

424 West 49th Street Condo Association

Statement of Operations
424 West 49th St, New York, NY - 10/2017

	Current Period	Year to Date
INCOME		
Common Area Maintenance	3,383.13	46,512.62
Assessment	436.00	15,760.00
TOTAL INCOME	3,819.13	62,272.62
EXPENSES		
Utility - Gas/Fuel - Heating	182.29	4,569.06
Utility - Electric	345.34	3,240.33
Utility - Water & Sewer	0.00	2,169.62
Utility - Telephone/Internet/Cable	35.22	326.68
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	965.44	2,993.72
Service Contract - Elevator	294.38	2,640.63
Service Contract - Pest Control	179.64	1,703.86
Inspection - Elevator	0.00	380.00
Taxes - Corporate/Income	0.00	15.00
Insurance - Other	841.71	8,179.39
Insurance - Property/Liability	34.69	666.21
Service Contract - Management Fees	495.00	4,950.00
Payroll - Salary	435.68	4,778.64
Building Supplies	0.00	5,021.63
Other Expenses	2.00	331.21
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	200.00	300.00
TOTAL EXPENSES	4,011.39	53,703.42
NET PROFIT / LOSS	(192.26)	8,569.20

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 10/2017

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
INCOME													
Common Area Maintenance	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	3,383.13	0.00	0.00	46,512.62
Assessment	0.00	0.00	0.00	0.00	0.00	0.00	3,052.00	3,064.00	9,208.00	456.00	0.00	0.00	15,760.00
TOTAL INCOME	3,383.13	4,780.18	3,237.42	5,727.92	5,642.10	5,698.67	6,635.96	8,894.69	14,453.42	3,819.13	0.00	0.00	62,272.62
EXPENSES													
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	0.00	0.00	4,369.06
Utility - Electric	342.65	313.22	310.65	320.63	287.73	303.72	362.91	336.78	316.70	345.34	0.00	0.00	3,240.33
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	34.62	0.00	69.67	43.93	35.05	35.22	0.00	0.00	326.68
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	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	0.00	0.00	2,640.63
Service Contract - Pest Control	179.64	179.64	179.64	179.64	92.54	0.00	359.28	286.74	87.10	179.64	0.00	0.00	1,703.86
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	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	0.00	0.00	8,179.39
Insurance - Property/Liability	284.55	34.55	34.55	34.55	34.55	0.00	139.39	34.69	34.69	34.69	0.00	0.00	666.21
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	0.00	0.00	4,950.00
Payroll - Salary	475.00	582.28	0.00	475.00	950.00	0.00	950.00	475.00	435.68	435.68	0.00	0.00	4,778.64
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	0.00	0.00	331.21
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	0.00	0.00	300.00
TOTAL EXPENSES	11,852.35	4,779.63	4,317.48	3,904.62	7,391.73	3,923.32	6,645.58	3,356.85	3,520.47	4,011.39	0.00	0.00	53,703.42
NET PROFIT / LOSS	(8,469.22)	0.55	(1,080.06)	1,823.30	(1,749.63)	1,775.35	(9.62)	5,537.84	10,932.95	(192.26)	0.00	0.00	8,569.20

424 West 49th Street Condo Association

Balance Sheet
424 West 49th St, New York, NY - 10/31/17

ASSETS

CASH

OP - TD Bank	\$18,572.61
Cash Held by PrevMgmt	3,000.00

TOTAL CASH	21,572.61
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ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS	21,572.61
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LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS	230.00
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TOTAL ASSETS	21,802.61
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LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
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TOTAL LIABILITIES	(1,188.00)
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Opening Balance	9,925.42
Current Earnings	8,569.20
Retained Earnings	4,495.99

TOTAL EQUITY	22,990.61
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TOTAL LIAB & EQUITY	21,802.61
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MONTHLY BANK RECONCILIATION

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

10/31/17

OPERATING
[TD]

10/1/2017 Opening Checkbook Balance \$ 18,764.87

Add: Total Deposits for the Current Month 3,819.13
Interest Income -

Cash available \$ 22,584.00

Less: Total Checks written for the Current Month 4,009.39
ACHs -
Bank Charges 2.00

10/31/2017 Ending Checkbook Balance \$ 18,572.61

10/31/2017 Bank Balance per Bank Statement \$ 19,008.29

Add: Outstanding Deposits -

OPER

Less:	Outstanding Checks	Check #	Amount
10/31/2017	Ishmael Cruz	545	435.68

Total Outstanding Checks [Oper] 435.68

Add: Miscellaneous Adjustments -

10/31/2017 Adjusted Bank Balance \$ 18,572.61



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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: Oct 01 2017-Oct 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 10/01	19,200.55
Plus 3 Deposits and Other Credits	3,819.13
Less 14 Checks and Other Debits	4,009.39
Less Service Charges	2.00
Statement Balance as of 10/31	19,008.29

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
10/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 84707428		350.17	19,550.72
10/05	Check #536	495.00		19,055.72
10/10	Check #537	435.68		18,620.04
10/11	DEPOSIT		1,133.58	19,753.62
10/13	ELECTRONIC PMT-WEB, NATIONWIDE - COM BILL PAY 18543633121	841.71		18,911.91
10/18	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	385.99		18,525.92
10/18	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	141.64		18,384.28
10/18	Check #538	100.00		18,284.28
10/18	Check #539	100.00		18,184.28
10/19	DEPOSIT		2,335.38	20,519.66
10/19	Check #540	179.64		20,340.02
10/24	Check #541	334.38		20,005.64
10/25	Check #542	34.69		19,970.95
10/26	ZERO DOLLAR DR, NPC PAYROLL 11480329	0.00		19,970.95
10/26	ZERO DOLLAR DR, NPC PAYROLL 11480329	0.00		19,970.95
10/30	Check #544	35.22		19,935.73
10/31	Check #543	925.44		19,010.29
10/31	PAPER STATEMENT FEE	2.00		19,008.29

Checks Paid

No. Checks: 9

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
10/05	536	495.00	10/24	541	334.38
10/10	537	435.68	10/25	542	34.69
10/18	538	100.00	10/31	543	925.44
10/18	539	100.00	10/30	544	35.22
10/19	540	179.64			

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

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

7820-1-2-000000





Bank

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

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

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

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

Property : 424 West 49th St. Condominium

Cash Journal

10/1/2017 thru 10/31/2017

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 611 Check 25698297	10/11/17	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 678 Check 371	10/18/17	350.29
424-4B	TLH LLC	CASH	Pymt. Batch 419 Check 96800102	10/01/17	350.17
424-5A	James G. Cook	CASH	Pymt. Batch 611 Check 6095	10/11/17	348.79
		CASH	Pymt. Batch 611 Check 6096	10/11/17	436.00
424-6A	Bradley Rosen	CASH	Pymt. Batch 678 Check 1188	10/18/17	492.25
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 678 Check 2079	10/18/17	1,492.84
					3,819.13

PROPERTY TOTALS:

Total Checks and Cash Received	3,819.13
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	436.00
Common Area Maintenance	CAM	3,383.13
	Total	3,819.13

Property : 424 West 49th St. Condominium

10/1/2017 thru 10/31/2017

Cash Journal

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

Total Checks and Cash Received	3,819.13
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	436.00
Common Area Maintenance	CAM	3,383.13
	Total	3,819.13

Detailed Rent Roll

10/1/2017 to 10/31/2017

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	2,616.00	2,616.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 611 Check 25698297
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	1,314.00	1,314.00	350.29 Common Area Maintenance (350.29) Pymt. Batch 678 Check 371
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	(346.54)	0.00	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 419 Check 96800102 350.17 Common Area Maintenance
424-5A	James G. Cook 424 West 49th Street, # 5A	0.00	1,308.00	872.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 611 Check 6095 (436.00) Pymt. Batch 611 Check 6096
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	(1,050.51)	(700.34)	350.17 Common Area Maintenance
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	(492.25)	(492.25)	492.25 Common Area Maintenance (492.25) Pymt. Batch 678 Check 1188
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	(502.00)	0.00	502.00 Common Area Maintenance
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.00	0.00	1,492.84 Common Area Maintenance (1,492.84) Pymt. Batch 678 Check 2079
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

10/1/2017 to 10/31/2017

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			4,581.84	
	Total Current Charges			4,581.84	
	Previous Balance			5,474.70	
	Cash Received			(3,819.13)	
	Checks Removed			0.00	
	Deposits Forfeited			0.00	
	NSF Checks			0.00	
	Deposits Decreased			0.00	
	Open Credits Refunded			0.00	
	Accounts Receivable Balance			6,237.41	
	Security Deposits Held			0.00	

OPEN CREDITS APPLIED:

CAM	Common Area Maintenance			346.54	
	Total Applied Open Credits			346.54	

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range : 10/1/2017 To 10/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000536	10/02/2017	57500	Safeguard Realty Management, Inc.	00734	2017.1001.MF	10/01/2017	495.00	0.00	495.00	495.00
000538	10/12/2017	38700	Finance Commissioner, City of New York	00741	0197087588	10/08/2017	100.00	0.00	100.00	100.00
000539	10/12/2017	38700	Finance Commissioner, City of New York	00742	0194609590	10/08/2017	100.00	0.00	100.00	100.00
000540	10/13/2017	15200	East Park Exterminating	00736	113001	09/28/2017	92.54	0.00	92.54	
				00738	110344	04/27/2017	87.10	0.00	87.10	
Total for Check Number 000540							179.64	0.00	179.64	179.64
000541	10/13/2017	37500	Midtown Elevator Co., Inc.	00737	62421	09/25/2017	40.00	0.00	40.00	
				00739	62446	10/01/2017	294.38	0.00	294.38	
Total for Check Number 000541							334.38	0.00	334.38	334.38
000542	10/23/2017	06200	BankDirect Capital Finance, LLC	00747	2017.1001.Ins	10/01/2017	34.69	0.00	34.69	34.69
000543	10/25/2017	37500	Midtown Elevator Co., Inc.	00746	62726	10/12/2017	925.44	0.00	925.44	925.44
000544	10/25/2017	72155	Verizon	00745	10.1-10.31.17	10/01/2017	35.22	0.00	35.22	35.22
000545	10/31/2017	24320	Ishmael Cruz	00748	2017.1031.PR	10/31/2017	435.68	0.00	435.68	435.68
DD1012	10/12/2017	24200	Harleysville	00740	2017.1001.Ins	10/01/2017	841.71	0.00	841.71	841.71
DD1016	10/16/2017	09400	Con Edison	00743	8.18-9.19.17-e	09/20/2017	385.99	0.00	385.99	
				00744	8.18-9.19.17-E	09/20/2017	141.64	0.00	141.64	
Total for Check Number DD1016							527.63	0.00	527.63	527.63
Cash Account 1 Totals							4,009.39	0.00	4,009.39	4,009.39
Property/Company Totals for 424 West 49th Street Condominium Association							4,009.39	0.00	4,009.39	4,009.39

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 10/1/2017 To 10/31/2017**

<u>GL Account</u>			<u>Invoice</u>	<u>Check</u>	<u>Amount</u>	<u>Account Total</u>
<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>No.</u>	<u>No.</u>		
5100-3000 Utility - Gas/Fuel - Heating						
00743	09400 - Con Edison	8/18/2017-9/19/2017	8.18-9.19.17	DD1016	40.65	
00744	09400 - Con Edison	8/18/2017-9/19/2017	8.18-9.19.17	DD1016	141.64	182.29
5120-1000 Utility - Electric						
00743	09400 - Con Edison	8/18/2017-9/19/2017	8.18-9.19.17	DD1016	345.34	345.34
5130-4000 Utility - Telephone/Internet/Cable						
00745	72155 - Verizon	10/1/2017-10/31/2017	10.1-10.31.1	000544	35.22	35.22
5505-1000 R&M - Elevator						
00737	37500 - Midtown Elevator Co., Inc		62421	000541	40.00	
00746	37500 - Midtown Elevator Co., Inc		62726	000543	925.44	965.44
5600-1000 Service Contract - Elevator						
00739	37500 - Midtown Elevator Co., Inc	Regular Service	62446	000541	294.38	294.38
5710-1000 Service Contract - Pest Control						
00736	15200 - East Park Exterminating	Roach/Rodent	113001	000540	92.54	
00738	15200 - East Park Exterminating	Fill Stations	110344	000540	87.10	179.64
6300-1000 Insurance - Other						
00740	24200 - Harleysville	10/2017	2017.1001.I	DD1012	841.71	841.71
6300-2000 Insurance - Property/Liability						
00747	06200 - BankDirect Capital Financ	10/2017	2017.1001.I	000542	34.69	34.69
6600-1000 Service Contract - Management Fees						
00734	57500 - Safeguard Realty Manageme	MANAGEMENT FEE - 10/2017	2017.1001.M	000536	495.00	495.00
8000-1000 Payroll - Salary						
00748	24320 - Ishmael Cruz	10/2017	2017.1031.F	000545	435.68	435.68
8530-2000 Permits/Violations/Fines/Fees						
00741	38700 - Finance Commissioner, Cit	0197087588	0197087588	000538	100.00	
00742	38700 - Finance Commissioner, Cit	0194 609 590	0194609590	000539	100.00	200.00
Distribution Total						4,009.39

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5100-3000	Utility - Gas/Fuel - Heating	182.29	
5120-1000	Utility - Electric	345.34	
5130-4000	Utility - Telephone/Internet/Cable	35.22	
5505-1000	R&M - Elevator	965.44	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	179.64	
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	
8530-2000	Permits/Violations/Fines/Fees	200.00	
1000-0000	OP - TD Bank		4,009.39
		4,009.39	4,009.39

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 10/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					18,764.87
10/01/17	CAM to 424-4A	SK	OCR.	346.54		
10/01/17	CAM to 424-4A	SK	OCR.		346.54	
10/01/17	CAM to 424-4B	SK	PMT.	350.17		
10/02/17	Safeguard Realty Management, Inc., CHK#000536	AP	00734		495.00	
10/11/17	CAM to 424-3A	SK	PMT.	348.79		
10/11/17	CAM to 424-5A	SK	PMT.	348.79		
10/11/17	AST to 424-5A	SK	PMT.	436.00		
10/12/17	Harleysville, CHK#DD1012	AP	00740		841.71	
10/12/17	Finance Commissioner, City of New York, CHK#000538	AP	00741		100.00	
10/12/17	Finance Commissioner, City of New York, CHK#000539	AP	00742		100.00	
10/13/17	Midtown Elevator Co., Inc., CHK#000541	AP	00737		40.00	
10/13/17	Midtown Elevator Co., Inc., CHK#000541	AP	00739		294.38	
10/13/17	East Park Exterminating, CHK#000540	AP	00736		92.54	
10/13/17	East Park Exterminating, CHK#000540	AP	00738		87.10	
10/16/17	Con Edison, CHK#DD1016	AP	00743		385.99	
10/16/17	Con Edison, CHK#DD1016	AP	00744		141.64	
10/18/17	CAM to 424-3B	SK	PMT.	350.29		
10/18/17	CAM to 424-6A	SK	PMT.	492.25		
10/18/17	CAM to 424-COMM	SK	PMT.	1,492.84		
10/23/17	BankDirect Capital Finance, LLC, CHK#000542	AP	00747		34.69	
10/25/17	Verizon, CHK#000544	AP	00745		35.22	
10/25/17	Midtown Elevator Co., Inc., CHK#000543	AP	00746		925.44	
10/31/17	Ishmael Cruz, CHK#000545	AP	00748		435.68	
10/31/17	TD Bank, CHK#BF1031	AP	00763		2.00	
Total				<u>4,165.67</u>	<u>4,357.93</u>	<u>18,572.61</u>
1002-0000	Cash Held by PrevMgmt					3,000.00
Total				<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
1650-0000	Utility Sec Dep					230.00
Total				<u>0.00</u>	<u>0.00</u>	<u>230.00</u>
2480-0000	Other Liabilities					1,188.00
Total				<u>0.00</u>	<u>0.00</u>	<u>1,188.00</u>
3038-0000	Opening Balance					(9,925.42)
Total				<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
3045-0000	Retained Earnings					(4,495.99)
Total				<u>0.00</u>	<u>0.00</u>	<u>(4,495.99)</u>
4410-0000	Common Area Maintenance					(43,129.49)
10/01/17	CAM to 424-4A	SK	OCR.		346.54	

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 10/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					
10/01/17	CAM to 424-4A	SK	OCR.	346.54		
10/01/17	CAM to 424-4B	SK	PMT.		350.17	
10/11/17	CAM to 424-3A	SK	PMT.		348.79	
10/11/17	CAM to 424-5A	SK	PMT.		348.79	
10/18/17	CAM to 424-3B	SK	PMT.		350.29	
10/18/17	CAM to 424-6A	SK	PMT.		492.25	
10/18/17	CAM to 424-COMM	SK	PMT.		1,492.84	
Total				<u>346.54</u>	<u>3,729.67</u>	<u>(46,512.62)</u>
4850-0000	Assessment					(15,324.00)
10/11/17	AST to 424-5A	SK	PMT.		436.00	
Total				<u>0.00</u>	<u>436.00</u>	<u>(15,760.00)</u>
5100-3000	Utility - Gas/Fuel - Heating					4,386.77
10/16/17	Con Edison, CHK#DD1016	AP	00743	40.65		
10/16/17	Con Edison, CHK#DD1016	AP	00744	141.64		
Total				<u>182.29</u>	<u>0.00</u>	<u>4,569.06</u>
5120-1000	Utility - Electric					2,894.99
10/16/17	Con Edison, CHK#DD1016	AP	00743	345.34		
Total				<u>345.34</u>	<u>0.00</u>	<u>3,240.33</u>
5130-3000	Utility - Water & Sewer					2,169.62
Total				<u>0.00</u>	<u>0.00</u>	<u>2,169.62</u>
5130-4000	Utility - Telephone/Internet/Cable					291.46
10/25/17	Verizon, CHK#000544	AP	00745	35.22		
Total				<u>35.22</u>	<u>0.00</u>	<u>326.68</u>
5470-1000	R&M - Other					650.00
Total				<u>0.00</u>	<u>0.00</u>	<u>650.00</u>
5500-1000	R&M - Plumbing					720.00
Total				<u>0.00</u>	<u>0.00</u>	<u>720.00</u>
5502-1000	R&M - Boiler/Heating					7,567.44
Total				<u>0.00</u>	<u>0.00</u>	<u>7,567.44</u>
5504-1000	R&M - Painting					300.00
Total				<u>0.00</u>	<u>0.00</u>	<u>300.00</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 10/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5505-1000	R&M - Elevator					2,028.28
10/13/17	Midtown Elevator Co., Inc., CHK#000541	AP	00737	40.00		
10/25/17	Midtown Elevator Co., Inc., CHK#000543	AP	00746	925.44		
Total				<u>965.44</u>	<u>0.00</u>	<u>2,993.72</u>
5600-1000	Service Contract - Elevator					2,346.25
10/13/17	Midtown Elevator Co., Inc., CHK#000541	AP	00739	294.38		
Total				<u>294.38</u>	<u>0.00</u>	<u>2,640.63</u>
5710-1000	Service Contract - Pest Control					1,524.22
10/13/17	East Park Exterminating, CHK#000540	AP	00736	92.54		
10/13/17	East Park Exterminating, CHK#000540	AP	00738	87.10		
Total				<u>179.64</u>	<u>0.00</u>	<u>1,703.86</u>
5725-1000	Inspection - Elevator					380.00
Total				<u>0.00</u>	<u>0.00</u>	<u>380.00</u>
6200-1000	Taxes - Corporate/Income					15.00
Total				<u>0.00</u>	<u>0.00</u>	<u>15.00</u>
6300-1000	Insurance - Other					7,337.68
10/12/17	Harleysville, CHK#DD1012	AP	00740	841.71		
Total				<u>841.71</u>	<u>0.00</u>	<u>8,179.39</u>
6300-2000	Insurance - Property/Liability					631.52
10/23/17	BankDirect Capital Finance, LLC, CHK#000542	AP	00747	34.69		
Total				<u>34.69</u>	<u>0.00</u>	<u>666.21</u>
6600-1000	Service Contract - Management Fees					4,455.00
10/02/17	Safeguard Realty Management, Inc., CHK#000536	AP	00734	495.00		
Total				<u>495.00</u>	<u>0.00</u>	<u>4,950.00</u>
8000-1000	Payroll - Salary					4,342.96
10/31/17	Ishmael Cruz, CHK#000545	AP	00748	435.68		
Total				<u>435.68</u>	<u>0.00</u>	<u>4,778.64</u>
8150-0000	Building Supplies					5,021.63
Total				<u>0.00</u>	<u>0.00</u>	<u>5,021.63</u>
8230-0000	Other Expenses					329.21
10/31/17	TD Bank, CHK#BF1031	AP	00763	2.00		

Monthly General Ledger

Property/Company : 424

424 West 49th Street Condo Association

Period Ending 10/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8230-0000	Other Expenses					
Total				2.00	0.00	331.21
8460-1000	Accounting/Audit Fees					2,200.00
Total				0.00	0.00	2,200.00
8530-2000	Permits/Violations/Fines/Fees					100.00
10/12/17	Finance Commissioner, City of New York, CHK#000538	AP	00741	100.00		
10/12/17	Finance Commissioner, City of New York, CHK#000539	AP	00742	100.00		
Total				200.00	0.00	300.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 10/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			8,523.60		
	Total Credits			8,523.60		
	Difference			0.00		
	Total Assets			-192.26		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			3,819.13		
	Total Expense			4,011.39		
Ledger Totals						
	Beginning Debits			72,874.90		
	Beginning Credits			72,874.90		
	Difference			0.00		
	Ending Debits			76,694.03		
	Ending Credits			76,694.03		
	Difference			0.00		