

424 West 49th Street Condo Association

Statement of Operations  
424 West 49th St, New York, NY - 7/2017

	Current Period	Year to Date
<b>INCOME</b>		
Common Area Maintenance	3,583.96	32,053.38
Assessment	3,052.00	3,052.00
<b>TOTAL INCOME</b>	<u>6,635.96</u>	<u>35,105.38</u>
<b>EXPENSES</b>		
Utility - Gas/Fuel - Heating	(230.88)	4,014.86
Utility - Electric	362.91	2,241.51
Utility - Water & Sewer	688.19	1,376.75
Utility - Telephone/Internet/Cable	69.67	212.48
R&M - Other	0.00	650.00
R&M - Plumbing	0.00	720.00
R&M - Boiler/Heating	0.00	7,567.44
R&M - Painting	0.00	300.00
R&M - Elevator	0.00	2,028.28
Service Contract - Elevator	294.38	1,757.49
Service Contract - Pest Control	359.28	1,170.38
Taxes - Corporate/Income	0.00	15.00
Insurance - Other	841.71	5,654.26
Insurance - Property/Liability	139.39	562.14
Service Contract - Management Fees	495.00	3,465.00
Payroll - Salary	950.00	3,432.28
Building Supplies	2,648.93	5,021.63
Other Expenses	27.00	325.21
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	0.00	100.00
<b>TOTAL EXPENSES</b>	<u>6,645.58</u>	<u>42,814.71</u>
<b>NET PROFIT / LOSS</b>	<u>(9.62)</u>	<u>(7,709.33)</u>

**424 West 49th St, New York, NY - 7/2017**

NET PROFIT / LOSS	0.55	1,823.30	1,775.35	(9.62)	0.00	0.00	(7,709.33)
	(8,469.22)	(1,080.06)	(1,749.63)				

## 424 West 49th Street Condo Association

## Balance Sheet

424 West 49th St, New York, NY - 7/31/17

## ASSETS

## CASH

OP - TD Bank	\$2,294.08
Cash Held by PrevMgmt	3,000.00

<b>TOTAL CASH</b>	5,294.08
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## ACCOUNTS RECEIVABLE

<b>TOTAL CURRENT ASSETS</b>	5,294.08
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## LONG TERM ASSETS

Utility Sec Dep	230.00
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<b>TOTAL LONG TERM ASSETS</b>	230.00
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<b>TOTAL ASSETS</b>	5,524.08
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## LIABILITIES &amp; EQUITY

Other Liabilities	(1,188.00)
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<b>TOTAL LIABILITIES</b>	(1,188.00)
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Opening Balance	9,925.42
Current Earnings	(7,709.33)
Retained Earnings	4,495.99

<b>TOTAL EQUITY</b>	6,712.08
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<b>TOTAL LIAB &amp; EQUITY</b>	5,524.08
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## MONTHLY BANK RECONCILIATION

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

7/31/17

		OPERATING [TD]
7/1/2017 Opening Checkbook Balance		\$ 2,303.70
Add:	Total Deposits for the Current Month	6,635.96
	Interest Income	-
		<hr/>
Cash available		\$ 8,939.66
Less:	Total Checks written for the Current Month	6,618.58
	ACHs	-
	Bank Charges	27.00
		<hr/>
7/31/2017 Ending Checkbook Balance		<u><u>\$ 2,294.08</u></u>
7/31/2017 Bank Balance per Bank Statement		\$ 3,278.70
Add:	Outstanding Deposits	-
<b>OPER</b>		
Less:	Outstanding Checks	
		<hr/>
	7/3/2017 Viridiana Fernandez Villalobos	511 475.00
	7/31/2017 Viridiana Fernandez Villalobos	520 475.00
	7/5/2017 Verizon	DD0705 34.62
Total Outstanding Checks [Oper]		984.62
Add:	Miscellaneous Adjustments	-
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7/31/2017 Adjusted Bank Balance		<u><u>\$ 2,294.08</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 2017-Jul 31 2017  
Cust Ref #: 7920173353-720-T-###  
Primary Account #: 792-0173353

**Business Convenience Checking**

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

**ACCOUNT SUMMARY**

Statement Balance as of 07/01	3,424.55
Plus 5 Deposits and Other Credits	6,635.96
Less 13 Checks and Other Debits	6,754.81
Less Service Charges	27.00
Statement Balance as of 07/31	3,278.70

**ACCOUNT ACTIVITY****Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
07/03	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	499.58		2,924.97
07/03	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	341.20		2,583.77
07/06	DEPOSIT		1,480.12	4,063.89
07/06	Check #512	495.00		3,568.89
07/07	CCD DEPOSIT, PAYLEASE.COM CREDIT 78754014		350.17	3,919.06
07/10	ELECTRONIC PMT-WEB, NYC WATER BD/DEP WATER&SWR 03238868070617	688.19		3,230.87
07/11	DEPOSIT		1,843.13	5,074.00
07/11	Check #513	179.64		4,894.36
07/18	ELECTRONIC PMT-WEB, NATIONWIDE - COM BILL PAY 20168432001	841.71		4,052.65
07/18	Check #515	104.70		3,947.95
07/19	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	412.10		3,535.85
07/21	ELECTRONIC PMT-WEB, AMEX EPAYMENT ACH PMT W3436	2,648.93		886.92
07/21	Check #519	34.69		852.23
07/24	Check #516	179.64		672.59
07/25	Check #518	35.05		637.54
07/26	Check #517	294.38		343.16
07/28	DEPOSIT		2,616.00	2,959.16
07/28	DEPOSIT		346.54	3,305.70
07/31	MAINTENANCE FEE	25.00		3,280.70
07/31	PAPER STATEMENT FEE	2.00		3,278.70

**Checks Paid**

No. Checks: 7

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
07/06	512	495.00	07/11	513	179.64

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to [www.tdbank.com](http://www.tdbank.com)

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



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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Jul 01 2017-Jul 31 2017  
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
07/18	515*	104.70	07/25	518	35.05
07/24	516	179.64	07/21	519	34.69
07/26	517	294.38			

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](http://www.tdbank.com)

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

Cash Journal

Property : 424 West 49th St. Condominium

7/1/2017 thru 7/31/2017

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 843 Check 0876466	7/06/17	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 902 Check 355	7/11/17	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 843 Check 10289604	7/06/17	346.54
		CASH	Pymt. Batch 182 Check 13877471	7/27/17	2,616.00
		CASH	Pymt. Batch 181 Check 15367839	7/27/17	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 763 Check 89953060	7/01/17	350.17
424-5A	James G. Cook	CASH	Pymt. Batch 843 Check 6057	7/06/17	348.79
		CASH	Pymt. Batch 843 Check 6058	7/06/17	436.00
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 902 Check 2066	7/11/17	1,492.84
					6,635.96

PROPERTY TOTALS:

Total Checks and Cash Received	6,635.96
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

TOTAL CHECKS AND CASH RECEIVED :

	Chrg Code	Total Amount
Assessment	AST	3,052.00
Common Area Maintenance	CAM	3,583.96
	Total	6,635.96

Property : 424 West 49th St. Condominium

Cash Journal

7/1/2017 thru 7/31/2017

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

Total Checks and Cash Received	6,635.96
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

TOTAL CHECKS AND CASH RECEIVED :

	Chrg Code	Total Amount
Assessment	AST	3,052.00
Common Area Maintenance	CAM	3,583.96
	Total	6,635.96



**Detailed Rent Roll**

7/1/2017 to 7/31/2017

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

UNIT REFERENCE NUMBER	OCCUPANT NAME AND ADDRESS	DEPOSITS HELD	PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS IN SELECTED RANGE AMOUNT DESCRIPTION
424-3A	Nikolay Dimov 424 West 49th Street, # 3A	0.00	2,616.00	2,616.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 843 Check 0876466
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	2,628.00	2,628.00	350.29 Common Area Maintenance (350.29) Pymt. Batch 902 Check 355
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	2,616.00	(346.54)	346.54 Common Area Maintenance (346.54) Pymt. Batch 843 Check 10289604 (2,616.00) Pymt. Batch 182 Check 13877471 (346.54) Pymt. Batch 181 Check 15367839
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	2,628.00	2,628.00	(350.17) Pymt. Batch 763 Check 89953060 350.17 Common Area Maintenance
424-5A	James G. Cook 424 West 49th Street, # 5A	0.00	2,616.00	2,180.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 843 Check 6057 (436.00) Pymt. Batch 843 Check 6058
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	2,628.00	2,978.17	350.17 Common Area Maintenance
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	2,215.25	2,707.50	492.25 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	3,766.00	4,268.00	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 902 Check 2066
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

**PROPERTY TOTALS :**

CAM	Common Area Maintenance	4,581.84
Total Current Charges	4,581.84	
Previous Balance	21,713.25	
Cash Received	(6,635.96)	
Checks Removed	0.00	
Deposits Forfeited	0.00	
NSF Checks	0.00	
Deposits Decreased	0.00	
Open Credits Refunded	0.00	
Accounts Receivable Balance	19,659.13	
Security Deposits Held	0.00	

**AP Check Register**

**424 - 424 West 49th Street Condominium Association**  
**Date Range : 7/1/2017 To 7/31/2017 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vth #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000511	07/03/2017	72200	Viridiana Fernandez Villalobos	00669	2017.0701.PR	07/01/2017	475.00	0.00	475.00	475.00
000512	07/03/2017	57500	Safeguard Realty Management, Inc.	00668	2017.0701.MF	07/01/2017	495.00	0.00	495.00	495.00
000513	07/07/2017	15200	East Park Exterminating	00666	110781	05/25/2017	87.10	0.00	87.10	
				00667	110780	05/25/2017	92.54	0.00	92.54	
				Total for Check Number 000513			179.64	0.00	179.64	179.64
000514	07/12/2017	04010	American Express	00673	2017.0530.	05/30/2017	2,648.93	0.00	2,648.93	2,648.93
000515	07/13/2017	21400	Garber Atlas Fries	00674	2017.0701.DP	07/01/2017	104.70	0.00	104.70	104.70
000516	07/18/2017	15200	East Park Exterminating	00670	111369	06/22/2017	92.54	0.00	92.54	
				00671	111373	06/22/2017	87.10	0.00	87.10	
				Total for Check Number 000516			179.64	0.00	179.64	179.64
000517	07/18/2017	37500	Midtown Elevator Co., Inc.	00672	61357	07/01/2017	294.38	0.00	294.38	294.38
000518	07/18/2017	72155	Verizon	00676	7.1-7.31.17	07/01/2017	35.05	0.00	35.05	35.05
000519	07/20/2017	06200	BankDirect Capital Finance, LLC	00678	2017.0701.INS	07/01/2017	34.69	0.00	34.69	34.69
000520	07/31/2017	72200	Viridiana Fernandez Villalobos	00682	2017.0731.PR	07/31/2017	475.00	0.00	475.00	475.00
DD0629	07/31/2017	09400	Con Edison	00697	VOID.DD0629	06/29/2017	-280.07	0.00	-280.07	-280.07
DD0705	07/05/2017	72155	Verizon	00665	6.1-6.30.17	06/01/2017	34.62	0.00	34.62	34.62
DD0710	07/10/2017	39500	NYC Water Board	00664	2.21-5.18.17	05/30/2017	688.19	0.00	688.19	688.19
DD0717	07/17/2017	24200	Harleysville	00675	2017.0701.Ins	07/01/2017	841.71	0.00	841.71	
				00677	5.19-6.20.17-e	06/21/2017	412.10	0.00	412.10	
				Total for Check Number DD0717			1,253.81	0.00	1,253.81	1,253.81
Cash Account 1 Totals							6,618.58	0.00	6,618.58	6,618.58
Property/Company Totals for 424 West 49th Street Condominium Association							6,618.58	0.00	6,618.58	6,618.58

**AP Expense Distribution**

**424 - 424 West 49th Street Condominium Association**

**For Cash Account : All  
From 7/1/2017 To 7/31/2017**

<u>GL Account</u>				<u>Invoice</u>	<u>Check</u>		
<u>Vchr</u>	<u>Vendor</u>	<u>Description</u>	<u>No.</u>	<u>No.</u>	<u>Amount</u>	<u>Account Total</u>	
<b>5100-3000 Utility - Gas/Fuel - Heating</b>							
00677	09400 - Con Edison	5/19/2017-6/20/2017	5.19-6.20.17	DD0717	49.19		
00697	09400 - Con Edison	VOID #DD0629	VOID.DD06	DD0629	(280.07)		(230.88)
<b>5120-1000 Utility - Electric</b>							
00677	09400 - Con Edison	5/19/2017-6/20/2017	5.19-6.20.17	DD0717	362.91		362.91
<b>5130-3000 Utility - Water &amp; Sewer</b>							
00664	39500 - NYC Water Board	2/21/2017-5/18/2017	2.21-5.18.17	DD0710	688.19		688.19
<b>5130-4000 Utility - Telephone/Internet/Cable</b>							
00665	72155 - Verizon	6/1/2017-6/30/2017	6.1-6.30.17	DD0705	34.62		
00676	72155 - Verizon	7/1/2017-7/31/2017	7.1-7.31.17	000518	35.05		69.67
<b>5600-1000 Service Contract - Elevator</b>							
00672	37500 - Midtown Elevator Co., Inc	Regular Service	61357	000517	294.38		294.38
<b>5710-1000 Service Contract - Pest Control</b>							
00666	15200 - East Park Exterminating	Fill 4 stations	110781	000513	87.10		
00667	15200 - East Park Exterminating	Roach/Rodent	110780	000513	92.54		
00670	15200 - East Park Exterminating	Roach/Rodent	111369	000516	92.54		
00671	15200 - East Park Exterminating	Fill 4 stations	111373	000516	87.10		359.28
<b>6300-1000 Insurance - Other</b>							
00675	24200 - Harleysville	7/2017	2017.0701.I	DD0717	841.71		841.71
<b>6300-2000 Insurance - Property/Liability</b>							
00674	21400 - Garber Atlas Fries	6/24/2017-6/24/2018	2017.0701.I	000515	104.70		
00678	06200 - BankDirect Capital Financ	7/2017	2017.0701.I	000519	34.69		139.39
<b>6600-1000 Service Contract - Management Fees</b>							
00668	57500 - Safeguard Realty Manageme	MANAGEMENT FEE - 7/2017	2017.0701.N	000512	495.00		495.00
<b>8000-1000 Payroll - Salary</b>							
00669	72200 - Viridiana Fernandez Villa	6/2017	2017.0701.F	000511	475.00		
00682	72200 - Viridiana Fernandez Villa	7/2017	2017.0731.F	000520	475.00		950.00
<b>8150-0000 Building Supplies</b>							
00673	04010 - American Express	Washer & Dryer Reimbursement	2017.0530.	000514	2,648.93		2,648.93
<b>Distribution Total</b>							<b>6,618.58</b>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5100-3000	Utility - Gas/Fuel - Heating		230.88
5120-1000	Utility - Electric	362.91	
5130-3000	Utility - Water & Sewer	688.19	
5130-4000	Utility - Telephone/Internet/Cable	69.67	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	359.28	
6300-1000	Insurance - Other	841.71	
6300-2000	Insurance - Property/Liability	139.39	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	950.00	
8150-0000	Building Supplies	2,648.93	
1000-0000	OP - TD Bank		6,618.58
		<b>6,849.46</b>	<b>6,849.46</b>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 7/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>1000-0000</b>	<b>OP - TD Bank</b>					2,303.70
07/01/17	CAM to 424-4B	SK	PMT.	350.17		
07/03/17	Safeguard Realty Management, Inc., CHK#000512	AP	00668		495.00	
07/03/17	Viridiana Fernandez Villalobos, CHK#000511	AP	00669		475.00	
07/05/17	Verizon, CHK#DD0705	AP	00665		34.62	
07/06/17	CAM to 424-3A	SK	PMT.	348.79		
07/06/17	CAM to 424-4A	SK	PMT.	346.54		
07/06/17	CAM to 424-5A	SK	PMT.	348.79		
07/06/17	AST to 424-5A	SK	PMT.	436.00		
07/07/17	East Park Exterminating, CHK#000513	AP	00666		87.10	
07/07/17	East Park Exterminating, CHK#000513	AP	00667		92.54	
07/10/17	NYC Water Board, CHK#DD0710	AP	00664		688.19	
07/11/17	CAM to 424-3B	SK	PMT.	350.29		
07/11/17	CAM to 424-COMM	SK	PMT.	1,492.84		
07/12/17	American Express, CHK#000514	AP	00673		2,648.93	
07/13/17	Garber Atlas Fries, CHK#000515	AP	00674		104.70	
07/17/17	Con Edison, CHK#DD0717	AP	00677		412.10	
07/17/17	Harleysville, CHK#DD0717	AP	00675		841.71	
07/18/17	Verizon, CHK#000518	AP	00676		35.05	
07/18/17	Midtown Elevator Co., Inc., CHK#000517	AP	00672		294.38	
07/18/17	East Park Exterminating, CHK#000516	AP	00670		92.54	
07/18/17	East Park Exterminating, CHK#000516	AP	00671		87.10	
07/20/17	BankDirect Capital Finance, LLC, CHK#000519	AP	00678		34.69	
07/27/17	CAM to 424-4A	SK	PMT.	346.54		
07/27/17	AST to 424-4A	SK	PMT.	2,616.00		
07/31/17	Con Edison, CHK#DD0629	AP	00697	280.07		
07/31/17	Viridiana Fernandez Villalobos, CHK#000520	AP	00682		475.00	
07/31/17	TD Bank, CHK#BF0731	AP	00700		27.00	
<b>Total</b>				<u>6,916.03</u>	<u>6,925.65</u>	<u>2,294.08</u>
<b>1002-0000</b>	<b>Cash Held by PrevMgmt</b>					3,000.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
<b>1650-0000</b>	<b>Utility Sec Dep</b>					230.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>230.00</u>
<b>2480-0000</b>	<b>Other Liabilities</b>					1,188.00
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>1,188.00</u>
<b>3038-0000</b>	<b>Opening Balance</b>					(9,925.42)
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>(9,925.42)</u>
<b>3045-0000</b>	<b>Retained Earnings</b>					(4,495.99)
<b>Total</b>				<u>0.00</u>	<u>0.00</u>	<u>(4,495.99)</u>

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 7/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>4410-0000</b>	<b>Common Area Maintenance</b>					(28,469.42)
	07/01/17 CAM to 424-4B	SK	PMT.		350.17	
	07/06/17 CAM to 424-3A	SK	PMT.		348.79	
	07/06/17 CAM to 424-4A	SK	PMT.		346.54	
	07/06/17 CAM to 424-5A	SK	PMT.		348.79	
	07/11/17 CAM to 424-3B	SK	PMT.		350.29	
	07/11/17 CAM to 424-COMM	SK	PMT.		1,492.84	
	07/27/17 CAM to 424-4A	SK	PMT.		346.54	
	<b>Total</b>			0.00	3,583.96	(32,053.38)
<b>4850-0000</b>	<b>Assessment</b>					0.00
	07/06/17 AST to 424-5A	SK	PMT.		436.00	
	07/27/17 AST to 424-4A	SK	PMT.		2,616.00	
	<b>Total</b>			0.00	3,052.00	(3,052.00)
<b>5100-3000</b>	<b>Utility - Gas/Fuel - Heating</b>					4,245.74
	07/17/17 Con Edison, CHK#DD0717	AP	00677	49.19		
	07/31/17 Con Edison, CHK#DD0629	AP	00697		280.07	
	<b>Total</b>			49.19	280.07	4,014.86
<b>5120-1000</b>	<b>Utility - Electric</b>					1,878.60
	07/17/17 Con Edison, CHK#DD0717	AP	00677	362.91		
	<b>Total</b>			362.91	0.00	2,241.51
<b>5130-3000</b>	<b>Utility - Water &amp; Sewer</b>					688.56
	07/10/17 NYC Water Board, CHK#DD0710	AP	00664	688.19		
	<b>Total</b>			688.19	0.00	1,376.75
<b>5130-4000</b>	<b>Utility - Telephone/Internet/Cable</b>					142.81
	07/05/17 Verizon, CHK#DD0705	AP	00665	34.62		
	07/18/17 Verizon, CHK#000518	AP	00676	35.05		
	<b>Total</b>			69.67	0.00	212.48
<b>5470-1000</b>	<b>R&amp;M - Other</b>					650.00
	<b>Total</b>			0.00	0.00	650.00
<b>5500-1000</b>	<b>R&amp;M - Plumbing</b>					720.00
	<b>Total</b>			0.00	0.00	720.00
<b>5502-1000</b>	<b>R&amp;M - Boiler/Heating</b>					7,567.44
	<b>Total</b>			0.00	0.00	7,567.44

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 7/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5504-1000	R&M - Painting					300.00
<b>Total</b>				0.00	0.00	300.00
5505-1000	R&M - Elevator					2,028.28
<b>Total</b>				0.00	0.00	2,028.28
5600-1000	Service Contract - Elevator					1,463.11
07/18/17	Midtown Elevator Co., Inc., CHK#000517	AP	00672	294.38		
<b>Total</b>				294.38	0.00	1,757.49
5710-1000	Service Contract - Pest Control					811.10
07/07/17	East Park Exterminating, CHK#000513	AP	00666	87.10		
07/07/17	East Park Exterminating, CHK#000513	AP	00667	92.54		
07/18/17	East Park Exterminating, CHK#000516	AP	00670	92.54		
07/18/17	East Park Exterminating, CHK#000516	AP	00671	87.10		
<b>Total</b>				359.28	0.00	1,170.38
6200-1000	Taxes - Corporate/Income					15.00
<b>Total</b>				0.00	0.00	15.00
6300-1000	Insurance - Other					4,812.55
07/17/17	Harleysville, CHK#DD0717	AP	00675	841.71		
<b>Total</b>				841.71	0.00	5,654.26
6300-2000	Insurance - Property/Liability					422.75
07/13/17	Garber Atlas Fries, CHK#000515	AP	00674	104.70		
07/20/17	BankDirect Capital Finance, LLC, CHK#000519	AP	00678	34.69		
<b>Total</b>				139.39	0.00	562.14
6600-1000	Service Contract - Management Fees					2,970.00
07/03/17	Safeguard Realty Management, Inc., CHK#000512	AP	00668	495.00		
<b>Total</b>				495.00	0.00	3,465.00
8000-1000	Payroll - Salary					2,482.28
07/03/17	Viridiana Fernandez Villalobos, CHK#000511	AP	00669	475.00		
07/31/17	Viridiana Fernandez Villalobos, CHK#000520	AP	00682	475.00		
<b>Total</b>				950.00	0.00	3,432.28
8150-0000	Building Supplies					2,372.70
07/12/17	American Express, CHK#000514	AP	00673	2,648.93		
<b>Total</b>				2,648.93	0.00	5,021.63

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 7/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8230-0000	Other Expenses					298.21
	07/31/17 TD Bank, CHK#BF0731	AP	00700	27.00		
	<b>Total</b>			27.00	0.00	325.21
8460-1000	Accounting/Audit Fees					2,200.00
	<b>Total</b>			0.00	0.00	2,200.00
8530-2000	Permits/Violations/Fines/Fees					100.00
	<b>Total</b>			0.00	0.00	100.00

**Monthly General Ledger**

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 7/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
<b>Transaction Totals</b>						
	Total Debits			13,841.68		
	Total Credits			13,841.68		
	Difference			0.00		
	Total Assets			-9.62		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			6,635.96		
	Total Expense			6,645.58		
<b>Ledger Totals</b>						
	Beginning Debits			42,890.83		
	Beginning Credits			42,890.83		
	Difference			0.00		
	Ending Debits			49,526.79		
	Ending Credits			49,526.79		
	Difference			0.00		