

## Income Statement

Safeguard Realty Management Inc

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

As of: Sep 2020

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Common Area Maintenance Chgs	6,414.58	100.00	58,420.15	94.73
Reimbursed Exp - Income	0.00	0.00	0.00	0.00
Reimbursed Exp - Legal Fee	0.00	0.00	0.00	0.00
NSF Processing Fee Income	0.00	0.00	20.00	0.03
Bank Charge - Handling Fee	0.00	0.00	-26.00	-0.04
Laundry Income	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	3,256.00	5.28
<b>Condo Rules Violations</b>				
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
<b>Total Condo Rules Violations</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>6,414.58</b>	<b>100.00</b>	<b>61,670.15</b>	<b>100.00</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	174.12	2.71	4,895.86	7.94
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	323.27	5.04	2,963.55	4.81
Utility - Water & Sewer Exp	0.00	0.00	733.72	1.19
Utility - Telephone/Internet/Cable Exp	0.00	0.00	0.00	0.00
<b>Total Utilities Expense</b>	<b>497.39</b>	<b>7.75</b>	<b>8,593.13</b>	<b>13.93</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Plumbing	0.00	0.00	734.91	1.19
R&M - Building Supplies	145.78	2.27	145.78	0.24
R&M - Elevator	593.79	9.26	593.79	0.96
R&M - Pest Control	0.00	0.00	136.09	0.22
<b>Total Repairs &amp; Maintenance Exp</b>	<b>739.57</b>	<b>11.53</b>	<b>1,610.57</b>	<b>2.61</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	0.00	0.00	0.00
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Services Contracts</b>				
Service - Pest Control	0.00	0.00	668.69	1.08
Service - Elevator Inspection	588.76	9.18	2,146.28	3.48
<b>Total Services Contracts</b>	<b>588.76</b>	<b>9.18</b>	<b>2,814.97</b>	<b>4.56</b>
<b>Real Estate Taxes</b>				
Real Estate Taxes - Property	0.00	0.00	13.00	0.02
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.02</b>
<b>Insurance</b>				
Insurance - Package	-5,963.68	-92.97	1,430.69	2.32
Insurance - Worker's Comp	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00
<b>Total Insurance</b>	<b>-5,963.68</b>	<b>-92.97</b>	<b>1,430.69</b>	<b>2.32</b>
Management Fees	700.00	10.91	6,300.00	10.22
Legal Fees	0.00	0.00	5,149.12	8.35
Accounting Expense	0.00	0.00	0.00	0.00
Consulting Fees	0.00	0.00	549.80	0.89
<b>Payroll Operations Expenses</b>				
Payroll Oper - Salary	0.00	0.00	500.00	0.81
Payroll Oper - Porter	500.00	7.79	5,000.00	8.11
<b>Total Payroll Operations Expenses</b>	<b>500.00</b>	<b>7.79</b>	<b>5,500.00</b>	<b>8.92</b>
Payroll Proc Fees	20.00	0.31	235.00	0.38
Payroll Taxes	41.25	0.64	450.75	0.73
Reimbursable Expense	0.00	0.00	0.00	0.00
<b>Admin &amp; Office Exps</b>				
Telephone & Mobile - Office	0.00	0.00	324.87	0.53
Office - Postage & Courier	0.00	0.00	0.00	0.00
<b>Total Admin &amp; Office Exps</b>	<b>0.00</b>	<b>0.00</b>	<b>324.87</b>	<b>0.53</b>
Bank Charges	3.00	0.05	21.00	0.03
<b>Licenses/Permits/Fees</b>				
Violations & Fees	0.00	0.00	200.00	0.32
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.32</b>
Income Tax Expense	0.00	0.00	85.00	0.14
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	-2,873.71	-44.80	33,277.90	53.96
NOI - Net Operating Income	9,288.29	144.80	28,392.25	46.04
Total Income	6,414.58	100.00	61,670.15	100.00
Total Expense	-2,873.71	-44.80	33,277.90	53.96
Net Income	9,288.29	144.80	28,392.25	46.04

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Sep 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
<b>Operating Income &amp; Expense</b>										
<b>Income</b>										
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	6,414.58	58,420.15
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	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	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
<b>Total Operating Income</b>	<b>10,259.51</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,491.58</b>	<b>6,411.58</b>	<b>6,434.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>61,670.15</b>
<b>Expense</b>										
<b>Utilities Expense</b>										
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,272.03	174.12	4,895.86
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,530.47	323.27	2,963.55
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	0.00	0.00	733.72
<b>Total Utilities Expense</b>	<b>1,017.63</b>	<b>1,280.82</b>	<b>1,261.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>733.72</b>	<b>3,802.50</b>	<b>497.39</b>	<b>8,593.13</b>
<b>Repairs &amp; Maintenance Exp</b>										
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	734.91
R&M - Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.78	145.78
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	593.79	593.79
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09
<b>Total Repairs &amp; Maintenance Exp</b>	<b>871.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>739.57</b>	<b>1,610.57</b>
<b>Services Contracts</b>										
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	668.69

## Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	0.00	588.76	2,146.28
<b>Total Services Contracts</b>	<b>668.69</b>	<b>674.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>883.14</b>	<b>0.00</b>	<b>588.76</b>	<b>2,814.97</b>
<b>Real Estate Taxes</b>										
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>
<b>Insurance</b>										
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	-5,963.68	1,430.69
<b>Total Insurance</b>	<b>782.05</b>	<b>0.00</b>	<b>1,364.24</b>	<b>794.27</b>	<b>833.98</b>	<b>833.98</b>	<b>1,597.63</b>	<b>1,188.22</b>	<b>-5,963.68</b>	<b>1,430.69</b>
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	700.00	700.00	6,300.00
Legal Fees	0.00	5,149.12	0.00	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	0.00	549.80
<b>Payroll Operations Expenses</b>										
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	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	500.00	5,000.00
<b>Total Payroll Operations Expenses</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>5,500.00</b>
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	20.00	20.00	235.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	41.25	450.75
<b>Admin &amp; Office Exps</b>										
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	0.00	324.87
<b>Total Admin &amp; Office Exps</b>	<b>81.68</b>	<b>40.67</b>	<b>0.00</b>	<b>0.00</b>	<b>65.59</b>	<b>0.00</b>	<b>136.93</b>	<b>0.00</b>	<b>0.00</b>	<b>324.87</b>
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	3.00	21.00
<b>Licenses/Permits/Fees</b>										
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
<b>Total Licenses/Permits/Fees</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00

## Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
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	-2,873.71	33,277.90
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	9,288.29	28,392.25
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	6,414.58	61,670.15
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	-2,873.71	33,277.90
Net Income	<u>4,376.91</u>	<u>-1,413.41</u>	<u>2,663.27</u>	<u>2,933.56</u>	<u>4,245.76</u>	<u>4,336.35</u>	<u>1,801.91</u>	<u>159.61</u>	<u>9,288.29</u>	<u>28,392.25</u>

## Balance Sheet

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

As of: 09/30/2020

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Acct	59,380.64
<b>Total Cash</b>	<b>59,380.64</b>
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
<b>TOTAL ASSETS</b>	<b>165,210.64</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent / Charges	1,073.81
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
<b>Total Liabilities</b>	<b>11,061.23</b>
<b>Capital</b>	
Retained Earnings	9,043.30
Calculated Retained Earnings	28,392.25
Calculated Prior Years Retained Earnings	116,713.86
<b>Total Capital</b>	<b>154,149.41</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>165,210.64</b>

## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Sep 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
<b>Operating Income &amp; Expense</b>										
<b>Income</b>										
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	6,414.58	58,420.15
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	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	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
<b>Total Operating Income</b>	<b>10,259.51</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,491.58</b>	<b>6,411.58</b>	<b>6,434.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>61,670.15</b>
<b>Expense</b>										
<b>Utilities Expense</b>										
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,272.03	174.12	4,895.86
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,530.47	323.27	2,963.55
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	0.00	0.00	733.72
<b>Total Utilities Expense</b>	<b>1,017.63</b>	<b>1,280.82</b>	<b>1,261.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>733.72</b>	<b>3,802.50</b>	<b>497.39</b>	<b>8,593.13</b>
<b>Repairs &amp; Maintenance Exp</b>										
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	734.91
R&M - Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.78	145.78
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	593.79	593.79
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09
<b>Total Repairs &amp; Maintenance Exp</b>	<b>871.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>739.57</b>	<b>1,610.57</b>
<b>Services Contracts</b>										
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	668.69



## Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	0.00	588.76	2,146.28
<b>Total Services Contracts</b>	<b>668.69</b>	<b>674.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>883.14</b>	<b>0.00</b>	<b>588.76</b>	<b>2,814.97</b>
<b>Real Estate Taxes</b>										
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>
<b>Insurance</b>										
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	-5,963.68	1,430.69
<b>Total Insurance</b>	<b>782.05</b>	<b>0.00</b>	<b>1,364.24</b>	<b>794.27</b>	<b>833.98</b>	<b>833.98</b>	<b>1,597.63</b>	<b>1,188.22</b>	<b>-5,963.68</b>	<b>1,430.69</b>
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	700.00	700.00	6,300.00
Legal Fees	0.00	5,149.12	0.00	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	0.00	549.80
<b>Payroll Operations Expenses</b>										
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	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	500.00	5,000.00
<b>Total Payroll Operations Expenses</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>5,500.00</b>
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	20.00	20.00	235.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	41.25	450.75
<b>Admin &amp; Office Exps</b>										
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	0.00	324.87
<b>Total Admin &amp; Office Exps</b>	<b>81.68</b>	<b>40.67</b>	<b>0.00</b>	<b>0.00</b>	<b>65.59</b>	<b>0.00</b>	<b>136.93</b>	<b>0.00</b>	<b>0.00</b>	<b>324.87</b>
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	3.00	21.00
<b>Licenses/Permits/Fees</b>										
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
<b>Total Licenses/Permits/Fees</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00

## Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
<b>Total Operating Expense</b>	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	-2,873.71	33,277.90
<b>NOI - Net Operating Income</b>	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	159.61	9,288.29	28,392.25
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	6,414.58	61,670.15
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	-2,873.71	33,277.90
<b>Net Income</b>	<u>4,376.91</u>	<u>-1,413.41</u>	<u>2,663.27</u>	<u>2,933.56</u>	<u>4,245.76</u>	<u>4,336.35</u>	<u>1,801.91</u>	<u>159.61</u>	<u>9,288.29</u>	<u>28,392.25</u>
<b>Other Items</b>										
Improvements - 2020	-12,507.00	0.00	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	488.15	-1.12
<b>Net Other Items</b>	<u>-13,095.77</u>	<u>-487.99</u>	<u>689.09</u>	<u>-101.60</u>	<u>0.00</u>	<u>-488.15</u>	<u>0.00</u>	<u>488.15</u>	<u>488.15</u>	<u>-12,508.12</u>
<b>Cash Flow</b>	<u>-8,718.86</u>	<u>-1,901.40</u>	<u>3,352.36</u>	<u>2,831.96</u>	<u>4,245.76</u>	<u>3,848.20</u>	<u>1,801.91</u>	<u>647.76</u>	<u>9,776.44</u>	<u>15,884.13</u>
<b>Beginning Cash</b>	43,496.51	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	43,496.51
<b>Beginning Cash + Cash Flow</b>	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	59,380.64	59,380.64
<b>Actual Ending Cash</b>	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	59,380.64	59,380.64

## Reconciliation Report

## TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	09/30/2020

## Summary

Bank Statement Starting Balance on 08/31/2020	49,015.27
Cleared Deposits and other Increases	13,660.68
Cleared Checks and other Decreases	3,224.33
Cleared ACH Batches and Reversals	0.00
Cleared Balance	59,451.62

## Unreconciled Transactions

## Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
<b>Total</b>		<b>688.93</b>

## Unreconciled Checks and other Decreases (3 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #804 - Midtown Elevator Co. Inc.	09/24/2020	299.41
Payment Ref DD0929013839 - Con Edison	09/29/2020	360.50
<b>Total</b>		<b>759.91</b>

## Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>		<b>0.00</b>
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## Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
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## Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
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## Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
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## Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

<b>Total</b>		<b>0.00</b>
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## Pending Online Receipts Which Have Not Been Deposited (0 Items)

<b>Total</b>		<b>0.00</b>
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## Cash Accounts

1000-0000: Operating Acct	59,380.64
1140-0000: Security Deposit	0.00

<b>Total Cash Balance</b>	<b>59,380.64</b>
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	759.91
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
<b>Adjusted Cash Balance</b>	<b>59,451.62</b>
Bank Statement Balance on 09/30/2020	59,451.62
	In Balance

## Cash Journal - Income Register Report

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

Date Range: 09/01/2020 to 09/30/2020

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
<b>Common Area Maintenance Chgs</b>							
	09/01/2020	Daniel Chalk	4A	Receipt	488.15		
	09/01/2020	Lixing Chu	6B	Receipt	702.40	PL789172	September 2020
	09/01/2020	TLH LLC	4B	Receipt	490.07	PL758406	September 2020
	09/01/2020	Travis Hime	6A	Receipt	588.93		
	09/01/2020	Travis Hime	6A	Receipt	100.00	PL80426	September 2020
	09/03/2020	Michael D'Andrea	5B	eCheck receipt	490.07	2746-BEB0	September 2020
	09/06/2020	Nikolay Dimov	3A	eCheck receipt	488.15	A539-AFC0	September 2020
	09/09/2020	Emmanuel Cornet	5A	eCheck receipt	488.15	969F-3B90	September 2020
	09/16/2020	Linda Carroll	3B	Receipt	490.07	542	September 2020
	09/16/2020	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2197	September 2020
<b>Total Common Area Maintenance Chgs</b>					<b>6,414.58</b>		
<b>Total Operating Income</b>					<b>6,414.58</b>		
<b>Expense</b>							
<b>Insurance</b>							
<b>Insurance - Package</b>							
	09/16/2020	HDI Global Insurance Company		Receipt	-6,757.95	24205	
<b>Total Insurance - Package</b>					<b>-6,757.95</b>		
<b>Total Insurance</b>					<b>-6,757.95</b>		
<b>Total Operating Expense</b>					<b>-6,757.95</b>		
<b>NOI - Net Operating Income</b>					<b>13,172.53</b>		
<b>Total Income</b>					<b>6,414.58</b>		
<b>Total Expense</b>					<b>-6,757.95</b>		
<b>Net Income</b>					<b>13,172.53</b>		

## Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Other Items							
Prepaid Rent / Charges							
	09/01/2020	Travis Hime	6A	Receipt	-588.93		
	09/01/2020	Daniel Chalk	4A	Receipt	-488.15		
	09/01/2020	Travis Hime	6A	Receipt	588.93	PL80426	Prepaid Any
	09/16/2020	Daniel Chalk	4A	Receipt	488.15	812633	Prepaid Any
	09/21/2020	Daniel Chalk	4A	Receipt	488.15	685672306	Prepaid Any
Total Prepaid Rent / Charges					488.15		
Net Other Items					488.15		
Cash Flow					13,660.68		

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** Current

**Date Range:** 09/01/2020 to 09/30/2020

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov</b>					
Common Area Maintenance Chgs	09/06/2020	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll</b>					
Common Area Maintenance Chgs	09/16/2020	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk</b>					
Common Area Maintenance Chgs	09/01/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	09/21/2020	-488.15	0.00	-488.15	-976.30
		<b>-488.15</b>	<b>488.15</b>	<b>-976.30</b>	<b>-976.30</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC</b>					
Common Area Maintenance Chgs	09/01/2020	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet</b>					
Common Area Maintenance Chgs	09/09/2020	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael</b>					
Common Area Maintenance Chgs	09/03/2020	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime</b>					
Common Area Maintenance Chgs	09/01/2020	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	09/01/2020	-588.93	0.00	0.00	-588.93
		<b>-588.93</b>	<b>688.93</b>	<b>-688.93</b>	<b>-588.93</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu</b>					
Common Area Maintenance Chgs	09/01/2020	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		<b>200.00</b>	<b>702.40</b>	<b>-702.40</b>	<b>200.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley</b>					
Common Area Maintenance Chgs	09/16/2020	0.00	2,088.59	-2,088.59	0.00
<b>Total</b>		<b>-877.08</b>	<b>6,414.58</b>	<b>-6,902.73</b>	<b>-1,365.23</b>

## Deposit Register - Operating

Date Range: 09/01/2020 to 09/30/2020

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
<b>424-Oper-3353-TD</b>								
3	09/01/2020						1,881.40	
	09/01/2020	4B	TLH LLC		PL758406			490.07
	09/01/2020	6A	Travis Hime		PL80426			688.93
	09/01/2020	6B	Lixing Chu		PL789172			702.40
Automatic ACH Deposit	09/04/2020						490.07	
	09/03/2020	5B	D'Andrea, Michael	ACH	2746-BEB0			490.07
Automatic ACH Deposit	09/08/2020						488.15	
	09/06/2020	3A	Nikolay Dimov	ACH	A539-AFC0			488.15
Automatic ACH Deposit	09/10/2020						488.15	
	09/09/2020	5A	Emmanuel Cornet	ACH	969F-3B90			488.15
4	09/16/2020						9,824.76	
	09/16/2020	3B	Linda Carroll		542			490.07
	09/16/2020	COMM	Linda Carroll, William Riley		2197			2,088.59
	09/16/2020	4A	Daniel Chalk		812633			488.15
	09/16/2020	424 West 49th Street	HDI Global Insurance Company		24205			6,757.95
9	09/30/2020						488.15	
	09/21/2020	4A	Daniel Chalk		685672306			488.15
							<b>13,660.68</b>	
<b>Total</b>							<b>13,660.68</b>	



## Check Register Monthly Detail (by Date)

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

**Date Range:** 09/01/2020 to 09/30/2020

**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
800	09/01/2020	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
801	09/01/2020	Safeguard Realty Mgmt Inc	561.25					
				42420208PR		7000-1400	Payroll Oper - Porter	500.00
				42420208PR		7200-0000	Payroll Proc Fees	20.00
				42420208PR		7300-0000	Payroll Taxes	41.25
DD09082020	09/08/2020	IPFS Corporation	794.27					
				2020.09-NYT-439469		6300-1010	Insurance - Package	794.27
802	09/10/2020	Midtown Elevator Co. Inc.	883.14					
				75661		5415-1000	R&M - Elevator	294.38
				76063		5711-0000	Service - Elevator Inspection	294.38
				76486		5711-0000	Service - Elevator Inspection	294.38
803	09/10/2020	Rmac Supplies Co.	145.78					
				092502		5400-0000	R&M - Building Supplies	99.62
				092502-01		5400-0000	R&M - Building Supplies	46.16
DD0921125615	09/21/2020	Con Edison	136.89					
						5100-2000	Gas Exp - Common Areas	136.89
804	09/24/2020	Midtown Elevator Co. Inc.	299.41					
				76899		5415-1000	R&M - Elevator	299.41
DD0929013839	09/29/2020	Con Edison	360.50					
						5120-3000	Electric Exp - Common Areas	323.27
						5100-2000	Gas Exp - Common Areas	37.23

<b>Total</b>	<b>3,881.24</b>
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## Expense Distribution Summary

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

**Date Range:** 09/01/2020 to 09/30/2020 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		3,884.24
5100-2000: Gas Exp - Common Areas	174.12	
5120-3000: Electric Exp - Common Areas	323.27	
5400-0000: R&M - Building Supplies	145.78	
5415-1000: R&M - Elevator	593.79	
5711-0000: Service - Elevator Inspection	588.76	
6300-1010: Insurance - Package	794.27	
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	
<b>Total</b>	<b>3,884.24</b>	<b>3,884.24</b>

## 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:** 09/01/2020 to 09/30/2020

**Show Reversed Transactions:** No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1000-0000 - Operating Acct</b>							
Starting Balance							49,604.20
09/01/2020	Safeguard Realty Mgmt Inc	3/2019	Check	800		700.00	48,904.20
09/01/2020	Safeguard Realty Mgmt Inc		Check	801		500.00	48,404.20
09/01/2020	Safeguard Realty Mgmt Inc		Check	801		20.00	48,384.20
09/01/2020	Safeguard Realty Mgmt Inc		Check	801		41.25	48,342.95
09/01/2020	TLH LLC	September 2020	Receipt	PL758406	490.07		48,833.02
09/01/2020	Travis Hime	September 2020	Receipt	PL80426	100.00		48,933.02
09/01/2020	Travis Hime	Prepaid Any	Receipt	PL80426	588.93		49,521.95
09/01/2020	Lixing Chu	September 2020	Receipt	PL789172	702.40		50,224.35
09/03/2020	Michael D'Andrea	September 2020	eCheck receipt	2746-BEB0	490.07		50,714.42
09/06/2020	Nikolay Dimov	September 2020	eCheck receipt	A539-AFC0	488.15		51,202.57
09/08/2020	IPFS Corporation		Payment	DD09082020		794.27	50,408.30
09/09/2020	Emmanuel Cornet	September 2020	eCheck receipt	969F-3B90	488.15		50,896.45
09/10/2020	Midtown Elevator Co. Inc.		Check	802		294.38	50,602.07
09/10/2020	Midtown Elevator Co. Inc.		Check	802		294.38	50,307.69
09/10/2020	Midtown Elevator Co. Inc.		Check	802		294.38	50,013.31
09/10/2020	Rmac Supplies Co.		Check	803		99.62	49,913.69
09/10/2020	Rmac Supplies Co.		Check	803		46.16	49,867.53
09/16/2020	Linda Carroll	September 2020	Receipt	542	490.07		50,357.60
09/16/2020	Linda Carroll, William Riley	September 2020	Receipt	2197	2,088.59		52,446.19
09/16/2020	Daniel Chalk	Prepaid Any	Receipt	812633	488.15		52,934.34
09/16/2020	HDI Global Insurance Company		Receipt	24205	6,757.95		59,692.29
09/21/2020	Con Edison		Payment	DD0921125615		136.89	59,555.40
09/21/2020	Daniel Chalk	Prepaid Any	Receipt	685672306	488.15		60,043.55
09/24/2020	Midtown Elevator Co. Inc.		Check	804		299.41	59,744.14
09/29/2020	Con Edison		Payment	DD0929013839		323.27	59,420.87
09/29/2020	Con Edison		Payment	DD0929013839		37.23	59,383.64

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
09/30/2020		Bank Fee	JE	1083		3.00	59,380.64
Net Change							9,776.44
					13,660.68	3,884.24	59,380.64
<b>1335-0000 - Utility Deposit</b>							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
<b>1455-0000 - Funds to/from Manager</b>							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
<b>1840-2019 - Improvements - 2019</b>							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
<b>1840-2020 - Improvements - 2020</b>							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
<b>2220-0000 - Prepaid Rent / Charges</b>							
Starting Balance							-585.66
09/01/2020	Daniel Chalk		Receipt		488.15		-97.51
09/01/2020	Travis Hime		Receipt		588.93		491.42
09/01/2020	Travis Hime	Prepaid Any	Receipt	PL80426		588.93	-97.51
09/16/2020	Daniel Chalk	Prepaid Any	Receipt	812633		488.15	-585.66
09/21/2020	Daniel Chalk	Prepaid Any	Receipt	685672306		488.15	-1,073.81
Net Change							-488.15
					1,077.08	1,565.23	-1,073.81

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>2300-2000 - Unit Owner Move-In /Out Deposit</b>							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
<b>2480-0000 - Other Liabilities</b>							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
<b>2540-3000 - Funding of Prop Mgmt</b>							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
<b>3045-0000 - Retained Earnings</b>							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
<b>4410-0100 - Common Area Maintenance Chgs</b>							
Starting Balance							-52,005.57
09/01/2020	Daniel Chalk		Receipt			488.15	-52,493.72
09/01/2020	Travis Hime		Receipt			588.93	-53,082.65
09/01/2020	TLH LLC	September 2020	Receipt	PL758406		490.07	-53,572.72
09/01/2020	Travis Hime	September 2020	Receipt	PL80426		100.00	-53,672.72
09/01/2020	Lixing Chu	September 2020	Receipt	PL789172		702.40	-54,375.12
09/03/2020	Michael D'Andrea	September 2020	eCheck receipt	2746-BEB0		490.07	-54,865.19
09/06/2020	Nikolay Dimov	September 2020	eCheck receipt	A539-AFC0		488.15	-55,353.34
09/09/2020	Emmanuel Cornet	September 2020	eCheck receipt	969F-3B90		488.15	-55,841.49
09/16/2020	Linda Carroll	September 2020	Receipt	542		490.07	-56,331.56
09/16/2020	Linda Carroll, William Riley	September 2020	Receipt	2197		2,088.59	-58,420.15
Net Change							-6,414.58
					0.00	6,414.58	-58,420.15

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>4805-0000 - NSF Processing Fee Income</b>							
Starting Balance							-20.00
Net Change							0.00
					0.00	0.00	-20.00
<b>4820-0000 - Bank Charge - Handling Fee</b>							
Starting Balance							26.00
Net Change							0.00
					0.00	0.00	26.00
<b>4850-0000 - Special Assessment Income</b>							
Starting Balance							-3,256.00
Net Change							0.00
					0.00	0.00	-3,256.00
<b>5100-2000 - Gas Exp - Common Areas</b>							
Starting Balance							4,721.74
09/21/2020	Con Edison		Payment	DD0921125615	136.89		4,858.63
09/29/2020	Con Edison		Payment	DD0929013839	37.23		4,895.86
Net Change							174.12
					174.12	0.00	4,895.86
<b>5120-3000 - Electric Exp - Common Areas</b>							
Starting Balance							2,640.28
09/29/2020	Con Edison		Payment	DD0929013839	323.27		2,963.55
Net Change							323.27
					323.27	0.00	2,963.55
<b>5130-3000 - Utility - Water &amp; Sewer Exp</b>							
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
<b>5300-1000 - R&amp;M - Plumbing</b>							
Starting Balance							734.91
Net Change							0.00
					0.00	0.00	734.91
<b>5400-0000 - R&amp;M - Building Supplies</b>							
Starting Balance							0.00
09/10/2020	Rmac Supplies Co.		Check	803	99.62		99.62
09/10/2020	Rmac Supplies Co.		Check	803	46.16		145.78
Net Change							145.78
					145.78	0.00	145.78
<b>5415-1000 - R&amp;M - Elevator</b>							
Starting Balance							0.00
09/10/2020	Midtown Elevator Co. Inc.		Check	802	294.38		294.38
09/24/2020	Midtown Elevator Co. Inc.		Check	804	299.41		593.79
Net Change							593.79
					593.79	0.00	593.79
<b>5486-0000 - R&amp;M - Pest Control</b>							
Starting Balance							136.09
Net Change							0.00
					0.00	0.00	136.09
<b>5702-0000 - Service - Pest Control</b>							
Starting Balance							668.69
Net Change							0.00
					0.00	0.00	668.69
<b>5711-0000 - Service - Elevator Inspection</b>							
Starting Balance							1,557.52
09/10/2020	Midtown Elevator Co. Inc.		Check	802	294.38		1,851.90
09/10/2020	Midtown Elevator Co. Inc.		Check	802	294.38		2,146.28
Net Change							588.76
					588.76	0.00	2,146.28

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>6200-0100 - Real Estate Taxes - Property</b>							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
<b>6300-1010 - Insurance - Package</b>							
Starting Balance							7,394.37
09/08/2020	IPFS Corporation		Payment	DD09082020	794.27		8,188.64
09/16/2020	HDI Global Insurance Company		Receipt	24205		6,757.95	1,430.69
Net Change							-5,963.68
					794.27	6,757.95	1,430.69
<b>6600-0000 - Management Fees</b>							
Starting Balance							5,600.00
09/01/2020	Safeguard Realty Mgmt Inc	3/2019	Check	800	700.00		6,300.00
Net Change							700.00
					700.00	0.00	6,300.00
<b>6700-1000 - Legal Fees</b>							
Starting Balance							5,149.12
Net Change							0.00
					0.00	0.00	5,149.12
<b>6710-0000 - Consulting Fees</b>							
Starting Balance							549.80
Net Change							0.00
					0.00	0.00	549.80
<b>7000-1000 - Payroll Oper - Salary</b>							
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00



## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>7000-1400 - Payroll Oper - Porter</b>							
Starting Balance							4,500.00
09/01/2020	Safeguard Realty Mgmt Inc		Check	801	500.00		5,000.00
Net Change							500.00
					<b>500.00</b>	<b>0.00</b>	<b>5,000.00</b>
<b>7200-0000 - Payroll Proc Fees</b>							
Starting Balance							215.00
09/01/2020	Safeguard Realty Mgmt Inc		Check	801	20.00		235.00
Net Change							20.00
					<b>20.00</b>	<b>0.00</b>	<b>235.00</b>
<b>7300-0000 - Payroll Taxes</b>							
Starting Balance							409.50
09/01/2020	Safeguard Realty Mgmt Inc		Check	801	41.25		450.75
Net Change							41.25
					<b>41.25</b>	<b>0.00</b>	<b>450.75</b>
<b>8300-2000 - Telephone &amp; Mobile - Office</b>							
Starting Balance							324.87
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>324.87</b>
<b>8320-0000 - Bank Charges</b>							
Starting Balance							18.00
09/30/2020	Bank Fee		JE	1083	3.00		21.00
Net Change							3.00
					<b>3.00</b>	<b>0.00</b>	<b>21.00</b>
<b>8360-7000 - Violations &amp; Fees</b>							
Starting Balance							200.00
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>200.00</b>

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
9600-0000 - Income Tax Expense							
Starting Balance							85.00
Net Change							0.00
					0.00	0.00	85.00
Total					18,622.00	18,622.00	116,713.86

## Trial Balance

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

**Date Range:** 09/01/2020 to 09/30/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	49,604.20	9,776.44		59,380.64
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	-585.66		488.15	-1,073.81
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	-52,005.57		6,414.58	-58,420.15
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	4,721.74	174.12		4,895.86
5120-3000: Electric Exp - Common Areas	2,640.28	323.27		2,963.55
5130-3000: Utility - Water & Sewer Exp	733.72			733.72
5300-1000: R&M - Plumbing	734.91			734.91
5400-0000: R&M - Building Supplies	0.00	145.78		145.78
5415-1000: R&M - Elevator	0.00	593.79		593.79
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	588.76		2,146.28
6200-0100: Real Estate Taxes - Property	13.00			13.00
6300-1010: Insurance - Package	7,394.37		5,963.68	1,430.69
6600-0000: Management Fees	5,600.00	700.00		6,300.00
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	4,500.00	500.00		5,000.00
7200-0000: Payroll Proc Fees	215.00	20.00		235.00
7300-0000: Payroll Taxes	409.50	41.25		450.75

## Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8300-2000: Telephone & Mobile - Office	324.87			324.87
8320-0000: Bank Charges	18.00	3.00		21.00
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
<b>Total</b>	<b>0.00</b>	<b>12,866.41</b>	<b>12,866.41</b>	<b>0.00</b>