

424 West 49th Street Condo Association

Statement of Operations  
424 West 49th St, New York, NY - 9/2017

	Current Period	Year to Date
<b>INCOME</b>		
Common Area Maintenance	5,245.42	43,129.49
Assessment	9,208.00	15,324.00
<b>TOTAL INCOME</b>	14,453.42	58,453.49
<b>EXPENSES</b>		
Utility - Gas/Fuel - Heating	185.29	4,386.77
Utility - Electric	316.70	2,894.99
Utility - Water & Sewer	792.87	2,169.62
Utility - Telephone/Internet/Cable	35.05	291.46
R&M - Other	0.00	650.00
R&M - Plumbing	0.00	720.00
R&M - Boiler/Heating	0.00	7,567.44
R&M - Painting	0.00	300.00
R&M - Elevator	0.00	2,028.28
Service Contract - Elevator	294.38	2,346.25
Service Contract - Pest Control	87.10	1,524.22
Inspection - Elevator	0.00	380.00
Taxes - Corporate/Income	0.00	15.00
Insurance - Other	841.71	7,337.68
Insurance - Property/Liability	34.69	631.52
Service Contract - Management Fees	495.00	4,455.00
Payroll - Salary	435.68	4,342.96
Building Supplies	0.00	5,021.63
Other Expenses	2.00	329.21
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	0.00	100.00
<b>TOTAL EXPENSES</b>	3,520.47	49,692.03
<b>NET PROFIT / LOSS</b>	10,932.95	8,761.46

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 9/2017

INCOME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
	Common Area Maintenance Assessment												
	3,383.13	4,780.18	3,237.42	5,727.92	5,642.10	5,698.67	3,583.96	5,830.69	5,245.42	0.00	0.00	0.00	43,129.49
	0.00	0.00	0.00	0.00	0.00	0.00	3,052.00	3,064.00	9,208.00	0.00	0.00	0.00	15,324.00
<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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>58,453.49</b>

EXPENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
Utility - Gas/Fuel - Heating	675.82	849.51	40.98	1,393.10	469.20	817.13	(230.88)	186.62	185.29	0.00	0.00	0.00	4,386.77
Utility - Electric	342.65	313.22	310.65	320.63	287.73	303.72	362.91	336.78	316.70	0.00	0.00	0.00	2,894.99
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	0.00	2,169.62
Utility - Telephone/Internet/Cable	0.00	39.02	34.55	34.62	0.00	0.00	69.67	43.93	35.05	0.00	0.00	0.00	291.46
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	0.00	7,567.44
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	0.00	0.00	0.00	2,028.28
Service Contract - Elevator	(8.79)	294.38	0.00	588.76	294.38	294.38	294.38	294.38	294.38	0.00	0.00	0.00	2,346.25
Service Contract - Pest Control	179.64	179.64	179.64	179.64	92.54	0.00	359.28	266.74	87.10	0.00	0.00	0.00	1,524.22
Inspection - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.00	0.00	0.00	0.00	0.00	380.00
Taxes - Corporate/Income	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	7,337.68
Insurance - Property/Liability	284.55	34.55	34.55	34.55	34.55	0.00	139.39	34.69	34.69	0.00	0.00	0.00	631.52
Service Contract - Management Fees	495.00	495.00	0.00	0.00	1,485.00	495.00	495.00	495.00	495.00	0.00	0.00	0.00	4,455.00
Payroll - Salary	475.00	582.28	0.00	475.00	950.00	0.00	950.00	475.00	435.68	0.00	0.00	0.00	4,342.96
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	0.00	0.00	0.00	329.21
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	0.00	0.00	0.00	100.00
<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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>49,692.03</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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,761.46</b>
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424 West 49th Street Condo Association

Balance Sheet

424 West 49th St, New York, NY - 9/30/17

ASSETS

<b>CASH</b>		
OP - TD Bank	\$18,764.87	
Cash Held by PrevMgmt	3,000.00	
<b>TOTAL CASH</b>		21,764.87
<b>ACCOUNTS RECEIVABLE</b>		
<b>TOTAL CURRENT ASSETS</b>		21,764.87
<b>LONG TERM ASSETS</b>		
Utility Sec Dep	230.00	
<b>TOTAL LONG TERM ASSETS</b>		230.00
<b>TOTAL ASSETS</b>		21,994.87

LIABILITIES & EQUITY

Other Liabilities	(1,188.00)	
<b>TOTAL LIABILITIES</b>		(1,188.00)
Opening Balance	9,925.42	
Current Earnings	8,761.46	
Retained Earnings	4,495.99	
<b>TOTAL EQUITY</b>		23,182.87
<b>TOTAL LIAB &amp; EQUITY</b>		21,994.87

## MONTHLY BANK RECONCILIATION

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

9/30/17

		OPERATING [TD]
9/1/2017 Opening Checkbook Balance		\$ 7,831.92
Add:	Total Deposits for the Current Month	14,453.42
	Interest Income	-
		<hr/>
Cash available		\$ 22,285.34
Less:	Total Checks written for the Current Month	3,518.47
	ACHs	-
	Bank Charges	2.00
		<hr/>
9/30/2017 Ending Checkbook Balance		<u>\$ 18,764.87</u>
9/30/2017 Bank Balance per Bank Statement		\$ 19,200.55
Add:	Outstanding Deposits	-
		<hr/>
<b><u>OPER</u></b>		
Less:	Outstanding Checks	Check # Amount
<hr/>		<hr/>
9/29/2017	Ismhael Cruz	537 435.68
		<hr/>
Total Outstanding Checks [Oper]		435.68
Add:	Miscellaneous Adjustments	-
		<hr/>
9/30/2017 Adjusted Bank Balance		<u>\$ 18,764.87</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: Sep 01 2017-Sep 30 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 09/01	8,394.02
Plus 5 Deposits and Other Credits	14,453.42
Less 11 Checks and Other Debits	3,644.89
Less Service Charges	2.00
Statement Balance as of 09/30	19,200.55

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

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
09/05	DEPOSIT		3,505.92	11,899.94
09/07	CCD DEPOSIT, PAYLEASE.COM CREDIT 82862958		350.17	12,250.11
09/07	Check #530	495.00		11,755.11
09/08	DEPOSIT		784.79	12,539.90
09/08	Check #528	87.10		12,452.80
09/13	Check #529	475.00		11,977.80
09/13	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	354.77		11,623.03
09/13	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	147.22		11,475.81
09/18	ELECTRONIC PMT-WEB, NYC WATER BD/DEP WATER&SWR 03477624091517	792.87		10,682.94
09/19	ELECTRONIC PMT-WEB, NATIONWIDE - COM BILL PAY 20471098111	841.71		9,841.23
09/20	Check #531	34.69		9,806.54
09/26	Check #533	294.38		9,512.16
09/26	Check #534	35.05		9,477.11
09/27	CCD DEPOSIT, PAYLEASE.COM CREDIT 83732215		5,774.00	15,251.11
09/27	DEPOSIT		4,038.54	19,289.65
09/29	Check #532	87.10		19,202.55
09/29	PAPER STATEMENT FEE	2.00		19,200.55

**Checks Paid**

No. Checks: 7

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
09/08	528	87.10	09/29	532	87.10
09/13	529	475.00	09/26	533	294.38
09/07	530	495.00	09/26	534	35.05
09/20	531	34.69			

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Equal Housing Lender



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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Sep 01 2017-Sep 30 2017  
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	30
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

Property : 424 West 49th St. Condominium

9/1/2017 thru 9/30/2017

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 933 Check 21169878	9/05/17	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 933 Check 364	9/05/17	1,314.00
		CASH	Pymt. Batch 933 Check 365	9/05/17	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 336 Check 5073788	9/27/17	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 837 Check 94562134	9/01/17	350.17
424-5A	James G. Cook	CASH	Pymt. Batch 970 Check 6082	9/08/17	348.79
		CASH	Pymt. Batch 970 Check 6083	9/08/17	436.00
424-6A	Bradley Rosen	CASH	Pymt. Batch 336 Check 854	9/27/17	3,692.00
424-6B	Lixing Chu	CASH	Pymt. Batch 208 Check 96270085	9/21/17	5,774.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 933 Check 2070	9/05/17	1,492.84
					14,453.42

PROPERTY TOTALS :

Total Checks and Cash Received	14,453.42
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	9,208.00
Common Area Maintenance	CAM	5,245.42
	Total	14,453.42

Property : 424 West 49th St. Condominium

9/1/2017 thru 9/30/2017

Cash Journal

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

Total Checks and Cash Received	14,453.42
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	9,208.00
Common Area Maintenance	CAM	5,245.42
	Total	14,453.42



**Detailed Rent Roll**

9/1/2017 to 9/30/2017

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	2,616.00	2,616.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 933 Check 21169878
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	2,628.00	1,314.00	350.29 Common Area Maintenance (1,314.00) Pymt. Batch 933 Check 364 (350.29) Pymt. Batch 933 Check 365
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	(346.54)	(346.54)	346.54 Common Area Maintenance (346.54) Pymt. Batch 336 Check 5073788
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	2,628.00	2,628.00	(350.17) Pymt. Batch 837 Check 94562134 350.17 Common Area Maintenance
424-5A	James G. Cook 424 West 49th Street, # 5A	0.00	1,744.00	1,308.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 970 Check 6082 (436.00) Pymt. Batch 970 Check 6083
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	(1,400.68)	(1,050.51)	350.17 Common Area Maintenance
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	2,707.50	(492.25)	492.25 Common Area Maintenance (3,692.00) Pymt. Batch 336 Check 854
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	4,770.00	(502.00)	502.00 Common Area Maintenance (5,774.00) Pymt. Batch 208 Check 96270085
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 933 Check 2070
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

**Detailed Rent Roll**

9/1/2017 to 9/30/2017

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			4,581.84	
	Total Current Charges			4,581.84	
	Previous Balance			15,346.28	
	Cash Received			(14,453.42)	
	Checks Removed			0.00	
	Deposits Forfeited			0.00	
	NSF Checks			0.00	
	Deposits Decreased			0.00	
	Open Credits Refunded			0.00	
	Accounts Receivable Balance			5,474.70	
	Security Deposits Held			0.00	

**ADDITIONAL OPEN CREDITS:**

CAM	Common Area Maintenance			848.54	
	Total Open Credits			848.54	

**OPEN CREDITS APPLIED:**

CAM	Common Area Maintenance			838.79	
	Total Applied Open Credits			838.79	

**AP Check Register**

**424 - 424 West 49th Street Condominium Association**  
**Date Range : 9/1/2017 To 9/30/2017 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000530	09/01/2017	57500	Safeguard Realty Management, Inc.	00705	2017.0901.MF	09/01/2017	495.00	0.00	495.00	495.00
000531	09/18/2017	06200	BankDirect Capital Finance, LLC	00732	2017.0901.INS	09/01/2017	34.69	0.00	34.69	34.69
000532	09/19/2017	15200	East Park Exterminating	00706	112332	08/24/2017	87.10	0.00	87.10	87.10
000533	09/19/2017	37500	Midtown Elevator Co., Inc.	00715	62119	09/01/2017	294.38	0.00	294.38	294.38
000534	09/19/2017	72155	Verizon	00730	9.1-9.30.17	09/01/2017	35.05	0.00	35.05	35.05
000537	09/29/2017	24320	Ishmael Cruz	00735	2017.0930.PR	09/29/2017	435.68	0.00	435.68	435.68
DD0911	09/11/2017	09400	Con Edison	00728	7.20-8.18.17-b	08/21/2017	147.22	0.00	147.22	
				00729	7.20-8.18-ent	08/21/2017	354.77	0.00	354.77	
				<b>Total for Check Number DD0911</b>			501.99	0.00	501.99	501.99
DD0915	09/15/2017	39500	NYC Water Board	00727	5.18-6.30.17	08/30/2017	792.87	0.00	792.87	792.87
DD0918	09/18/2017	24200	Harleysville	00731	2017.0901.Ins	09/01/2017	841.71	0.00	841.71	841.71
DD0929	09/29/2017	64050	TD Bank	00750	2017.0929.BF	09/29/2017	2.00	0.00	2.00	2.00
<b>Cash Account 1 Totals</b>							<b>3,520.47</b>	<b>0.00</b>	<b>3,520.47</b>	<b>3,520.47</b>
<b>Property/Company Totals for 424 West 49th Street Condominium Association</b>							<b>3,520.47</b>	<b>0.00</b>	<b>3,520.47</b>	<b>3,520.47</b>

**AP Expense Distribution**

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

**For Cash Account : All  
From 9/1/2017 To 9/30/2017**

<b>GL Account</b>			<b>Invoice</b>	<b>Check</b>		
<b>Vchr</b>	<b>Vendor</b>	<b>Description</b>	<b>No.</b>	<b>No.</b>	<b>Amount</b>	<b>Account Total</b>
<b>5100-3000 Utility - Gas/Fuel - Heating</b>						
00728	09400 - Con Edison	7/20/2017-8/18/2017	7.20-8.18.17	DD0911	147.22	
00729	09400 - Con Edison	7/20/2017-8/18/2017	7.20-8.18-er	DD0911	38.07	185.29
<b>5120-1000 Utility - Electric</b>						
00729	09400 - Con Edison	7/20/2017-8/18/2017	7.20-8.18-er	DD0911	316.70	316.70
<b>5130-3000 Utility - Water &amp; Sewer</b>						
00727	39500 - NYC Water Board	5/18/2017-6/30/2017	5.18-6.30.17	DD0915	792.87	792.87
<b>5130-4000 Utility - Telephone/Internet/Cable</b>						
00730	72155 - Verizon	9/1/2017-9/30/2017	9.1-9.30.17	000534	35.05	35.05
<b>5600-1000 Service Contract - Elevator</b>						
00715	37500 - Midtown Elevator Co., Inc	Regular Service	62119	000533	294.38	294.38
<b>5710-1000 Service Contract - Pest Control</b>						
00706	15200 - East Park Exterminating	Fill 4 Stations	112332	000532	87.10	87.10
<b>6300-1000 Insurance - Other</b>						
00731	24200 - Harleysville	9/2017	2017.0901.E	DD0918	841.71	841.71
<b>6300-2000 Insurance - Property/Liability</b>						
00732	06200 - BankDirect Capital Financ	9/2017	2017.0901.F	000531	34.69	34.69
<b>6600-1000 Service Contract - Management Fees</b>						
00705	57500 - Safeguard Realty Manageme	MANAGEMENT FEE - 9/2017	2017.0901.M	000530	495.00	495.00
<b>8000-1000 Payroll - Salary</b>						
00735	24320 - Ishmael Cruz	P/E DATE - SEP 30, 2017	2017.0930.F	000537	435.68	435.68
<b>8230-0000 Other Expenses</b>						
00750	64050 - TD Bank	BANK FEE	2017.0929.E	DD0929	2.00	2.00
<b>Distribution Total</b>						<b>3,520.47</b>

**Account Summary**

<b>Account</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
5100-3000	Utility - Gas/Fuel - Heating	185.29	
5120-1000	Utility - Electric	316.70	
5130-3000	Utility - Water & Sewer	792.87	
5130-4000	Utility - Telephone/Internet/Cable	35.05	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	87.10	
6300-1000	Insurance - Other	841.71	
6300-2000	Insurance - Property/Liability	34.69	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	435.68	
8230-0000	Other Expenses	2.00	
1000-0000	OP - TD Bank		3,520.47
		<b>3,520.47</b>	<b>3,520.47</b>

**Monthly General Ledger**

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 9/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>1000-0000</b>	<b>OP - TD Bank</b>					7,831.92
	09/01/17 CAM to 424-4A	SK	OCR.	346.54		
	09/01/17 CAM to 424-4A	SK	OCR.		346.54	
	09/01/17 CAM to 424-4B	SK	PMT.	350.17		
	09/01/17 CAM to 424-6A	SK	OCR.	492.25		
	09/01/17 CAM to 424-6A	SK	OCR.		492.25	
	09/01/17 Safeguard Realty Management, Inc., CHK#000530	AP	00705		495.00	
	09/05/17 CAM to 424-3A	SK	PMT.	348.79		
	09/05/17 AST to 424-3B	SK	PMT.	1,314.00		
	09/05/17 CAM to 424-3B	SK	PMT.	350.29		
	09/05/17 CAM to 424-COMM	SK	PMT.	1,492.84		
	09/08/17 CAM to 424-5A	SK	PMT.	348.79		
	09/08/17 AST to 424-5A	SK	PMT.	436.00		
	09/11/17 Con Edison, CHK#DD0911	AP	00728		147.22	
	09/11/17 Con Edison, CHK#DD0911	AP	00729		354.77	
	09/15/17 NYC Water Board, CHK#DD0915	AP	00727		792.87	
	09/18/17 Harleysville, CHK#DD0918	AP	00731		841.71	
	09/18/17 BankDirect Capital Finance, LLC, CHK#000531	AP	00732		34.69	
	09/19/17 Verizon, CHK#000534	AP	00730		35.05	
	09/19/17 Midtown Elevator Co., Inc., CHK#000533	AP	00715		294.38	
	09/19/17 East Park Exterminating, CHK#000532	AP	00706		87.10	
	09/21/17 AST to 424-6B	SK	PMT.	3,766.00		
	09/21/17 CAM to 424-6B	SK	PMT.	502.00		
	09/21/17 CAM to 424-6B	SK	PMT.	502.00		
	09/21/17 CAM to 424-6B	SK	PMT.	502.00		
	09/21/17 CAM to 424-6B	SK	PMT.	502.00		
	09/27/17 CAM to 424-4A	SK	PMT.	346.54		
	09/27/17 AST to 424-6A	SK	PMT.	3,692.00		
	09/29/17 Ishmael Cruz, CHK#000537	AP	00735		435.68	
	09/29/17 TD Bank, CHK#DD0929	AP	00750		2.00	
	<b>Total</b>			<b>15,292.21</b>	<b>4,359.26</b>	<b>18,764.87</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
	<b>Total</b>			<b>0.00</b>	<b>0.00</b>	<b>230.00</b>
<b>2480-0000</b>	<b>Other Liabilities</b>					1,188.00
	<b>Total</b>			<b>0.00</b>	<b>0.00</b>	<b>1,188.00</b>
<b>3038-0000</b>	<b>Opening Balance</b>					(9,925.42)
	<b>Total</b>			<b>0.00</b>	<b>0.00</b>	<b>(9,925.42)</b>
<b>3045-0000</b>	<b>Retained Earnings</b>					(4,495.99)

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 9/30/2017

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>(4,495.99)</u>
<b>4410-0000</b>	<b>Common Area Maintenance</b>					(37,884.07)
09/01/17	CAM to 424-4A	SK	OCR.		346.54	
09/01/17	CAM to 424-4A	SK	OCR.	346.54		
09/01/17	CAM to 424-4B	SK	PMT.		350.17	
09/01/17	CAM to 424-6A	SK	OCR.		492.25	
09/01/17	CAM to 424-6A	SK	OCR.	492.25		
09/05/17	CAM to 424-3A	SK	PMT.		348.79	
09/05/17	CAM to 424-3B	SK	PMT.		350.29	
09/05/17	CAM to 424-COMM	SK	PMT.		1,492.84	
09/08/17	CAM to 424-5A	SK	PMT.		348.79	
09/21/17	CAM to 424-6B	SK	PMT.		502.00	
09/21/17	CAM to 424-6B	SK	PMT.		502.00	
09/21/17	CAM to 424-6B	SK	PMT.		502.00	
09/21/17	CAM to 424-6B	SK	PMT.		502.00	
09/27/17	CAM to 424-4A	SK	PMT.		346.54	
	<b>Total</b>			<u>838.79</u>	<u>6,084.21</u>	<u>(43,129.49)</u>
<b>4850-0000</b>	<b>Assessment</b>					(6,116.00)
09/05/17	AST to 424-3B	SK	PMT.		1,314.00	
09/08/17	AST to 424-5A	SK	PMT.		436.00	
09/21/17	AST to 424-6B	SK	PMT.		3,766.00	
09/27/17	AST to 424-6A	SK	PMT.		3,692.00	
	<b>Total</b>			<u>0.00</u>	<u>9,208.00</u>	<u>(15,324.00)</u>
<b>5100-3000</b>	<b>Utility - Gas/Fuel - Heating</b>					4,201.48
09/11/17	Con Edison, CHK#DD0911	AP	00728	147.22		
09/11/17	Con Edison, CHK#DD0911	AP	00729	38.07		
	<b>Total</b>			<u>185.29</u>	<u>0.00</u>	<u>4,386.77</u>
<b>5120-1000</b>	<b>Utility - Electric</b>					2,578.29
09/11/17	Con Edison, CHK#DD0911	AP	00729	316.70		
	<b>Total</b>			<u>316.70</u>	<u>0.00</u>	<u>2,894.99</u>
<b>5130-3000</b>	<b>Utility - Water &amp; Sewer</b>					1,376.75
09/15/17	NYC Water Board, CHK#DD0915	AP	00727	792.87		
	<b>Total</b>			<u>792.87</u>	<u>0.00</u>	<u>2,169.62</u>
<b>5130-4000</b>	<b>Utility - Telephone/Internet/Cable</b>					256.41
09/19/17	Verizon, CHK#000534	AP	00730	35.05		
	<b>Total</b>			<u>35.05</u>	<u>0.00</u>	<u>291.46</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 9/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5470-1000	R&M - Other					650.00
	<b>Total</b>			0.00	0.00	650.00
5500-1000	R&M - Plumbing					720.00
	<b>Total</b>			0.00	0.00	720.00
5502-1000	R&M - Boiler/Heating					7,567.44
	<b>Total</b>			0.00	0.00	7,567.44
5504-1000	R&M - Painting					300.00
	<b>Total</b>			0.00	0.00	300.00
5505-1000	R&M - Elevator					2,028.28
	<b>Total</b>			0.00	0.00	2,028.28
5600-1000	Service Contract - Elevator					2,051.87
09/19/17	Midtown Elevator Co., Inc., CHK#000533	AP	00715	294.38		
	<b>Total</b>			294.38	0.00	2,346.25
5710-1000	Service Contract - Pest Control					1,437.12
09/19/17	East Park Exterminating, CHK#000532	AP	00706	87.10		
	<b>Total</b>			87.10	0.00	1,524.22
5725-1000	Inspection - Elevator					380.00
	<b>Total</b>			0.00	0.00	380.00
6200-1000	Taxes - Corporate/Income					15.00
	<b>Total</b>			0.00	0.00	15.00
6300-1000	Insurance - Other					6,495.97
09/18/17	Harleysville, CHK#DD0918	AP	00731	841.71		
	<b>Total</b>			841.71	0.00	7,337.68
6300-2000	Insurance - Property/Liability					596.83
09/18/17	BankDirect Capital Finance, LLC, CHK#000531	AP	00732	34.69		
	<b>Total</b>			34.69	0.00	631.52
6600-1000	Service Contract - Management Fees					3,960.00
09/01/17	Safeguard Realty Management, Inc., CHK#000530	AP	00705	495.00		

**Monthly General Ledger**

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 9/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6600-1000	Service Contract - Management Fees					
<b>Total</b>				495.00	0.00	4,455.00
8000-1000	Payroll - Salary					3,907.28
09/29/17	Ishmael Cruz, CHK#000537	AP	00735	435.68		
<b>Total</b>				435.68	0.00	4,342.96
8150-0000	Building Supplies					5,021.63
<b>Total</b>				0.00	0.00	5,021.63
8230-0000	Other Expenses					327.21
09/29/17	TD Bank, CHK#DD0929	AP	00750	2.00		
<b>Total</b>				2.00	0.00	329.21
8460-1000	Accounting/Audit Fees					2,200.00
<b>Total</b>				0.00	0.00	2,200.00
8530-2000	Permits/Violations/Fines/Fees					100.00
<b>Total</b>				0.00	0.00	100.00



Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 9/30/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			19,651.47		
	Total Credits			19,651.47		
	Difference			0.00		
	Total Assets			10,932.95		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			14,453.42		
	Total Expense			3,520.47		
Ledger Totals						
	Beginning Debits			58,421.48		
	Beginning Credits			58,421.48		
	Difference			0.00		
	Ending Debits			72,874.90		
	Ending Credits			72,874.90		
	Difference			0.00		