

424 West 49th Street Condo Association

Statement of Operations  
424 West 49th St, New York, NY - 12/2017

	Current Period	Year to Date
<b>INCOME</b>		
Common Area Maintenance	4,743.42	54,636.92
Assessment	3,273.00	20,562.00
<b>TOTAL INCOME</b>	8,016.42	75,198.92
<b>EXPENSES</b>		
Utility - Gas/Fuel - Heating	398.03	5,179.08
Utility - Electric	305.78	3,891.02
Utility - Water & Sewer	838.77	3,008.39
Utility - Telephone/Internet/Cable	35.38	397.28
R&M - Other	0.00	650.00
R&M - Plumbing	0.00	720.00
R&M - Boiler/Heating	112.74	7,680.18
R&M - Painting	0.00	300.00
R&M - Elevator	0.00	2,993.72
Service Contract - Elevator	294.38	3,229.39
Service Contract - Pest Control	359.28	2,063.14
Inspection - Elevator	0.00	1,080.00
Taxes - Corporate/Income	0.00	15.00
Insurance - Other	0.00	9,021.09
Insurance - Property/Liability	34.69	735.59
Service Contract - Management Fees	495.00	5,940.00
Payroll - Salary	438.07	5,652.39
Payroll - Taxes & Fees	505.50	505.50
Building Supplies	0.00	5,021.63
Other Expenses	10.00	343.21
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	7,100.00	10,025.00
<b>TOTAL EXPENSES</b>	10,927.62	70,651.61
<b>NET PROFIT / LOSS</b>	(2,911.20)	4,547.31

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 12/2017

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
<b>INCOME</b>													
Common Area Maintenance	3,383.13	4,780.18	3,237.42	5,727.92	5,642.10	5,698.67	3,383.96	5,830.69	5,245.42	3,383.13	3,380.88	4,743.42	54,656.92
Assessment	0.00	0.00	0.00	0.00	0.00	0.00	3,052.00	3,064.00	9,208.00	436.00	1,529.00	3,273.00	20,562.00
<b>TOTAL INCOME</b>	<b>3,383.13</b>	<b>4,780.18</b>	<b>3,237.42</b>	<b>5,727.92</b>	<b>5,642.10</b>	<b>5,698.67</b>	<b>6,635.96</b>	<b>8,894.69</b>	<b>14,453.42</b>	<b>3,819.13</b>	<b>4,909.88</b>	<b>8,016.42</b>	<b>75,198.92</b>
<b>EXPENSES</b>													
Utility - Gas/Fuel - Heating	675.82	849.51	40.98	1,393.10	469.20	817.13	(230.88)	186.62	185.29	182.29	211.99	398.03	5,179.08
Utility - Electric	342.65	313.22	310.65	320.63	287.73	303.72	362.91	336.78	316.70	345.34	344.91	305.78	3,891.02
Utility - Water & Sewer	0.00	0.00	688.56	0.00	0.00	0.00	688.19	0.00	792.87	0.00	0.00	838.77	3,008.39
Utility - Telephone/Internet/Cable	0.00	39.02	34.55	34.62	34.62	0.00	69.67	43.93	35.05	35.22	35.22	35.38	397.28
R&M - Other	450.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
R&M - Plumbing	0.00	720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00
R&M - Boiler/Heating	7,567.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.74	7,680.18
R&M - Painting	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
R&M - Elevator	446.39	626.03	255.86	0.00	700.00	0.00	0.00	0.00	0.00	965.44	0.00	0.00	2,993.72
Service Contract - Elevator	(8.79)	294.38	0.00	588.76	294.38	294.38	294.38	294.38	294.38	294.38	294.38	294.38	3,229.39
Service Contract - Pest Control	179.64	179.64	179.64	179.64	92.54	0.00	359.28	266.74	87.10	179.64	0.00	359.28	2,063.14
Inspection - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.00	0.00	0.00	700.00	0.00	1,080.00
Taxes - Corporate/Income	0.00	0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
Insurance - Other	610.00	0.00	1,677.42	841.71	841.71	841.71	841.71	841.71	841.71	841.71	841.70	0.00	9,021.09
Insurance - Property/Liability	284.55	34.55	34.55	34.55	34.55	0.00	139.39	34.69	34.69	34.69	34.69	34.69	735.59
Service Contract - Management Fees	495.00	495.00	0.00	0.00	1,485.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	5,940.00
Payroll - Salary	475.00	582.28	0.00	475.00	950.00	0.00	950.00	475.00	435.68	435.68	435.68	438.07	5,652.39
Payroll - Taxes & Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	505.50	505.50
Building Supplies	210.05	0.00	1,093.27	0.00	0.00	1,069.38	2,648.93	0.00	0.00	0.00	0.00	0.00	5,021.63
Other Expenses	24.60	146.00	2.00	21.61	2.00	102.00	27.00	2.00	2.00	2.00	2.00	10.00	343.21
Accounting/Audit Fees	0.00	0.00	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Permits/Violations/Fines/Fees	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	2,625.00	7,100.00	10,025.00
<b>TOTAL EXPENSES</b>	<b>11,852.35</b>	<b>4,779.63</b>	<b>4,317.48</b>	<b>3,904.62</b>	<b>7,391.73</b>	<b>3,923.32</b>	<b>6,645.58</b>	<b>3,356.85</b>	<b>3,520.47</b>	<b>4,011.39</b>	<b>6,020.57</b>	<b>10,927.62</b>	<b>70,651.61</b>
<b>NET PROFIT / LOSS</b>	<b>(8,469.22)</b>	<b>0.55</b>	<b>(1,080.06)</b>	<b>1,823.30</b>	<b>(1,749.63)</b>	<b>1,775.35</b>	<b>(9.62)</b>	<b>5,537.84</b>	<b>10,932.95</b>	<b>(192.26)</b>	<b>(1,110.69)</b>	<b>(2,911.20)</b>	<b>4,547.31</b>

424 West 49th Street Condo Association

Balance Sheet  
424 West 49th St, New York, NY - 12/31/17

ASSETS

CASH

OP - TD Bank	\$14,550.72
Cash Held by PrevMgmt	3,000.00

**TOTAL CASH** 17,550.72

ACCOUNTS RECEIVABLE

**TOTAL CURRENT ASSETS** 17,550.72

LONG TERM ASSETS

Utility Sec Dep	230.00
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**TOTAL LONG TERM ASSETS** 230.00

**TOTAL ASSETS** 17,780.72

LIABILITIES & EQUITY

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

Opening Balance	9,925.42
Current Earnings	4,547.31
Retained Earnings	4,495.99

**TOTAL EQUITY** 18,968.72

**TOTAL LIAB & EQUITY** 17,780.72

## MONTHLY BANK RECONCILIATION

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

12/31/17

		OPERATING [TD]
12/1/2017	Opening Checkbook Balance	\$ 17,461.92
Add:	Total Deposits for the Current Month	8,016.42
	Interest Income	-
	Cash available	\$ 25,478.34
Less:	Total Checks written for the Current Month	10,925.62
	ACHs	-
	Bank Charges	2.00
12/31/2017	Ending Checkbook Balance	<u>\$ 14,550.72</u>
12/31/2017	Bank Balance per Bank Statement	\$ 14,988.79
Add:	Outstanding Deposits	-
<b><u>OPER</u></b>		
Less:	Outstanding Checks	
12/29/2017	Ishmael Cruz	438.07
Total Outstanding Checks [Oper]		438.07
Add:	Miscellaneous Adjustments	-
12/31/2017	Adjusted Bank Balance	<u>\$ 14,550.72</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: Dec 01 2017-Dec 31 2017  
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 12/01	18,891.98
Plus 4 Deposits and Other Credits	8,016.42
Less 15 Checks and Other Debits	11,917.61
Less Service Charges	2.00
Statement Balance as of 12/31	14,988.79

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

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
12/01	DEPOSIT		3,660.12	22,552.10
12/01	Check #548	994.38		21,557.72
12/01	Check #551	495.00		21,062.72
12/05	Check #553	435.68		20,627.04
12/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 88893707		350.17	20,977.21
12/06	DEBIT	7,008.00		13,969.21
12/06	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	361.37		13,607.84
12/06	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	342.44		13,265.40
12/11	DEPOSIT		2,500.13	15,765.53
12/12	Check #554	179.64		15,585.89
12/18	Check #557	35.38		15,550.51
12/19	Check #556	294.38		15,256.13
12/19	Check #555	179.64		15,076.49
12/22	CCD DEPOSIT, PAYLEASE.COM CREDIT 89726068		1,506.00	16,582.49
12/26	Check #561	34.69		16,547.80
12/28	CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329	505.50		16,042.30
12/28	Check #558	112.74		15,929.56
12/29	Check #560	838.77		15,090.79
12/29	Check #559	100.00		14,990.79
12/29	PAPER STATEMENT FEE	2.00		14,988.79

**Checks Paid**

No. Checks: 11

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
12/01	548	994.38	12/12	554	179.64
12/01	551*	495.00	12/19	555	179.64
12/05	553*	435.68	12/19	556	294.38

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

**Bank**

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## STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Dec 01 2017-Dec 31 2017  
Cust Ref #: 7920173353-720-T-###  
Primary Account #: 792-0173353

## ACCOUNT ACTIVITY

**Checks Paid (continued)**

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
12/18	557	35.38	12/29	560	838.77
12/28	558	112.74	12/26	561	34.69
12/29	559	100.00			

## 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

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 

Property : 424 West 49th St. Condominium

12/1/2017 thru 12/31/2017

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 503 Check 0797841	12/01/17	348.79
		CASH	Pymt. Batch 503 Check 34837280	12/01/17	2,616.00
		CASH	Pymt. Batch 503 Check 5549573	12/01/17	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 603 Check 378	12/11/17	657.00
		CASH	Pymt. Batch 603 Check 379	12/11/17	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 503 Check 4887659	12/01/17	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 461 Check 01318113	12/01/17	350.17
424-6B	Lixing Chu	CASH	Pymt. Batch 795 Check 02979159	12/18/17	1,506.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 603 Check 2086	12/11/17	1,492.84
					<hr/> 8,016.42

**PROPERTY TOTALS:**

Total Checks and Cash Received	8,016.42
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
Assessment	AST	3,273.00
Common Area Maintenance	CAM	4,743.42
	Total	<hr/> 8,016.42

Property : 424 West 49th St. Condominium

12/1/2017 thru 12/31/2017

## Cash Journal

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

Total Checks and Cash Received	8,016.42
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
Assessment	AST	3,273.00
Common Area Maintenance	CAM	4,743.42
	Total	8,016.42



**Detailed Rent Roll**

12/1/2017 to 12/31/2017

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	2,964.79	0.00	(348.79) Pymt. Batch 503 Check 0797841 (2,616.00) Pymt. Batch 503 Check 34837280 (348.79) Pymt. Batch 503 Check 5549573 348.79 Common Area Maintenance
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	657.00	0.00	350.29 Common Area Maintenance (657.00) Pymt. Batch 603 Check 378 (350.29) Pymt. Batch 603 Check 379
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	0.00	(346.54) Pymt. Batch 503 Check 4887659 346.54 Common Area Maintenance
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	2,628.00	2,628.00	(350.17) Pymt. Batch 461 Check 01318113 350.17 Common Area Maintenance
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	0.00	0.00	0.00
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	(350.17)	0.00	350.17 Common Area Maintenance
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	(492.25)	0.00	492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	502.00	(502.00)	502.00 Common Area Maintenance (1,506.00) Pymt. Batch 795 Check 02979159
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 603 Check 2086
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

**Detailed Rent Roll**

12/1/2017 to 12/31/2017

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
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**PROPERTY TOTALS :**

CAM	Common Area Maintenance			4,233.05	
	Total Current Charges			4,233.05	
	Previous Balance			5,909.37	
	Cash Received			(8,016.42)	
	Checks Removed			0.00	
	Deposits Forfeited			0.00	
	NSF Checks			0.00	
	Deposits Decreased			0.00	
	Open Credits Refunded			0.00	
	Accounts Receivable Balance			2,126.00	
	Security Deposits Held			0.00	

**ADDITIONAL OPEN CREDITS:**

CAM	Common Area Maintenance			502.00	
	Total Open Credits			502.00	

**OPEN CREDITS APPLIED:**

CAM	Common Area Maintenance			1,892.93	
	Total Applied Open Credits			1,892.93	

**AP Check Register**

**424 - 424 West 49th Street Condominium Association**  
**Date Range : 12/1/2017 To 12/31/2017 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000551	12/01/2017	57500	Safeguard Realty Management, Inc.	00761	2017.1201.Lo	12/01/2017	495.00	0.00	495.00	495.00
000552	12/05/2017	24320	Ishmael Cruz	00762	11/2017	12/05/2017	-435.68	0.00	-435.68	-435.68
000553	12/05/2017	24320	Ishmael Cruz	00762	11/2017	11/30/2017	435.68	0.00	435.68	435.68
000554	12/06/2017	15200	East Park Exterminating	00759	113374	10/26/2017	92.54	0.00	92.54	
				00760	113375	10/26/2017	87.10	0.00	87.10	
				<b>Total for Check Number 000554</b>			179.64	0.00	179.64	179.64
000555	12/13/2017	15200	East Park Exterminating	00769	113798	11/23/2017	92.54	0.00	92.54	
				00770	113799	11/23/2017	87.10	0.00	87.10	
				<b>Total for Check Number 000555</b>			179.64	0.00	179.64	179.64
000556	12/13/2017	37500	Midtown Elevator Co., Inc.	00773	63483	12/01/2017	294.38	0.00	294.38	294.38
000557	12/13/2017	72155	Verizon	00772	12.1-12.31.17	12/01/2017	35.38	0.00	35.38	35.38
000558	12/21/2017	37800	New York Heating	00771	SM61382	12/01/2017	112.74	0.00	112.74	112.74
000559	12/21/2017	38700	Finance Commissioner, City of New Y	00767	E43558093Z	11/30/2017	100.00	0.00	100.00	100.00
000560	12/21/2017	39500	NYC Water Board	00768	8.21-11.23.17	11/29/2017	838.77	0.00	838.77	838.77
000561	12/21/2017	06200	BankDirect Capital Finance, LLC	00774	2017.1201.INS	12/01/2017	34.69	0.00	34.69	34.69
100001	12/29/2017	24320	Ishmael Cruz	00775	2017.1231.PR	12/31/2017	438.07	0.00	438.07	438.07
DD1204	12/04/2017	09400	Con Edison	00764	10.19-11.17.17	11/20/2017	342.44	0.00	342.44	
				00765	10.19-11.17.17	11/20/2017	361.37	0.00	361.37	
				<b>Total for Check Number DD1204</b>			703.81	0.00	703.81	703.81
OC1206	12/06/2017	39100	NYC Department of Buildings	00766	2017.1206.	12/06/2017	7,008.00	0.00	7,008.00	7,008.00
PR1229	12/29/2017	06250	Basic Pay	00776	2017.1231.PR	12/29/2017	505.50	0.00	505.50	505.50
<b>Cash Account 1 Totals</b>							<b>10,925.62</b>	<b>0.00</b>	<b>10,925.62</b>	<b>10,925.62</b>
<b>Property/Company Totals for 424 West 49th Street Condominium Association</b>							<b>10,925.62</b>	<b>0.00</b>	<b>10,925.62</b>	<b>10,925.62</b>

**AP Expense Distribution**

424 - 424 West 49th Street Condominium Association

For Cash Account : All  
From 12/1/2017 To 12/31/2017

GL Account			Invoice	Check	Amount	Account Total
Vchr	Vendor	Description	No.	No.		
<b>5100-3000 Utility - Gas/Fuel - Heating</b>						
00764	09400 - Con Edison	10/19/2017-11/17/2017	10.19-11.17.	DD1204	36.66	
00765	09400 - Con Edison	10/19/2017-11/17/2017	10.19-11.17.	DD1204	361.37	398.03
<b>5120-1000 Utility - Electric</b>						
00764	09400 - Con Edison	10/19/2017-11/17/2017	10.19-11.17.	DD1204	305.78	305.78
<b>5130-3000 Utility - Water &amp; Sewer</b>						
00768	39500 - NYC Water Board	8/21/2017-11/23/2017	8.21-11.23.1	000560	838.77	838.77
<b>5130-4000 Utility - Telephone/Internet/Cable</b>						
00772	72155 - Verizon	12/1/2017-12/31/2017	12.1-12.31.1	000557	35.38	35.38
<b>5502-1000 R&amp;M - Boiler/Heating</b>						
00771	37800 - New York Heating	DEP	SM61382	000558	112.74	112.74
<b>5600-1000 Service Contract - Elevator</b>						
00773	37500 - Midtown Elevator Co., Inc	Regular Service	63483	000556	294.38	294.38
<b>5710-1000 Service Contract - Pest Control</b>						
00759	15200 - East Park Exterminating	Roach/Rodent	113374	000554	92.54	
00760	15200 - East Park Exterminating	Fill stations	113375	000554	87.10	
00769	15200 - East Park Exterminating	Roach/Rodent	113798	000555	92.54	
00770	15200 - East Park Exterminating	Fill 4 Stations	113799	000555	87.10	359.28
<b>6300-2000 Insurance - Property/Liability</b>						
00774	06200 - BankDirect Capital Financ	12/2017	2017.1201.I	000561	34.69	34.69
<b>6600-1000 Service Contract - Management Fees</b>						
00761	57500 - Safeguard Realty Manageme	Management Fee	2017.1201.I	000551	495.00	495.00
<b>8000-1000 Payroll - Salary</b>						
00762	24320 - Ishmael Cruz	11/2017	11/2017	000553	435.68	
00762	24320 - Ishmael Cruz	11/2017	11/2017	000552	(435.68)	
00775	24320 - Ishmael Cruz	P/E DATE - DEC 31, 2017	2017.1231.F	100001	438.07	438.07
<b>8000-4000 Payroll - Taxes &amp; Fees</b>						
00776	06250 - Basic Pay	P/E DATE - DEC 31, 2017	2017.1231.F	PR1229	505.50	505.50
<b>8230-0000 Other Expenses</b>						
00766	39100 - NYC Department of Buildin	Official Check#82751709-3	2017.1206.	OC1206	8.00	8.00
<b>8530-2000 Permits/Violations/Fines/Fees</b>						
00766	39100 - NYC Department of Buildin	Official Check#82751709-3	2017.1206.	OC1206	7,000.00	
00767	38700 - Finance Commissioner, Cit	E43558093Z	E43558093Z	000559	100.00	7,100.00
Distribution Total						10,925.62

**Account Summary**

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	398.03	
5120-1000	Utility - Electric	305.78	
5130-3000	Utility - Water & Sewer	838.77	
5130-4000	Utility - Telephone/Internet/Cable	35.38	
5502-1000	R&M - Boiler/Heating	112.74	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	359.28	
6300-2000	Insurance - Property/Liability	34.69	
6600-1000	Service Contract - Management Fees	495.00	

**AP Expense Distribution**

**424 - 424 West 49th Street Condominium Association**

**For Cash Account : All  
From 12/1/2017 To 12/31/2017**

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
8000-1000	Payroll - Salary	438.07	
8000-4000	Payroll - Taxes & Fees	505.50	
8230-0000	Other Expenses	8.00	
8530-2000	Permits/Violations/Fines/Fees	7,100.00	
1000-0000	OP - TD Bank		10,925.62
		<u>10,925.62</u>	<u>10,925.62</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>1000-0000</b>	<b>OP - TD Bank</b>					17,461.92
	12/01/17 CAM to 424-3A	SK	PMT.	348.79		
	12/01/17 AST to 424-3A	SK	PMT.	2,616.00		
	12/01/17 CAM to 424-3A	SK	PMT.	348.79		
	12/01/17 CAM to 424-4A	SK	PMT.	346.54		
	12/01/17 CAM to 424-4B	SK	PMT.	350.17		
	12/01/17 CAM to 424-5B	SK	OCR.	350.17		
	12/01/17 CAM to 424-5B	SK	OCR.		350.17	
	12/01/17 CAM to 424-5B	SK	OCR.	350.17		
	12/01/17 CAM to 424-5B	SK	OCR.		350.17	
	12/01/17 CAM to 424-5B	SK	OCR.	350.17		
	12/01/17 CAM to 424-5B	SK	OCR.		350.17	
	12/01/17 CAM to 424-5B	SK	OCR.	350.17		
	12/01/17 CAM to 424-5B	SK	OCR.		350.17	
	12/01/17 CAM to 424-6A	SK	OCR.	492.25		
	12/01/17 CAM to 424-6A	SK	OCR.		492.25	
	12/01/17 Safeguard Realty Management, Inc., CHK#000551	AP	00761		495.00	
	12/04/17 Con Edison, CHK#DD1204	AP	00764		342.44	
	12/04/17 Con Edison, CHK#DD1204	AP	00765		361.37	
	12/05/17 Ishmael Cruz, CHK#000553	AP	00762		435.68	
	12/05/17 Ishmael Cruz, CHK#000552	AP	00762	435.68		
	12/06/17 East Park Exterminating, CHK#000554	AP	00759		92.54	
	12/06/17 East Park Exterminating, CHK#000554	AP	00760		87.10	
	12/06/17 NYC Department of Buildings, CHK#OC1206	AP	00766		7,008.00	
	12/11/17 AST to 424-3B	SK	PMT.	657.00		
	12/11/17 CAM to 424-3B	SK	PMT.	350.29		
	12/11/17 CAM to 424-COMM	SK	PMT.	1,492.84		
	12/13/17 Verizon, CHK#000557	AP	00772		35.38	
	12/13/17 Midtown Elevator Co., Inc., CHK#000556	AP	00773		294.38	
	12/13/17 East Park Exterminating, CHK#000555	AP	00769		92.54	
	12/13/17 East Park Exterminating, CHK#000555	AP	00770		87.10	
	12/18/17 CAM to 424-6B	SK	PMT.	502.00		
	12/18/17 CAM to 424-6B	SK	PMT.	502.00		
	12/18/17 CAM to 424-6B	SK	PMT.	502.00		
	12/21/17 NYC Water Board, CHK#000560	AP	00768		838.77	
	12/21/17 New York Heating, CHK#000558	AP	00771		112.74	
	12/21/17 BankDirect Capital Finance, LLC, CHK#000561	AP	00774		34.69	
	12/21/17 Finance Commissioner, City of New York, CHK#000559	AP	00767		100.00	
	12/29/17 Ishmael Cruz, CHK#100001	AP	00775		438.07	
	12/29/17 Basic Pay, CHK#PR1229	AP	00776		505.50	
	12/31/17 TD Bank, CHK#BF1231	AP	00784		2.00	
	<b>Total</b>			<b>10,345.03</b>	<b>13,256.23</b>	<b>14,550.72</b>
<b>1002-0000</b>	<b>Cash Held by PrevMgmt</b>					3,000.00
	<b>Total</b>			<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>1650-0000</b>	<b>Utility Sec Dep</b>					230.00

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1650-0000	Utility Sec Dep					
<b>Total</b>				0.00	0.00	230.00
2480-0000	Other Liabilities					1,188.00
<b>Total</b>				0.00	0.00	1,188.00
3038-0000	Opening Balance					(9,925.42)
<b>Total</b>				0.00	0.00	(9,925.42)
3045-0000	Retained Earnings					(4,495.99)
<b>Total</b>				0.00	0.00	(4,495.99)
4410-0000	Common Area Maintenance					(49,893.50)
12/01/17	CAM to 424-3A	SK	PMT.		348.79	
12/01/17	CAM to 424-3A	SK	PMT.		348.79	
12/01/17	CAM to 424-4A	SK	PMT.		346.54	
12/01/17	CAM to 424-4B	SK	PMT.		350.17	
12/01/17	CAM to 424-5B	SK	OCR.		350.17	
12/01/17	CAM to 424-5B	SK	OCR.	350.17		
12/01/17	CAM to 424-5B	SK	OCR.		350.17	
12/01/17	CAM to 424-5B	SK	OCR.	350.17		
12/01/17	CAM to 424-5B	SK	OCR.		350.17	
12/01/17	CAM to 424-5B	SK	OCR.	350.17		
12/01/17	CAM to 424-5B	SK	OCR.		350.17	
12/01/17	CAM to 424-6A	SK	OCR.		492.25	
12/01/17	CAM to 424-6A	SK	OCR.	492.25		
12/04/17	CAM to 424-5A	SK	ADJ.	348.79		
12/04/17	CAM to 424-5A	SK	ADJ.		348.79	
12/11/17	CAM to 424-3B	SK	PMT.		350.29	
12/11/17	CAM to 424-COMM	SK	PMT.		1,492.84	
12/18/17	CAM to 424-6B	SK	PMT.		502.00	
12/18/17	CAM to 424-6B	SK	PMT.		502.00	
12/18/17	CAM to 424-6B	SK	PMT.		502.00	
<b>Total</b>				2,241.72	6,985.14	(54,636.92)
4850-0000	Assessment					(17,289.00)
12/01/17	AST to 424-3A	SK	PMT.		2,616.00	
12/11/17	AST to 424-3B	SK	PMT.		657.00	
<b>Total</b>				0.00	3,273.00	(20,562.00)
5100-3000	Utility - Gas/Fuel - Heating					4,781.05
12/04/17	Con Edison, CHK#DD1204	AP	00764	36.66		
12/04/17	Con Edison, CHK#DD1204	AP	00765	361.37		

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>5100-3000</b>	<b>Utility - Gas/Fuel - Heating</b>					
	<b>Total</b>			398.03	0.00	5,179.08
<b>5120-1000</b>	<b>Utility - Electric</b>					3,585.24
12/04/17	Con Edison, CHK#DD1204	AP	00764	305.78		
	<b>Total</b>			305.78	0.00	3,891.02
<b>5130-3000</b>	<b>Utility - Water &amp; Sewer</b>					2,169.62
12/21/17	NYC Water Board, CHK#000560	AP	00768	838.77		
	<b>Total</b>			838.77	0.00	3,008.39
<b>5130-4000</b>	<b>Utility - Telephone/Internet/Cable</b>					361.90
12/13/17	Verizon, CHK#000557	AP	00772	35.38		
	<b>Total</b>			35.38	0.00	397.28
<b>5470-1000</b>	<b>R&amp;M - Other</b>					650.00
	<b>Total</b>			0.00	0.00	650.00
<b>5500-1000</b>	<b>R&amp;M - Plumbing</b>					720.00
	<b>Total</b>			0.00	0.00	720.00
<b>5502-1000</b>	<b>R&amp;M - Boiler/Heating</b>					7,567.44
12/21/17	New York Heating, CHK#000558	AP	00771	112.74		
	<b>Total</b>			112.74	0.00	7,680.18
<b>5504-1000</b>	<b>R&amp;M - Painting</b>					300.00
	<b>Total</b>			0.00	0.00	300.00
<b>5505-1000</b>	<b>R&amp;M - Elevator</b>					2,993.72
	<b>Total</b>			0.00	0.00	2,993.72
<b>5600-1000</b>	<b>Service Contract - Elevator</b>					2,935.01
12/13/17	Midtown Elevator Co., Inc., CHK#000556	AP	00773	294.38		
	<b>Total</b>			294.38	0.00	3,229.39
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					1,703.86
12/06/17	East Park Exterminating, CHK#000554	AP	00759	92.54		
12/06/17	East Park Exterminating, CHK#000554	AP	00760	87.10		
12/13/17	East Park Exterminating, CHK#000555	AP	00769	92.54		
12/13/17	East Park Exterminating, CHK#000555	AP	00770	87.10		



**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>					
	<b>Total</b>			359.28	0.00	2,063.14
<b>5725-1000</b>	<b>Inspection - Elevator</b>					1,080.00
	<b>Total</b>			0.00	0.00	1,080.00
<b>6200-1000</b>	<b>Taxes - Corporate/Income</b>					15.00
	<b>Total</b>			0.00	0.00	15.00
<b>6300-1000</b>	<b>Insurance - Other</b>					9,021.09
	<b>Total</b>			0.00	0.00	9,021.09
<b>6300-2000</b>	<b>Insurance - Property/Liability</b>					700.90
12/21/17	BankDirect Capital Finance, LLC, CHK#000561	AP	00774	34.69		
	<b>Total</b>			34.69	0.00	735.59
<b>6600-1000</b>	<b>Service Contract - Management Fees</b>					5,445.00
12/01/17	Safeguard Realty Management, Inc., CHK#000551	AP	00761	495.00		
	<b>Total</b>			495.00	0.00	5,940.00
<b>8000-1000</b>	<b>Payroll - Salary</b>					5,214.32
12/05/17	Ishmael Cruz, CHK#000553	AP	00762	435.68		
12/05/17	Ishmael Cruz, CHK#000552	AP	00762		435.68	
12/29/17	Ishmael Cruz, CHK#100001	AP	00775	438.07		
	<b>Total</b>			873.75	435.68	5,652.39
<b>8000-4000</b>	<b>Payroll - Taxes &amp; Fees</b>					0.00
12/29/17	Basic Pay, CHK#PR1229	AP	00776	505.50		
	<b>Total</b>			505.50	0.00	505.50
<b>8150-0000</b>	<b>Building Supplies</b>					5,021.63
	<b>Total</b>			0.00	0.00	5,021.63
<b>8230-0000</b>	<b>Other Expenses</b>					333.21
12/06/17	NYC Department of Buildings, CHK#OC1206	AP	00766	8.00		
12/31/17	TD Bank, CHK#BF1231	AP	00784	2.00		
	<b>Total</b>			10.00	0.00	343.21
<b>8460-1000</b>	<b>Accounting/Audit Fees</b>					2,200.00
	<b>Total</b>			0.00	0.00	2,200.00

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8530-2000	Permits/Violations/Fines/Fees					2,925.00
12/06/17	NYC Department of Buildings, CHK#OC1206	AP	00766	7,000.00		
12/21/17	Finance Commissioner, City of New York, CHK#000559	AP	00767	100.00		
Total				7,100.00	0.00	10,025.00

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 12/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>Transaction Totals</b>						
	Total Debits			23,950.05		
	Total Credits			23,950.05		
	Difference			0.00		
	Total Assets			-2,911.20		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			8,016.42		
	Total Expense			10,927.62		
<b>Ledger Totals</b>						
	Beginning Debits			81,603.91		
	Beginning Credits			81,603.91		
	Difference			0.00		
	Ending Debits			89,620.33		
	Ending Credits			89,620.33		
	Difference			0.00		