

Statement of Operations
DEC 31 2018

	Current Period	Year to Date
INCOME		
Common Area Maintenance	4,796.79	57,885.69
Laundry Income	30.00	727.00
Assessment	0.00	2,628.00
TOTAL INCOME	4,826.79	61,240.69
EXPENSES		
Utility - Gas/Fuel - Heating	538.72	5,267.53
Utility - Electric	327.76	4,257.30
Utility - Water & Sewer	909.09	3,077.75
Utility - Telephone/Internet/Cable	0.00	287.62
R&M - Roof	0.00	2,000.00
R&M - Other	500.00	5,430.74
R&M - Boiler/Heating	0.00	571.59
R&M - Elevator	577.46	2,140.01
R&M - Electrical	0.00	1,197.63
R&M - Keys, Doors, Fire Equip, Misc.	0.00	462.72
Service Contract - Elevator	0.00	2,060.66
Maintenance Contract - Burner	0.00	1,034.31
Service Contract - Pest Control	87.10	2,177.46
Inspection - Elevator	875.00	1,169.38
Taxes - Corporate/Income	0.00	40.00
Insurance - Other	0.00	1,450.49
INSURANCE - PACKAGE	886.80	4,437.53
INSURANCE - W/C	825.74	3,296.83
Insurance - Property/Liability	0.00	4,935.39
Service Contract - Management Fees	495.00	5,940.00
Legal Fees	340.00	1,771.00
Payroll - Salary	564.31	3,614.09
Payroll - Taxes	82.50	82.50
Payroll - Fees	10.95	73.95
Payroll - Taxes & Fees	0.00	1,233.97
Building Supplies	0.00	717.94
Telephone	76.12	182.61
Postage & Courier Service	0.00	88.37
Bank Charges	2.00	24.00
Accounting/Audit Fees	0.00	2,200.00
Other Consulting	0.00	254.00
Administrative - Other	0.00	413.00
Permits/Violations/Fines/Fees	(100.00)	6,775.00
TOTAL EXPENSES	6,998.55	68,665.37
NET PROFIT / LOSS	(2,171.76)	(7,424.68)

424 West 49th Street Condo Association

DEC 31 2018

INCOME

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
Common Area Maintenance	4,780.18	3,731.92	3,549.04	4,931.55	5,970.18	3,527.39	4,776.61	4,892.29	4,084.23	4,081.62	8,763.89	4,796.79	57,885.69
Laundry Income	178.00	0.00	0.00	75.00	50.00	0.00	20.00	0.00	0.00	344.00	30.00	30.00	727.00
Assessment	2,628.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,628.00
TOTAL INCOME	7,586.18	3,731.92	3,549.04	5,006.55	6,020.18	3,527.39	4,796.61	4,892.29	4,084.23	4,425.62	8,793.89	4,826.79	61,240.69

EXPENSES

Utility - Gas/Fuel - Heating	592.65	804.33	759.75	464.46	690.27	272.09	210.48	235.86	207.63	172.43	318.86	538.72	5,267.53
Utility - Electric	353.06	433.80	335.38	334.09	364.73	298.61	361.61	406.62	325.88	334.26	381.50	327.76	4,257.30
Utility - Water & Sewer	0.00	0.00	661.15	0.00	0.00	601.94	0.00	0.00	905.57	0.00	0.00	909.09	3,077.75
Utility - Telephone/Internet/Cable	35.37	0.00	75.74	35.26	35.26	35.26	35.26	35.47	0.00	0.00	0.00	0.00	287.62
R&M - Roof	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
R&M - Other	0.00	0.00	0.00	587.76	0.00	605.00	1,143.19	0.00	2,014.19	550.00	30.60	500.00	5,430.74
R&M - Boiler/Heating	816.56	(408.28)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	163.31	0.00	571.59
R&M - Elevator	0.00	0.00	0.00	0.00	299.41	0.00	380.00	294.38	294.38	294.38	0.00	577.46	2,140.01
R&M - Electrical	0.00	0.00	0.00	0.00	0.00	0.00	1,197.63	0.00	0.00	0.00	0.00	0.00	1,197.63
R&M - Keys, Doors, Fire Equip, Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	462.72	0.00	0.00	462.72
Service Contract - Elevator	294.38	294.38	294.38	294.38	294.38	294.38	294.38	0.00	0.00	0.00	0.00	0.00	2,060.66
Maintenance Contract - Burner	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	0.00	0.00	1,034.31
Service Contract - Pest Control	179.64	0.00	359.28	359.28	179.64	179.64	179.64	179.64	87.10	272.18	114.32	87.10	2,177.46
Inspection - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	294.38	875.00	1,169.38
Taxes - Corporate/Income	0.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Insurance - Other	0.00	132.18	2,714.84	(2,154.01)	0.00	174.24	583.24	0.00	0.00	0.00	0.00	0.00	1,450.49
INSURANCE - PACKAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	886.80	886.80	886.80	890.33	886.80	4,437.53
INSURANCE - W/C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	801.34	0.00	837.92	831.83	825.74	3,296.83
Insurance - Property/Liability	34.69	5.78	1,348.25	844.37	844.37	844.37	1,013.56	0.00	0.00	0.00	0.00	0.00	4,935.39
Service Contract - Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	5,940.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,261.00	0.00	0.00	0.00	170.00	340.00	1,771.00
Payroll - Salary	435.68	435.68	435.69	435.68	435.68	435.68	435.69	0.00	0.00	0.00	0.00	564.31	3,614.09
Payroll - Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.50	82.50
Payroll - Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.00	0.00	0.00	0.00	10.95	73.95
Payroll - Taxes & Fees	233.13	170.13	160.21	167.63	167.63	167.63	167.61	0.00	0.00	0.00	0.00	0.00	1,233.97
Building Supplies	0.00	0.00	0.00	185.20	0.00	0.00	519.70	0.00	0.00	0.00	13.04	0.00	717.94
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.37	35.56	35.56	76.12	182.61
Postage & Courier Service	20.04	0.00	0.00	0.00	0.00	0.00	68.33	0.00	0.00	0.00	0.00	0.00	88.37
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
Accounting/Audit Fees	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Other Consulting	254.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	254.00
Administrative - Other	0.00	0.00	0.00	0.00	0.00	13.00	0.00	100.00	300.00	0.00	0.00	0.00	413.00
Permits/Violations/Fines/Fees	125.00	0.00	100.00	1,525.00	100.00	200.00	4,825.00	0.00	0.00	0.00	0.00	(100.00)	6,775.00
TOTAL EXPENSES	3,871.20	2,365.00	9,941.67	3,616.10	5,908.37	4,618.84	13,173.32	3,500.11	5,553.92	5,377.56	3,740.73	6,998.55	68,665.37
NET PROFIT / LOSS	3,714.98	1,366.92	(6,392.63)	1,390.45	111.81	(1,091.45)	(8,376.71)	1,392.18	(1,469.69)	(951.94)	5,053.16	(2,171.76)	(7,424.68)

Balance Sheet
DEC 31 2018

ASSETS

CASH

OP - TD Bank	\$7,126
Cash Held by PrevMgmt	3,000
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TOTAL CASH	10,126
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ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS	10,126
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LONG TERM ASSETS

Utility Sec Dep	230
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TOTAL LONG TERM ASSETS	230
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TOTAL ASSETS	10,356
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LIABILITIES & EQUITY

Other Liabilities	(1,188)
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TOTAL LIABILITIES	(1,188)
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Opening Balance	9,925
Current Earnings	(7,424)
Retained Earnings	9,043
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TOTAL EQUITY	11,544
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TOTAL LIAB & EQUITY	10,356
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MONTHLY BANK RECONCILIATION

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

12/31/18

			OPERATING [TD]
12/1/2018 Opening Checkbook Balance			\$ 9,297.80
Add:	Total Deposits for the Current Month		4,826.79
	Interest Income		-
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	Cash available		\$ 14,124.59
Less:	Total Checks written for the Current Month		6,996.55
	ACHs		-
	Bank Charges		2.00
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12/31/2018 Ending Checkbook Balance			<u>\$ 7,126.04</u>
12/31/2018 Bank Balance per Bank Statement			\$ 8,962.23
Add:	Outstanding Deposits		-
<u>OPER</u>			
Less:	Outstanding Checks	Check # Amount	
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	12/21/2018 East Park Exterminating	666 87.10	
	12/21/2018 Kagan Lubic Lepper Finkelstein	667 340.00	
	12/21/2018 NSC Development	669 500.00	
	12/21/2018 NYC Water Baord	670 909.09	
Total Outstanding Checks			1,836.19
Add:	Miscellaneous Adjustments		-
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12/31/2018 Adjusted Bank Balance			<u>\$ 7,126.04</u>



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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: Dec 01 2018-Dec 31 2018
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	10,127.01
Plus 5 Deposits and Other Credits	4,826.79
Less 15 Checks and Other Debits	5,989.57
Less Service Charges	2.00
Statement Balance as of 12/31	8,962.23

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
12/03	Check #661	495.00		9,632.01
12/04	Check #658	114.32		9,517.69
12/04	Check #660	35.56		9,482.13
12/04	Check #656	13.04		9,469.09
12/05	Check #659	30.60		9,438.49
12/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 115905450		1,039.10	10,477.59
12/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 116118886		702.40	11,179.99
12/06	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	497.18		10,682.81
12/06	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	369.30		10,313.51
12/10	CCD DEBIT, NYSINSFNDWRKMP 1190000757 536753899	825.74		9,487.77
12/13	CCD DEPOSIT, PAYLEASE.COM CREDIT 116562897		279.80	9,767.57
12/14	DEPOSIT		2,608.66	12,376.23
12/17	CCD DEPOSIT, PAYLEASE.COM CREDIT 116650424		196.83	12,573.06
12/18	CCD DEBIT, IPFS800-277-8878 IPFS PMTNYT 402478	844.37		11,728.69
12/21	Check #664	42.43		11,686.26
12/26	Check #665	100.00		11,586.26
12/28	Check #672	1,093.45		10,492.81
12/28	Check #671	76.12		10,416.69
12/31	Check #668	1,169.38		9,247.31
12/31	Check #663	283.08		8,964.23
12/31	PAPER STATEMENT FEE	2.00		8,962.23

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
12/04	656	13.04	12/05	659	30.60
12/04	658*	114.32	12/04	660	35.56

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



America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Dec 01 2018-Dec 31 2018
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
12/03	661	495.00	12/31	668*	1,169.38
12/31	663*	283.08	12/28	671*	76.12
12/21	664	42.43	12/28	672	1,093.45
12/26	665	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

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

Cash Journal

Property : 424 West 49th St. Condominium

12/1/2018 thru 12/31/2018

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3B	Linda Carroll	CASH	Pymt. Batch 230 Check 2129	12/14/18	490.07
424-4B	TLH LLC	CASH	Pymt. Batch 026 Check PL56330	12/01/18	350.17
		CASH	Pymt. Batch 153 Check PL09866	12/08/18	279.80
424-5B	Trent Vichie	CASH	Pymt. Batch 230 Check 12146194	12/14/18	30.00
424-6A	Travis Hime	CASH	Pymt. Batch 044 Check PL215939	12/01/18	688.93
		CASH	Pymt. Batch 227 Check PL06982	12/11/18	196.83
424-6B	Lixing Chu	CASH	Pymt. Batch 064 Check PL250739	12/01/18	702.40
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 230 Check 2130	12/14/18	2,088.59
					4,826.79

PROPERTY TOTALS:

Total Checks and Cash Received	4,826.79
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
Common Area Maintenance	CAM	4,796.79
Laundry Income	LND	30.00
	Total	4,826.79

Property : 424 West 49th St. Condominium

12/1/2018 thru 12/31/2018

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

Total Checks and Cash Received	4,826.79
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
Common Area Maintenance	CAM	4,796.79
Laundry Income	LND	30.00
	Total	4,826.79

Detailed Rent Roll

12/1/2018 to 12/31/2018

Property: 424 West 49th St. Condominium
New York, NY 10019

UNIT REFERENCE NUMBER	OCCUPANT NAME AND ADDRESS	DEPOSITS HELD	PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS IN SELECTED RANGE AMOUNT DESCRIPTION
424-3A	Nikolay Dimov 424 West 49th Street, # 3A	0.00	(488.47)	(0.32)	(0.32) Apply Batch 502 Chrg. CAM 488.15 Common Area Maintenance
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	0.00	0.00	490.07 Common Area Maintenance (490.07) Pymt. Batch 230 Check 2129
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	(488.15)	0.00	488.15 Common Area Maintenance
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	139.90	0.00	(350.17) Pymt. Batch 026 Check PL56330 490.07 Common Area Maintenance (279.80) Pymt. Batch 153 Check PL09866
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	(225.01)	263.14	488.15 Common Area Maintenance
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	(490.07)	0.00	490.07 Common Area Maintenance 30.00 Laundry Income (30.00) Pymt. Batch 230 Check 12146194
424-6A	Travis Hime 424 West 49th Street, # 6A	0.00	193.88	(2.95)	(688.93) Pymt. Batch 044 Check PL215939 688.93 Common Area Maintenance (196.83) Pymt. Batch 227 Check PL06982
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	0.00	0.00	(702.40) Pymt. Batch 064 Check PL250739 702.40 Common Area Maintenance
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.00	0.00	2,088.59 Common Area Maintenance (2,088.59) Pymt. Batch 230 Check 2130
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

12/1/2018 to 12/31/2018

Property: 424 West 49th St. Condominium
New York, NY 10019

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

PROPERTY TOTALS :

CAM	Common Area Maintenance			6,414.58		
LND	Laundry Income			30.00		
	Total Current Charges			6,444.58		
	Previous Balance			(1,357.92)		
	Cash Received			(4,826.79)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			259.87		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			0.87		
	Total Open Credits			0.87		

OPEN CREDITS APPLIED:

CAM	Common Area Maintenance			1,466.69		
	Total Applied Open Credits			1,466.69		

AP Check Register

424 - 424 West 49th Street Condominium Association

Date Range : 12/1/2018 To 12/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000611	12/31/2018	38700	Finance Commissioner, City of New York	00991	e42357814m	12/31/2018	-100.00	0.00	-100.00	
				00992	02041158286	12/31/2018	-100.00	0.00	-100.00	
Total for Check Number 000611							-200.00	0.00	-200.00	-200.00
000661	12/03/2018	57500	Safeguard Realty Management, Inc.	00963	2018.1201.mf	12/03/2018	495.00	0.00	495.00	495.00
000662	12/04/2018	09400	Con Edison	00964	9.20-11.20.18-Er	11/21/2018	25.75	0.00	25.75	
				00967	9.20-11.20.18-Er	12/04/2018	-25.75	0.00	-25.75	
Total for Check Number 000662							0.00	0.00	0.00	0.00
000663	12/19/2018	37500	Midtown Elevator Co., Inc.	00977	2338	12/18/2018	283.08	0.00	283.08	283.08
000664	12/19/2018	06200	BankDirect Capital Finance, LLC	00976	2018.1201.7244€	12/01/2018	42.43	0.00	42.43	42.43
000665	12/20/2018	38700	Finance Commissioner, City of New York	00974	0205428558	12/10/2018	100.00	0.00	100.00	100.00
000666	12/21/2018	15200	East Park Exterminating	00972	141618	11/29/2018	87.10	0.00	87.10	87.10
000667	12/21/2018	28200	Kagan Lubic Lepper Finkelstein & Gold, L	00962	72300	11/20/2018	340.00	0.00	340.00	340.00
000668	12/21/2018	37500	Midtown Elevator Co., Inc.	00948	67631	10/16/2018	875.00	0.00	875.00	
				00970	68221	12/01/2018	294.38	0.00	294.38	
Total for Check Number 000668							1,169.38	0.00	1,169.38	1,169.38
000669	12/21/2018	37625	NSC Development	00968	1516	09/17/2018	500.00	0.00	500.00	500.00
000670	12/21/2018	39500	NYC Water Board	00973	2018.1130.Water	11/30/2018	909.09	0.00	909.09	909.09
000671	12/21/2018	72155	Verizon	00971	2018.1201	12/01/2018	76.12	0.00	76.12	76.12
000672	12/28/2018	57500	Safeguard Realty Management, Inc.	00980	4242018Q3PR	12/28/2018	1,093.45	0.00	1,093.45	1,093.45
100008	12/31/2018	24320	Ishmael Cruz	00994	2018.0731.pr	12/31/2018	-435.69	0.00	-435.69	-435.69
DD0965	12/04/2018	09400	Con Edison	00965	10.19-11.19.18-E	11/20/2018	369.30	0.00	369.30	369.30
DD0966	12/04/2018	09400	Con Edison	00966	10.19-11.19.18-E	11/20/2018	497.18	0.00	497.18	497.18
DD0969	12/06/2018	37890	NYSIF Workers' Compensation	00969	56047759	11/14/2018	825.74	0.00	825.74	825.74
DD0975	12/17/2018	24325	IPFS Corporation	00975	2018.1128	11/28/2018	844.37	0.00	844.37	844.37
DD0993	12/31/2018	64050	TD Bank	00993	2018.1231.	12/31/2018	2.00	0.00	2.00	2.00
Cash Account 1 Totals							6,998.55	0.00	6,998.55	6,998.55
Property/Company Totals for 424 West 49th Street Condominium Association							6,998.55	0.00	6,998.55	6,998.55

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All
From 12/1/2018 To 12/31/2018

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5100-3000	Utility - Gas/Fuel - Heating					
00964	09400 - Con Edison	ENT	9.20-11.20.18	000662	25.75	
00965	09400 - Con Edison	ENT	10.19-11.19.1	DD0965	41.54	
00966	09400 - Con Edison	BOIL	10.19-11.19.1	DD0966	231.54	
00966	09400 - Con Edison	BOIL	10.19-11.19.1	DD0966	265.64	
00967	09400 - Con Edison	Credit Voucher #00964	9.20-11.20.18	000662	(25.75)	538.72
5120-1000	Utility - Electric					
00965	09400 - Con Edison	ENT	10.19-11.19.1	DD0965	327.76	327.76
5130-3000	Utility - Water & Sewer					
00973	39500 - NYC Water Board	Water and Sewer 08/23/18-11/25/18	2018.1130.Ws	000670	909.09	909.09
5470-1000	R&M - Other					
00968	37625 - NSC Development	6A	1516	000669	500.00	500.00
5505-1000	R&M - Elevator					
00970	37500 - Midtown Elevator Co., Inc		68221	000668	294.38	
00977	37500 - Midtown Elevator Co., Inc	1218	2338	000663	283.08	577.46
5710-1000	Service Contract - Pest Control					
00972	15200 - East Park Exterminating	Refill bait stations	141618	000666	87.10	87.10
5725-1000	Inspection - Elevator					
00948	37500 - Midtown Elevator Co., Inc	Cat 1	67631	000668	875.00	875.00
6300-1001	INSURANCE - PACKAGE					
00975	24325 - IPFS Corporation		2018.1128	DD0975	844.37	
00976	06200 - BankDirect Capital Financ		2018.1201.72	000664	42.43	886.80
6300-1003	INSURANCE - W/C					
00969	37890 - NYSIF Workers' Compensat		56047759	DD0969	825.74	825.74
6600-1000	Service Contract - Management Fees					
00963	57500 - Safeguard Realty Manageme		2018.1201.mf	000661	495.00	495.00
6700-1000	Legal Fees					
00962	28200 - Kagan Lubic Lepper Finkel		72300	000667	340.00	340.00
8000-1000	Payroll - Salary					
00980	57500 - Safeguard Realty Manageme		4242018Q3PF	000672	1,000.00	
00994	24320 - Ishmael Cruz	Credit Voucher #00899	2018.0731.pr	100008	(435.69)	564.31
8000-2000	Payroll - Taxes					
00980	57500 - Safeguard Realty Manageme		4242018Q3PF	000672	82.50	82.50
8000-3000	Payroll - Fees					
00980	57500 - Safeguard Realty Manageme		4242018Q3PF	000672	10.95	10.95
8240-0000	Telephone					
00971	72155 - Verizon	12/01/2018-12/31/2018	2018.1201	000671	76.12	76.12
8320-1000	Bank Charges					
00993	64050 - TD Bank	Bank Service charge	2018.1231.	DD0993	2.00	2.00
8530-2000	Permits/Violations/Fines/Fees					
00974	38700 - Finance Commissioner, Cit	Summons	0205428558	000665	100.00	
00991	38700 - Finance Commissioner, Cit	Credit Voucher #00860	e42357814m	000611	(100.00)	
00992	38700 - Finance Commissioner, Cit	Credit Voucher #00866	02041158286	000611	(100.00)	(100.00)
Distribution Total						6,998.55

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All
From 12/1/2018 To 12/31/2018

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
Account Summary			
<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5100-3000	Utility - Gas/Fuel - Heating	538.72	
5120-1000	Utility - Electric	327.76	
5130-3000	Utility - Water & Sewer	909.09	
5470-1000	R&M - Other	500.00	
5505-1000	R&M - Elevator	577.46	
5710-1000	Service Contract - Pest Control	87.10	
5725-1000	Inspection - Elevator	875.00	
6300-1001	INSURANCE - PACKAGE	886.80	
6300-1003	INSURANCE - W/C	825.74	
6600-1000	Service Contract - Management Fees	495.00	
6700-1000	Legal Fees	340.00	
8000-1000	Payroll - Salary	564.31	
8000-2000	Payroll - Taxes	82.50	
8000-3000	Payroll - Fees	10.95	
8240-0000	Telephone	76.12	
8320-1000	Bank Charges	2.00	
8530-2000	Permits/Violations/Fines/Fees		100.00
1000-0000	OP - TD Bank		6,998.55
		<u>7,098.55</u>	<u>7,098.55</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 12/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					9,297.80
12/01/18	CAM to 424-3A	SK	OCR.	279.04		
12/01/18	CAM to 424-3A	SK	OCR.		279.04	
12/01/18	CAM to 424-3A	SK	OCR.	209.11		
12/01/18	CAM to 424-3A	SK	OCR.		209.11	
12/01/18	CAM to 424-3A	SK	OCR.	0.32		
12/01/18	CAM to 424-3A	SK	OCR.		0.32	
12/01/18	CAM to 424-4A	SK	OCR.	488.15		
12/01/18	CAM to 424-4A	SK	OCR.		488.15	
12/01/18	CAM to 424-4B	SK	PMT.	350.17		
12/01/18	CAM to 424-5B	SK	OCR.	490.07		
12/01/18	CAM to 424-5B	SK	OCR.		490.07	
12/01/18	CAM to 424-6A	SK	PMT.	196.28		
12/01/18	CAM to 424-6A	SK	PMT.	492.65		
12/01/18	CAM to 424-6B	SK	PMT.	702.40		
12/03/18	Safeguard Realty Management, Inc., CHK#000661	AP	00963		495.00	
12/04/18	Con Edison, CHK#000662	AP	00964		25.75	
12/04/18	Con Edison, CHK#DD0965	AP	00965		369.30	
12/04/18	Con Edison, CHK#DD0966	AP	00966		497.18	
12/04/18	Con Edison, CHK#000662	AP	00967	25.75		
12/06/18	NYSIF Workers' Compensation, CHK#DD0969	AP	00969		825.74	
12/08/18	CAM to 424-4B	SK	PMT.	139.90		
12/08/18	CAM to 424-4B	SK	PMT.	139.90		
12/11/18	CAM to 424-6A	SK	PMT.	196.28		
12/11/18	CAM to 424-6A	SK	PMT.	0.55		
12/14/18	CAM to 424-3B	SK	PMT.	490.07		
12/14/18	LND to 424-5B	SK	PMT.	30.00		
12/14/18	CAM to 424-COMM	SK	PMT.	2,088.59		
12/17/18	IPFS Corporation, CHK#DD0975	AP	00975		844.37	
12/19/18	Midtown Elevator Co., Inc., CHK#000663	AP	00977		283.08	
12/19/18	BankDirect Capital Finance, LLC, CHK#000664	AP	00976		42.43	
12/20/18	Finance Commissioner, City of New York, CHK#000665	AP	00974		100.00	
12/21/18	NYC Water Board, CHK#000670	AP	00973		909.09	
12/21/18	NSC Development, CHK#000669	AP	00968		500.00	
12/21/18	Midtown Elevator Co., Inc., CHK#000668	AP	00970		294.38	
12/21/18	East Park Exterminating, CHK#000666	AP	00972		87.10	
12/21/18	Midtown Elevator Co., Inc., CHK#000668	AP	00948		875.00	
12/21/18	Kagan Lubic Lepper Finkelstein & Gold,, CHK#000667	AP	00962		340.00	
12/21/18	Verizon, CHK#000671	AP	00971		76.12	
12/28/18	Safeguard Realty Management, Inc., CHK#000672	AP	00980		1,093.45	
12/31/18	Ishmael Cruz, CHK#100008	AP	00994	435.69		
12/31/18	TD Bank, CHK#DD0993	AP	00993		2.00	
12/31/18	Finance Commissioner, City of New York, CHK#000611	AP	00991	100.00		
12/31/18	Finance Commissioner, City of New York, CHK#000611	AP	00992	100.00		
Total				6,954.92	9,126.68	7,126.04
1002-0000	Cash Held by PrevMgmt					3,000.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 12/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1002-0000	Cash Held by PrevMgmt					
	Total			0.00	0.00	3,000.00
1650-0000	Utility Sec Dep					230.00
	Total			0.00	0.00	230.00
2480-0000	Other Liabilities					1,188.00
	Total			0.00	0.00	1,188.00
3038-0000	Opening Balance					(9,925.42)
	Total			0.00	0.00	(9,925.42)
3045-0000	Retained Earnings					(9,043.30)
	Total			0.00	0.00	(9,043.30)
4410-0000	Common Area Maintenance					(53,088.90)
	12/01/18 CAM to 424-3A	SK	OCR.		279.04	
	12/01/18 CAM to 424-3A	SK	OCR.	279.04		
	12/01/18 CAM to 424-3A	SK	OCR.		209.11	
	12/01/18 CAM to 424-3A	SK	OCR.	209.11		
	12/01/18 CAM to 424-3A	SK	OCR.		0.32	
	12/01/18 CAM to 424-3A	SK	OCR.	0.32		
	12/01/18 CAM to 424-4A	SK	OCR.		488.15	
	12/01/18 CAM to 424-4A	SK	OCR.	488.15		
	12/01/18 CAM to 424-4B	SK	PMT.		350.17	
	12/01/18 CAM to 424-5B	SK	OCR.		490.07	
	12/01/18 CAM to 424-5B	SK	OCR.	490.07		
	12/01/18 CAM to 424-6A	SK	PMT.		196.28	
	12/01/18 CAM to 424-6A	SK	PMT.		492.65	
	12/01/18 CAM to 424-6B	SK	PMT.		702.40	
	12/08/18 CAM to 424-4B	SK	PMT.		139.90	
	12/08/18 CAM to 424-4B	SK	PMT.		139.90	
	12/11/18 CAM to 424-6A	SK	PMT.		196.28	
	12/11/18 CAM to 424-6A	SK	PMT.		0.55	
	12/14/18 CAM to 424-3B	SK	PMT.		490.07	
	12/14/18 CAM to 424-COMM	SK	PMT.		2,088.59	
	Total			1,466.69	6,263.48	(57,885.69)
4835-0000	Laundry Income					(697.00)
	12/14/18 LND to 424-5B	SK	PMT.		30.00	
	Total			0.00	30.00	(727.00)
4850-0000	Assessment					(2,628.00)

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 12/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4850-0000	Assessment					
	Total			<u>0.00</u>	<u>0.00</u>	<u>(2,628.00)</u>
5100-3000	Utility - Gas/Fuel - Heating					4,728.81
12/04/18	Con Edison, CHK#000662	AP	00964	25.75		
12/04/18	Con Edison, CHK#DD0965	AP	00965	41.54		
12/04/18	Con Edison, CHK#DD0966	AP	00966	231.54		
12/04/18	Con Edison, CHK#DD0966	AP	00966	265.64		
12/04/18	Con Edison, CHK#000662	AP	00967		25.75	
	Total			<u>564.47</u>	<u>25.75</u>	<u>5,267.53</u>
5120-1000	Utility - Electric					3,929.54
12/04/18	Con Edison, CHK#DD0965	AP	00965	327.76		
	Total			<u>327.76</u>	<u>0.00</u>	<u>4,257.30</u>
5130-3000	Utility - Water & Sewer					2,168.66
12/21/18	NYC Water Board, CHK#000670	AP	00973	909.09		
	Total			<u>909.09</u>	<u>0.00</u>	<u>3,077.75</u>
5130-4000	Utility - Telephone/Internet/Cable					287.62
	Total			<u>0.00</u>	<u>0.00</u>	<u>287.62</u>
5310-1000	R&M - Roof					2,000.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
5470-1000	R&M - Other					4,930.74
12/21/18	NSC Development, CHK#000669	AP	00968	500.00		
	Total			<u>500.00</u>	<u>0.00</u>	<u>5,430.74</u>
5502-1000	R&M - Boiler/Heating					571.59
	Total			<u>0.00</u>	<u>0.00</u>	<u>571.59</u>
5505-1000	R&M - Elevator					1,562.55
12/19/18	Midtown Elevator Co., Inc., CHK#000663	AP	00977	283.08		
12/21/18	Midtown Elevator Co., Inc., CHK#000668	AP	00970	294.38		
	Total			<u>577.46</u>	<u>0.00</u>	<u>2,140.01</u>
5510-1000	R&M - Electrical					1,197.63
	Total			<u>0.00</u>	<u>0.00</u>	<u>1,197.63</u>
5530-1000	R&M - Keys, Doors, Fire Equip, Misc.					462.72

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 12/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5530-1000	R&M - Keys, Doors, Fire Equip, Misc.					
Total				0.00	0.00	462.72
5600-1000	Service Contract - Elevator					2,060.66
Total				0.00	0.00	2,060.66
5630-1000	Maintenance Contract - Burner					1,034.31
Total				0.00	0.00	1,034.31
5710-1000	Service Contract - Pest Control					2,090.36
12/21/18	East Park Exterminating, CHK#000666	AP	00972	87.10		
Total				87.10	0.00	2,177.46
5725-1000	Inspection - Elevator					294.38
12/21/18	Midtown Elevator Co., Inc., CHK#000668	AP	00948	875.00		
Total				875.00	0.00	1,169.38
6200-1000	Taxes - Corporate/Income					40.00
Total				0.00	0.00	40.00
6300-1000	Insurance - Other					1,450.49
Total				0.00	0.00	1,450.49
6300-1001	INSURANCE - PACKAGE					3,550.73
12/17/18	IPFS Corporation, CHK#DD0975	AP	00975	844.37		
12/19/18	BankDirect Capital Finance, LLC, CHK#000664	AP	00976	42.43		
Total				886.80	0.00	4,437.53
6300-1003	INSURANCE - W/C					2,471.09
12/06/18	NYSIF Workers' Compensation, CHK#DD0969	AP	00969	825.74		
Total				825.74	0.00	3,296.83
6300-2000	Insurance - Property/Liability					4,935.39
Total				0.00	0.00	4,935.39
6600-1000	Service Contract - Management Fees					5,445.00
12/03/18	Safeguard Realty Management, Inc., CHK#000661	AP	00963	495.00		
Total				495.00	0.00	5,940.00
6700-1000	Legal Fees					1,431.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 12/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6700-1000	Legal Fees					
	12/21/18 Kagan Lubic Lepper Finkelstein & Gold,, CHK#000667	AP	00962	340.00		
	Total			<u>340.00</u>	<u>0.00</u>	<u>1,771.00</u>
8000-1000	Payroll - Salary					3,049.78
	12/28/18 Safeguard Realty Management, Inc., CHK#000672	AP	00980	1,000.00		
	12/31/18 Ishmael Cruz, CHK#100008	AP	00994		435.69	
	Total			<u>1,000.00</u>	<u>435.69</u>	<u>3,614.09</u>
8000-2000	Payroll - Taxes					0.00
	12/28/18 Safeguard Realty Management, Inc., CHK#000672	AP	00980	82.50		
	Total			<u>82.50</u>	<u>0.00</u>	<u>82.50</u>
8000-3000	Payroll - Fees					63.00
	12/28/18 Safeguard Realty Management, Inc., CHK#000672	AP	00980	10.95		
	Total			<u>10.95</u>	<u>0.00</u>	<u>73.95</u>
8000-4000	Payroll - Taxes & Fees					1,233.97
	Total			<u>0.00</u>	<u>0.00</u>	<u>1,233.97</u>
8150-0000	Building Supplies					717.94
	Total			<u>0.00</u>	<u>0.00</u>	<u>717.94</u>
8240-0000	Telephone					106.49
	12/21/18 Verizon, CHK#000671	AP	00971	76.12		
	Total			<u>76.12</u>	<u>0.00</u>	<u>182.61</u>
8250-1000	Postage & Courier Service					88.37
	Total			<u>0.00</u>	<u>0.00</u>	<u>88.37</u>
8320-1000	Bank Charges					22.00
	12/31/18 TD Bank, CHK#DD0993	AP	00993	2.00		
	Total			<u>2.00</u>	<u>0.00</u>	<u>24.00</u>
8460-1000	Accounting/Audit Fees					2,200.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
8520-1000	Other Consulting					254.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>254.00</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 12/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8530-1000	Administrative - Other					413.00
Total				0.00	0.00	413.00
8530-2000	Permits/Violations/Fines/Fees					6,875.00
12/20/18	Finance Commissioner, City of New York, CHK#000665	AP	00974	100.00		
12/31/18	Finance Commissioner, City of New York, CHK#000611	AP	00991		100.00	
12/31/18	Finance Commissioner, City of New York, CHK#000611	AP	00992		100.00	
Total				100.00	200.00	6,775.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 12/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			16,081.60		
	Total Credits			16,081.60		
	Difference			0.00		
	Total Assets			-2,171.76		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			4,826.79		
	Total Expense			6,998.55		
Ledger Totals						
	Beginning Debits			75,382.62		
	Beginning Credits			75,382.62		
	Difference			0.00		
	Ending Debits			80,209.41		
	Ending Credits			80,209.41		
	Difference			0.00		

Property/Company : 424
424 West 49th Street Condo Association
424 West 49th Street
12/31/2018

Account Number	Account Description	G/L Trial Balance		Adjustments		Adjusted Trial Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
1000-0000	OP - TD Bank	7,126.04	0.00				
1002-0000	Cash Held by PrevMgmt	3,000.00	0.00				
1650-0000	Utility Sec Dep	230.00	0.00				
2480-0000	Other Liabilities	1,188.00	0.00				
3038-0000	Opening Balance	0.00	9,925.42				
3045-0000	Retained Earnings	0.00	9,043.30				
Total		11,544.04	18,968.72				
		7,424.68					

Working Trial Balance Report

Property/Company : 424
424 West 49th Street Condo Association
424 West 49th Street
12/31/2018

Account Number	Account Description	G/L Trial Balance		Adjustments		Adjusted Trial Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
4410-0000	Common Area Maintenance	0.00	57,885.69				
4835-0000	Laundry Income	0.00	727.00				
4850-0000	Assessment	0.00	2,628.00				
5100-3000	Utility - Gas/Fuel - Heating	5,267.53	0.00				
5120-1000	Utility - Electric	4,257.30	0.00				
5130-3000	Utility - Water & Sewer	3,077.75	0.00				
5130-4000	Utility - Telephone/Internet/Cable	287.62	0.00				
5310-1000	R&M - Roof	2,000.00	0.00				
5470-1000	R&M - Other	5,430.74	0.00				
5502-1000	R&M - Boiler/Heating	571.59	0.00				
5505-1000	R&M - Elevator	2,140.01	0.00				
5510-1000	R&M - Electrical	1,197.63	0.00				
5530-1000	R&M - Keys, Doors, Fire Equip, Misc.	462.72	0.00				
5600-1000	Service Contract - Elevator	2,060.66	0.00				
5630-1000	Maintenance Contract - Burner	1,034.31	0.00				
5710-1000	Service Contract - Pest Control	2,177.46	0.00				
5725-1000	Inspection - Elevator	1,169.38	0.00				
6200-1000	Taxes - Corporate/Income	40.00	0.00				
6300-1000	Insurance - Other	1,450.49	0.00				
6300-1001	INSURANCE - PACKAGE	4,437.53	0.00				
6300-1003	INSURANCE - W/C	3,296.83	0.00				
6300-2000	Insurance - Property/Liability	4,935.39	0.00				
6600-1000	Service Contract - Management Fees	5,940.00	0.00				
6700-1000	Legal Fees	1,771.00	0.00				
8000-1000	Payroll - Salary	3,614.09	0.00				
8000-2000	Payroll - Taxes	82.50	0.00				
8000-3000	Payroll - Fees	73.95	0.00				
8000-4000	Payroll - Taxes & Fees	1,233.97	0.00				
8150-0000	Building Supplies	717.94	0.00				
8240-0000	Telephone	182.61	0.00				
8250-1000	Postage & Courier Service	88.37	0.00				
8320-1000	Bank Charges	24.00	0.00				
8460-1000	Accounting/Audit Fees	2,200.00	0.00				
8520-1000	Other Consulting	254.00	0.00				
8530-1000	Administrative - Other	413.00	0.00				
8530-2000	Permits/Violations/Fines/Fees	6,775.00	0.00				
Total		68,665.37	61,240.69				7,424.68