

Income Statement

Safeguard Realty Management Inc

Property Groups: CSD - 424 West 49th Street Condo Association

As of: Aug 2020

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Common Area Maintenance Chgs	6,414.58	100.00	52,005.57	94.12
Reimbursed Exp - Income	0.00	0.00	0.00	0.00
NSF Processing Fee Income	0.00	0.00	20.00	0.04
Bank Charge - Handling Fee	0.00	0.00	-26.00	-0.05
Laundry Income	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	3,256.00	5.89
Condo Rules Violations				
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00
Total Operating Income	6,414.58	100.00	55,255.57	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	2,272.03	35.42	4,721.74	8.55
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	1,530.47	23.86	2,640.28	4.78
Utility - Water & Sewer Exp	0.00	0.00	733.72	1.33
Utility - Telephone/Internet/Cable Exp	0.00	0.00	0.00	0.00
Total Utilities Expense	3,802.50	59.28	8,095.74	14.65
Repairs & Maintenance Exp				
R&M - Plumbing	0.00	0.00	734.91	1.33
R&M - Building Supplies	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	136.09	0.25
Total Repairs & Maintenance Exp	0.00	0.00	871.00	1.58
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	0.00	0.00
Total Maintenance Contracts	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Services Contracts				
Service - Pest Control	0.00	0.00	668.69	1.21
Service - Elevator Inspection	0.00	0.00	1,557.52	2.82
Total Services Contracts	0.00	0.00	2,226.21	4.03
Real Estate Taxes				
Real Estate Taxes - Property	0.00	0.00	13.00	0.02
Total Real Estate Taxes	0.00	0.00	13.00	0.02
Insurance				
Insurance - Package	1,188.22	18.52	7,394.37	13.38
Insurance - Worker's Comp	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00
Total Insurance	1,188.22	18.52	7,394.37	13.38
Management Fees	700.00	10.91	5,600.00	10.13
Legal Fees	0.00	0.00	5,149.12	9.32
Accounting Expense	0.00	0.00	0.00	0.00
Consulting Fees	0.00	0.00	549.80	1.00
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	500.00	0.90
Payroll Oper - Porter	500.00	7.79	4,500.00	8.14
Total Payroll Operations Expenses	500.00	7.79	5,000.00	9.05
Payroll Proc Fees	20.00	0.31	215.00	0.39
Payroll Taxes	41.25	0.64	409.50	0.74
Reimbursable Expense	0.00	0.00	0.00	0.00
Admin & Office Exps				
Telephone & Mobile - Office	0.00	0.00	324.87	0.59
Office - Postage & Courier	0.00	0.00	0.00	0.00
Total Admin & Office Exps	0.00	0.00	324.87	0.59
Bank Charges	3.00	0.05	18.00	0.03
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	200.00	0.36
Total Licenses/Permits/Fees	0.00	0.00	200.00	0.36
Income Tax Expense	0.00	0.00	85.00	0.15
City Corp - Income Tax	0.00	0.00	0.00	0.00
State Corp/LLC - Income Tax	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	6,254.97	97.51	36,151.61	65.43
NOI - Net Operating Income	159.61	2.49	19,103.96	34.57
Total Income	6,414.58	100.00	55,255.57	100.00
Total Expense	6,254.97	97.51	36,151.61	65.43
Net Income	159.61	2.49	19,103.96	34.57

Income Statement - 12 Month

Safeguard Realty Management Inc

Property Groups: CSD - 424 West 49th Street Condo Association

Period Range: Jan 2020 to Aug 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
Operating Income & Expense									
Income									
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	6,414.58	6,414.58	6,414.58	52,005.57
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	20.00
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	0.00	0.00	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	6,414.58	55,255.57
Expense									
Utilities Expense									
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,272.03	4,721.74
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,530.47	2,640.28
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	0.00	733.72
Total Utilities Expense	1,017.63	1,280.82	1,261.07	0.00	0.00	0.00	733.72	3,802.50	8,095.74
Repairs & Maintenance Exp									
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	871.00
Services Contracts									
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	0.00	1,557.52
Total Services Contracts	668.69	674.38	0.00	0.00	0.00	0.00	883.14	0.00	2,226.21

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
Real Estate Taxes									
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	13.00
Total Real Estate Taxes	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	13.00
Insurance									
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	7,394.37
Total Insurance	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	7,394.37
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	700.00	5,600.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	0.00	0.00	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	0.00	549.80
Payroll Operations Expenses									
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	500.00
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	500.00	0.00	500.00	4,500.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00	500.00	500.00	500.00	500.00	5,000.00
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	20.00	215.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	409.50
Admin & Office Exps									
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	324.87
Total Admin & Office Exps	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	324.87
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	18.00
Licenses/Permits/ Fees									
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total Licenses/ Permits/Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	36,151.61
NOI - Net Operating Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	159.61	19,103.96

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	6,414.58	55,255.57
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	36,151.61
Net Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	159.61	19,103.96

Balance Sheet

Property Groups: CSD - 424 West 49th Street Condo Association

As of: 08/31/2020

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	49,604.20
Total Cash	49,604.20
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	155,434.20
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent / Charges	585.66
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	10,573.08
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	19,103.96
Calculated Prior Years Retained Earnings	116,713.86
Total Capital	144,861.12
TOTAL LIABILITIES & CAPITAL	155,434.20

Cash Flow - 12 Month

Safeguard Realty Management Inc

Property Groups: CSD - 424 West 49th Street Condo Association

Period Range: Jan 2020 to Aug 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
Operating Income & Expense									
Income									
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	6,414.58	6,414.58	6,414.58	52,005.57
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	20.00
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	0.00	0.00	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	6,414.58	55,255.57
Expense									
Utilities Expense									
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,272.03	4,721.74
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,530.47	2,640.28
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	0.00	733.72
Total Utilities Expense	1,017.63	1,280.82	1,261.07	0.00	0.00	0.00	733.72	3,802.50	8,095.74
Repairs & Maintenance Exp									
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	871.00
Services Contracts									
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	0.00	1,557.52
Total Services Contracts	668.69	674.38	0.00	0.00	0.00	0.00	883.14	0.00	2,226.21

Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
Real Estate Taxes									
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	13.00
Total Real Estate Taxes	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	13.00
Insurance									
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	7,394.37
Total Insurance	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	7,394.37
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	700.00	5,600.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	0.00	0.00	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	0.00	549.80
Payroll Operations Expenses									
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	500.00
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	500.00	0.00	500.00	4,500.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00	500.00	500.00	500.00	500.00	5,000.00
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	20.00	215.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	409.50
Admin & Office Exps									
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	324.87
Total Admin & Office Exps	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	324.87
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	18.00
Licenses/Permits/ Fees									
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total Licenses/ Permits/Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	36,151.61
NOI - Net Operating Income									
NOI - Net Operating Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	159.61	19,103.96

Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	6,414.58	55,255.57
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	36,151.61
Net Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	159.61	19,103.96
Other Items									
Improvements - 2020	-12,507.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-12,507.00
Prepaid Rent / Charges	-588.77	-487.99	689.09	-101.60	0.00	-488.15	0.00	488.15	-489.27
Net Other Items	-13,095.77	-487.99	689.09	-101.60	0.00	-488.15	0.00	488.15	-12,996.27
Cash Flow	-8,718.86	-1,901.40	3,352.36	2,831.96	4,245.76	3,848.20	1,801.91	647.76	6,107.69
Beginning Cash	43,496.51	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	43,496.51
Beginning Cash + Cash Flow	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	49,604.20
Actual Ending Cash	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	49,604.20

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	08/31/2020

Summary

Bank Statement Starting Balance on 07/31/2020	50,748.02
Cleared Deposits and other Increases	7,390.88
Cleared Checks and other Decreases	9,123.63
Cleared ACH Batches and Reversals	0.00
Cleared Balance	49,015.27

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (1 Item)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Total		100.00

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total		0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total		0.00
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total		0.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total		0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total		0.00
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Cash Accounts

1000-0000: Operating Acct	49,604.20
1140-0000: Security Deposit	0.00
Total Cash Balance	49,604.20
Less Unreconciled Deposits	-688.93

Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	100.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	49,015.27
Bank Statement Balance on 08/31/2020	49,015.27
	In Balance



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STATEMENT OF ACCOUNT

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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: Aug 01 2020-Aug 31 2020
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353



TD Business Convenience Plus

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 08/01	50,748.02
Plus 6 Deposits and Other Credits	7,390.88
Less 10 Checks and Other Debits	9,120.63
Less Service Charges	3.00
Statement Balance as of 08/31	49,015.27

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
08/03	Check #793	883.14		49,864.88
08/03	Check #794	733.72		49,131.16
08/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008950994502		978.22	50,109.38
08/05	Check #797	700.00		49,409.38
08/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 174319240		1,179.00	50,588.38
08/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 174562793		702.40	51,290.78
08/06	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008991298130		488.15	51,778.93
08/06	CCD DEBIT, SAFEGUARD REALTY RETURN 000008983473154	488.15		51,290.78
08/07	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008994181238		488.15	51,778.93
08/11	Check #796	763.65		51,015.28
08/19	DEPOSIT		3,554.96	54,570.24
08/20	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	1,939.47		52,630.77
08/20	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	1,863.03		50,767.74
08/25	Check #798	561.25		50,206.49
08/25	Check #799	354.24		49,852.25
08/28	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 439469	833.98		49,018.27
08/31	PAPER STATEMENT FEE	3.00		49,015.27

Checks Paid

No. Checks: 6

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
08/03	793	883.14	08/05	797	700.00
08/03	794	733.72	08/25	798	561.25
08/11	796*	763.65	08/25	799	354.24

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Bank

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Aug 01 2020-Aug 31 2020
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353


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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Cash Journal - Income Register Report

Properties: 424 West 49th Street - 424 West 49th Street New York, NY 10019

Date Range: 08/01/2020 to 08/31/2020

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	08/01/2020	Lixing Chu	6B	Receipt	702.40	PL086819	August 2020
	08/01/2020	TLH LLC	4B	Receipt	490.07	PL054800	August 2020
	08/01/2020	Travis Hime	6A	Receipt	588.93		
	08/01/2020	Travis Hime	6A	Receipt	100.00	PL077433	August 2020
	08/03/2020	Emmanuel Cornet	5A	Reversed eCheck receipt	488.15	171A-3570	August 2020
	08/03/2020	Michael D'Andrea	5B	eCheck receipt	490.07	69E6-6E60	August 2020
	08/05/2020	Emmanuel Cornet	5A	Reverse Receipt	-488.15		NSF reversal receipt for Reference #171A-3570
	08/05/2020	Emmanuel Cornet	5A	eCheck receipt	488.15	7902-6880	August 2020
	08/06/2020	Nikolay Dimov	3A	eCheck receipt	488.15	00CE-9B30	August 2020
	08/19/2020	Daniel Chalk	4A	Receipt	488.15	0827834	August 2020
	08/19/2020	Linda Carroll	3B	Receipt	490.07	539	August 2020
	08/19/2020	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2196	August 2020
Total Common Area Maintenance Chgs					6,414.58		
Total Operating Income					6,414.58		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					6,414.58		
Total Income					6,414.58		
Total Expense					0.00		
Net Income					6,414.58		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Other Items							
Prepaid Rent / Charges							
	08/01/2020	Travis Hime	6A	Receipt	-588.93		
	08/01/2020	Travis Hime	6A	Receipt	588.93	PL077433	Prepaid Any
	08/19/2020	Daniel Chalk	4A	Receipt	488.15	827717	Prepaid Any
Total Prepaid Rent / Charges					488.15		
Net Other Items					488.15		
Cash Flow					6,902.73		

Detailed Rent Roll - Monthly Activity

Properties: 424 West 49th Street - 424 West 49th Street New York, NY 10019

Tenant Status: Current

Date Range: 08/01/2020 to 08/31/2020

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov					
Common Area Maintenance Chgs	08/06/2020	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	08/19/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	08/19/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	08/19/2020	0.00	0.00	-488.15	-488.15
		0.00	488.15	-976.30	-488.15
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	08/01/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet					
Common Area Maintenance Chgs	08/05/2020	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael					
Common Area Maintenance Chgs	08/03/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime					
Common Area Maintenance Chgs	08/01/2020	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	08/01/2020	-588.93	0.00	0.00	-588.93
		-588.93	688.93	-688.93	-588.93
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	08/01/2020	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		200.00	702.40	-702.40	200.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley					
Common Area Maintenance Chgs	08/19/2020	0.00	2,088.59	-2,088.59	0.00
Total		-388.93	6,414.58	-6,902.73	-877.08

Deposit Register - Operating

Date Range: 08/01/2020 to 08/31/2020

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	08/01/2020						1,881.40	
	08/01/2020	4B	TLH LLC		PL054800			490.07
	08/01/2020	6A	Travis Hime		PL077433			688.93
	08/01/2020	6B	Lixing Chu		PL086819			702.40
Automatic ACH Deposit	08/04/2020						978.22	
	08/03/2020	5A	Emmanuel Cornet	ACH	171A-3570 NSF Reversed	Reversed by NSF		488.15
	08/03/2020	5B	D'Andrea, Michael	ACH	69E6-6E60			490.07
Automatic ACH Deposit NSF 1	08/05/2020					Returned item from Emmanuel Cornet on 08/05/2020	-488.15	
	08/05/2020	5A	Emmanuel Cornet			NSF reversal receipt for Reference #171A-3570		-488.15
Automatic ACH Deposit	08/06/2020						488.15	
	08/05/2020	5A	Emmanuel Cornet	ACH	7902-6880			488.15
Automatic ACH Deposit	08/07/2020						488.15	
	08/06/2020	3A	Nikolay Dimov	ACH	00CE-9B30			488.15
4	08/19/2020						3,554.96	
	08/19/2020	4A	Daniel Chalk		0827834			488.15
	08/19/2020	4A	Daniel Chalk		827717			488.15
	08/19/2020	COMM	Linda Carroll, William Riley		2196			2,088.59
	08/19/2020	3B	Linda Carroll		539			490.07
							6,902.73	
Total							6,902.73	

Check Register Monthly Detail (by Date)

Properties: Corp - 424 West 49th St Condo - . . .

Date Range: 08/01/2020 to 08/31/2020

Bank Accounts: 424-Oper-3353-TD

Payees: All

Payment Type: All

Include Voided Checks: No

Group GL Totals per Check: No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
797	08/04/2020	Safeguard Realty Mgmt Inc	700.00					
				3/2019		6600-0000	Management Fees	700.00
798	08/13/2020	Safeguard Realty Mgmt Inc	561.25					
				424202007PR		7000-1400	Payroll Oper - Porter	500.00
				424202007PR		7200-0000	Payroll Proc Fees	20.00
				424202007PR		7300-0000	Payroll Taxes	41.25
799	08/19/2020	Bank Direct Capital Finance	354.24					
						6300-1010	Insurance - Package	354.24
DD0820012439	08/18/2020	Con Edison	1,939.47					
						5120-3000	Electric Exp - Common Areas	1,530.47
						5100-2000	Gas Exp - Common Areas	409.00
DD0820012839	08/18/2020	Con Edison	1,863.03					
						5100-2000	Gas Exp - Common Areas	1,863.03
DD0828014450	08/28/2020	IPFS Corporation	833.98					
						6300-1010	Insurance - Package	833.98

Total	6,251.97
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Expense Distribution Summary

Properties: Corp - 424 West 49th St Condo - . . .

Date Range: 08/01/2020 to 08/31/2020 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		6,254.97
5100-2000: Gas Exp - Common Areas	2,272.03	
5120-3000: Electric Exp - Common Areas	1,530.47	
6300-1010: Insurance - Package	1,188.22	
6600-0000: Management Fees	700.00	
7000-1400: Payroll Oper - Porter	500.00	
7200-0000: Payroll Proc Fees	20.00	
7300-0000: Payroll Taxes	41.25	
8320-0000: Bank Charges	3.00	
Total	6,254.97	6,254.97

Monthly General Ledger

Property Groups: CSD - 424 West 49th Street Condo Association

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 08/01/2020 to 08/31/2020

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							48,956.44
08/01/2020	TLH LLC	August 2020	Receipt	PL054800	490.07		49,446.51
08/01/2020	Travis Hime	August 2020	Receipt	PL077433	100.00		49,546.51
08/01/2020	Travis Hime	Prepaid Any	Receipt	PL077433	588.93		50,135.44
08/01/2020	Lixing Chu	August 2020	Receipt	PL086819	702.40		50,837.84
08/03/2020	Emmanuel Cornet	August 2020	Reversed eCheck receipt	171A-3570	488.15		51,325.99
08/03/2020	Michael D'Andrea	August 2020	eCheck receipt	69E6-6E60	490.07		51,816.06
08/04/2020	Safeguard Realty Mgmt Inc	3/2019	Check	797		700.00	51,116.06
08/05/2020	Emmanuel Cornet	NSF reversal receipt for Reference #171A-3570	Reverse Receipt			488.15	50,627.91
08/05/2020	Emmanuel Cornet	August 2020	eCheck receipt	7902-6880	488.15		51,116.06
08/06/2020	Nikolay Dimov	August 2020	eCheck receipt	00CE-9B30	488.15		51,604.21
08/13/2020	Safeguard Realty Mgmt Inc		Check	798		500.00	51,104.21
08/13/2020	Safeguard Realty Mgmt Inc		Check	798		20.00	51,084.21
08/13/2020	Safeguard Realty Mgmt Inc		Check	798		41.25	51,042.96
08/18/2020	Con Edison		Payment	DD0820012439		1,530.47	49,512.49
08/18/2020	Con Edison		Payment	DD0820012439		409.00	49,103.49
08/18/2020	Con Edison		Payment	DD0820012839		1,863.03	47,240.46
08/19/2020	Bank Direct Capital Finance		Check	799		354.24	46,886.22
08/19/2020	Daniel Chalk	August 2020	Receipt	0827834	488.15		47,374.37
08/19/2020	Daniel Chalk	Prepaid Any	Receipt	827717	488.15		47,862.52
08/19/2020	Linda Carroll, William Riley	August 2020	Receipt	2196	2,088.59		49,951.11
08/19/2020	Linda Carroll	August 2020	Receipt	539	490.07		50,441.18
08/28/2020	IPFS Corporation		Payment	DD0828014450		833.98	49,607.20
08/31/2020		Bank Fee	JE	1014		3.00	49,604.20
Net Change							647.76
					7,390.88	6,743.12	49,604.20

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1335-0000 - Utility Deposit							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - Funds to/from Manager							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1840-2019 - Improvements - 2019							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
1840-2020 - Improvements - 2020							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
2220-0000 - Prepaid Rent / Charges							
Starting Balance							-97.51
08/01/2020	Travis Hime		Receipt		588.93		491.42
08/01/2020	Travis Hime	Prepaid Any	Receipt	PL077433		588.93	-97.51
08/19/2020	Daniel Chalk	Prepaid Any	Receipt	827717		488.15	-585.66
Net Change							-488.15
					588.93	1,077.08	-585.66
2300-2000 - Unit Owner Move-In /Out Deposit							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
2480-0000 - Other Liabilities							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - Funding of Prop Mgmt							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-45,590.99
08/01/2020	Travis Hime		Receipt			588.93	-46,179.92
08/01/2020	TLH LLC	August 2020	Receipt	PL054800		490.07	-46,669.99
08/01/2020	Travis Hime	August 2020	Receipt	PL077433		100.00	-46,769.99
08/01/2020	Lixing Chu	August 2020	Receipt	PL086819		702.40	-47,472.39
08/03/2020	Emmanuel Cornet	August 2020	Reversed eCheck receipt	171A-3570		488.15	-47,960.54
08/03/2020	Michael D'Andrea	August 2020	eCheck receipt	69E6-6E60		490.07	-48,450.61
08/05/2020	Emmanuel Cornet	NSF reversal receipt for Reference #171A-3570	Reverse Receipt		488.15		-47,962.46
08/05/2020	Emmanuel Cornet	August 2020	eCheck receipt	7902-6880		488.15	-48,450.61
08/06/2020	Nikolay Dimov	August 2020	eCheck receipt	00CE-9B30		488.15	-48,938.76
08/19/2020	Daniel Chalk	August 2020	Receipt	0827834		488.15	-49,426.91
08/19/2020	Linda Carroll, William Riley	August 2020	Receipt	2196		2,088.59	-51,515.50
08/19/2020	Linda Carroll	August 2020	Receipt	539		490.07	-52,005.57
Net Change							-6,414.58
					488.15	6,902.73	-52,005.57

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
4805-0000 - NSF Processing Fee Income							
Starting Balance							-20.00
Net Change							0.00
					0.00	0.00	-20.00
4820-0000 - Bank Charge - Handling Fee							
Starting Balance							26.00
Net Change							0.00
					0.00	0.00	26.00
4850-0000 - Special Assessment Income							
Starting Balance							-3,256.00
Net Change							0.00
					0.00	0.00	-3,256.00
5100-2000 - Gas Exp - Common Areas							
Starting Balance							2,449.71
08/18/2020	Con Edison		Payment	DD0820012439	409.00		2,858.71
08/18/2020	Con Edison		Payment	DD0820012839	1,863.03		4,721.74
Net Change							2,272.03
					2,272.03	0.00	4,721.74
5120-3000 - Electric Exp - Common Areas							
Starting Balance							1,109.81
08/18/2020	Con Edison		Payment	DD0820012439	1,530.47		2,640.28
Net Change							1,530.47
					1,530.47	0.00	2,640.28
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							733.72
Net Change							0.00
					0.00	0.00	733.72

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5300-1000 - R&M - Plumbing							
Starting Balance							734.91
Net Change							0.00
					0.00	0.00	734.91
5486-0000 - R&M - Pest Control							
Starting Balance							136.09
Net Change							0.00
					0.00	0.00	136.09
5702-0000 - Service - Pest Control							
Starting Balance							668.69
Net Change							0.00
					0.00	0.00	668.69
5711-0000 - Service - Elevator Inspection							
Starting Balance							1,557.52
Net Change							0.00
					0.00	0.00	1,557.52
6200-0100 - Real Estate Taxes - Property							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
6300-1010 - Insurance - Package							
Starting Balance							6,206.15
08/19/2020	Bank Direct Capital Finance		Check	799	354.24		6,560.39
08/28/2020	IPFS Corporation		Payment	DD0828014450	833.98		7,394.37
Net Change							1,188.22
					1,188.22	0.00	7,394.37

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6600-0000 - Management Fees							
Starting Balance							4,900.00
08/04/2020	Safeguard Realty Mgmt Inc	3/2019	Check	797	700.00		5,600.00
Net Change							700.00
					700.00	0.00	5,600.00
6700-1000 - Legal Fees							
Starting Balance							5,149.12
Net Change							0.00
					0.00	0.00	5,149.12
6710-0000 - Consulting Fees							
Starting Balance							549.80
Net Change							0.00
					0.00	0.00	549.80
7000-1000 - Payroll Oper - Salary							
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00
7000-1400 - Payroll Oper - Porter							
Starting Balance							4,000.00
08/13/2020	Safeguard Realty Mgmt Inc		Check	798	500.00		4,500.00
Net Change							500.00
					500.00	0.00	4,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							195.00
08/13/2020	Safeguard Realty Mgmt Inc		Check	798	20.00		215.00
Net Change							20.00
					20.00	0.00	215.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7300-0000 - Payroll Taxes							
Starting Balance							368.25
08/13/2020	Safeguard Realty Mgmt Inc		Check	798	41.25		409.50
Net Change							41.25
					41.25	0.00	409.50
8300-2000 - Telephone & Mobile - Office							
Starting Balance							324.87
Net Change							0.00
					0.00	0.00	324.87
8320-0000 - Bank Charges							
Starting Balance							15.00
08/31/2020		Bank Fee	JE	1014	3.00		18.00
Net Change							3.00
					3.00	0.00	18.00
8360-7000 - Violations & Fees							
Starting Balance							200.00
Net Change							0.00
					0.00	0.00	200.00
9600-0000 - Income Tax Expense							
Starting Balance							85.00
Net Change							0.00
					0.00	0.00	85.00
Total					14,722.93	14,722.93	116,713.86

Trial Balance

Property Groups: CSD - 424 West 49th Street Condo Association

Date Range: 08/01/2020 to 08/31/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	48,956.44	647.76		49,604.20
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
1840-2019: Improvements - 2019	90,093.00			90,093.00
1840-2020: Improvements - 2020	12,507.00			12,507.00
2220-0000: Prepaid Rent / Charges	-97.51		488.15	-585.66
2300-2000: Unit Owner Move-In /Out Deposit	-1,250.00			-1,250.00
2480-0000: Other Liabilities	1,188.00			1,188.00
2540-3000: Funding of Prop Mgmt	-9,925.42			-9,925.42
3045-0000: Retained Earnings	-9,043.30			-9,043.30
4410-0100: Common Area Maintenance Chgs	-45,590.99		6,414.58	-52,005.57
4805-0000: NSF Processing Fee Income	-20.00			-20.00
4820-0000: Bank Charge - Handling Fee	26.00			26.00
4850-0000: Special Assessment Income	-3,256.00			-3,256.00
5100-2000: Gas Exp - Common Areas	2,449.71	2,272.03		4,721.74
5120-3000: Electric Exp - Common Areas	1,109.81	1,530.47		2,640.28
5130-3000: Utility - Water & Sewer Exp	733.72			733.72
5300-1000: R&M - Plumbing	734.91			734.91
5486-0000: R&M - Pest Control	136.09			136.09
5702-0000: Service - Pest Control	668.69			668.69
5711-0000: Service - Elevator Inspection	1,557.52			1,557.52
6200-0100: Real Estate Taxes - Property	13.00			13.00
6300-1010: Insurance - Package	6,206.15	1,188.22		7,394.37
6600-0000: Management Fees	4,900.00	700.00		5,600.00
6700-1000: Legal Fees	5,149.12			5,149.12
6710-0000: Consulting Fees	549.80			549.80
7000-1000: Payroll Oper - Salary	500.00			500.00
7000-1400: Payroll Oper - Porter	4,000.00	500.00		4,500.00
7200-0000: Payroll Proc Fees	195.00	20.00		215.00
7300-0000: Payroll Taxes	368.25	41.25		409.50
8300-2000: Telephone & Mobile - Office	324.87			324.87
8320-0000: Bank Charges	15.00	3.00		18.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8360-7000: Violations & Fees	200.00			200.00
9600-0000: Income Tax Expense	85.00			85.00
Calculated Prior Years Retained Earnings	-116,713.86			-116,713.86
Total	0.00	6,902.73	6,902.73	0.00