

**Statement of Operations**  
**NOV 30 2018**

	Current Period	Year to Date
<b>INCOME</b>		
Common Area Maintenance	8,763.89	53,088.90
Laundry Income	30.00	697.00
Assessment	0.00	2,628.00
<b>TOTAL INCOME</b>	<u>8,793.89</u>	<u>56,413.90</u>

<b>EXPENSES</b>		
Utility - Gas/Fuel - Heating	318.86	4,728.81
Utility - Electric	381.50	3,929.54
Utility - Water & Sewer	0.00	2,168.66
Utility - Telephone/Internet/Cable	0.00	287.62
R&M - Roof	0.00	2,000.00
R&M - Other	30.60	4,930.74
R&M - Boiler/Heating	163.31	571.59
R&M - Elevator	0.00	1,562.55
R&M - Electrical	0.00	1,197.63
R&M - Keys, Doors, Fire Equip, Misc.	0.00	462.72
Service Contract - Elevator	0.00	2,060.66
Maintenance Contract - Burner	0.00	1,034.31
Service Contract - Pest Control	114.32	2,090.36
Inspection - Elevator	294.38	294.38
Taxes - Corporate/Income	0.00	40.00
Insurance - Other	0.00	1,450.49
INSURANCE - PACKAGE	890.33	3,550.73
INSURANCE - W/C	831.83	2,471.09
Insurance - Property/Liability	0.00	4,935.39
Service Contract - Management Fees	495.00	5,445.00
Legal Fees	170.00	1,431.00
Payroll - Salary	0.00	3,049.78
Payroll - Fees	0.00	63.00
Payroll - Taxes & Fees	0.00	1,233.97
Building Supplies	13.04	717.94
Telephone	35.56	106.49
Postage & Courier Service	0.00	88.37
Bank Charges	2.00	22.00
Accounting/Audit Fees	0.00	2,200.00
Other Consulting	0.00	254.00
Administrative - Other	0.00	413.00
Permits/Violations/Fines/Fees	0.00	6,875.00
<b>TOTAL EXPENSES</b>	<u>3,740.73</u>	<u>61,666.82</u>
<b>NET PROFIT / LOSS</b>	<u>5,053.16</u>	<u>(5,252.92)</u>

424 West 49th Street Condo Association

NOV 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	4,081.62	8,763.89	0.00	53,088.90
Laundry Income	178.00	0.00	0.00	75.00	50.00	0.00	20.00	0.00	0.00	344.00	30.00	0.00	697.00
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
<b>TOTAL INCOME</b>	<b>7,586.18</b>	<b>3,731.92</b>	<b>3,549.04</b>	<b>5,006.55</b>	<b>6,020.18</b>	<b>3,527.39</b>	<b>4,796.61</b>	<b>4,892.29</b>	<b>4,084.23</b>	<b>4,425.62</b>	<b>8,793.89</b>	<b>0.00</b>	<b>56,413.90</b>

EXPENSES

Utility - Gas/Fuel - Heating	592.65	804.33	759.75	464.46	690.27	272.09	210.48	235.86	207.63	172.43	318.86	0.00	4,728.81
Utility - Electric	353.06	433.80	335.38	334.09	364.73	298.61	361.61	406.62	325.88	334.26	381.50	0.00	3,929.54
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	550.00	30.60	0.00	4,930.74
R&M - Boiler/Heating	816.56	(408.28)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	163.31	0.00	571.59
R&M - Elevator	0.00	0.00	0.00	0.00	299.41	0.00	380.00	294.38	294.38	294.38	0.00	0.00	1,562.55
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
R&M - Keys, Doors, Fire Equip, Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	462.72	0.00	0.00	462.72
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
Maintenance Contract - Burner	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	0.00	0.00	1,034.31
Service Contract - Pest Control	179.64	0.00	359.28	359.28	179.64	179.64	179.64	179.64	87.10	272.18	114.32	0.00	2,090.36
Inspection - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	294.38	0.00	294.38
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	886.80	890.33	0.00	3,550.73
INSURANCE - W/C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	801.34	0.00	837.92	831.83	0.00	2,471.09
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	495.00	495.00	0.00	5,445.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,261.00	0.00	0.00	0.00	170.00	0.00	1,431.00
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	13.04	0.00	717.94
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.37	35.56	35.56	0.00	106.49
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	2.00	2.00	0.00	22.00
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
<b>TOTAL EXPENSES</b>	<b>3,871.20</b>	<b>2,365.00</b>	<b>9,941.67</b>	<b>3,616.10</b>	<b>5,908.37</b>	<b>4,618.84</b>	<b>13,173.32</b>	<b>3,500.11</b>	<b>5,553.92</b>	<b>5,377.56</b>	<b>3,740.73</b>	<b>0.00</b>	<b>61,666.82</b>
<b>NET PROFIT / LOSS</b>	<b>3,714.98</b>	<b>1,366.92</b>	<b>(6,392.63)</b>	<b>1,390.45</b>	<b>111.81</b>	<b>(1,091.45)</b>	<b>(8,376.71)</b>	<b>1,392.18</b>	<b>(1,469.69)</b>	<b>(951.94)</b>	<b>5,053.16</b>	<b>0.00</b>	<b>(5,252.92)</b>

**Balance Sheet**  
**NOV 30 2018**

**ASSETS**

**CASH**

OP - TD Bank	\$9,298
Cash Held by PrevMgmt	3,000
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<b>TOTAL CASH</b>	12,298
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**ACCOUNTS RECEIVABLE**

<b>TOTAL CURRENT ASSETS</b>	12,298
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**LONG TERM ASSETS**

Utility Sec Dep	230
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<b>TOTAL LONG TERM ASSETS</b>	230
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<b>TOTAL ASSETS</b>	12,528
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**LIABILITIES & EQUITY**

Other Liabilities	(1,188)
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<b>TOTAL LIABILITIES</b>	(1,188)
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Opening Balance	9,925
Current Earnings	(5,252)
Retained Earnings	9,043
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<b>TOTAL EQUITY</b>	13,716
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<b>TOTAL LIAB &amp; EQUITY</b>	12,528
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## MONTHLY BANK RECONCILIATION

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

11/30/18

		OPERATING [TD]
11/1/2018 Opening Checkbook Balance		\$ 4,244.64
Add:	Total Deposits for the Current Month	8,793.89
	Interest Income	-
	Cash available	\$ 13,038.53
Less:	Total Checks written for the Current Month	3,738.73
	ACHs	-
	Bank Charges	2.00
11/30/2018 Ending Checkbook Balance		\$ 9,297.80
11/30/2018 Bank Balance per Bank Statement		\$ 10,127.01
Add:	Outstanding Deposits	-
<b>OPER</b>		
Less:	Outstanding Checks	
	6/21/2018 Finance Commissioner, City of New York	611 200.00
	7/31/2018 Ishmael Cruz	100008 435.69
	11/15/2018 Besnick Vushaj	656 13.04
	11/29/2018 East Park Exterminating	658 114.32
	11/29/2018 New York Heating	659 30.60
	11/29/2018 Verizon	660 35.56
	Total Outstanding Checks	829.21
Add:	Miscellaneous Adjustments	-
11/30/2018 Adjusted Bank Balance		\$ 9,297.80



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## STATEMENT OF ACCOUNT

000027181 01 AV 0.375 MTD01040120218593203 0025 03 02



424 WEST 49TH ST CONDOMINIUM ASSOCIATION  
CO SAFEGUARD REALTY MANAGEMENT INC  
120 W 31ST ST FL  
NEW YORK NY 10001-3407

Page: 1 of 3  
Statement Period: Nov 01 2018-Nov 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 11/01	5,471.15
Plus 7 Deposits and Other Credits	8,793.89
Less 12 Checks and Other Debits	4,136.03
Less Service Charges	2.00
Statement Balance as of 11/30	10,127.01

## ACCOUNT ACTIVITY

## Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
11/01	Check #652	495.00		4,976.15
11/01	Check #650	92.54		4,883.61
11/01	Check #651	35.56		4,848.05
11/02	DEPOSIT		836.94	5,684.99
11/05	Check #649	462.72		5,222.27
11/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 113441378		842.82	6,065.09
11/06	CCD DEBIT, NYSINSEFNDWRKCMP 1190000757 533513329	831.83		5,233.26
11/07	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	273.53		4,959.73
11/08	CCD DEPOSIT, PAYLEASE.COM CREDIT 113873468		702.95	5,662.68
11/15	DEPOSIT		2,608.66	8,271.34
11/16	CCD DEPOSIT, PAYLEASE.COM CREDIT 114286402		1,706.40	9,977.74
11/16	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	426.83		9,550.91
11/20	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 402478	844.37		8,706.54
11/20	Check #655	163.31		8,543.23
11/21	Check #653	170.00		8,373.23
11/21	Check #657	45.96		8,327.27
11/23	Check #654	294.38		8,032.89
11/26	DEPOSIT		1,259.18	9,292.07
11/28	DEPOSIT		836.94	10,129.01
11/30	PAPER STATEMENT FEE	2.00		10,127.01

## 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
11/05	649	462.72	11/01	652	495.00
11/01	650	92.54	11/21	653	170.00
11/01	651	35.56	11/23	654	294.38

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



8964-1-2-000000

**Bank**

America's Most Convenient Bank®

## STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Nov 01 2018-Nov 30 2018  
Cust Ref #: 7920173353-720-T-###  
Primary Account #: 792-0173353

## ACCOUNT ACTIVITY

**Checks Paid (continued)**

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
11/20	655	163.31	11/21	657*	45.96

## 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

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 

8984-2-2-000000

12/21/2018

User: MANAGER

Safeguard Realty Management, Inc.

10:18:36AM

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Property : 424 West 49th St. Condominium

11/1/2018 thru 11/30/2018

**Cash Journal**

Unit Ref. Number	Name	Type	Description	Date Received	Amount
424-3A	Nikolay Dimov	CASH	Pymt. Batch 500 Check 8604994	11/02/18	348.79
		CASH	Pymt. Batch 964 Check 1134406	11/26/18	279.04
		CASH	Pymt. Batch 963 Check 2559305	11/28/18	348.79
424-3B	Linda Carroll	CASH	Pymt. Batch 719 Check 442	11/15/18	490.07
		CASH	Pymt. Batch 719 Check 8900268	11/15/18	30.00
424-4A	Daniel Chalk	CASH	Pymt. Batch 500 Check 7410697	11/02/18	346.54
		CASH	Pymt. Batch 500 Check 7908865	11/02/18	141.61
		CASH	Pymt. Batch 963 Check 2290781	11/28/18	488.15
424-4B	TLH LLC	CASH	Pymt. Batch 433 Check PL74202	11/01/18	350.17
424-5A	Emmanuel Cornet	CASH	Pymt. Batch 534 Check PL444410	11/04/18	702.95
424-5B	Trent Vichie	CASH	Pymt. Batch 964 Check 273	11/26/18	980.14
424-6A	Travis Hime	CASH	Pymt. Batch 464 Check PL34127	11/01/18	492.65
424-6B	Lixing Chu	CASH	Pymt. Batch 665 Check PL135983	11/15/18	1,706.40
424-COMM	Linda Carroll, William Riley	CASH	Pymt. Batch 719 Check 2125	11/15/18	2,088.59
					<hr/> 8,793.89

**PROPERTY TOTALS :**

Total Checks and Cash Received	8,793.89
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	8,763.89
Laundry Income	LND	30.00
	Total	<hr/> 8,793.89

12/21/2018

User:  MANAGER

Safeguard Realty Management, Inc.

10:18:36AM

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Cash Journal

Property : 424 West 49th St. Condominium

11/1/2018 thru 11/30/2018

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

Total Checks and Cash Received	8,793.89
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	8,763.89
Laundry Income	LND	30.00
	Total	8,793.89



**Detailed Rent Roll**

11/1/2018 to 11/30/2018

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	(488.47)	488.15 Common Area Maintenance (348.79) Pymt. Batch 500 Check 8604994 (279.04) Pymt. Batch 964 Check 1134406 (348.79) Pymt. Batch 963 Check 2559305
424-3B	Linda Carroll William Riley 424 West 49th Street, # 3B	0.00	0.00	0.00	490.07 Common Area Maintenance 30.00 Laundry Income (490.07) Pymt. Batch 719 Check 442 (30.00) Pymt. Batch 719 Check 8900268
424-4A	Daniel Chalk 424 West 49th Street, # 4A	0.00	0.00	(488.15)	488.15 Common Area Maintenance (346.54) Pymt. Batch 500 Check 7410697 (141.61) Pymt. Batch 500 Check 7908865 (488.15) Pymt. Batch 963 Check 2290781
424-4B	TLH LLC 424 West 49th Street, # 4B	0.00	0.00	139.90	(350.17) Pymt. Batch 433 Check PL74202 490.07 Common Area Maintenance
424-5A	Emmanuel Cornet 424 West 49th Street, # 5A	0.00	(10.21)	(225.01)	488.15 Common Area Maintenance (702.95) Pymt. Batch 534 Check PL444410
424-5B	Trent Vichie Sheridan Vichie 424 West 49th Street, # 5B	0.00	0.00	(490.07)	490.07 Common Area Maintenance (980.14) Pymt. Batch 964 Check 273
424-6A	Travis Hime 424 West 49th Street, # 6A	0.00	(2.40)	193.88	(492.65) Pymt. Batch 464 Check PL34127 688.93 Common Area Maintenance
424-6B	Lixing Chu 424 West 49th Street, # 6B	0.00	1,004.00	0.00	702.40 Common Area Maintenance (1,706.40) Pymt. Batch 665 Check PL135983
424-COMM	Linda Carroll, William Riley 424 West 49th Street, COMM	0.00	0.00	0.00	2,088.59 Common Area Maintenance (2,088.59) Pymt. Batch 719 Check 2125
424-MISC	MISC 424 West 49th Street	0.00	0.00	0.00	0.00

**Detailed Rent Roll**

11/1/2018 to 11/30/2018

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			6,414.58		
LND	Laundry Income			30.00		
	Total Current Charges			6,444.58		
	Previous Balance			991.39		
	Cash Received			(8,793.89)		
	Checks Removed			0.00		
	Deposits Forfeited			0.00		
	NSF Checks			0.00		
	Deposits Decreased			0.00		
	Open Credits Refunded			0.00		
	Accounts Receivable Balance			(1,357.92)		
	Security Deposits Held			0.00		

**ADDITIONAL OPEN CREDITS:**

CAM	Common Area Maintenance			1,681.49		
	Total Open Credits			1,681.49		

**AP Check Register**

424 - 424 West 49th Street Condominium Association

Date Range : 11/1/2018 To 11/30/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000652	11/01/2018	57500	Safeguard Realty Management, Inc.	00949	2018.1101.MF	11/01/2018	495.00	0.00	495.00	495.00
000653	11/14/2018	28200	Kagan Lubic Lepper Finkelstein & Gold, L	00947	72041	10/23/2018	170.00	0.00	170.00	170.00
000654	11/14/2018	37500	Midtown Elevator Co., Inc.	00953	67812	11/01/2018	294.38	0.00	294.38	294.38
000655	11/14/2018	37800	New York Heating	00952	66075	10/23/2018	163.31	0.00	163.31	163.31
000656	11/15/2018	06301	Besnick Vushaj	00954	2018.1108.Reiml	11/08/2018	13.04	0.00	13.04	13.04
000657	11/20/2018	06200	BankDirect Capital Finance, LLC	00959	2018.1101	11/01/2018	45.96	0.00	45.96	45.96
000658	11/29/2018	15200	East Park Exterminating	00960	140998	10/25/2018	21.78	0.00	21.78	
				00961	140690	10/25/2018	92.54	0.00	92.54	
Total for Check Number 000658							114.32	0.00	114.32	114.32
000659	11/29/2018	37800	New York Heating	00957	66623	11/12/2018	30.60	0.00	30.60	30.60
000660	11/29/2018	72155	Verizon	00955	2018.1101	11/01/2018	35.56	0.00	35.56	35.56
0DD958	11/19/2018	24325	IPFS Corporation	00958	2018.1101.	11/01/2018	844.37	0.00	844.37	844.37
DD0950	11/02/2018	37890	NYSIF Workers' Compensation	00950	55906736	10/14/2018	831.83	0.00	831.83	831.83
DD0951	11/05/2018	09400	Con Edison	00951	9.19-10.19.18-bc	10/22/2018	273.53	0.00	273.53	273.53
DD0956	11/14/2018	09400	Con Edison	00956	9.19-10.19.18	10/22/2018	426.83	0.00	426.83	426.83
Cash Account 1 Totals							3,738.73	0.00	3,738.73	3,738.73
Property/Company Totals for			424 West 49th Street Condominium Association				3,738.73	0.00	3,738.73	3,738.73

**AP Expense Distribution**

424 - 424 West 49th Street Condominium Association

For Cash Account : All  
From 11/1/2018 To 11/30/2018

GL Account				Invoice	Check		
Vchr	Vendor	Description	No.	No.	Amount	Account Total	
<b>5100-3000</b>	<b>Utility - Gas/Fuel - Heating</b>						
00951	09400 - Con Edison	boil	9.19-10.19.18	DD0951	273.53		
00956	09400 - Con Edison		9.19-10.19.18	DD0956	45.33	318.86	
<b>5120-1000</b>	<b>Utility - Electric</b>						
00956	09400 - Con Edison		9.19-10.19.18	DD0956	381.50	381.50	
<b>5470-1000</b>	<b>R&amp;M - Other</b>						
00957	37800 - New York Heating		66623	000659	30.60	30.60	
<b>5502-1000</b>	<b>R&amp;M - Boiler/Heating</b>						
00952	37800 - New York Heating	2018 Inspection & Preventive Maintenance	66075	000655	163.31	163.31	
<b>5710-1000</b>	<b>Service Contract - Pest Control</b>						
00960	15200 - East Park Exterminating		140998	000658	21.78		
00961	15200 - East Park Exterminating	Roach/Rodent	140690	000658	92.54	114.32	
<b>5725-1000</b>	<b>Inspection - Elevator</b>						
00953	37500 - Midtown Elevator Co., Inc		67812	000654	294.38	294.38	
<b>6300-1001</b>	<b>INSURANCE - PACKAGE</b>						
00958	24325 - IPFS Corporation		2018.1101.	0DD958	844.37		
00959	06200 - BankDirect Capital Financ		2018.1101	000657	45.96	890.33	
<b>6300-1003</b>	<b>INSURANCE - W/C</b>						
00950	37890 - NYSIF Workers' Compensat	9/15/2018-10/12/2018	55906736	DD0950	831.83	831.83	
<b>6600-1000</b>	<b>Service Contract - Management Fees</b>						
00949	57500 - Safeguard Realty Manageme	MANAGEMENT FEE	2018.1101.MI	000652	495.00	495.00	
<b>6700-1000</b>	<b>Legal Fees</b>						
00947	28200 - Kagan Lubic Lepper Finkel	4364-001	72041	000653	170.00	170.00	
<b>8150-0000</b>	<b>Building Supplies</b>						
00954	06301 - Besnick Vushaj	Reimbursement	2018.1108.Re	000656	13.04	13.04	
<b>8240-0000</b>	<b>Telephone</b>						
00955	72155 - Verizon	11/1/2018-11/30/2018	2018.1101	000660	35.56	35.56	
<b>Distribution Total</b>						<b>3,738.73</b>	

**Account Summary**

Account	Account Description	Debit	Credit
5100-3000	Utility - Gas/Fuel - Heating	318.86	
5120-1000	Utility - Electric	381.50	
5470-1000	R&M - Other	30.60	
5502-1000	R&M - Boiler/Heating	163.31	
5710-1000	Service Contract - Pest Control	114.32	
5725-1000	Inspection - Elevator	294.38	
6300-1001	INSURANCE - PACKAGE	890.33	
6300-1003	INSURANCE - W/C	831.83	
6600-1000	Service Contract - Management Fees	495.00	
6700-1000	Legal Fees	170.00	
8150-0000	Building Supplies	13.04	
8240-0000	Telephone	35.56	
1000-0000	OP - TD Bank		3,738.73
		<b>3,738.73</b>	<b>3,738.73</b>

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 11/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1000-0000	OP - TD Bank					4,244.64
11/01/18	CAM to 424-4B	SK	PMT.	350.17		
11/01/18	CAM to 424-6A	SK	PMT.	492.65		
11/01/18	Safeguard Realty Management, Inc., CHK#000652	AP	00949		495.00	
11/02/18	CAM to 424-3A	SK	PMT.	348.79		
11/02/18	CAM to 424-4A	SK	PMT.	346.54		
11/02/18	CAM to 424-4A	SK	PMT.	141.61		
11/02/18	NYSIF Workers' Compensation, CHK#DD0950	AP	00950		831.83	
11/04/18	CAM to 424-5A	SK	PMT.	488.15		
11/04/18	CAM to 424-5A	SK	PMT.	214.80		
11/05/18	Con Edison, CHK#DD0951	AP	00951		273.53	
11/14/18	Con Edison, CHK#DD0956	AP	00956		426.83	
11/14/18	New York Heating, CHK#000655	AP	00952		163.31	
11/14/18	Midtown Elevator Co., Inc., CHK#000654	AP	00953		294.38	
11/14/18	Kagan Lubic Lepper Finkelstein & Gold,, CHK#000653	AP	00947		170.00	
11/15/18	CAM to 424-3B	SK	PMT.	490.07		
11/15/18	LND to 424-3B	SK	PMT.	30.00		
11/15/18	CAM to 424-6B	SK	PMT.	502.00		
11/15/18	CAM to 424-6B	SK	PMT.	502.00		
11/15/18	CAM to 424-6B	SK	PMT.	702.40		
11/15/18	CAM to 424-COMM	SK	PMT.	2,088.59		
11/15/18	Besnick Vushaj, CHK#000656	AP	00954		13.04	
11/19/18	IPFS Corporation, CHK#0DD958	AP	00958		844.37	
11/20/18	BankDirect Capital Finance, LLC, CHK#000657	AP	00959		45.96	
11/26/18	CAM to 424-3A	SK	PMT.	279.04		
11/26/18	CAM to 424-5B	SK	PMT.	490.07		
11/26/18	CAM to 424-5B	SK	PMT.	490.07		
11/28/18	CAM to 424-3A	SK	PMT.	139.36		
11/28/18	CAM to 424-3A	SK	PMT.	209.43		
11/28/18	CAM to 424-4A	SK	PMT.	488.15		
11/29/18	New York Heating, CHK#000659	AP	00957		30.60	
11/29/18	East Park Exterminating, CHK#000658	AP	00960		21.78	
11/29/18	East Park Exterminating, CHK#000658	AP	00961		92.54	
11/29/18	Verizon, CHK#000660	AP	00955		35.56	
11/30/18	Bank Stmt Fee	CH			2.00	
Total				8,793.89	3,740.73	9,297.80
1002-0000	Cash Held by PrevMgmt					3,000.00
Total				0.00	0.00	3,000.00
1650-0000	Utility Sec Dep					230.00
Total				0.00	0.00	230.00
2480-0000	Other Liabilities					1,188.00
Total				0.00	0.00	1,188.00

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 11/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
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					(44,325.01)
11/01/18	CAM to 424-4B	SK	PMT.		350.17	
11/01/18	CAM to 424-6A	SK	PMT.		492.65	
11/02/18	CAM to 424-3A	SK	PMT.		348.79	
11/02/18	CAM to 424-4A	SK	PMT.		346.54	
11/02/18	CAM to 424-4A	SK	PMT.		141.61	
11/04/18	CAM to 424-5A	SK	PMT.		488.15	
11/04/18	CAM to 424-5A	SK	PMT.		214.80	
11/15/18	CAM to 424-3B	SK	PMT.		490.07	
11/15/18	CAM to 424-6B	SK	PMT.		502.00	
11/15/18	CAM to 424-6B	SK	PMT.		502.00	
11/15/18	CAM to 424-6B	SK	PMT.		702.40	
11/15/18	CAM to 424-COMM	SK	PMT.		2,088.59	
11/26/18	CAM to 424-3A	SK	PMT.		279.04	
11/26/18	CAM to 424-5B	SK	PMT.		490.07	
11/26/18	CAM to 424-5B	SK	PMT.		490.07	
11/28/18	CAM to 424-3A	SK	PMT.		139.36	
11/28/18	CAM to 424-3A	SK	PMT.		209.43	
11/28/18	CAM to 424-4A	SK	PMT.		488.15	
	Total			0.00	8,763.89	(53,088.90)
4835-0000	Laundry Income					(667.00)
11/15/18	LND to 424-3B	SK	PMT.		30.00	
	Total			0.00	30.00	(697.00)
4850-0000	Assessment					(2,628.00)
	Total			0.00	0.00	(2,628.00)
5100-3000	Utility - Gas/Fuel - Heating					4,409.95
11/05/18	Con Edison, CHK#DD0951	AP	00951	273.53		
11/14/18	Con Edison, CHK#DD0956	AP	00956	45.33		
	Total			318.86	0.00	4,728.81
5120-1000	Utility - Electric					3,548.04
11/14/18	Con Edison, CHK#DD0956	AP	00956	381.50		
	Total			381.50	0.00	3,929.54

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 11/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5130-3000	Utility - Water & Sewer					2,168.66
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>2,168.66</u>
5130-4000	Utility - Telephone/Internet/Cable					287.62
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>287.62</u>
5310-1000	R&M - Roof					2,000.00
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
5470-1000	R&M - Other					4,900.14
11/29/18	New York Heating, CHK#000659	AP	00957	30.60		
	<b>Total</b>			<u>30.60</u>	<u>0.00</u>	<u>4,930.74</u>
5502-1000	R&M - Boiler/Heating					408.28
11/14/18	New York Heating, CHK#000655	AP	00952	163.31		
	<b>Total</b>			<u>163.31</u>	<u>0.00</u>	<u>571.59</u>
5505-1000	R&M - Elevator					1,562.55
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>1,562.55</u>
5510-1000	R&M - Electrical					1,197.63
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>1,197.63</u>
5530-1000	R&M - Keys, Doors, Fire Equip, Misc.					462.72
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>462.72</u>
5600-1000	Service Contract - Elevator					2,060.66
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>2,060.66</u>
5630-1000	Maintenance Contract - Burner					1,034.31
	<b>Total</b>			<u>0.00</u>	<u>0.00</u>	<u>1,034.31</u>
5710-1000	Service Contract - Pest Control					1,976.04
11/29/18	East Park Exterminating, CHK#000658	AP	00960	21.78		
11/29/18	East Park Exterminating, CHK#000658	AP	00961	92.54		
	<b>Total</b>			<u>114.32</u>	<u>0.00</u>	<u>2,090.36</u>
5725-1000	Inspection - Elevator					0.00
11/14/18	Midtown Elevator Co., Inc., CHK#000654	AP	00953	294.38		

Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 11/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
5725-1000	Inspection - Elevator					
	<b>Total</b>			294.38	0.00	294.38
6200-1000	Taxes - Corporate/Income					40.00
	<b>Total</b>			0.00	0.00	40.00
6300-1000	Insurance - Other					1,450.49
	<b>Total</b>			0.00	0.00	1,450.49
6300-1001	INSURANCE - PACKAGE					2,660.40
11/19/18	IPFS Corporation, CHK#0DD958	AP	00958	844.37		
11/20/18	BankDirect Capital Finance, LLC, CHK#000657	AP	00959	45.96		
	<b>Total</b>			890.33	0.00	3,550.73
6300-1003	INSURANCE - W/C					1,639.26
11/02/18	NYSIF Workers' Compensation, CHK#DD0950	AP	00950	831.83		
	<b>Total</b>			831.83	0.00	2,471.09
6300-2000	Insurance - Property/Liability					4,935.39
	<b>Total</b>			0.00	0.00	4,935.39
6600-1000	Service Contract - Management Fees					4,950.00
11/01/18	Safeguard Realty Management, Inc., CHK#000652	AP	00949	495.00		
	<b>Total</b>			495.00	0.00	5,445.00
6700-1000	Legal Fees					1,261.00
11/14/18	Kagan Lubic Lepper Finkelstein & Gold,, CHK#000653	AP	00947	170.00		
	<b>Total</b>			170.00	0.00	1,431.00
8000-1000	Payroll - Salary					3,049.78
	<b>Total</b>			0.00	0.00	3,049.78
8000-3000	Payroll - Fees					63.00
	<b>Total</b>			0.00	0.00	63.00
8000-4000	Payroll - Taxes & Fees					1,233.97
	<b>Total</b>			0.00	0.00	1,233.97
8150-0000	Building Supplies					704.90
11/15/18	Besnick Vushaj, CHK#000656	AP	00954	13.04		



Monthly General Ledger

Property/Company : 424  
424 West 49th Street Condo Association  
Period Ending 11/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
8150-0000	Building Supplies					
Total				13.04	0.00	717.94
8240-0000	Telephone					70.93
11/29/18	Verizon, CHK#000660	AP	00955	35.56		
Total				35.56	0.00	106.49
8250-1000	Postage & Courier Service					88.37
Total				0.00	0.00	88.37
8320-1000	Bank Charges					20.00
11/30/18	Bank Stmt Fee	CH		2.00		
Total				2.00	0.00	22.00
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					413.00
Total				0.00	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 11/30/2018

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
Transaction Totals						
	Total Debits			12,534.62		
	Total Credits			12,534.62		
	Difference			0.00		
	Total Assets			5,053.16		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			8,793.89		
	Total Expense			3,740.73		
Ledger Totals						
	Beginning Debits			66,588.73		
	Beginning Credits			66,588.73		
	Difference			0.00		
	Ending Debits			75,382.62		
	Ending Credits			75,382.62		
	Difference			0.00		