANCE - PACKAGE	42.43	84.86
INSURANCE - W/C	1,657.07	2,476.70
Service Contract - Management Fees	495.00	990.00
Legal Fees	807.50	3,942.50
Payroll - Salary	2,500.00	2,500.00
Payroll - Taxes	206.25	206.25
Payroll - Fees	122.56	122.56
Postage & Courier Service	0.00	21.28
Bank Charges	2.00	4.00
Other Consulting	0.00	174.00
Administrative - Other	0.00	407.88
<b>TOTAL EXPENSES</b>	<u>9,251.48</u>	<u>16,672.93</u>
<b>NET PROFIT / LOSS</b>	<u>(2,804.82)</u>	<u>(3,859.75)</u>

## Feb 28 2019

**NET PROFIT / LOSS**

(3,859.75)

**Balance Sheet**  
**Feb 28 2019**

**ASSETS**

**CASH**

OP - TD Bank	\$3,266
Cash Held by PrevMgmt	3,000
	<hr/>

<b>TOTAL CASH</b>	6,266
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**ACCOUNTS RECEIVABLE**

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<b>TOTAL CURRENT ASSETS</b>	6,266
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**LONG TERM ASSETS**

Utility Sec Dep	230
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<b>TOTAL LONG TERM ASSETS</b>	230
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<b>TOTAL ASSETS</b>	6,496
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**LIABILITIES & EQUITY**

Other Liabilities	(1,188)
	<hr/>

<b>TOTAL LIABILITIES</b>	(1,188)
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Opening Balance	9,925
Current Earnings	(3,860)
Retained Earnings	1,619
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<b>TOTAL EQUITY</b>	7,684
	<hr/>

<b>TOTAL LIAB &amp; EQUITY</b>	6,496
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## MONTHLY BANK RECONCILIATION

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

2/28/19

		OPERATING [TD]
2/1/2019 Opening Checkbook Balance		\$ 6,071.11
Add:	Total Deposits for the Current Month	6,446.66
	Interest Income	-
		<hr/>
Cash available		\$ 12,517.77
Less:	Total Checks written for the Current Month	9,249.48
	ACHs 2018 W2 - BasicPay LLC	-
	Bank Charges	2.00
		<hr/>
2/28/2019 Ending Checkbook Balance		<u>\$ 3,266.29</u>
2/28/2019 Bank Balance per Bank Statement		\$ 4,145.30
Add:	Outstanding Deposits	-
		<hr/>
<b>OPER</b>		
Less:	Outstanding Checks	
		<hr/>
2/21/2019 Verizon	686	35.48
2/27/2019 NYSIF WC	DD1012	843.53
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Total Outstanding Checks		879.01
Add:	Miscellaneous Adjustments	-
		<hr/>
2/28/2019 Adjusted Bank Balance		<u>\$ 3,266.29</u>

**Bank**

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## STATEMENT OF ACCOUNT

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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: Feb 01 2019-Feb 28 2019  
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	6,071.11
Plus 6 Deposits and Other Credits	6,446.66
Less 11 Checks and Other Debits	8,370.47
Less Service Charges	2.00
Statement Balance as of 02/28	4,145.30

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

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
02/01	Check #681	495.00		5,576.11
02/01	CCD DEBIT, BASIC PAY, LLC PAYROLL 11480329	63.00		5,513.11
02/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 121191065		1,179.00	6,692.11
02/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 121378199		702.40	7,394.51
02/06	DEPOSIT		978.38	8,372.89
02/13	DEPOSIT		2,578.66	10,951.55
02/14	DEPOSIT		30.00	10,981.55
02/19	Check #682	190.53		10,791.02
02/20	Check #684	1,611.77		9,179.25
02/20	Check #683	807.50		8,371.75
02/20	ELECTRONIC PMT-WEB, SHELTERPOINT D527560 9770406	134.71		8,237.04
02/21	CCD DEBIT, NYSINSENFNDWRKCMP 1190000757 543459546	813.54		7,423.50
02/21	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	414.28		7,009.22
02/22	Check #685	2,765.81		4,243.41
02/26	DEPOSIT		978.22	5,221.63
02/26	Check #687	42.43		5,179.20
02/28	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	1,031.90		4,147.30
02/28	PAPER STATEMENT FEE	2.00		4,145.30

**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
02/01	681	495.00	02/20	684	1,611.77
02/19	682	190.53	02/22	685	2,765.81
02/20	683	807.50	02/26	687*	42.43

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

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8649-1-2-000000



# How to Balance your Account

Page:

2 of 3

**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.

1. 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.
4. 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.

<b>1</b>	<b>Ending Balance</b>	<b>4,145.30</b>
<b>2</b>	<b>Total Deposits</b>	<b>+</b>
<b>3</b>	<b>Sub Total</b>	
<b>4</b>	<b>Total Withdrawals</b>	<b>-</b>
<b>5</b>	<b>Adjusted Balance</b>	

<b>2</b>			
DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS	
<b>Total Deposits</b>			<b>2</b>

<b>4</b>			
WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS	

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS	
<b>Total Withdrawals</b>			<b>4</b>

## 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.



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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Feb 01 2019-Feb 28 2019  
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	28
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

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4/1/2019

User: MANAGER

Safeguard Realty Management, Inc.

11:37:54AM

Page 1 of 2

Property : 424 West 49th St. Condominium

**Cash Journal**

2/1/2019 thru 2/28/2019

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 098 Check 2030457	2/06/19	488.31
424-3B	Linda Carroll	CASH	Pymt. Batch 137 Check 2138	2/13/19	490.07
424-4A	Daniel Chalk	CASH	Pymt. Batch 407 Check 6136593	2/26/19	488.15
424-4B	TLH LLC	CASH	Pymt. Batch 004 Check PL21816	2/01/19	490.07
424-5B	Trent Vichie	CASH	Pymt. Batch 098 Check 285	2/06/19	490.07
		CASH	Pymt. Batch 325 Check 9242724	2/14/19	30.00
		CASH	Pymt. Batch 407 Check 289	2/26/19	490.07
424-6A	Travis Hime	CASH	Pymt. Batch 004 Check PL74697	2/01/19	688.93
424-6B	Lixing Chu	CASH	Pymt. Batch 004 Check PL04654	2/01/19	702.40
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 137 Check 2139	2/13/19	2,088.59
					<u>6,446.66</u>

**PROPERTY TOTALS :**

Total Checks and Cash Received	6,446.66
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
Monthly Rent - Residential	A4	0.16
Common Area Maintenance	CAM	6,416.50
Laundry Income	LND	30.00
	Total	<u>6,446.66</u>



Cash Journal

Property : 424 West 49th St. Condominium

2/1/2019 thru 2/28/2019

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

Total Checks and Cash Received	6,446.66
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
Monthly Rent - Residential	A4	0.16
Common Area Maintenance	CAM	6,416.50
Laundry Income	LND	30.00
	Total	6,446.66

**Detailed Rent Roll**

2/1/2019 to 2/28/2019

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	(0.48)	6,277.61	488.15 Common Area Maintenance (488.31) Pymt. Batch 098 Check 2030457 6,278.25 Lintels Repair Assessment
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	0.00	6,303.00	490.07 Common Area Maintenance (490.07) Pymt. Batch 137 Check 2138 6,303.00 Lintels Repair Assessment
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	6,278.25	488.15 Common Area Maintenance 6,278.25 Lintels Repair Assessment (488.15) Pymt. Batch 407 Check 6136593
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	6,303.00	(490.07) Pymt. Batch 004 Check PL21816 490.07 Common Area Maintenance 6,303.00 Lintels Repair Assessment
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	(148.71)	6,617.69	488.15 Common Area Maintenance 6,278.25 Lintels Repair Assessment
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	490.07	6,303.00	490.07 Common Area Maintenance (490.07) Pymt. Batch 098 Check 285 30.00 Laundry Income (30.00) Pymt. Batch 325 Check 9242724 6,303.00 Lintels Repair Assessment (490.07) Pymt. Batch 407 Check 289
424-6A	Travis Hime 424 West 49th Street, # 6A	0.00	(2.95)	8,857.55	(688.93) Pymt. Batch 004 Check PL74697 688.93 Common Area Maintenance 8,860.50 Lintels Repair Assessment
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	0.00	9,033.75	(702.40) Pymt. Batch 004 Check PL04654 702.40 Common Area Maintenance 9,033.75 Lintels Repair Assessment
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.00	26,862.00	2,088.59 Common Area Maintenance (2,088.59) Pymt. Batch 137 Check 2139 26,862.00 Lintels Repair Assessment
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

**Detailed Rent Roll**

2/1/2019 to 2/28/2019

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			6,414.58		
AST	Assessment			82,500.00		
LND	Laundry Income			30.00		
Total Current Charges				88,944.58		
Previous Balance				337.93		
Cash Received				(6,446.66)		
Checks Removed				0.00		
Deposits Forfeited				0.00		
NSF Checks				0.00		
Deposits Decreased				0.00		
Open Credits Refunded				0.00		
Accounts Receivable Balance				82,835.85		
Security Deposits Held				0.00		

**ADDITIONAL OPEN CREDITS:**

A4	Monthly Rent - Residential			0.16		
Total Open Credits				0.16		

**AP Check Register**

**424 - 424 West 49th Street Condominium Association**  
**Date Range : 2/1/2019 To 2/28/2019 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000681	02/01/2019	57500	Safeguard Realty Management, Inc.	00999	2019.0201.MF	02/01/2019	495.00	0.00	495.00	495.00
000682	02/07/2019	15200	East Park Exterminating	00997	143296	12/27/2018	103.43	0.00	103.43	
				00998	143301	12/27/2018	87.10	0.00	87.10	
				<b>Total for Check Number 000682</b>			190.53	0.00	190.53	190.53
000683	02/11/2019	28200	Kagan Lubic Lepper Finkelstein & Gold, L	01000	73021	01/10/2019	807.50	0.00	807.50	807.50
000684	02/11/2019	37500	Midtown Elevator Co., Inc.	01001	68985	02/01/2019	294.38	0.00	294.38	
				01002	68570	12/26/2018	941.77	0.00	941.77	
				01003	68571	12/26/2018	375.62	0.00	375.62	
				<b>Total for Check Number 000684</b>			1,611.77	0.00	1,611.77	1,611.77
000685	02/20/2019	57500	Safeguard Realty Management, Inc.	01006	4242018Q4PR	02/20/2019	2,765.81	0.00	2,765.81	2,765.81
000686	02/21/2019	72155	Verizon	01004	2.1-2.28.19	02/01/2019	35.48	0.00	35.48	35.48
000687	02/22/2019	06200	BankDirect Capital Finance, LLC	01009	2019.0201.INS	02/22/2019	42.43	0.00	42.43	42.43
DD1005	02/19/2019	09400	Con Edison	01005	11.19-01.22.19.E	01/23/2019	414.28	0.00	414.28	414.28
DD1007	02/19/2019	57510	Shelter Point	01007	2019.01.23	01/23/2019	134.71	0.00	134.71	134.71
DD1008	02/19/2019	37890	NYSIF Workers' Compensation	01008	12.18-01.14.19	01/03/2019	813.54	0.00	813.54	813.54
DD1012	02/27/2019	37890	NYSIF Workers' Compensation	01012	56451346	02/14/2019	843.53	0.00	843.53	843.53
DD1013	02/26/2019	09400	Con Edison	01013	12.20-01.22.19	01/23/2019	1,031.90	0.00	1,031.90	1,031.90
DD1015	02/01/2019	06250	Basic Pay	01015	W2-2018	02/01/2019	63.00	0.00	63.00	63.00
<b>Cash Account 1 Totals</b>							<b>9,249.48</b>	<b>0.00</b>	<b>9,249.48</b>	<b>9,249.48</b>
<b>Property/Company Totals for 424 West 49th Street Condominium Association</b>							<b>9,249.48</b>	<b>0.00</b>	<b>9,249.48</b>	<b>9,249.48</b>

**AP Expense Distribution**

424 - 424 West 49th Street Condominium Association

For Cash Account : All  
From 2/1/2019 To 2/28/2019

GL Account			Invoice	Check	Amount	Account Total
Vchr	Vendor	Description	No.	No.		
<b>5100-1000</b>	<b>Utility - Gas</b>					
01005	09400 - Con Edison		11.19-01.22.1	DD1005	87.79	
01013	09400 - Con Edison		12.20-01.22.1	DD1013	1,031.90	1,119.69
<b>5120-1000</b>	<b>Utility - Electric</b>					
01005	09400 - Con Edison		11.19-01.22.1	DD1005	326.49	326.49
<b>5130-4000</b>	<b>Utility - Telephone/Internet/Cable</b>					
01004	72155 - Verizon		2.1-2.28.19	000686	35.48	35.48
<b>5505-1000</b>	<b>R&amp;M - Elevator</b>					
01001	37500 - Midtown Elevator Co., Inc		68985	000684	294.38	
01002	37500 - Midtown Elevator Co., Inc		68570	000684	941.77	
01003	37500 - Midtown Elevator Co., Inc		68571	000684	375.62	1,611.77
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					
00997	15200 - East Park Exterminating		143296	000682	103.43	
00998	15200 - East Park Exterminating		143301	000682	87.10	190.53
<b>6300-1000</b>	<b>Insurance - Other</b>					
01007	57510 - Shelter Point	DBL / PFL	2019.01.23	DD1007	134.71	134.71
<b>6300-1001</b>	<b>INSURANCE - PACKAGE</b>					
01009	06200 - BankDirect Capital Financ		2019.0201.IN	000687	42.43	42.43
<b>6300-1003</b>	<b>INSURANCE - W/C</b>					
01008	37890 - NYSIF Workers' Compensat		12.18-01.14.1	DD1008	813.54	
01012	37890 - NYSIF Workers' Compensat		56451346	DD1012	843.53	1,657.07
<b>6600-1000</b>	<b>Service Contract - Management Fees</b>					
00999	57500 - Safeguard Realty Manageme	MANAGEMENT FEES: JANUARY 2019	2019.0201.MI	000681	495.00	495.00
<b>6700-1000</b>	<b>Legal Fees</b>					
01000	28200 - Kagan Lubic Lepper Finkel		73021	000683	807.50	807.50
<b>8000-1000</b>	<b>Payroll - Salary</b>					
01006	57500 - Safeguard Realty Manageme	QTR4 - Payroll Reimbursement	4242018Q4PF	000685	2,500.00	2,500.00
<b>8000-2000</b>	<b>Payroll - Taxes</b>					
01006	57500 - Safeguard Realty Manageme	QTR4 - Payroll Reimbursement	4242018Q4PF	000685	206.25	206.25
<b>8000-3000</b>	<b>Payroll - Fees</b>					
01006	57500 - Safeguard Realty Manageme	QTR4 - Payroll Reimbursement	4242018Q4PF	000685	59.56	
01015	06250 - Basic Pay	W2s 2018	W2-2018	DD1015	63.00	122.56
Distribution Total						<b>9,249.48</b>

**Account Summary**

Account	Account Description	Debit	Credit
5100-1000	Utility - Gas	1,119.69	
5120-1000	Utility - Electric	326.49	
5130-4000	Utility - Telephone/Internet/Cable	35.48	
5505-1000	R&M - Elevator	1,611.77	
5710-1000	Service Contract - Pest Control	190.53	
6300-1000	Insurance - Other	134.71	
6300-1001	INSURANCE - PACKAGE	42.43	
6300-1003	INSURANCE - W/C	1,657.07	
6600-1000	Service Contract - Management Fees	495.00	
6700-1000	Legal Fees	807.50	

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All  
From 2/1/2019 To 2/28/2019

Account Summary

Account	Account Description	Debit	Credit
8000-1000	Payroll - Salary	2,500.00	
8000-2000	Payroll - Taxes	206.25	
8000-3000	Payroll - Fees	122.56	
1000-0000	OP - TD Bank		9,249.48
		9,249.48	9,249.48

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 2/28/2019

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>1000-0000</b>	<b>OP - TD Bank</b>					6,071.11
02/01/19	CAM to 424-4B	SK	PMT.	490.07		
02/01/19	CAM to 424-6A	SK	PMT.	688.93		
02/01/19	CAM to 424-6B	SK	PMT.	702.40		
02/01/19	Safeguard Realty Management, Inc., CHK#000681	AP	00999		495.00	
02/01/19	Basic Pay, CHK#DD1015	AP	01015		63.00	
02/06/19	CAM to 424-3A	SK	PMT.	488.15		
02/06/19	A4 to 424-3A	SK	PMT.	0.16		
02/06/19	CAM to 424-5B	SK	PMT.	490.07		
02/07/19	East Park Exterminating, CHK#000682	AP	00997		103.43	
02/07/19	East Park Exterminating, CHK#000682	AP	00998		87.10	
02/11/19	Midtown Elevator Co., Inc., CHK#000684	AP	01001		294.38	
02/11/19	Midtown Elevator Co., Inc., CHK#000684	AP	01002		941.77	
02/11/19	Midtown Elevator Co., Inc., CHK#000684	AP	01003		375.62	
02/11/19	Kagan Lubic Lepper Finkelstein & Gold., CHK#000683	AP	01000		807.50	
02/13/19	CAM to 424-3B	SK	PMT.	490.07		
02/13/19	CAM to 424-COMM	SK	PMT.	2,088.59		
02/14/19	LND to 424-5B	SK	PMT.	30.00		
02/19/19	Con Edison, CHK#DD1005	AP	01005		414.28	
02/19/19	Shelter Point, CHK#DD1007	AP	01007		134.71	
02/19/19	NYSIF Workers' Compensation, CHK#DD1008	AP	01008		813.54	
02/20/19	Safeguard Realty Management, Inc., CHK#000685	AP	01006		2,765.81	
02/21/19	Verizon, CHK#000686	AP	01004		35.48	
02/22/19	BankDirect Capital Finance, LLC, CHK#000687	AP	01009		42.43	
02/26/19	CAM to 424-4A	SK	PMT.	488.15		
02/26/19	CAM to 424-5B	SK	PMT.	490.07		
02/26/19	Con Edison, CHK#DD1013	AP	01013		1,031.90	
02/27/19	NYSIF Workers' Compensation, CHK#DD1012	AP	01012		843.53	
02/28/19	Bank Svc charge	RC			2.00	
<b>Total</b>				<u>6,446.66</u>	<u>9,251.48</u>	<u>3,266.29</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>
<b>2480-0000</b>	<b>Other Liabilities</b>					1,188.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>1,188.00</u>
<b>3038-0000</b>	<b>Opening Balance</b>					(9,925.42)
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
<b>3045-0000</b>	<b>Retained Earnings</b>					(1,618.62)

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 2/28/2019

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>3045-0000</b>	<b>Retained Earnings</b>					
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>(1,618.62)</u>
<b>4410-0000</b>	<b>Common Area Maintenance</b>					(6,336.52)
02/01/19	CAM to 424-4B	SK	PMT.		490.07	
02/01/19	CAM to 424-6A	SK	PMT.		688.93	
02/01/19	CAM to 424-6B	SK	PMT.		702.40	
02/06/19	CAM to 424-3A	SK	PMT.		488.15	
02/06/19	CAM to 424-5B	SK	PMT.		490.07	
02/06/19	A4 to 424-3A	SK	PMT.		0.16	
02/13/19	CAM to 424-3B	SK	PMT.		490.07	
02/13/19	CAM to 424-COMM	SK	PMT.		2,088.59	
02/26/19	CAM to 424-4A	SK	PMT.		488.15	
02/26/19	CAM to 424-5B	SK	PMT.		490.07	
	<b>Total</b>			<u>0.00</u>	<u>6,416.66</u>	<u>(12,753.18)</u>
<b>4835-0000</b>	<b>Laundry Income</b>					(30.00)
02/14/19	LND to 424-5B	SK	PMT.		30.00	
	<b>Total</b>			<u>0.00</u>	<u>30.00</u>	<u>(60.00)</u>
<b>5100-1000</b>	<b>Utility - Gas</b>					787.05
02/19/19	Con Edison, CHK#DD1005	AP	01005	87.79		
02/26/19	Con Edison, CHK#DD1013	AP	01013	1,031.90		
	<b>Total</b>			<u>1,119.69</u>	<u>0.00</u>	<u>1,906.74</u>
<b>5120-1000</b>	<b>Utility - Electric</b>					317.37
02/19/19	Con Edison, CHK#DD1005	AP	01005	326.49		
	<b>Total</b>			<u>326.49</u>	<u>0.00</u>	<u>643.86</u>
<b>5130-4000</b>	<b>Utility - Telephone/Internet/Cable</b>					0.00
02/21/19	Verizon, CHK#000686	AP	01004	35.48		
	<b>Total</b>			<u>35.48</u>	<u>0.00</u>	<u>35.48</u>
<b>5505-1000</b>	<b>R&amp;M - Elevator</b>					1,127.27
02/11/19	Midtown Elevator Co., Inc., CHK#000684	AP	01001	294.38		
02/11/19	Midtown Elevator Co., Inc., CHK#000684	AP	01002	941.77		
02/11/19	Midtown Elevator Co., Inc., CHK#000684	AP	01003	375.62		
	<b>Total</b>			<u>1,611.77</u>	<u>0.00</u>	<u>2,739.04</u>
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					92.54
02/07/19	East Park Exterminating, CHK#000682	AP	00997	103.43		
02/07/19	East Park Exterminating, CHK#000682	AP	00998	87.10		



**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 2/28/2019

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					
	<b>Total</b>			<u>190.53</u>	<u>0.00</u>	<u>283.07</u>
<b>6300-1000</b>	<b>Insurance - Other</b>					0.00
02/19/19	Shelter Point, CHK#DD1007	AP	01007	134.71		
	<b>Total</b>			<u>134.71</u>	<u>0.00</u>	<u>134.71</u>
<b>6300-1001</b>	<b>INSURANCE - PACKAGE</b>					42.43
02/22/19	BankDirect Capital Finance, LLC, CHK#000687	AP	01009	42.43		
	<b>Total</b>			<u>42.43</u>	<u>0.00</u>	<u>84.86</u>
<b>6300-1003</b>	<b>INSURANCE - W/C</b>					819.63
02/19/19	NYSIF Workers' Compensation, CHK#DD1008	AP	01008	813.54		
02/27/19	NYSIF Workers' Compensation, CHK#DD1012	AP	01012	843.53		
	<b>Total</b>			<u>1,657.07</u>	<u>0.00</u>	<u>2,476.70</u>
<b>6600-1000</b>	<b>Service Contract - Management Fees</b>					495.00
02/01/19	Safeguard Realty Management, Inc., CHK#000681	AP	00999	495.00		
	<b>Total</b>			<u>495.00</u>	<u>0.00</u>	<u>990.00</u>
<b>6700-1000</b>	<b>Legal Fees</b>					3,135.00
02/11/19	Kagan Lubic Lepper Finkelstein & Gold,, CHK#000683	AP	01000	807.50		
	<b>Total</b>			<u>807.50</u>	<u>0.00</u>	<u>3,942.50</u>
<b>8000-1000</b>	<b>Payroll - Salary</b>					0.00
02/20/19	Safeguard Realty Management, Inc., CHK#000685	AP	01006	2,500.00		
	<b>Total</b>			<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>
<b>8000-2000</b>	<b>Payroll - Taxes</b>					0.00
02/20/19	Safeguard Realty Management, Inc., CHK#000685	AP	01006	206.25		
	<b>Total</b>			<u>206.25</u>	<u>0.00</u>	<u>206.25</u>
<b>8000-3000</b>	<b>Payroll - Fees</b>					0.00
02/01/19	Basic Pay, CHK#DD1015	AP	01015	63.00		
02/20/19	Safeguard Realty Management, Inc., CHK#000685	AP	01006	59.56		
	<b>Total</b>			<u>122.56</u>	<u>0.00</u>	<u>122.56</u>
<b>8250-1000</b>	<b>Postage &amp; Courier Service</b>					21.28
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>21.28</u>
<b>8320-1000</b>	<b>Bank Charges</b>					2.00

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 2/28/2019

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8320-1000	Bank Charges					
	02/28/19 Bank Svc charge	RC		2.00		
	Total			2.00	0.00	4.00
8520-1000	Other Consulting					174.00
	Total			0.00	0.00	174.00
8530-1000	Administrative - Other					407.88
	Total			0.00	0.00	407.88

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 2/28/2019

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			15,698.14		
	Total Credits			15,698.14		
	Difference			0.00		
	Total Assets			-2,804.82		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			6,446.66		
	Total Expense			9,251.48		
Ledger Totals						
	Beginning Debits			17,910.56		
	Beginning Credits			17,910.56		
	Difference			0.00		
	Ending Debits			24,357.22		
	Ending Credits			24,357.22		
	Difference			0.00		