

424 West 49th Street Condo Association

**Statement of Operations
424 West 49th St, New York, NY - 8/2017**

	Current Period	Year to Date
INCOME		
Common Area Maintenance	5,830.69	37,884.07
Assessment	3,064.00	6,116.00
TOTAL INCOME	8,894.69	44,000.07
EXPENSES		
Utility - Gas/Fuel - Heating	186.62	4,201.48
Utility - Electric	336.78	2,578.29
Utility - Water & Sewer	0.00	1,376.75
Utility - Telephone/Internet/Cable	43.93	256.41
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	2,051.87
Service Contract - Pest Control	266.74	1,437.12
Inspection - Elevator	380.00	380.00
Taxes - Corporate/Income	0.00	15.00
Insurance - Other	841.71	6,495.97
Insurance - Property/Liability	34.69	596.83
Service Contract - Management Fees	495.00	3,960.00
Payroll - Salary	475.00	3,907.28
Building Supplies	0.00	5,021.63
Other Expenses	2.00	327.21
Accounting/Audit Fees	0.00	2,200.00
Permits/Violations/Fines/Fees	0.00	100.00
TOTAL EXPENSES	3,356.85	46,171.56
NET PROFIT / LOSS	5,537.84	(2,171.49)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
INCOME													
Common Area Maintenance	3,383.13	4,780.18	3,237.42	5,727.92	5,642.10	5,698.67	3,583.96	5,830.69	0.00	0.00	0.00	0.00	37,884.07
Assessment	0.00	0.00	0.00	0.00	0.00	0.00	3,052.00	3,064.00	0.00	0.00	0.00	0.00	6,116.00
TOTAL INCOME	3,383.13	4,780.18	3,237.42	5,727.92	5,642.10	5,698.67	6,635.96	8,894.69	0.00	0.00	0.00	0.00	44,000.07

EXPENSES													
Utility - Gas/Fuel - Heating	675.82	849.51	40.98	1,393.10	469.20	817.13	(230.88)	186.62	0.00	0.00	0.00	0.00	4,201.48
Utility - Electric	342.65	313.22	310.65	320.63	287.73	303.72	562.91	336.78	0.00	0.00	0.00	0.00	2,578.29
Utility - Water & Sewer	0.00	0.00	688.56	0.00	0.00	0.00	688.19	0.00	0.00	0.00	0.00	0.00	1,376.75
Utility - Telephone/Internet/Cable	0.00	39.02	34.55	34.62	34.62	0.00	69.67	43.93	0.00	0.00	0.00	0.00	256.41
R&M - Other	450.00	210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
R&M - Plumbing	0.00	720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00
R&M - Boiler/Heating	7,567.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,567.44
R&M - Painting	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
R&M - Elevator	446.39	626.03	255.86	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,028.28
Service Contract - Elevator	(8.79)	294.38	0.00	588.76	294.38	294.38	294.38	294.38	0.00	0.00	0.00	0.00	2,051.87
Service Contract - Pest Control	179.64	179.64	179.64	179.64	92.54	0.00	359.28	266.74	0.00	0.00	0.00	0.00	1,437.12
Inspection - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.00	0.00	0.00	0.00	0.00	380.00
Taxes - Corporate/Income	0.00	0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
Insurance - Other	610.00	0.00	1,677.42	841.71	841.71	841.71	841.71	0.00	0.00	0.00	0.00	0.00	6,495.97
Insurance - Property/Liability	284.55	34.55	34.55	34.55	34.55	0.00	139.39	34.69	0.00	0.00	0.00	0.00	596.83
Service Contract - Management Fees	495.00	495.00	0.00	0.00	1,485.00	495.00	495.00	495.00	0.00	0.00	0.00	0.00	3,960.00
Payroll - Salary	475.00	582.28	0.00	475.00	950.00	0.00	950.00	475.00	0.00	0.00	0.00	0.00	3,907.28
Building Supplies	210.05	0.00	1,095.27	0.00	0.00	1,069.38	2,648.93	0.00	0.00	0.00	0.00	0.00	5,021.63
Other Expenses	24.60	146.00	2.00	21.61	2.00	102.00	27.00	2.00	0.00	0.00	0.00	0.00	327.21
Accounting/Audit Fees	0.00	0.00	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Permits/Violations/Fines/Fees	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
TOTAL EXPENSES	11,852.35	4,779.63	4,317.48	3,904.62	7,391.73	3,923.32	6,645.58	3,356.85	0.00	0.00	0.00	0.00	46,171.56

NET PROFIT / LOSS	(8,469.22)	0.55	(1,080.06)	1,823.30	(1,749.63)	1,775.35	(9.62)	5,537.84	0.00	0.00	0.00	0.00	(2,171.49)
--------------------------	-------------------	-------------	-------------------	-----------------	-------------------	-----------------	---------------	-----------------	-------------	-------------	-------------	-------------	-------------------

424 West 49th Street Condo Association

Balance Sheet
424 West 49th St, New York, NY - 8/31/17

ASSETS

CASH

OP - TD Bank	\$7,831.92
Cash Held by PrevMgmt	3,000.00
	<hr/>

TOTAL CASH	10,831.92
-------------------	-----------

ACCOUNTS RECEIVABLE

<hr/>	<hr/>
-------	-------

TOTAL CURRENT ASSETS	10,831.92
-----------------------------	-----------

LONG TERM ASSETS

Utility Sec Dep	230.00
	<hr/>

TOTAL LONG TERM ASSETS	230.00
-------------------------------	--------

TOTAL ASSETS	11,061.92
---------------------	-----------

LIABILITIES & EQUITY

Other Liabilities	(1,188.00)
	<hr/>

TOTAL LIABILITIES	(1,188.00)
--------------------------	------------

Opening Balance	9,925.42
Current Earnings	(2,171.49)
Retained Earnings	4,495.99
	<hr/>

TOTAL EQUITY	12,249.92
---------------------	-----------

TOTAL LIAB & EQUITY	11,061.92
--------------------------------	-----------

MONTHLY BANK RECONCILIATION

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

8/31/17

		OPERATING [TD]
8/1/2017 Opening Checkbook Balance		\$ 2,294.08
Add:	Total Deposits for the Current Month	8,894.69
	Interest Income	-
		<hr/>
Cash available		\$ 11,188.77
Less:	Total Checks written for the Current Month	3,354.85
	ACHs	-
	Bank Charges	2.00
		<hr/>
8/31/2017 Ending Checkbook Balance		<u><u>\$ 7,831.92</u></u>
8/31/2017 Bank Balance per Bank Statement		\$ 8,394.02
Add:	Outstanding Deposits	-
		<hr/>
<u>OPER</u>		
Less:	Outstanding Checks	Check # Amount
8/30/2017	East Park Exterminating	528 87.10
8/31/2017	Viridiana Fernandez Villalobos	529 475.00
		<hr/>
Total Outstanding Checks [Oper]		562.10
Add:	Miscellaneous Adjustments	-
		<hr/>
8/31/2017 Adjusted Bank Balance		<u><u>\$ 7,831.92</u></u>



America's Most Convenient Bank®

T

STATEMENT OF ACCOUNT

000026032 01 AV 0.370 MTD01040090217112374 0013 03 03



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 2017-Aug 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 08/01	3,278.70
Plus 5 Deposits and Other Credits	8,894.69
Less 13 Checks and Other Debits	3,777.37
Less Service Charges	2.00
Statement Balance as of 08/31	8,394.02

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
08/04	CCD DEPOSIT, PAYLEASE.COM CREDIT 80530101		350.17	3,628.87
08/04	DEPOSIT		1,133.58	4,762.45
08/08	Check #511	475.00		4,287.45
08/14	DEPOSIT		1,843.13	6,130.58
08/16	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	375.91		5,754.67
08/16	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	147.49		5,607.18
08/17	DEPOSIT		4,729.02	10,336.20
08/21	ELECTRONIC PMT-WEB, NATIONWIDE - COM BILL PAY 20448360141	841.71		9,494.49
08/22	Check #521	34.69		9,459.80
08/25	Check #522	179.64		9,280.16
08/25	Check #526	40.43		9,239.73
08/28	Check #524	495.00		8,744.73
08/28	Check #525	380.00		8,364.73
08/28	ELECTRONIC PMT-TEL, FIS*VERIZON BILL PAY 6319073921	34.62		8,330.11
08/28	ELECTRONIC PMT-TEL, BILLMATRIX BILLPAYFEE 6319073922	3.50		8,326.61
08/29	Check #520	475.00		7,851.61
08/29	Check #523	294.38		7,557.23
08/31	DEPOSIT		838.79	8,396.02
08/31	PAPER STATEMENT FEE	2.00		8,394.02

Checks Paid

No. Checks: 8

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
08/08	511	475.00	08/22	521	34.69
08/29	520*	475.00	08/25	522	179.64

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

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



America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Aug 01 2017-Aug 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
08/29	523	294.38	08/28	525	380.00
08/28	524	495.00	08/25	526	40.43

INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	31
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

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

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

9/21/2017

User: MANAGER

Safeguard Realty Management, Inc.

11:36:13AM

Page 4 of 7

Property : 424 West 49th St. Condominium

8/1/2017 thru 8/31/2017

Cash Journal

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 320 Check 5832016	8/04/17	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 564 Check 362	8/14/17	350.29
424-4A	Daniel Chalk	CASH	Pymt. Batch 788 Check 20083140	8/31/17	346.54
424-4B	TLH LLC	CASH	Pymt. Batch 401 Check 92310460	8/01/17	350.17
424-5A	James G. Cook	CASH	Pymt. Batch 320 Check 6068	8/04/17	348.79
		CASH	Pymt. Batch 320 Check 6069	8/04/17	436.00
424-5B	Trent Vichie	CASH	Pymt. Batch 709 Check 946	8/17/17	4,729.02
424-6A	Bradley Rosen	CASH	Pymt. Batch 788 Check 659	8/31/17	492.25
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 564 Check 2069	8/14/17	1,492.84
					<u>8,894.69</u>

PROPERTY TOTALS :

Total Checks and Cash Received	8,894.69
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	3,064.00
Common Area Maintenance	CAM	5,830.69
	Total	<u>8,894.69</u>

Detailed Rent Roll

8/1/2017 to 8/31/2017

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 320 Check 5832016
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 564 Check 362
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	(346.54)	(346.54)	346.54 Common Area Maintenance (346.54) Pymt. Batch 788 Check 20083140
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	2,628.00	2,628.00	(350.17) Pymt. Batch 401 Check 92310460 350.17 Common Area Maintenance
424-5A	James G. Cook 424 West 49th Street, # 5A	0.00	2,180.00	1,744.00	348.79 Common Area Maintenance (348.79) Pymt. Batch 320 Check 6068 (436.00) Pymt. Batch 320 Check 6069
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	2,978.17	(1,400.68)	350.17 Common Area Maintenance (4,729.02) Pymt. Batch 709 Check 946
424-6A	Bradley Rosen Sara Turken 424 West 49th Street, # 6A	0.00	2,707.50	2,707.50	(492.25) Apply Batch 788 Chrg. CAM 492.25 Common Area Maintenance (492.25) Pymt. Batch 788 Check 659
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	4,268.00	4,770.00	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 564 Check 2069
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

Detailed Rent Roll

8/1/2017 to 8/31/2017

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
-----------------------------	------------------------------	------------------	---------------------	--------------------	--

PROPERTY TOTALS :

CAM	Common Area Maintenance			4,581.84	
	Total Current Charges			4,581.84	
	Previous Balance			19,659.13	
	Cash Received			(8,894.69)	
	Checks Removed			0.00	
	Deposits Forfeited			0.00	
	NSF Checks			0.00	
	Deposits Decreased			0.00	
	Open Credits Refunded			0.00	
	Accounts Receivable Balance			15,346.28	
	Security Deposits Held			0.00	

ADDITIONAL OPEN CREDITS:

CAM	Common Area Maintenance			2,731.72	
	Total Open Credits			2,731.72	

OPEN CREDITS APPLIED:

CAM	Common Area Maintenance			984.50	
	Total Applied Open Credits			984.50	

AP Check Register

424 - 424 West 49th Street Condominium Association
Date Range : 8/1/2017 To 8/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000521	08/18/2017	06200	BankDirect Capital Finance, LLC	00693	2017.0801.Ins	08/01/2017	34.69	0.00	34.69	34.69
000522	08/22/2017	15200	East Park Exterminating	00685	111886	07/27/2017	92.54	0.00	92.54	
				00686	111887	07/27/2017	87.10	0.00	87.10	
			Total for Check Number 000522				179.64	0.00	179.64	179.64
000523	08/22/2017	37500	Midtown Elevator Co., Inc.	00687	61743	08/01/2017	294.38	0.00	294.38	294.38
000524	08/22/2017	57500	Safeguard Realty Management, Inc.	00684	2017.0801.MF	08/01/2017	495.00	0.00	495.00	495.00
000525	08/22/2017	64020	TET "Your Elevator Inspection Co"	00679	TET20007095	07/12/2017	380.00	0.00	380.00	380.00
000526	08/22/2017	72155	Verizon	00689	8.1-8.31.17	08/01/2017	40.43	0.00	40.43	40.43
000528	08/30/2017	15200	East Park Exterminating	00695	112062	08/04/2017	87.10	0.00	87.10	87.10
000529	08/31/2017	72200	Viridiana Fernandez Villalobos	00708	2017.0831.PR	08/31/2017	475.00	0.00	475.00	475.00
DD0814	08/14/2017	09400	Con Edison	00691	6.20-7.20.17-b	07/21/2017	147.49	0.00	147.49	
				00692	6.20-7.20.17-e	07/21/2017	375.91	0.00	375.91	
			Total for Check Number DD0814				523.40	0.00	523.40	523.40
DD0818	08/18/2017	24200	Harleysville	00694	2017.0801.Ins	08/01/2017	841.71	0.00	841.71	841.71
DD0824	08/24/2017	72155	Verizon	00699	2017.0705	07/05/2017	3.50	0.00	3.50	3.50
Cash Account 1 Totals							3,354.85	0.00	3,354.85	3,354.85
Property/Company Totals for 424 West 49th Street Condominium Association							3,354.85	0.00	3,354.85	3,354.85

AP Expense Distribution

424 - 424 West 49th Street Condominium Association

**For Cash Account : All
From 8/1/2017 To 8/31/2017**

GL Account

Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
5100-3000 Utility - Gas/Fuel - Heating						
00691	09400 - Con Edison	6/20/2017-7/20/2017	6.20-7.20.17	DD0814	147.49	
00692	09400 - Con Edison	6/20/2017-7/20/2017	6.20-7.20.17	DD0814	39.13	186.62
5120-1000 Utility - Electric						
00692	09400 - Con Edison	6/20/2017-7/20/2017	6.20-7.20.17	DD0814	336.78	336.78
5130-4000 Utility - Telephone/Internet/Cable						
00689	72155 - Verizon	8/1/2017-8/31/2017	8.1-8.31.17	000526	40.43	
00699	72155 - Verizon		2017.0705	DD0824	3.50	43.93
5600-1000 Service Contract - Elevator						
00687	37500 - Midtown Elevator Co., Inc	Regular Service	61743	000523	294.38	294.38
5710-1000 Service Contract - Pest Control						
00685	15200 - East Park Exterminating	Roach/Rodent	111886	000522	92.54	
00686	15200 - East Park Exterminating	Fill 4 Stations	111887	000522	87.10	
00695	15200 - East Park Exterminating	Roaches - Basement	112062	000528	87.10	266.74
5725-1000 Inspection - Elevator						
00679	64020 - TET "Your Elevator Inspec	CAT 1 Inspection	TET200070	000525	380.00	380.00
6300-1000 Insurance - Other						
00694	24200 - Harleysville	8/2017	2017.0801.I	DD0818	841.71	841.71
6300-2000 Insurance - Property/Liability						
00693	06200 - BankDirect Capital Financ	8/2017	2017.0801.I	000521	34.69	34.69
6600-1000 Service Contract - Management Fees						
00684	57500 - Safeguard Realty Manageme	MANAGEMENT FEE - 8/2017	2017.0801.A	000524	495.00	495.00
8000-1000 Payroll - Salary						
00708	72200 - Viridiana Fernandez Villa	8/2017	2017.0831.F	000529	475.00	475.00
Distribution Total						3,354.85

Account Summary

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	186.62	
5120-1000	Utility - Electric	336.78	
5130-4000	Utility - Telephone/Internet/Cable	43.93	
5600-1000	Service Contract - Elevator	294.38	
5710-1000	Service Contract - Pest Control	266.74	
5725-1000	Inspection - Elevator	380.00	
6300-1000	Insurance - Other	841.71	
6300-2000	Insurance - Property/Liability	34.69	
6600-1000	Service Contract - Management Fees	495.00	
8000-1000	Payroll - Salary	475.00	
1000-0000	OP - TD Bank		3,354.85
		3,354.85	3,354.85

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					2,294.08
08/01/17	CAM to 424-4B	SK	PMT.	350.17		
08/01/17	CAM to 424-6A	SK	OCR.	492.25		
08/01/17	CAM to 424-6A	SK	OCR.		492.25	
08/01/17	CAM to 424-6A	SK	OCR.	492.25		
08/01/17	CAM to 424-6A	SK	OCR.		492.25	
08/04/17	CAM to 424-3A	SK	PMT.	348.79		
08/04/17	CAM to 424-5A	SK	PMT.	348.79		
08/04/17	AST to 424-5A	SK	PMT.	436.00		
08/14/17	CAM to 424-3B	SK	PMT.	350.29		
08/14/17	CAM to 424-COMM	SK	PMT.	1,492.84		
08/14/17	Con Edison, CHK#DD0814	AP	00691		147.49	
08/14/17	Con Edison, CHK#DD0814	AP	00692		375.91	
08/17/17	AST to 424-5B	SK	PMT.	2,628.00		
08/17/17	CAM to 424-5B	SK	PMT.	350.17		
08/17/17	CAM to 424-5B	SK	PMT.	350.17		
08/17/17	CAM to 424-5B	SK	PMT.	1,400.68		
08/18/17	Harleysville, CHK#DD0818	AP	00694		841.71	
08/18/17	BankDirect Capital Finance, LLC, CHK#000521	AP	00693		34.69	
08/22/17	Verizon, CHK#000526	AP	00689		40.43	
08/22/17	Midtown Elevator Co., Inc., CHK#000523	AP	00687		294.38	
08/22/17	East Park Exterminating, CHK#000522	AP	00685		92.54	
08/22/17	East Park Exterminating, CHK#000522	AP	00686		87.10	
08/22/17	TET "Your Elevator Inspection Co", CHK#000525	AP	00679		380.00	
08/22/17	Safeguard Realty Management, Inc., CHK#000524	AP	00684		495.00	
08/24/17	Verizon, CHK#DD0824	AP	00699		3.50	
08/30/17	East Park Exterminating, CHK#000528	AP	00695		87.10	
08/31/17	CAM to 424-4A	SK	PMT.	346.54		
08/31/17	CAM to 424-6A	SK	PMT.	492.25		
08/31/17	Viridiana Fernandez Villalobos, CHK#000529	AP	00708		475.00	
08/31/17	TD Bank, CHK#BF0831	AP	00733		2.00	
Total				<u>9,879.19</u>	<u>4,341.35</u>	<u>7,831.92</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>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
3045-0000	Retained Earnings					(4,495.99)
	Total			0.00	0.00	(4,495.99)
4410-0000	Common Area Maintenance					(32,053.38)
08/01/17	CAM to 424-4B	SK	PMT.		350.17	
08/01/17	CAM to 424-6A	SK	OCR.		492.25	
08/01/17	CAM to 424-6A	SK	OCR.	492.25		
08/01/17	CAM to 424-6A	SK	OCR.		492.25	
08/01/17	CAM to 424-6A	SK	OCR.	492.25		
08/04/17	CAM to 424-3A	SK	PMT.		348.79	
08/04/17	CAM to 424-5A	SK	PMT.		348.79	
08/14/17	CAM to 424-3B	SK	PMT.		350.29	
08/14/17	CAM to 424-COMM	SK	PMT.		1,492.84	
08/17/17	CAM to 424-5B	SK	PMT.		350.17	
08/17/17	CAM to 424-5B	SK	PMT.		350.17	
08/17/17	CAM to 424-5B	SK	PMT.		1,400.68	
08/31/17	CAM to 424-4A	SK	PMT.		346.54	
08/31/17	CAM to 424-6A	SK	PMT.		492.25	
	Total			984.50	6,815.19	(37,884.07)
4850-0000	Assessment					(3,052.00)
08/04/17	AST to 424-5A	SK	PMT.		436.00	
08/17/17	AST to 424-5B	SK	PMT.		2,628.00	
	Total			0.00	3,064.00	(6,116.00)
5100-3000	Utility - Gas/Fuel - Heating					4,014.86
08/14/17	Con Edison, CHK#DD0814	AP	00691	147.49		
08/14/17	Con Edison, CHK#DD0814	AP	00692	39.13		
	Total			186.62	0.00	4,201.48
5120-1000	Utility - Electric					2,241.51
08/14/17	Con Edison, CHK#DD0814	AP	00692	336.78		
	Total			336.78	0.00	2,578.29
5130-3000	Utility - Water & Sewer					1,376.75
	Total			0.00	0.00	1,376.75
5130-4000	Utility - Telephone/Internet/Cable					212.48
08/22/17	Verizon, CHK#000526	AP	00689	40.43		
08/24/17	Verizon, CHK#DD0824	AP	00699	3.50		
	Total			43.93	0.00	256.41
5470-1000	R&M - Other					650.00

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5470-1000	R&M - Other					
Total				0.00	0.00	650.00
5500-1000	R&M - Plumbing					720.00
Total				0.00	0.00	720.00
5502-1000	R&M - Boiler/Heating					7,567.44
Total				0.00	0.00	7,567.44
5504-1000	R&M - Painting					300.00
Total				0.00	0.00	300.00
5505-1000	R&M - Elevator					2,028.28
Total				0.00	0.00	2,028.28
5600-1000	Service Contract - Elevator					1,757.49
08/22/17	Midtown Elevator Co., Inc., CHK#000523	AP	00687	294.38		
Total				294.38	0.00	2,051.87
5710-1000	Service Contract - Pest Control					1,170.38
08/22/17	East Park Exterminating, CHK#000522	AP	00685	92.54		
08/22/17	East Park Exterminating, CHK#000522	AP	00686	87.10		
08/30/17	East Park Exterminating, CHK#000528	AP	00695	87.10		
Total				266.74	0.00	1,437.12
5725-1000	Inspection - Elevator					0.00
08/22/17	TET "Your Elevator Inspection Co", CHK#000525	AP	00679	380.00		
Total				380.00	0.00	380.00
6200-1000	Taxes - Corporate/Income					15.00
Total				0.00	0.00	15.00
6300-1000	Insurance - Other					5,654.26
08/18/17	Harleysville, CHK#DD0818	AP	00694	841.71		
Total				841.71	0.00	6,495.97
6300-2000	Insurance - Property/Liability					562.14
08/18/17	BankDirect Capital Finance, LLC, CHK#000521	AP	00693	34.69		
Total				34.69	0.00	596.83

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
6600-1000	Service Contract - Management Fees					3,465.00
	08/22/17 Safeguard Realty Management, Inc., CHK#000524	AP	00684	495.00		
	Total			<u>495.00</u>	<u>0.00</u>	<u>3,960.00</u>
8000-1000	Payroll - Salary					3,432.28
	08/31/17 Viridiana Fernandez Villalobos, CHK#000529	AP	00708	475.00		
	Total			<u>475.00</u>	<u>0.00</u>	<u>3,907.28</u>
8150-0000	Building Supplies					5,021.63
	Total			<u>0.00</u>	<u>0.00</u>	<u>5,021.63</u>
8230-0000	Other Expenses					325.21
	08/31/17 TD Bank, CHK#BF0831	AP	00733	2.00		
	Total			<u>2.00</u>	<u>0.00</u>	<u>327.21</u>
8460-1000	Accounting/Audit Fees					2,200.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
8530-2000	Permits/Violations/Fines/Fees					100.00
	Total			<u>0.00</u>	<u>0.00</u>	<u>100.00</u>

Monthly General Ledger

Property/Company : 424
424 West 49th Street Condo Association
Period Ending 8/31/2017

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			14,220.54		
	Total Credits			14,220.54		
	Difference			0.00		
	Total Assets			5,537.84		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			8,894.69		
	Total Expense			3,356.85		
Ledger Totals						
	Beginning Debits			49,526.79		
	Beginning Credits			49,526.79		
	Difference			0.00		
	Ending Debits			58,421.48		
	Ending Credits			58,421.48		
	Difference			0.00		