

424 West 49th Street Condo Association

Statement of Operations
424 West 49th St, New York, NY - 7/2018

	Current Period	Year to Date
INCOME		
Common Area Maintenance	4,776.61	31,266.87
Laundry Income	20.00	323.00
Assessment	0.00	2,628.00
TOTAL INCOME	<u>4,796.61</u>	<u>34,217.87</u>
EXPENSES		
Utility - Gas/Fuel - Heating	210.48	3,794.03
Utility - Electric	361.61	2,481.28
Utility - Water & Sewer	0.00	1,263.09
Utility - Telephone/Internet/Cable	35.26	252.15
R&M - Roof	0.00	2,000.00
R&M - Other	1,143.19	2,335.95
R&M - Boiler/Heating	0.00	408.28
R&M - Elevator	380.00	679.41
R&M - Electrical	1,197.63	1,197.63
Service Contract - Elevator	294.38	2,060.66
Service Contract - Pest Control	179.64	1,437.12
Taxes - Corporate/Income	0.00	40.00
Insurance - Other	583.24	1,450.49
Insurance - Property/Liability	1,013.56	4,935.39
Service Contract - Management Fees	495.00	3,465.00
Legal Fees	1,261.00	1,261.00
Payroll - Salary	435.69	3,049.78
Payroll - Taxes & Fees	167.61	1,233.97
Building Supplies	519.70	704.90
Postage & Courier Service	68.33	88.37
Bank Charges	2.00	14.00
Accounting/Audit Fees	0.00	2,200.00
Other Consulting	0.00	254.00
Administrative - Other	0.00	13.00
Permits/Violations/Fines/Fees	4,825.00	6,875.00
TOTAL EXPENSES	<u>13,173.32</u>	<u>43,494.50</u>
NET PROFIT / LOSS	<u>(8,376.71)</u>	<u>(9,276.63)</u>

424 West 49th Street Condo Association

424 West 49th St, New York, NY - 7/2018

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
INCOME													
Common Area Maintenance	4,780.18	3,731.92	3,549.04	4,931.55	5,970.18	3,527.39	4,776.61	0.00	0.00	0.00	0.00	0.00	31,266.87
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	0.00	0.00	0.00	0.00	0.00	34,217.87
EXPENSES													
Utility - Gas/Fuel - Heating	592.65	804.33	759.75	464.46	690.27	272.09	210.48	0.00	0.00	0.00	0.00	0.00	3,794.03
Utility - Electric	353.06	433.80	335.38	334.09	364.73	335.38	361.61	0.00	0.00	0.00	0.00	0.00	2,481.28
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	0.00	0.00	0.00	0.00	0.00	252.15
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	0.00	0.00	0.00	0.00	0.00	679.41
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	0.00	0.00	0.00	0.00	0.00	1,437.12
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	(2,134.01)	0.00	174.24	583.24	0.00	0.00	0.00	0.00	0.00	1,450.49
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	0.00	0.00	0.00	0.00	0.00	3,465.00
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	435.68	435.68	435.68	435.68	435.69	0.00	0.00	0.00	0.00	0.00	3,049.78
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	0.00	0.00	0.00	0.00	0.00	14.00
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	0.00	0.00	0.00	0.00	0.00	13.00
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	0.00	0.00	0.00	0.00	0.00	43,494.50
NET PROFIT / LOSS	3,714.98	1,366.92	(6,392.63)	1,390.45	111.81	(1,091.45)	(8,376.71)	0.00	0.00	0.00	0.00	0.00	(9,276.63)

424 West 49th Street Condo Association

Balance Sheet
424 West 49th St, New York, NY - 7/31/18

ASSETS

CASH

OP - TD Bank	\$5,274.09
Cash Held by PrevMgmt	3,000.00

TOTAL CASH 8,274.09

ACCOUNTS RECEIVABLE

TOTAL CURRENT ASSETS 8,274.09

LONG TERM ASSETS

Utility Sec Dep	230.00
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TOTAL LONG TERM ASSETS 230.00

TOTAL ASSETS 8,504.09

LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
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TOTAL LIABILITIES (1,188.00)

Opening Balance	9,925.42
Current Earnings	(9,276.63)
Retained Earnings	9,043.30

TOTAL EQUITY 9,692.09

TOTAL LIAB & EQUITY 8,504.09

MONTHLY BANK RECONCILIATION

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

7/31/18

	OPERATING [TD]
7/1/2018 Opening Checkbook Balance	\$ 13,650.80
Add: Total Deposits for the Current Month	4,796.61
Interest Income	<u>-</u>
Cash available	\$ 18,447.41
Less: Total Checks written for the Current Month	13,171.32
ACHs	<u>-</u>
Bank Charges	<u>2.00</u>
7/31/2018 Ending Checkbook Balance	<u><u>\$ 5,274.09</u></u>
7/31/2018 Bank Balance per Bank Statement	\$ 8,130.11
Add: Outstanding Deposits	-

OPER

Less: Outstanding Checks	Check #	Amount
6/21/2018 Finance Commissioner, City of New York	611	200.00
7/3/2018 William Riley	613	287.71
7/26/2018 NYSIF Workers Compensation	621	191.62
7/26/2018 Finance Commissioner, City of New York	622	100.00
7/26/2018 TET Your Elevator Inspection Co	623	380.00
7/27/2018 Rosenberg & Estis, PC	625	1,261.00
7/31/2018 Ishmael Cruz	100008	435.69

Total Outstanding Checks [Oper]	2,856.02
Add: Miscellaneous Adjustments	<u>-</u>
7/31/2018 Adjusted Bank Balance	<u><u>\$ 5,274.09</u></u>



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STATEMENT OF ACCOUNT

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424 WEST 49TH ST CONDOMINIUM ASSOCIATION
C/O SAFEGUARD REALTY MANAGEMENT INC
120 WEST 31ST ST 6TH FL
NEW YORK NY 10001

Page: 1 of 3
Statement Period: Jul 01 2018-Jul 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 07/01	15,493.42
Plus 3 Deposits and Other Credits	4,796.61
Less 20 Checks and Other Debits	12,157.92
Less Service Charges	2.00
Statement Balance as of 07/31	8,130.11

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
07/02	Check #606	605.00		14,888.42
07/05	Check #608	601.94		14,286.48
07/05	Check #612	495.00		13,791.48
07/05	CCD DEBIT, NYSINSFNDWRKCMF 1190000757 522132403	191.62		13,599.86
07/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 103986156		1,542.82	15,142.68
07/06	DEPOSIT		2,558.46	17,701.14
07/06	Check #100007	435.68		17,265.46
07/11	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	400.93		16,864.53
07/11	Check #614	200.00		16,664.53
07/11	Check #615	179.64		16,484.89
07/11	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	171.16		16,313.73
07/12	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 402478	844.37		15,469.36
07/16	Check #617	231.99		15,237.37
07/17	DEBIT	4,725.00		10,512.37
07/18	Check #617	126.76		10,385.61
07/19	Check #618	2,340.82		8,044.79
07/20	Check #618	294.38		7,750.41
07/25	Check #616	20.93		7,729.48
07/26	Check #620	42.43		7,687.05
07/27	Check #619	47.40		7,639.65
07/30	CCD DEBIT, BASIC PAY, LLC. PAYROLL 11480329	167.61		7,472.04
07/30	Check #624	35.26		7,436.78
07/31	DEPOSIT		695.33	8,132.11
07/31	PAPER STATEMENT FEE	2.00		8,130.11

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



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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Jul 01 2018-Jul 31 2018
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

ACCOUNT ACTIVITY

Checks Paid			*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments		
DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
07/02	606	605.00	07/18	617*	126.76
07/05	608*	601.94	07/19	618	2,340.82
07/05	612*	495.00	07/20	618*	294.38
07/11	614*	200.00	07/27	619	47.40
07/11	615	179.64	07/26	620	42.43
07/25	616	20.93	07/30	624*	35.26
07/16	617	231.99	07/06	100007*	435.68

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

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Property : 424 West 49th St. Condominium

7/1/2018 thru 7/31/2018

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 356 Check 69362901	7/06/18	348.79
		CASH	Pymt. Batch 776 Check 4064296	7/31/18	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 356 Check 419	7/06/18	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 356 Check 8700811	7/06/18	346.54
		CASH	Pymt. Batch 356 Check 9289251	7/06/18	20.00
		CASH	Pymt. Batch 776 Check 3411383	7/31/18	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 362 Check 18179873	7/01/18	350.17
424-5A	Emmanuel Cornet	CASH	Pymt. Batch 382 Check 18578172	7/02/18	700.00
424-6A	Travis Hime	CASH	Pymt. Batch 373 Check 18261783	7/01/18	492.65
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 356 Check 2111	7/06/18	1,492.84
					4,796.61

PROPERTY TOTALS:

Total Checks and Cash Received	4,796.61
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	4,776.61
Laundry Income	LND	20.00
	Total	4,796.61

Property : 424 West 49th St. Condominium

7/1/2018 thru 7/31/2018

Cash Journal					
Unit Ref. Number	Name	Type	Description	Date Received	Amount

GRAND TOTALS:

Total Checks and Cash Received	4,796.61
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	4,776.61
Laundry Income	LND	20.00
	Total	4,796.61

Detailed Rent Roll

7/1/2018 to 7/31/2018

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	0.00	(348.79)	348.79 Common Area Maintenance (348.79) Pymt. Batch 356 Check 69362901 (348.79) Pymt. Batch 776 Check 4064296
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 356 Check 419
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	(346.54)	346.54 Common Area Maintenance 20.00 Laundry Income (346.54) Pymt. Batch 356 Check 8700811 (20.00) Pymt. Batch 356 Check 9289251 (346.54) Pymt. Batch 776 Check 3411383
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	0.00	(350.17) Pymt. Batch 362 Check 18179873 350.17 Common Area Maintenance
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	(2.42)	(353.63)	348.79 Common Area Maintenance (700.00) Pymt. Batch 382 Check 18578172
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	(0.80)	(1.20)	(492.65) Pymt. Batch 373 Check 18261783 492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	502.00	1,004.00	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 356 Check 2111
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

7/1/2018 to 7/31/2018

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		
LND	Laundry Income			20.00		
				<hr/>		
	Total Current Charges			4,601.84		
	Previous Balance			498.78		
	Cash Received			(4,796.61)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
				<hr/>		
	Accounts Receivable Balance			304.01		
	Security Deposits Held			0.00		

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			698.15		
				<hr/>		
	Total Open Credits			698.15		

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range : 7/1/2018 To 7/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000612	07/02/2018	57500	Safeguard Realty Management, Inc.	00879	2018.0701.MF	07/01/2018	495.00	0.00	495.00	495.00
000613	07/03/2018	73025	William Riley	00881	2018.0701.	07/01/2018	287.71	0.00	287.71	287.71
000614	07/03/2018	06300	BERMACK, CHAMPION & LEWINI	00872	95363	04/27/2018	200.00	0.00	200.00	200.00
000615	07/03/2018	15200	East Park Exterminating	00877	117346	06/28/2018	92.54	0.00	92.54	
				00878	117347	06/28/2018	87.10	0.00	87.10	
			Total for Check Number 000615				179.64	0.00	179.64	179.64
000616	07/03/2018	57500	Safeguard Realty Management, Inc.	00874	2018.0313.Fed	03/13/2018	20.93	0.00	20.93	20.93
000617	07/12/2018	37500	Midtown Elevator Co., Inc.	00882	66010	07/01/2018	294.38	0.00	294.38	
				00886	2018.0701.dp	07/01/2018	126.76	0.00	126.76	
			Total for Check Number 000617				421.14	0.00	421.14	421.14
000618	07/18/2018	24301	IJP Construction Corp.	00887	2116	07/18/2018	1,197.63	0.00	1,197.63	
				00888	2115	07/18/2018	1,143.19	0.00	1,143.19	
				00895	a65742	07/04/2018	231.99	0.00	231.99	
			Total for Check Number 000618				2,572.81	0.00	2,572.81	2,572.81
000619	07/23/2018	36410	Linda M Carroll PhD CCC-SLP ASH	00891	2018.CM	07/17/2018	47.40	0.00	47.40	47.40
000620	07/24/2018	06200	BankDirect Capital Finance, LLC	00896	2018.0701.Ins	07/01/2018	42.43	0.00	42.43	42.43
000621	07/26/2018	37890	NYSIF Workers' Compensation	00889	2018.0701.wc	07/14/2018	191.62	0.00	191.62	191.62
000622	07/26/2018	38700	Finance Commissioner, City of New Y	00893	0204117935	07/12/2018	100.00	0.00	100.00	100.00
000623	07/26/2018	64020	TET "Your Elevator Inspection Co"	00892	TET20010486	07/09/2018	380.00	0.00	380.00	380.00
000624	07/26/2018	72155	Verizon	00890	7.1-7.31.18-	07/01/2018	35.26	0.00	35.26	35.26
000625	07/27/2018	04920	Rosenberg & Estis, PC	00897	315652	06/30/2018	1,261.00	0.00	1,261.00	1,261.00
100008	07/31/2018	24320	Ishmael Cruz	00899	2018.0731.pr	07/31/2018	435.69	0.00	435.69	435.69
DD0702	07/02/2018	37890	NYSIF Workers' Compensation	00880	2018.0701.Ins	07/01/2018	191.62	0.00	191.62	191.62
DD0709	07/09/2018	09400	Con Edison	00883	5.21-6.20.18-e	06/21/2018	400.93	0.00	400.93	
				00884	5.21-6.20.18-b	06/21/2018	171.16	0.00	171.16	
			Total for Check Number DD0709				572.09	0.00	572.09	572.09
DD0711	07/11/2018	24325	IPFS Corporation	00885	2018.0701.Ins	07/01/2018	844.37	0.00	844.37	844.37
OC0717	07/17/2018	72125	Uninsured Employers Fund	00894	2018.0717.WC	07/17/2018	4,725.00	0.00	4,725.00	4,725.00
PR0731	07/31/2018	06250	Basic Pay	00900	2018.0731.pr	07/31/2018	167.61	0.00	167.61	167.61
Cash Account 1 Totals							13,171.32	0.00	13,171.32	13,171.32
Property/Company Totals for 424 West 49th Street Condominium Association							13,171.32	0.00	13,171.32	13,171.32

GL Account			Invoice	Check	Amount	Account Total
Vchr	Vendor	Description	No.	No.		
5100-3000 Utility - Gas/Fuel - Heating						
00883	09400 - Con Edison	5/21/2018-6/20/2018	5.21-6.20.18	DD0709	39.32	
00884	09400 - Con Edison	5/21/2018-6/20/2018	5.21-6.20.18	DD0709	171.16	210.48
5120-1000 Utility - Electric						
00883	09400 - Con Edison	5/21/2018-6/20/2018	5.21-6.20.18	DD0709	361.61	361.61
5130-4000 Utility - Telephone/Internet/Cable						
00890	72155 - Verizon	7/1/2018-7/31/2018	7.1-7.31.18-	000624	35.26	35.26
5470-1000 R&M - Other						
00888	24301 - IJP Construction Corp.	Cleaned Whole Basement	2115	000618	1,143.19	1,143.19
5505-1000 R&M - Elevator						
00892	64020 - TET "Your Elevator Inspec	Cat 1	TET200104	000623	380.00	380.00
5510-1000 R&M - Electrical						
00887	24301 - IJP Construction Corp.	Installed new lights	2116	000618	1,197.63	1,197.63
5600-1000 Service Contract - Elevator						
00882	37500 - Midtown Elevator Co., Inc	Regular Service	66010	000617	294.38	294.38
5710-1000 Service Contract - Pest Control						
00877	15200 - East Park Exterminating	Roach/Rodent	117346	000615	92.54	
00878	15200 - East Park Exterminating	Fill 4 Stations	117347	000615	87.10	179.64
6300-1000 Insurance - Other						
00872	06300 - BERMACK, CHAMPION & LEWIN	Renew Policy SIF WC service Fee	95363	000614	200.00	
00880	37890 - NYSIF Workers' Compensat	7/2018	2018.0701.i	DD0702	191.62	
00889	37890 - NYSIF Workers' Compensat	06/15/2018-07/13/2018	2018.0701.v	000621	191.62	583.24
6300-2000 Insurance - Property/Liability						
00885	24325 - IPFS Corporation	7/2018	2018.0701.i	DD0711	844.37	
00886	21400 - Garber Atlas Fries	Package: Down payment	2018.0701.d	000617	126.76	
00896	06200 - BankDirect Capital Financ	7/2018	2018.0701.i	000620	42.43	1,013.56
6600-1000 Service Contract - Management Fees						
00879	57500 - Safeguard Realty Manageme	MANAGEMENT FEES: 7/208	2018.0701.n	000612	495.00	495.00
6700-1000 Legal Fees						
00897	04920 - Rosenberg & Estis, PC	WC Claim Consulting	315652	000625	1,261.00	1,261.00
8000-1000 Payroll - Salary						
00899	24320 - Ishmael Cruz	P/E DATE - JUL 31, 2018	2018.0731.p	100008	435.69	435.69
8000-4000 Payroll - Taxes & Fees						
00900	06250 - Basic Pay	P/E DATE - JUL 31, 2018	2018.0731.p	PR0731	167.61	167.61
8150-0000 Building Supplies						
00881	73025 - William Riley		2018.0701.	000613	287.71	
00895	04940 - RMAC Supplies		a65742	000618	231.99	519.70
8250-1000 Postage & Courier Service						
00874	57500 - Safeguard Realty Manageme	3/2018	2018.0313.F	000616	20.93	
00891	36410 - Linda M Carroll PhD CCC-S	Certified Mail Reimbursements 2018	2018.CM	000619	47.40	68.33
8530-2000 Permits/Violations/Fines/Fees						
00893	38700 - Finance Commissioner, Cit		0204117935	000622	100.00	
00894	72125 - Uninsured Employers Fund	Settlement - WC	2018.0717.v	OC0717	4,725.00	4,825.00
Distribution Total						13,171.32

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 7/1/2018 To 7/31/2018**

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	210.48	
5120-1000	Utility - Electric	361.61	
5130-4000	Utility - Telephone/Internet/Cable	35.26	
5470-1000	R&M - Other	1,143.19	
5505-1000	R&M - Elevator	380.00	
5510-1000	R&M - Electrical	1,197.63	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	179.64	
6300-1000	Insurance - Other	583.24	
6300-2000	Insurance - Property/Liability	1,013.56	
6600-1000	Service Contract - Management Fees	495.00	
6700-1000	Legal Fees	1,261.00	
8000-1000	Payroll - Salary	435.69	
8000-4000	Payroll - Taxes & Fees	167.61	
8150-0000	Building Supplies	519.70	
8250-1000	Postage & Courier Service	68.33	
8530-2000	Permits/Violations/Fines/Fees	4,825.00	
1000-0000	OP - TD Bank		13,171.32
		<u>13,171.32</u>	<u>13,171.32</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 7/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					13,650.80
07/01/18	CAM to 424-4B	SK	PMT.	350.17		
07/01/18	CAM to 424-6A	SK	PMT.	492.25		
07/01/18	CAM to 424-6A	SK	PMT.	0.40		
07/02/18	CAM to 424-5A	SK	PMT.	348.79		
07/02/18	CAM to 424-5A	SK	PMT.	348.79		
07/02/18	CAM to 424-5A	SK	PMT.	2.42		
07/02/18	NYSIF Workers' Compensation, CHK#DD0702	AP	00880		191.62	
07/02/18	Safeguard Realty Management, Inc., CHK#000612	AP	00879		495.00	
07/03/18	East Park Exterminating, CHK#000615	AP	00877		92.54	
07/03/18	East Park Exterminating, CHK#000615	AP	00878		87.10	
07/03/18	BERMACK, CHAMPION & LEWINE, CHK#000614	AP	00872		200.00	
07/03/18	William Riley, CHK#000613	AP	00881		287.71	
07/03/18	Safeguard Realty Management, Inc., CHK#000616	AP	00874		20.93	
07/06/18	CAM to 424-3A	SK	PMT.	348.79		
07/06/18	CAM to 424-3B	SK	PMT.	350.29		
07/06/18	CAM to 424-4A	SK	PMT.	346.54		
07/06/18	LND to 424-4A	SK	PMT.	20.00		
07/06/18	CAM to 424-COMM	SK	PMT.	1,492.84		
07/09/18	Con Edison, CHK#DD0709	AP	00883		400.93	
07/09/18	Con Edison, CHK#DD0709	AP	00884		171.16	
07/11/18	IPFS Corporation, CHK#DD0711	AP	00885		844.37	
07/12/18	Midtown Elevator Co., Inc., CHK#000617	AP	00882		294.38	
07/12/18	RMAC Supplies, CHK#000618	AP	00895		231.99	
07/13/18	Garber Atlas Fries, CHK#000617	AP	00886		126.76	
07/17/18	Uninsured Employers Fund, CHK#OC0717	AP	00894		4,725.00	
07/18/18	IJP Construction Corp., CHK#000618	AP	00888		1,143.19	
07/18/18	IJP Construction Corp., CHK#000618	AP	00887		1,197.63	
07/23/18	Linda M Carroll PhD CCC-SLP ASHA/F, CHK#000619	AP	00891		47.40	
07/24/18	BankDirect Capital Finance, LLC, CHK#000620	AP	00896		42.43	
07/26/18	Verizon, CHK#000624	AP	00890		35.26	
07/26/18	TET "Your Elevator Inspection Co", CHK#000623	AP	00892		380.00	
07/26/18	NYSIF Workers' Compensation, CHK#000621	AP	00889		191.62	
07/26/18	Finance Commissioner, City of New York, CHK#000622	AP	00893		100.00	
07/27/18	Rosenberg & Estis, PC, CHK#000625	AP	00897		1,261.00	
07/31/18	CAM to 424-3A	SK	PMT.	348.79		
07/31/18	CAM to 424-4A	SK	PMT.	346.54		
07/31/18	Ishmael Cruz, CHK#100008	AP	00899		435.69	
07/31/18	Basic Pay, CHK#PR0731	AP	00900		167.61	
07/31/18	TD Bank, CHK#BF0731	AP	00910		2.00	
Total				<u>4,796.61</u>	<u>13,173.32</u>	<u>5,274.09</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

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 7/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1650-0000	Utility Sec Dep					
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					(26,490.26)
07/01/18	CAM to 424-4B	SK	PMT.		350.17	
07/01/18	CAM to 424-6A	SK	PMT.		492.25	
07/01/18	CAM to 424-6A	SK	PMT.		0.40	
07/02/18	CAM to 424-5A	SK	PMT.		348.79	
07/02/18	CAM to 424-5A	SK	PMT.		348.79	
07/02/18	CAM to 424-5A	SK	PMT.		2.42	
07/06/18	CAM to 424-3A	SK	PMT.		348.79	
07/06/18	CAM to 424-3B	SK	PMT.		350.29	
07/06/18	CAM to 424-4A	SK	PMT.		346.54	
07/06/18	CAM to 424-COMM	SK	PMT.		1,492.84	
07/31/18	CAM to 424-3A	SK	PMT.		348.79	
07/31/18	CAM to 424-4A	SK	PMT.		346.54	
Total				0.00	4,776.61	(31,266.87)
4835-0000	Laundry Income					(303.00)
07/06/18	LND to 424-4A	SK	PMT.		20.00	
Total				0.00	20.00	(323.00)
4850-0000	Assessment					(2,628.00)
Total				0.00	0.00	(2,628.00)
5100-3000	Utility - Gas/Fuel - Heating					3,583.55
07/09/18	Con Edison, CHK#DD0709	AP	00883	39.32		
07/09/18	Con Edison, CHK#DD0709	AP	00884	171.16		
Total				210.48	0.00	3,794.03
5120-1000	Utility - Electric					2,119.67
07/09/18	Con Edison, CHK#DD0709	AP	00883	361.61		

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 7/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5120-1000	Utility - Electric					
Total				361.61	0.00	2,481.28
5130-3000	Utility - Water & Sewer					1,263.09
Total				0.00	0.00	1,263.09
5130-4000	Utility - Telephone/Internet/Cable					216.89
07/26/18	Verizon, CHK#000624	AP	00890	35.26		
Total				35.26	0.00	252.15
5310-1000	R&M - Roof					2,000.00
Total				0.00	0.00	2,000.00
5470-1000	R&M - Other					1,192.76
07/18/18	IJP Construction Corp., CHK#000618	AP	00888	1,143.19		
Total				1,143.19	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					299.41
07/26/18	TET "Your Elevator Inspection Co", CHK#000623	AP	00892	380.00		
Total				380.00	0.00	679.41
5510-1000	R&M - Electrical					0.00
07/18/18	IJP Construction Corp., CHK#000618	AP	00887	1,197.63		
Total				1,197.63	0.00	1,197.63
5600-1000	Service Contract - Elevator					1,766.28
07/12/18	Midtown Elevator Co., Inc., CHK#000617	AP	00882	294.38		
Total				294.38	0.00	2,060.66
5710-1000	Service Contract - Pest Control					1,257.48
07/03/18	East Park Exterminating, CHK#000615	AP	00877	92.54		
07/03/18	East Park Exterminating, CHK#000615	AP	00878	87.10		
Total				179.64	0.00	1,437.12
6200-1000	Taxes - Corporate/Income					40.00
Total				0.00	0.00	40.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 7/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6300-1000 Insurance - Other						867.25
07/02/18	NYSIF Workers' Compensation, CHK#DD0702	AP	00880	191.62		
07/03/18	BERMACK, CHAMPION & LEWINE, CHK#000614	AP	00872	200.00		
07/26/18	NYSIF Workers' Compensation, CHK#000621	AP	00889	191.62		
Total				<u>583.24</u>	<u>0.00</u>	<u>1,450.49</u>
6300-2000 Insurance - Property/Liability						3,921.83
07/11/18	IPFS Corporation, CHK#DD0711	AP	00885	844.37		
07/13/18	Garber Atlas Fries, CHK#000617	AP	00886	126.76		
07/24/18	BankDirect Capital Finance, LLC, CHK#000620	AP	00896	42.43		
Total				<u>1,013.56</u>	<u>0.00</u>	<u>4,935.39</u>
6600-1000 Service Contract - Management Fees						2,970.00
07/02/18	Safeguard Realty Management, Inc., CHK#000612	AP	00879	495.00		
Total				<u>495.00</u>	<u>0.00</u>	<u>3,465.00</u>
6700-1000 Legal Fees						0.00
07/27/18	Rosenberg & Estis, PC, CHK#000625	AP	00897	1,261.00		
Total				<u>1,261.00</u>	<u>0.00</u>	<u>1,261.00</u>
8000-1000 Payroll - Salary						2,614.09
07/31/18	Ishmael Cruz, CHK#100008	AP	00899	435.69		
Total				<u>435.69</u>	<u>0.00</u>	<u>3,049.78</u>
8000-4000 Payroll - Taxes & Fees						1,066.36
07/31/18	Basic Pay, CHK#PR0731	AP	00900	167.61		
Total				<u>167.61</u>	<u>0.00</u>	<u>1,233.97</u>
8150-0000 Building Supplies						185.20
07/03/18	William Riley, CHK#000613	AP	00881	287.71		
07/12/18	RMAC Supplies, CHK#000618	AP	00895	231.99		
Total				<u>519.70</u>	<u>0.00</u>	<u>704.90</u>
8250-1000 Postage & Courier Service						20.04
07/03/18	Safeguard Realty Management, Inc., CHK#000616	AP	00874	20.93		
07/23/18	Linda M Carroll PhD CCC-SLP ASHA/F, CHK#000619	AP	00891	47.40		
Total				<u>68.33</u>	<u>0.00</u>	<u>88.37</u>
8320-1000 Bank Charges						12.00
07/31/18	TD Bank, CHK#BF0731	AP	00910	2.00		
Total				<u>2.00</u>	<u>0.00</u>	<u>14.00</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 7/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
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					13.00
Total				0.00	0.00	13.00
8530-2000	Permits/Violations/Fines/Fees					2,050.00
07/17/18	Uninsured Employers Fund, CHK#OC0717	AP	00894	4,725.00		
07/26/18	Finance Commissioner, City of New York, CHK#000622	AP	00893	100.00		
Total				4,825.00	0.00	6,875.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 7/31/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			17,969.93		
	Total Credits			17,969.93		
	Difference			0.00		
	Total Assets			-8,376.71		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			4,796.61		
	Total Expense			13,173.32		
Ledger Totals						
	Beginning Debits			48,389.98		
	Beginning Credits			48,389.98		
	Difference			0.00		
	Ending Debits			53,186.59		
	Ending Credits			53,186.59		
	Difference			0.00		