

424 West 49th Street Condo Association

**Statement of Operations
424 W 49th St, New York NY - Aug 31 2018**

	Current Period	Year to Date
INCOME		
Common Area Maintenance	4,892.29	36,159.16
Laundry Income	0.00	323.00
Assessment	0.00	2,628.00
TOTAL INCOME	4,892.29	39,110.16

EXPENSES		
Utility - Gas/Fuel - Heating	235.86	4,029.89
Utility - Electric	406.62	2,887.90
Utility - Water & Sewer	0.00	1,263.09
Utility - Telephone/Internet/Cable	35.47	287.62
R&M - Roof	0.00	2,000.00
R&M - Other	0.00	2,335.95
R&M - Boiler/Heating	0.00	408.28
R&M - Elevator	294.38	973.79
R&M - Electrical	0.00	1,197.63
Service Contract - Elevator	0.00	2,060.66
Service Contract - Pest Control	179.64	1,616.76
Taxes - Corporate/Income	0.00	40.00
Insurance - Other	0.00	1,450.49
INSURANCE - PACKAGE	886.80	886.80
INSURANCE - W/C	801.34	801.34
Insurance - Property/Liability	0.00	4,935.39
Service Contract - Management Fees	495.00	3,960.00
Legal Fees	0.00	1,261.00
Payroll - Salary	0.00	3,049.78
Payroll - Fees	63.00	63.00
Payroll - Taxes & Fees	0.00	1,233.97
Building Supplies	0.00	704.90
Postage & Courier Service	0.00	88.37
Bank Charges	2.00	16.00
Accounting/Audit Fees	0.00	2,200.00
Other Consulting	0.00	254.00
Administrative - Other	100.00	113.00
Permits/Violations/Fines/Fees	0.00	6,875.00
TOTAL EXPENSES	3,500.11	46,994.61
NET PROFIT / LOSS	1,392.18	(7,884.45)

424 West 49th Street Condo Association

424 W 49th St, New York NY - Aug 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	0.00	0.00	0.00	0.00	36,159.16
Laundry Income	178.00	0.00	0.00	75.00	50.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	323.00
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	0.00	0.00	0.00	0.00	39,110.16

EXPENSES

Utility - Gas/Fuel - Heating	592.65	804.33	759.75	464.46	690.27	272.09	210.48	235.86	0.00	0.00	0.00	0.00	4,029.89
Utility - Electric	353.06	433.80	335.38	334.09	364.73	298.61	361.61	406.62	0.00	0.00	0.00	0.00	2,887.90
Utility - Water & Sewer	0.00	0.00	661.15	0.00	0.00	601.94	0.00	0.00	0.00	0.00	0.00	0.00	1,263.09
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	0.00	0.00	0.00	0.00	2,335.95
R&M - Boiler/Heating	816.56	(408.28)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	408.28
R&M - Elevator	0.00	0.00	0.00	0.00	299.41	0.00	380.00	294.38	0.00	0.00	0.00	0.00	973.79
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
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
Service Contract - Pest Control	179.64	0.00	359.28	359.28	179.64	179.64	179.64	179.64	0.00	0.00	0.00	0.00	1,616.76
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	0.00	0.00	0.00	0.00	886.80
INSURANCE - W/C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	801.34	0.00	0.00	0.00	0.00	801.34
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	0.00	0.00	0.00	0.00	3,960.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,261.00	0.00	0.00	0.00	0.00	0.00	1,261.00
Payroll - Salary	435.68	435.68	435.69	435.68	435.68	435.68	435.69	0.00	0.00	0.00	0.00	0.00	3,049.78
Payroll - Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.00	0.00	0.00	0.00	0.00	63.00
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	0.00	0.00	704.90
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	0.00	0.00	0.00	0.00	16.00
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	0.00	0.00	0.00	0.00	113.00
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	0.00	6,875.00
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	0.00	0.00	0.00	0.00	46,994.61
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	0.00	0.00	0.00	0.00	(7,884.45)

Balance Sheet
424 W 49th St, New York NY - Aug 31 2018

ASSETS

CASH		
OP - TD Bank	\$6,666	
Cash Held by PrevMgmt	3,000	
TOTAL CASH		9,666
ACCOUNTS RECEIVABLE		
TOTAL CURRENT ASSETS		9,666
LONG TERM ASSETS		
Utility Sec Dep	230	
TOTAL LONG TERM ASSETS		230
TOTAL ASSETS		9,896

LIABILITIES & EQUITY

Other Liabilities	(1,188)	
TOTAL LIABILITIES		(1,188)
Opening Balance	9,925	
Current Earnings	(7,884)	
Retained Earnings	9,043	
TOTAL EQUITY		11,084
TOTAL LIAB & EQUITY		9,896

MONTHLY BANK RECONCILIATION

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

8/31/18

		OPERATING [TD]
8/1/2018 Opening Checkbook Balance		\$ 5,274.09
Add:	Total Deposits for the Current Month	4,892.29
	Interest Income	<u>-</u>
	Cash available	\$ 10,166.38
Less:	Total Checks written for the Current Month	3,498.11
	ACHs	-
	Bank Charges	<u>2.00</u>
8/31/2018 Ending Checkbook Balance		<u><u>\$ 6,666.27</u></u>
8/31/2018 Bank Balance per Bank Statement		\$ 7,401.96
Add:	Outstanding Deposits	-
<u>OPER</u>		
Less:	Outstanding Checks	
	6/21/2018 Finance Commissioner, City of New York	611 200.00
	7/31/2018 Ishmael Cruz	100008 435.69
	8/24/2018 Finance Comm NYC	632 100.00
Total Outstanding Checks [Oper]		735.69
Add:	Miscellaneous Adjustments	<u>-</u>
8/31/2018 Adjusted Bank Balance		<u><u>\$ 6,666.27</u></u>

**Bank**

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STATEMENT OF ACCOUNT

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: Aug 01 2018-Aug 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 08/01	8,130.11
Plus 3 Deposits and Other Credits	4,892.29
Less 15 Checks and Other Debits	5,618.44
Less Service Charges	2.00
Statement Balance as of 08/31	7,401.96

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
08/01	Check #626	495.00		7,635.11
08/01	Check #621	191.62		7,443.49
08/01	Check #622	100.00		7,343.49
08/02	Check #623	380.00		6,963.49
08/02	Check #613	287.71		6,675.78
08/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 106106325		842.82	7,518.60
08/06	Check #625	1,261.00		6,257.60
08/08	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	449.56		5,808.04
08/08	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	192.92		5,615.12
08/15	DEPOSIT		2,543.47	8,158.59
08/16	CCD DEPOSIT, PAYLEASE.COM CREDIT 107127000		1,506.00	9,664.59
08/20	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 402478	844.37		8,820.22
08/20	Check #627	179.64		8,640.58
08/20	Check #629	35.47		8,605.11
08/23	Check #628	294.38		8,310.73
08/24	CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329	63.00		8,247.73
08/24	Check #631	42.43		8,205.30
08/29	Check #630	801.34		7,403.96
08/31	PAPER STATEMENT FEE	2.00		7,401.96

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
08/02	613	287.71	08/06	625*	1,261.00
08/01	621*	191.62	08/01	626	495.00
08/01	622	100.00	08/20	627	179.64
08/02	623	380.00	08/23	628	294.38

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1	Ending Balance	7,401.96
2	Total Deposits	+
3	Sub Total	
4	Total Withdrawals	-
5	Adjusted Balance	

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

**Bank**

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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Aug 01 2018-Aug 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
08/20	629	35.47	08/24	631	42.43
08/29	630	801.34			

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

Cash Journal

Property : 424 West 49th St. Condominium

8/1/2018 thru 8/31/2018

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3B	Linda Carroll	CASH	Pymt. Batch 047 Check 429	8/15/18	350.29
424-4B	TLH LLC	CASH	Pymt. Batch 898 Check PL808284	8/01/18	350.17
424-5B	Trent Vichie	CASH	Pymt. Batch 047 Check 128	8/15/18	700.34
424-6A	Travis Hime	CASH	Pymt. Batch 912 Check PL873040	8/01/18	492.65
424-6B	Lixing Chu	CASH	Pymt. Batch 865 Check PL295991	8/10/18	1,506.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 047 Check 2116	8/15/18	1,492.84
					4,892.29

PROPERTY TOTALS:

Total Checks and Cash Received	4,892.29
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	4,892.29
	Total	4,892.29

Cash Journal

Property : 424 West 49th St. Condominium

8/1/2018 thru 8/31/2018

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

Total Checks and Cash Received	4,892.29
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	4,892.29
	Total	4,892.29

Detailed Rent Roll

8/1/2018 to 8/31/2018

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	(348.79)	0.00	348.79 Common Area Maintenance
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	0.00	0.00	350.29 Common Area Maintenance (350.29) Pymt. Batch 047 Check 429
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	0.00	0.00	(350.17) Pymt. Batch 898 Check PL808284 350.17 Common Area Maintenance
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	(353.63)	(4.84)	(2.42) Apply Batch 322 Chrg. CAM 348.79 Common Area Maintenance
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	350.17	0.00	350.17 Common Area Maintenance (700.34) Pymt. Batch 047 Check 128
424-6A	Travis Hime 424 West 49th Street, # 6A	0.00	(1.20)	(1.60)	(492.65) Pymt. Batch 912 Check PL873040 492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	1,004.00	0.00	502.00 Common Area Maintenance (1,506.00) Pymt. Batch 865 Check PL295991
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 047 Check 2116
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

8/1/2018 to 8/31/2018

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			4,581.84		
	Total Current Charges			4,581.84		
	Previous Balance			304.01		
	Cash Received			(4,892.29)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			(6.44)		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			2.82		
	Total Open Credits			2.82		

OPEN CREDITS APPLIED:

CAM	Common Area Maintenance			1,046.54		
	Total Applied Open Credits			1,046.54		

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range : 8/1/2018 To 8/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000626	08/01/2018	57500	Safeguard Realty Management, Inc.	00898	208.0801.MF	08/01/2018	495.00	0.00	495.00	495.00
000627	08/13/2018	15200	East Park Exterminating	00906	117783	07/26/2018	92.54	0.00	92.54	
				00907	117784	07/26/2018	87.10	0.00	87.10	
				Total for Check Number 000627			179.64	0.00	179.64	179.64
000628	08/13/2018	37500	Midtown Elevator Co., Inc.	00911	66445	08/01/2018	294.38	0.00	294.38	294.38
000629	08/13/2018	72155	Verizon	00912	8.1-8.31.18	08/01/2018	35.47	0.00	35.47	35.47
000630	08/23/2018	37890	NYSIF Workers' Compensation	00917	55625749	08/23/2018	801.34	0.00	801.34	801.34
000631	08/23/2018	06200	BankDirect Capital Finance, LLC	00916	2018.0801.Ins	08/01/2018	42.43	0.00	42.43	42.43
000632	08/24/2018	38700	Finance Commissioner, City of New York	00915	0204120007	08/07/2018	100.00	0.00	100.00	100.00
DD0908	08/06/2018	09400	Con Edison	00908	6.20-7.20.18-ent	07/23/2018	449.56	0.00	449.56	449.56
DD0909	08/06/2018	09400	Con Edison	00909	6.20-7.20.18-boil	07/23/2018	192.92	0.00	192.92	192.92
DD0914	08/17/2018	24325	IPFS Corporation	00914	2018.0801.Ins	08/01/2018	844.37	0.00	844.37	844.37
PR0823	08/23/2018	06250	Basic Pay	00940	PR0824	08/23/2018	63.00	0.00	63.00	63.00
Cash Account 1 Totals							3,498.11	0.00	3,498.11	3,498.11
Property/Company Totals for 424 West 49th Street Condominium Association							3,498.11	0.00	3,498.11	3,498.11

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All
From 8/1/2018 To 8/31/2018

GL Account			Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total
5100-3000	Utility - Gas/Fuel - Heating					
00908	09400 - Con Edison	6/20/2018-7/20/2018	6.20-7.20.18-4	DD0908	42.94	
00909	09400 - Con Edison	6/20/2018-7/20/2018	6.20-7.20.18-4	DD0909	192.92	235.86
5120-1000	Utility - Electric					
00908	09400 - Con Edison	6/20/2018-7/20/2018	6.20-7.20.18-4	DD0908	406.62	406.62
5130-4000	Utility - Telephone/Internet/Cable					
00912	72155 - Verizon	8/1/2018-8/31/2018	8.1-8.31.18	000629	35.47	35.47
5505-1000	R&M - Elevator					
00911	37500 - Midtown Elevator Co., Inc	Regular Service	66445	000628	294.38	294.38
5710-1000	Service Contract - Pest Control					
00906	15200 - East Park Exterminating	Roach/Rodent	117783	000627	92.54	
00907	15200 - East Park Exterminating	Fill 4 Stations	117784	000627	87.10	179.64
6300-1001	INSURANCE - PACKAGE					
00914	24325 - IPFS Corporation	8/2018	2018.0801.Ins	DD0914	844.37	
00916	06200 - BankDirect Capital Financ	8/2018	2018.0801.Ins	000631	42.43	886.80
6300-1003	INSURANCE - W/C					
00917	37890 - NYSIF Workers' Compensat	9/2018	55625749	000630	801.34	801.34
6600-1000	Service Contract - Management Fees					
00898	57500 - Safeguard Realty Manageme	MANAGEMENT FEE: 8/2018	208.0801.MF	000626	495.00	495.00
8000-3000	Payroll - Fees					
00940	06250 - Basic Pay		PR0824	PR0823	63.00	63.00
8530-1000	Administrative - Other					
00915	38700 - Finance Commissioner, Cit	0204120007	0204120007	000632	100.00	100.00
Distribution Total						3,498.11

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	235.86	
5120-1000	Utility - Electric	406.62	
5130-4000	Utility - Telephone/Internet/Cable	35.47	
5505-1000	R&M - Elevator	294.38	
5710-1000	Service Contract - Pest Control	179.64	
6300-1001	INSURANCE - PACKAGE	886.80	
6300-1003	INSURANCE - W/C	801.34	
6600-1000	Service Contract - Management Fees	495.00	
8000-3000	Payroll - Fees	63.00	
8530-1000	Administrative - Other	100.00	
1000-0000	OP - TD Bank		3,498.11
		3,498.11	3,498.11

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					5,274.09
08/01/18	CAM to 424-3A	SK	OCR.	348.79		
08/01/18	CAM to 424-3A	SK	OCR.		348.79	
08/01/18	CAM to 424-4A	SK	OCR.	346.54		
08/01/18	CAM to 424-4A	SK	OCR.		346.54	
08/01/18	CAM to 424-4B	SK	PMT.	350.17		
08/01/18	CAM to 424-5A	SK	OCR.	348.79		
08/01/18	CAM to 424-5A	SK	OCR.		348.79	
08/01/18	CAM to 424-5A	SK	OCR.	2.42		
08/01/18	CAM to 424-5A	SK	OCR.		2.42	
08/01/18	CAM to 424-6A	SK	PMT.	492.25		
08/01/18	CAM to 424-6A	SK	PMT.	0.40		
08/01/18	Safeguard Realty Management, Inc., CHK#000626	AP	00898		495.00	
08/06/18	Con Edison, CHK#DD0908	AP	00908		449.56	
08/06/18	Con Edison, CHK#DD0909	AP	00909		192.92	
08/10/18	CAM to 424-6B	SK	PMT.	502.00		
08/10/18	CAM to 424-6B	SK	PMT.	502.00		
08/10/18	CAM to 424-6B	SK	PMT.	502.00		
08/13/18	Verizon, CHK#000629	AP	00912		35.47	
08/13/18	Midtown Elevator Co., Inc., CHK#000628	AP	00911		294.38	
08/13/18	East Park Exterminating, CHK#000627	AP	00906		92.54	
08/13/18	East Park Exterminating, CHK#000627	AP	00907		87.10	
08/15/18	CAM to 424-3B	SK	PMT.	350.29		
08/15/18	CAM to 424-5B	SK	PMT.	350.17		
08/15/18	CAM to 424-5B	SK	PMT.	350.17		
08/15/18	CAM to 424-COMM	SK	PMT.	1,492.84		
08/17/18	IPFS Corporation, CHK#DD0914	AP	00914		844.37	
08/23/18	BankDirect Capital Finance, LLC, CHK#000631	AP	00916		42.43	
08/23/18	NYSIF Workers' Compensation, CHK#000630	AP	00917		801.34	
08/23/18	Basic Pay, CHK#PR0823	AP	00940		63.00	
08/24/18	Finance Commissioner, City of New York, CHK#000632	AP	00915		100.00	
08/31/18	TD BANK STMT FEE	CH			2.00	
Total				<u>5,938.83</u>	<u>4,546.65</u>	<u>6,666.27</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)

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
3038-0000	Opening Balance					
	Total			<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
3045-0000	Retained Earnings					(9,043.30)
	Total			<u>0.00</u>	<u>0.00</u>	<u>(9,043.30)</u>
4410-0000	Common Area Maintenance					(31,266.87)
08/01/18	CAM to 424-3A	SK	OCR.		348.79	
08/01/18	CAM to 424-3A	SK	OCR.	348.79		
08/01/18	CAM to 424-4A	SK	OCR.		346.54	
08/01/18	CAM to 424-4A	SK	OCR.	346.54		
08/01/18	CAM to 424-4B	SK	PMT.		350.17	
08/01/18	CAM to 424-5A	SK	OCR.		348.79	
08/01/18	CAM to 424-5A	SK	OCR.	348.79		
08/01/18	CAM to 424-5A	SK	OCR.		2.42	
08/01/18	CAM to 424-5A	SK	OCR.	2.42		
08/01/18	CAM to 424-6A	SK	PMT.		492.25	
08/01/18	CAM to 424-6A	SK	PMT.		0.40	
08/10/18	CAM to 424-6B	SK	PMT.		502.00	
08/10/18	CAM to 424-6B	SK	PMT.		502.00	
08/10/18	CAM to 424-6B	SK	PMT.		502.00	
08/15/18	CAM to 424-3B	SK	PMT.		350.29	
08/15/18	CAM to 424-5B	SK	PMT.		350.17	
08/15/18	CAM to 424-5B	SK	PMT.		350.17	
08/15/18	CAM to 424-COMM	SK	PMT.		1,492.84	
	Total			<u>1,046.54</u>	<u>5,938.83</u>	<u>(36,159.16)</u>
4835-0000	Laundry Income					(323.00)
	Total			<u>0.00</u>	<u>0.00</u>	<u>(323.00)</u>
4850-0000	Assessment					(2,628.00)
	Total			<u>0.00</u>	<u>0.00</u>	<u>(2,628.00)</u>
5100-3000	Utility - Gas/Fuel - Heating					3,794.03
08/06/18	Con Edison, CHK#DD0908	AP	00908	42.94		
08/06/18	Con Edison, CHK#DD0909	AP	00909	192.92		
	Total			<u>235.86</u>	<u>0.00</u>	<u>4,029.89</u>
5120-1000	Utility - Electric					2,481.28
08/06/18	Con Edison, CHK#DD0908	AP	00908	406.62		
	Total			<u>406.62</u>	<u>0.00</u>	<u>2,887.90</u>
5130-3000	Utility - Water & Sewer					1,263.09

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5130-3000	Utility - Water & Sewer					
Total				0.00	0.00	1,263.09
5130-4000	Utility - Telephone/Internet/Cable					252.15
08/13/18	Verizon, CHK#000629	AP	00912	35.47		
Total				35.47	0.00	287.62
5310-1000	R&M - Roof					2,000.00
Total				0.00	0.00	2,000.00
5470-1000	R&M - Other					2,335.95
Total				0.00	0.00	2,335.95
5502-1000	R&M - Boiler/Heating					408.28
Total				0.00	0.00	408.28
5505-1000	R&M - Elevator					679.41
08/13/18	Midtown Elevator Co., Inc., CHK#000628	AP	00911	294.38		
Total				294.38	0.00	973.79
5510-1000	R&M - Electrical					1,197.63
Total				0.00	0.00	1,197.63
5600-1000	Service Contract - Elevator					2,060.66
Total				0.00	0.00	2,060.66
5710-1000	Service Contract - Pest Control					1,437.12
08/13/18	East Park Exterminating, CHK#000627	AP	00906	92.54		
08/13/18	East Park Exterminating, CHK#000627	AP	00907	87.10		
Total				179.64	0.00	1,616.76
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					0.00
08/17/18	IPFS Corporation, CHK#DD0914	AP	00914	844.37		
08/23/18	BankDirect Capital Finance, LLC, CHK#000631	AP	00916	42.43		

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6300-1001	INSURANCE - PACKAGE					
Total				886.80	0.00	886.80
6300-1003	INSURANCE - W/C					0.00
	08/23/18 NYSIF Workers' Compensation, CHK#000630	AP	00917	801.34		
Total				801.34	0.00	801.34
6300-2000	Insurance - Property/Liability					4,935.39
Total				0.00	0.00	4,935.39
6600-1000	Service Contract - Management Fees					3,465.00
	08/01/18 Safeguard Realty Management, Inc., CHK#000626	AP	00898	495.00		
Total				495.00	0.00	3,960.00
6700-1000	Legal Fees					1,261.00
Total				0.00	0.00	1,261.00
8000-1000	Payroll - Salary					3,049.78
Total				0.00	0.00	3,049.78
8000-3000	Payroll - Fees					0.00
	08/23/18 Basic Pay, CHK#PR0823	AP	00940	63.00		
Total				63.00	0.00	63.00
8000-4000	Payroll - Taxes & Fees					1,233.97
Total				0.00	0.00	1,233.97
8150-0000	Building Supplies					704.90
Total				0.00	0.00	704.90
8250-1000	Postage & Courier Service					88.37
Total				0.00	0.00	88.37
8320-1000	Bank Charges					14.00
	08/31/18 TD BANK STMT FEE	CH		2.00		
Total				2.00	0.00	16.00
8460-1000	Accounting/Audit Fees					2,200.00
Total				0.00	0.00	2,200.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8520-1000	Other Consulting					254.00
Total				0.00	0.00	254.00
8530-1000	Administrative - Other					13.00
08/24/18	Finance Commissioner, City of New York, CHK#000632	AP	00915	100.00		
Total				100.00	0.00	113.00
8530-2000	Permits/Violations/Fines/Fees					6,875.00
Total				0.00	0.00	6,875.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			10,485.48		
	Total Credits			10,485.48		
	Difference			0.00		
	Total Assets			1,392.18		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			4,892.29		
	Total Expense			3,500.11		
Ledger Totals						
	Beginning Debits			53,186.59		
	Beginning Credits			53,186.59		
	Difference			0.00		
	Ending Debits			58,078.88		
	Ending Credits			58,078.88		
	Difference			0.00		

Working Trial Balance Report

Property/Company : 424
424 West 49th Street Condo Association
424 West 49th Street
8/31/2018

Account Number	Account Description	G/L Trial Balance		Adjustments		Adjusted Trial Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
1000-0000	OP - TD Bank	6,666.27	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		11,084.27	18,968.72				
		7,884.45					

Working Trial Balance Report

Property/Company : 424
424 West 49th Street Condo Association
424 West 49th Street
8/31/2018

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	36,159.16				
4835-0000	Laundry Income	0.00	323.00				
4850-0000	Assessment	0.00	2,628.00				
5100-3000	Utility - Gas/Fuel - Heating	4,029.89	0.00				
5120-1000	Utility - Electric	2,887.90	0.00				
5130-3000	Utility - Water & Sewer	1,263.09	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	2,335.95	0.00				
5502-1000	R&M - Boiler/Heating	408.28	0.00				
5505-1000	R&M - Elevator	973.79	0.00				
5510-1000	R&M - Electrical	1,197.63	0.00				
5600-1000	Service Contract - Elevator	2,060.66	0.00				
5710-1000	Service Contract - Pest Control	1,616.76	0.00				
6200-1000	Taxes - Corporate/Income	40.00	0.00				
6300-1000	Insurance - Other	1,450.49	0.00				
6300-1001	INSURANCE - PACKAGE	886.80	0.00				
6300-1003	INSURANCE - W/C	801.34	0.00				
6300-2000	Insurance - Property/Liability	4,935.39	0.00				
6600-1000	Service Contract - Management Fees	3,960.00	0.00				
6700-1000	Legal Fees	1,261.00	0.00				
8000-1000	Payroll - Salary	3,049.78	0.00				
8000-3000	Payroll - Fees	63.00	0.00				
8000-4000	Payroll - Taxes & Fees	1,233.97	0.00				
8150-0000	Building Supplies	704.90	0.00				
8250-1000	Postage & Courier Service	88.37	0.00				
8320-1000	Bank Charges	16.00	0.00				
8460-1000	Accounting/Audit Fees	2,200.00	0.00				
8520-1000	Other Consulting	254.00	0.00				
8530-1000	Administrative - Other	113.00	0.00				
8530-2000	Permits/Violations/Fines/Fees	6,875.00	0.00				
Total		46,994.61	39,110.16				
			7,884.45				