

424 West 49th Street Condo Association

**Statement of Operations
424 West 49th St, New York NY - Sep 30 2018**

	Current Period	Year to Date
INCOME		
Common Area Maintenance	4,084.23	40,243.39
Laundry Income	0.00	323.00
Assessment	0.00	2,628.00
TOTAL INCOME	4,084.23	43,194.39

EXPENSES		
Utility - Gas/Fuel - Heating	207.63	4,237.52
Utility - Electric	325.88	3,213.78
Utility - Water & Sewer	905.57	2,168.66
Utility - Telephone/Internet/Cable	0.00	287.62
R&M - Roof	0.00	2,000.00
R&M - Other	2,014.19	4,350.14
R&M - Boiler/Heating	0.00	408.28
R&M - Elevator	294.38	1,268.17
R&M - Electrical	0.00	1,197.63
Service Contract - Elevator	0.00	2,060.66
Service Contract - Pest Control	87.10	1,703.86
Taxes - Corporate/Income	0.00	40.00
Insurance - Other	0.00	1,450.49
INSURANCE - PACKAGE	886.80	1,773.60
INSURANCE - W/C	0.00	801.34
Insurance - Property/Liability	0.00	4,935.39
Service Contract - Management Fees	495.00	4,455.00
Legal Fees	0.00	1,261.00
Payroll - Salary	0.00	3,049.78
Payroll - Fees	0.00	63.00
Payroll - Taxes & Fees	0.00	1,233.97
Building Supplies	0.00	704.90
Telephone	35.37	35.37
Postage & Courier Service	0.00	88.37
Bank Charges	2.00	18.00
Accounting/Audit Fees	0.00	2,200.00
Other Consulting	0.00	254.00
Administrative - Other	300.00	413.00
Permits/Violations/Fines/Fees	0.00	6,875.00
TOTAL EXPENSES	5,553.92	52,548.53
NET PROFIT / LOSS	(1,469.69)	(9,354.14)

424 West 49th Street Condo Association

424 West 49th St, New York NY - Sep 30 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	0.00	0.00	0.00	40,243.39
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	4,084.23	0.00	0.00	0.00	43,194.39

EXPENSES

Utility - Gas/Fuel - Heating	592.65	804.33	759.75	464.46	690.27	272.09	210.48	235.86	207.63	0.00	0.00	0.00	4,237.52
Utility - Electric	353.06	433.80	335.38	334.09	364.73	298.61	361.61	406.62	325.88	0.00	0.00	0.00	3,213.78
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	0.00	2,168.66
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	0.00	0.00	0.00	4,350.14
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	294.38	0.00	0.00	0.00	1,268.17
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	87.10	0.00	0.00	0.00	1,703.86
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	0.00	0.00	0.00	1,773.60
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	495.00	0.00	0.00	0.00	4,455.00
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
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.37	0.00	0.00	0.00	35.37
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	0.00	0.00	0.00	18.00
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	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	5,553.92	0.00	0.00	0.00	52,548.53
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)	0.00	0.00	0.00	(9,354.14)

Balance Sheet
424 West 49th St, New York NY - Sep 30 2018

ASSETS

CASH		
OP - TD Bank	\$5,197	
Cash Held by PrevMgmt	3,000	
TOTAL CASH		8,197
ACCOUNTS RECEIVABLE		
TOTAL CURRENT ASSETS		8,197
LONG TERM ASSETS		
Utility Sec Dep	230	
TOTAL LONG TERM ASSETS		230
TOTAL ASSETS		8,427

LIABILITIES & EQUITY

Other Liabilities	(1,188)	
TOTAL LIABILITIES		(1,188)
Opening Balance	9,925	
Current Earnings	(9,353)	
Retained Earnings	9,043	
TOTAL EQUITY		9,615
TOTAL LIAB & EQUITY		8,427

MONTHLY BANK RECONCILIATION

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

9/30/18

		OPERATING [TD]
9/1/2018 Opening Checkbook Balance		\$ 6,666.27
Add:	Total Deposits for the Current Month	4,084.23
	Interest Income	-
		<hr/>
Cash available		\$ 10,750.50
Less:	Total Checks written for the Current Month	5,551.92
	ACHs	-
	Bank Charges	2.00
		<hr/>
9/30/2018 Ending Checkbook Balance		<u>\$ 5,196.58</u>
9/30/2018 Bank Balance per Bank Statement		\$ 5,832.27
Add:	Outstanding Deposits	-
<u>OPER</u>		
Less:	Outstanding Checks	
		<hr/>
6/21/2018	Finance Commissioner, City of New York	611 200.00
7/31/2018	Ishmael Cruz	100008 435.69
Total Outstanding Checks [Oper]		635.69
Add:	Miscellaneous Adjustments	-
		<hr/>
9/30/2018 Adjusted Bank Balance		<u>\$ 5,196.58</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: Sep 01 2018-Sep 30 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 09/01	7,401.96
Plus 2 Deposits and Other Credits	4,084.23
Less 14 Checks and Other Debits	5,651.92
Less Service Charges	2.00
Statement Balance as of 09/30	5,832.27

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
09/05	DEPOSIT		2,538.46	9,940.42
09/05	Check #634	2,014.19		7,926.23
09/07	CCD DEPOSIT, PAYLEASE.COM CREDIT 108790002		1,545.77	9,472.00
09/07	Check #632	100.00		9,372.00
09/13	Check #633	495.00		8,877.00
09/14	Check #635	87.10		8,789.90
09/17	Check #636	294.38		8,495.52
09/19	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 402478	844.37		7,651.15
09/19	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	366.60		7,284.55
09/19	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	166.91		7,117.64
09/20	Check #639	905.57		6,212.07
09/21	Check #637	100.00		6,112.07
09/21	Check #638	100.00		6,012.07
09/24	Check #640	42.43		5,969.64
09/27	Check #642	35.37		5,934.27
09/28	Check #641	100.00		5,834.27
09/28	PAPER STATEMENT FEE	2.00		5,832.27

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
09/07	632	100.00	09/21	638	100.00
09/13	633	495.00	09/20	639	905.57
09/05	634	2,014.19	09/24	640	42.43
09/14	635	87.10	09/28	641	100.00
09/17	636	294.38	09/27	642	35.37
09/21	637	100.00			

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1	Ending Balance	5,832.27
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: Sep 01 2018-Sep 30 2018
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

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

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

Cash Journal

Property : 424 West 49th St. Condominium

9/1/2018 thru 9/30/2018

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 471 Check 8881819	9/05/18	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 471 Check 434	9/05/18	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 471 Check 8246884	9/05/18	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 306 Check PL84813	9/01/18	350.17
424-5A	Emmanuel Cornet	CASH	Pymt. Batch 322 Check PL72372	9/01/18	702.95
424-6A	Travis Hime	CASH	Pymt. Batch 322 Check PL46348	9/01/18	492.65
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 471 Check 2119	9/05/18	1,492.84
					4,084.23

PROPERTY TOTALS:

Total Checks and Cash Received	4,084.23
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	4,084.23
	Total	4,084.23

Cash Journal

Property : 424 West 49th St. Condominium

9/1/2018 thru 9/30/2018

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

Total Checks and Cash Received	4,084.23
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	4,084.23
	Total	4,084.23

Detailed Rent Roll

9/1/2018 to 9/30/2018

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	0.00	0.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 471 Check 8881819
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 471 Check 434
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	0.00	346.54 Common Area Maintenance (346.54) Pymt. Batch 471 Check 8246884
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 306 Check PL84813 350.17 Common Area Maintenance
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	(4.84)	(359.00)	(702.95) Pymt. Batch 322 Check PL72372 348.79 Common Area Maintenance
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	0.00	350.17	350.17 Common Area Maintenance
424-6A	Travis Hime 424 West 49th Street, # 6A	0.00	(1.60)	(2.00)	(492.65) Pymt. Batch 322 Check PL46348 492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	0.00	502.00	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 471 Check 2119
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

9/1/2018 to 9/30/2018

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			(6.44)		
	Cash Received			(4,084.23)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			491.17		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			354.56		
	Total Open Credits			354.56		

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range : 9/1/2018 To 9/30/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000633	09/04/2018	57500	Safeguard Realty Management, Inc.	00918	2018.0901.MF	09/01/2018	495.00	0.00	495.00	495.00
000634	09/05/2018	24301	IJP Construction Corp.	00921	2132	08/22/2018	2,014.19	0.00	2,014.19	2,014.19
000635	09/10/2018	15200	East Park Exterminating	00923	118193	08/23/2018	87.10	0.00	87.10	87.10
000636	09/10/2018	37500	Midtown Elevator Co., Inc.	00924	66852	09/01/2018	294.38	0.00	294.38	294.38
000637	09/10/2018	38700	Finance Commissioner, City of New York	00919	0204994451	08/27/2018	100.00	0.00	100.00	100.00
000638	09/10/2018	38700	Finance Commissioner, City of New York	00920	0205341328	08/27/2018	100.00	0.00	100.00	100.00
000639	09/10/2018	39500	NYC Water Board	00922	5.22-6.30.18	08/29/2018	905.57	0.00	905.57	905.57
000640	09/19/2018	06200	BankDirect Capital Finance, LLC	00930	2018.0901.Packa	09/01/2018	42.43	0.00	42.43	42.43
000641	09/20/2018	38700	Finance Commissioner, City of New York	00928	0205418061	09/17/2018	100.00	0.00	100.00	100.00
000642	09/20/2018	72155	Verizon	00925	9.1-9.30	09/01/2018	35.37	0.00	35.37	35.37
DD0926	09/17/2018	09400	Con Edison	00926	7.20-8.20.18-boil	08/21/2018	166.91	0.00	166.91	166.91
DD0927	09/17/2018	09400	Con Edison	00927	7.20-8.20.18-ent	08/21/2018	366.60	0.00	366.60	366.60
DD0929	09/18/2018	24325	IPFS Corporation	00929	2018.0901.Ins	09/01/2018	844.37	0.00	844.37	844.37
Cash Account 1 Totals							5,551.92	0.00	5,551.92	5,551.92
Property/Company Totals for 424 West 49th Street Condominium Association							5,551.92	0.00	5,551.92	5,551.92

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

For Cash Account : All
From 9/1/2018 To 9/30/2018

GL Account				Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total	
5100-3000	Utility - Gas/Fuel - Heating						
00926	09400 - Con Edison	7/20/2018-8/20/2018	7.20-8.20.18-l	DD0926	166.91		
00927	09400 - Con Edison	7/20/2018-8/20/2018	7.20-8.20.18-l	DD0927	40.72	207.63	
5120-1000	Utility - Electric						
00927	09400 - Con Edison	7/20/2018-8/20/2018	7.20-8.20.18-l	DD0927	325.88	325.88	
5130-3000	Utility - Water & Sewer						
00922	39500 - NYC Water Board	5/22/2018-6/30/2018	5.22-6.30.18	000639	905.57	905.57	
5470-1000	R&M - Other						
00921	24301 - IJP Construction Corp.	4b	2132	000634	2,014.19	2,014.19	
5505-1000	R&M - Elevator						
00924	37500 - Midtown Elevator Co., Inc		66852	000636	294.38	294.38	
5710-1000	Service Contract - Pest Control						
00923	15200 - East Park Exterminating		118193	000635	87.10	87.10	
6300-1001	INSURANCE - PACKAGE						
00929	24325 - IPFS Corporation	9/2018	2018.0901.Ins	DD0929	844.37		
00930	06200 - BankDirect Capital Financ	9/2018	2018.0901.Pa	000640	42.43	886.80	
6600-1000	Service Contract - Management Fees						
00918	57500 - Safeguard Realty Manageme	MANAGEMENT FEE	2018.0901.MI	000633	495.00	495.00	
8240-0000	Telephone						
00925	72155 - Verizon	9/1/2018-9/30/2018	9.1-9.30	000642	35.37	35.37	
8530-1000	Administrative - Other						
00919	38700 - Finance Commissioner, Cit	0204 994 451	0204994451	000637	100.00		
00920	38700 - Finance Commissioner, Cit	0205 341 328	0205341328	000638	100.00		
00928	38700 - Finance Commissioner, Cit		0205418061	000641	100.00	300.00	
Distribution Total						5,551.92	

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	207.63	
5120-1000	Utility - Electric	325.88	
5130-3000	Utility - Water & Sewer	905.57	
5470-1000	R&M - Other	2,014.19	
5505-1000	R&M - Elevator	294.38	
5710-1000	Service Contract - Pest Control	87.10	
6300-1001	INSURANCE - PACKAGE	886.80	
6600-1000	Service Contract - Management Fees	495.00	
8240-0000	Telephone	35.37	
8530-1000	Administrative - Other	300.00	
1000-0000	OP - TD Bank		5,551.92
		5,551.92	5,551.92

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 9/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					6,666.27
09/01/18	CAM to 424-4B	SK	PMT.	350.17		
09/01/18	CAM to 424-5A	SK	PMT.	348.79		
09/01/18	CAM to 424-5A	SK	PMT.	354.16		
09/01/18	CAM to 424-6A	SK	PMT.	492.25		
09/01/18	CAM to 424-6A	SK	PMT.	0.40		
09/04/18	Safeguard Realty Management, Inc., CHK#000633	AP	00918		495.00	
09/05/18	CAM to 424-3A	SK	PMT.	348.79		
09/05/18	CAM to 424-3B	SK	PMT.	350.29		
09/05/18	CAM to 424-4A	SK	PMT.	346.54		
09/05/18	CAM to 424-COMM	SK	PMT.	1,492.84		
09/05/18	IJP Construction Corp., CHK#000634	AP	00921		2,014.19	
09/10/18	NYC Water Board, CHK#000639	AP	00922		905.57	
09/10/18	Midtown Elevator Co., Inc., CHK#000636	AP	00924		294.38	
09/10/18	East Park Exterminating, CHK#000635	AP	00923		87.10	
09/10/18	Finance Commissioner, City of New York, CHK#000637	AP	00919		100.00	
09/10/18	Finance Commissioner, City of New York, CHK#000638	AP	00920		100.00	
09/17/18	Con Edison, CHK#DD0926	AP	00926		166.91	
09/17/18	Con Edison, CHK#DD0927	AP	00927		366.60	
09/18/18	IPFS Corporation, CHK#DD0929	AP	00929		844.37	
09/19/18	BankDirect Capital Finance, LLC, CHK#000640	AP	00930		42.43	
09/20/18	Verizon, CHK#000642	AP	00925		35.37	
09/20/18	Finance Commissioner, City of New York, CHK#000641	AP	00928		100.00	
09/28/18	TD BANK SERVICE FEE	CH			2.00	
Total				<u>4,084.23</u>	<u>5,553.92</u>	<u>5,196.58</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					(9,043.30)
Total				<u>0.00</u>	<u>0.00</u>	<u>(9,043.30)</u>
4410-0000	Common Area Maintenance					(36,159.16)
09/01/18	CAM to 424-4B	SK	PMT.		350.17	
09/01/18	CAM to 424-5A	SK	PMT.		348.79	

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 9/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4410-0000	Common Area Maintenance					
	09/01/18 CAM to 424-5A	SK	PMT.		354.16	
	09/01/18 CAM to 424-6A	SK	PMT.		492.25	
	09/01/18 CAM to 424-6A	SK	PMT.		0.40	
	09/05/18 CAM to 424-3A	SK	PMT.		348.79	
	09/05/18 CAM to 424-3B	SK	PMT.		350.29	
	09/05/18 CAM to 424-4A	SK	PMT.		346.54	
	09/05/18 CAM to 424-COMM	SK	PMT.		1,492.84	
	Total			<u>0.00</u>	<u>4,084.23</u>	<u>(40,243.39)</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					4,029.89
	09/17/18 Con Edison, CHK#DD0926	AP	00926	166.91		
	09/17/18 Con Edison, CHK#DD0927	AP	00927	40.72		
	Total			<u>207.63</u>	<u>0.00</u>	<u>4,237.52</u>
5120-1000	Utility - Electric					2,887.90
	09/17/18 Con Edison, CHK#DD0927	AP	00927	325.88		
	Total			<u>325.88</u>	<u>0.00</u>	<u>3,213.78</u>
5130-3000	Utility - Water & Sewer					1,263.09
	09/10/18 NYC Water Board, CHK#000639	AP	00922	905.57		
	Total			<u>905.57</u>	<u>0.00</u>	<u>2,168.66</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					2,335.95
	09/05/18 IJP Construction Corp., CHK#000634	AP	00921	2,014.19		
	Total			<u>2,014.19</u>	<u>0.00</u>	<u>4,350.14</u>
5502-1000	R&M - Boiler/Heating					408.28
	Total			<u>0.00</u>	<u>0.00</u>	<u>408.28</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 9/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5505-1000	R&M - Elevator					973.79
	09/10/18 Midtown Elevator Co., Inc., CHK#000636	AP	00924	294.38		
	Total			<u>294.38</u>	<u>0.00</u>	<u>1,268.17</u>
5510-1000	R&M - Electrical					1,197.63
	Total			<u>0.00</u>	<u>0.00</u>	<u>1,197.63</u>
5600-1000	Service Contract - Elevator					2,060.66
	Total			<u>0.00</u>	<u>0.00</u>	<u>2,060.66</u>
5710-1000	Service Contract - Pest Control					1,616.76
	09/10/18 East Park Exterminating, CHK#000635	AP	00923	87.10		
	Total			<u>87.10</u>	<u>0.00</u>	<u>1,703.86</u>
6200-1000	Taxes - Corporate/Income					40.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>40.00</u>
6300-1000	Insurance - Other					1,450.49
	Total			<u>0.00</u>	<u>0.00</u>	<u>1,450.49</u>
6300-1001	INSURANCE - PACKAGE					886.80
	09/18/18 IPFS Corporation, CHK#DD0929	AP	00929	844.37		
	09/19/18 BankDirect Capital Finance, LLC, CHK#000640	AP	00930	42.43		
	Total			<u>886.80</u>	<u>0.00</u>	<u>1,773.60</u>
6300-1003	INSURANCE - W/C					801.34
	Total			<u>0.00</u>	<u>0.00</u>	<u>801.34</u>
6300-2000	Insurance - Property/Liability					4,935.39
	Total			<u>0.00</u>	<u>0.00</u>	<u>4,935.39</u>
6600-1000	Service Contract - Management Fees					3,960.00
	09/04/18 Safeguard Realty Management, Inc., CHK#000633	AP	00918	495.00		
	Total			<u>495.00</u>	<u>0.00</u>	<u>4,455.00</u>
6700-1000	Legal Fees					1,261.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>1,261.00</u>
8000-1000	Payroll - Salary					3,049.78

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 9/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8000-1000	Payroll - Salary					
	Total			0.00	0.00	3,049.78
8000-3000	Payroll - Fees					63.00
	Total			0.00	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
8240-0000	Telephone					0.00
09/20/18	Verizon, CHK#000642	AP	00925	35.37		
	Total			35.37	0.00	35.37
8250-1000	Postage & Courier Service					88.37
	Total			0.00	0.00	88.37
8320-1000	Bank Charges					16.00
09/28/18	TD BANK SERVICE FEE	CH		2.00		
	Total			2.00	0.00	18.00
8460-1000	Accounting/Audit Fees					2,200.00
	Total			0.00	0.00	2,200.00
8520-1000	Other Consulting					254.00
	Total			0.00	0.00	254.00
8530-1000	Administrative - Other					113.00
09/10/18	Finance Commissioner, City of New York, CHK#000637	AP	00919	100.00		
09/10/18	Finance Commissioner, City of New York, CHK#000638	AP	00920	100.00		
09/20/18	Finance Commissioner, City of New York, CHK#000641	AP	00928	100.00		
	Total			300.00	0.00	413.00
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 9/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			9,638.15		
	Total Credits			9,638.15		
	Difference			0.00		
	Total Assets			-1,469.69		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			4,084.23		
	Total Expense			5,553.92		
Ledger Totals						
	Beginning Debits			58,078.88		
	Beginning Credits			58,078.88		
	Difference			0.00		
	Ending Debits			62,163.11		
	Ending Credits			62,163.11		
	Difference			0.00		

Working Trial Balance Report

Property/Company : 424
424 West 49th Street Condo Association
424 West 49th Street
9/30/2018

Account Number	Account Description	G/L Trial Balance		Adjustments		Adjusted Trial Balance	
		Debit	Credit	Debit	Credit	Debit	Credit
1000-0000	OP - TD Bank	5,196.58	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		9,614.58	18,968.72				
		9,354.14					

Working Trial Balance Report

Property/Company : 424
424 West 49th Street Condo Association
424 West 49th Street
9/30/2018

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	40,243.39				
4835-0000	Laundry Income	0.00	323.00				
4850-0000	Assessment	0.00	2,628.00				
5100-3000	Utility - Gas/Fuel - Heating	4,237.52	0.00				
5120-1000	Utility - Electric	3,213.78	0.00				
5130-3000	Utility - Water & Sewer	2,168.66	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	4,350.14	0.00				
5502-1000	R&M - Boiler/Heating	408.28	0.00				
5505-1000	R&M - Elevator	1,268.17	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	1,703.86	0.00				
6200-1000	Taxes - Corporate/Income	40.00	0.00				
6300-1000	Insurance - Other	1,450.49	0.00				
6300-1001	INSURANCE - PACKAGE	1,773.60	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	4,455.00	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				
8240-0000	Telephone	35.37	0.00				
8250-1000	Postage & Courier Service	88.37	0.00				
8320-1000	Bank Charges	18.00	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	6,875.00	0.00				
Total		52,548.53	43,194.39				
			9,354.14				