

## Income Statement

Safeguard Realty Management Inc

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

As of: Oct 2019

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	5,712.18	33.54	62,789.89	36.17
Reimbursed Exp - Income	0.00	0.00	1,500.00	0.86
Reimbursed Exp - Legal Fee	0.00	0.00	9,687.37	5.58
Laundry Income	0.00	0.00	60.00	0.03
Special Assessment Income	11,319.84	66.46	98,883.00	56.95
<b>Condo Rules Violations</b>				
Noise Complaint - 1st Fine \$200	0.00	0.00	200.00	0.12
Noise Complaint - 2nd Fine \$500	0.00	0.00	500.00	0.29
<b>Total Condo Rules Violations</b>	<b>0.00</b>	<b>0.00</b>	<b>700.00</b>	<b>0.40</b>
<b>Total Operating Income</b>	<b>17,032.02</b>	<b>100.00</b>	<b>173,620.26</b>	<b>100.00</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	126.73	0.74	5,135.90	2.96
Utility - Electric Exp	269.32	1.58	3,343.56	1.93
Utility - Water & Sewer Exp	0.00	0.00	2,522.98	1.45
Utility - Telephone/Internet/Cable Exp	35.96	0.21	330.70	0.19
<b>Total Utilities Expense</b>	<b>432.01</b>	<b>2.54</b>	<b>11,333.14</b>	<b>6.53</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Building Supplies	0.00	0.00	330.34	0.19
R&M - Elevator	0.00	0.00	375.62	0.22
R&M - Heating Equipment	1,034.31	6.07	1,034.31	0.60
R&M - Pest Control	0.00	0.00	174.20	0.10
<b>Total Repairs &amp; Maintenance Exp</b>	<b>1,034.31</b>	<b>6.07</b>	<b>1,914.47</b>	<b>1.10</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	0.00	2,433.35	1.40
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>2,433.35</b>	<b>1.40</b>
<b>Services Contracts</b>				
Service - Pest Control	0.00	0.00	1,154.06	0.66
Service - Engineering	0.00	0.00	2,150.00	1.24

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Service - Elevator Inspection	588.76	3.46	3,323.80	1.91
<b>Total Services Contracts</b>	<b>588.76</b>	<b>3.46</b>	<b>6,627.86</b>	<b>3.82</b>
<b>Insurance</b>				
Insurance - Package	782.05	4.59	7,006.69	4.04
Insurance - Worker's Comp	0.00	0.00	2,876.70	1.66
Insurance - Umbrella	2,408.08	14.14	2,408.08	1.39
Insurance - Other	0.00	0.00	134.71	0.08
<b>Total Insurance</b>	<b>3,190.13</b>	<b>18.73</b>	<b>12,426.18</b>	<b>7.16</b>
Management Fees	495.00	2.91	4,950.00	2.85
Legal Fees	0.00	0.00	4,028.25	2.32
Accounting Expense	0.00	0.00	2,400.00	1.38
Consulting Fees	0.00	0.00	174.00	0.10
<b>Payroll Operations Expenses</b>				
Payroll Oper - Salary	0.00	0.00	7,500.00	4.32
<b>Total Payroll Operations Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>4.32</b>
Payroll Proc Fees	0.00	0.00	244.86	0.14
Payroll Taxes	0.00	0.00	665.03	0.38
Reimbursable Expense	56.57	0.33	94.57	0.05
<b>Admin &amp; Office Exps</b>				
Office - Postage & Courier	22.38	0.13	43.66	0.03
<b>Total Admin &amp; Office Exps</b>	<b>22.38</b>	<b>0.13</b>	<b>43.66</b>	<b>0.03</b>
Bank Charges	3.00	0.02	21.00	0.01
<b>Licenses/Permits/Fees</b>				
Violations & Fees	0.00	0.00	500.00	0.29
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.29</b>
Administrative - Other	0.00	0.00	407.88	0.23
City Corp - Income Tax	0.00	0.00	25.00	0.01
State Corp/LLC - Income Tax	0.00	0.00	9.00	0.01
<b>Total Operating Expense</b>	<b>5,822.16</b>	<b>34.18</b>	<b>55,798.25</b>	<b>32.14</b>
<b>NOI - Net Operating Income</b>	<b>11,209.86</b>	<b>65.82</b>	<b>117,822.01</b>	<b>67.86</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Expense</b>				
<b>Capital Expenses</b>				
Contractor Costs [CapEx]	0.00	0.00	15,275.00	8.80
<b>Total Capital Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>15,275.00</b>	<b>8.80</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>15,275.00</b>	<b>8.80</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-15,275.00</b>	<b>-8.80</b>
Total Income	17,032.02	100.00	173,620.26	100.00
Total Expense	5,822.16	34.18	71,073.25	40.94
<b>Net Income</b>	<b>11,209.86</b>	<b>65.82</b>	<b>102,547.01</b>	<b>59.06</b>

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Oct 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
Common Area Maintenance Chgs	6,336.52	6,416.66	7,802.89	6,342.01	5,926.59	6,414.10	6,414.58	5,712.18	5,712.18	5,712.18	62,789.89
Reimbursed Exp - Income	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Reimbursed Exp - Legal Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,687.37	0.00	9,687.37
Laundry Income	30.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Special Assessment Income	0.00	0.00	6,303.00	28,656.13	22,403.27	16,100.91	9,036.69	0.00	5,063.16	11,319.84	98,883.00
<b>Condo Rules Violations</b>											
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00
<b>Total Condo Rules Violations</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>700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>700.00</b>
<b>Total Operating Income</b>	<b>6,366.52</b>	<b>6,446.66</b>	<b>14,105.89</b>	<b>34,998.14</b>	<b>29,829.86</b>	<b>22,515.01</b>	<b>16,151.27</b>	<b>5,712.18</b>	<b>20,462.71</b>	<b>17,032.02</b>	<b>173,620.26</b>
<b>Expense</b>											
<b>Utilities Expense</b>											
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	502.43	351.93	209.93	223.82	125.79	126.73	5,135.90
Utility - Electric Exp	317.37	326.49	349.46	307.61	376.79	313.88	333.50	405.49	343.65	269.32	3,343.56
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	0.00	858.59	0.00	0.00	740.65	0.00	2,522.98
Utility - Telephone/ Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	0.00	35.96	330.70
<b>Total Utilities Expense</b>	<b>1,104.42</b>	<b>1,481.66</b>	<b>2,236.07</b>	<b>1,109.16</b>	<b>914.61</b>	<b>1,559.79</b>	<b>578.82</b>	<b>706.51</b>	<b>1,210.09</b>	<b>432.01</b>	<b>11,333.14</b>

## Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Repairs &amp; Maintenance Exp</b>											
R&M - Building Supplies	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	197.93	0.00	330.34
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.62	0.00	375.62
R&M - Heating Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	1,034.31
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.20	0.00	174.20
<b>Total Repairs &amp; Maintenance Exp</b>	<b>0.00</b>	<b>0.00</b>	<b>79.21</b>	<b>0.00</b>	<b>53.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>747.75</b>	<b>1,034.31</b>	<b>1,914.47</b>
<b>Maintenance Contracts</b>											
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	0.00	0.00	2,433.35
<b>Total Maintenance Contracts</b>	<b>832.89</b>	<b>1,317.39</b>	<b>0.00</b>	<b>283.07</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>2,433.35</b>
<b>Services Contracts</b>											
Service - Pest Control	92.54	190.53	190.53	0.00	0.00	0.00	0.00	0.00	680.46	0.00	1,154.06
Service - Engineering	0.00	0.00	1,500.00	0.00	0.00	250.00	0.00	0.00	400.00	0.00	2,150.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	294.38	588.76	3,323.80
<b>Total Services Contracts</b>	<b>386.92</b>	<b>484.91</b>	<b>1,984.91</b>	<b>294.38</b>	<b>294.38</b>	<b>924.38</b>	<b>294.38</b>	<b>0.00</b>	<b>1,374.84</b>	<b>588.76</b>	<b>6,627.86</b>
<b>Insurance</b>											
Insurance - Package	42.43	42.43	1,369.28	782.05	782.05	782.05	1,603.20	0.00	821.15	782.05	7,006.69
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	2,876.70
Insurance - Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,408.08	2,408.08
Insurance - Other	0.00	134.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.71
<b>Total Insurance</b>	<b>862.06</b>	<b>1,834.21</b>	<b>1,369.28</b>	<b>782.05</b>	<b>1,182.05</b>	<b>782.05</b>	<b>1,603.20</b>	<b>0.00</b>	<b>821.15</b>	<b>3,190.13</b>	<b>12,426.18</b>
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	4,950.00
Legal Fees	3,135.00	807.50	0.00	0.00	85.75	0.00	0.00	0.00	0.00	0.00	4,028.25
Accounting Expense	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.00

## Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Payroll Operations Expenses</b>											
Payroll Oper - Salary	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	2,000.00	0.00	7,500.00
<b>Total Payroll Operations Expenses</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>7,500.00</b>
Payroll Proc Fees	0.00	122.56	0.00	0.00	0.00	66.17	0.00	0.00	56.13	0.00	244.86
Payroll Taxes	0.00	206.25	0.00	0.00	0.00	123.75	170.03	0.00	165.00	0.00	665.03
Reimbursable Expense	0.00	0.00	0.00	0.00	38.00	0.00	0.00	0.00	0.00	56.57	94.57
<b>Admin &amp; Office Exps</b>											
Office - Postage & Courier	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.38	43.66
<b>Total Admin &amp; Office Exps</b>	<b>21.28</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>0.00</b>	<b>22.38</b>	<b>43.66</b>
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	21.00
<b>Licenses/Permits/Fees</b>											
Violations & Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	0.00	0.00	500.00
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00</b>	<b>100.00</b>	<b>200.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
Administrative - Other	407.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.88
City Corp - Income Tax	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
State Corp/LLC - Income Tax	0.00	0.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00
<b>Total Operating Expense</b>	<b>7,421.45</b>	<b>9,251.48</b>	<b>8,800.47</b>	<b>2,965.66</b>	<b>3,164.99</b>	<b>5,653.14</b>	<b>4,643.43</b>	<b>1,203.51</b>	<b>6,871.96</b>	<b>5,822.16</b>	<b>55,798.25</b>
<b>NOI - Net Operating Income</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>26,664.87</b>	<b>16,861.87</b>	<b>11,507.84</b>	<b>4,508.67</b>	<b>13,590.75</b>	<b>11,209.86</b>	<b>117,822.01</b>

## Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Other Income &amp; Expense</b>											
<b>Other Expense</b>											
<b>Capital Expenses</b>											
Contractor Costs [CapEx]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	0.00	0.00	15,275.00
<b>Total Capital Expenses</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>15,275.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,275.00</b>
<b>Total Other Expense</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>15,275.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,275.00</b>
<b>Net Other Income</b>											
<b>Net Other Income</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>-15,275.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-15,275.00</b>
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	29,829.86	22,515.01	16,151.27	5,712.18	20,462.71	17,032.02	173,620.26
Total Expense	7,421.45	9,251.48	8,800.47	2,965.66	3,164.99	5,653.14	4,643.43	16,478.51	6,871.96	5,822.16	71,073.25
<b>Net Income</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>26,664.87</b>	<b>16,861.87</b>	<b>11,507.84</b>	<b>-10,766.33</b>	<b>13,590.75</b>	<b>11,209.86</b>	<b>102,547.01</b>

## Balance Sheet

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

As of: 10/31/2019

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Acct	111,408.73
<b>Total Cash</b>	<b>111,408.73</b>
Utility Deposit	230.00
Funds to/from Manager	3,000.00
<b>TOTAL ASSETS</b>	<b>114,638.73</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	485.68
Unit Owner Move-In Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
<b>Total Liabilities</b>	<b>10,473.10</b>
<b>Capital</b>	
Retained Earnings	9,043.30
Calculated Retained Earnings	102,547.01
Calculated Prior Years Retained Earnings	-7,424.68
<b>Total Capital</b>	<b>104,165.63</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>114,638.73</b>



## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Oct 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
Common Area Maintenance Chgs	6,336.52	6,416.66	7,802.89	6,342.01	5,926.59	6,414.10	6,414.58	5,712.18	5,712.18	5,712.18	62,789.89
Reimbursed Exp - Income	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Reimbursed Exp - Legal Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,687.37	0.00	9,687.37
Laundry Income	30.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Special Assessment Income	0.00	0.00	6,303.00	28,656.13	22,403.27	16,100.91	9,036.69	0.00	5,063.16	11,319.84	98,883.00
<b>Condo Rules Violations</b>											
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00
<b>Total Condo Rules Violations</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>700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>700.00</b>
<b>Total Operating Income</b>	<b>6,366.52</b>	<b>6,446.66</b>	<b>14,105.89</b>	<b>34,998.14</b>	<b>29,829.86</b>	<b>22,515.01</b>	<b>16,151.27</b>	<b>5,712.18</b>	<b>20,462.71</b>	<b>17,032.02</b>	<b>173,620.26</b>
<b>Expense</b>											
<b>Utilities Expense</b>											
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	502.43	351.93	209.93	223.82	125.79	126.73	5,135.90
Utility - Electric Exp	317.37	326.49	349.46	307.61	376.79	313.88	333.50	405.49	343.65	269.32	3,343.56
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	0.00	858.59	0.00	0.00	740.65	0.00	2,522.98
Utility - Telephone/ Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	0.00	35.96	330.70
<b>Total Utilities Expense</b>	<b>1,104.42</b>	<b>1,481.66</b>	<b>2,236.07</b>	<b>1,109.16</b>	<b>914.61</b>	<b>1,559.79</b>	<b>578.82</b>	<b>706.51</b>	<b>1,210.09</b>	<b>432.01</b>	<b>11,333.14</b>

## Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Repairs &amp; Maintenance Exp</b>											
R&M - Building Supplies	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	197.93	0.00	330.34
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.62	0.00	375.62
R&M - Heating Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	1,034.31
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.20	0.00	174.20
<b>Total Repairs &amp; Maintenance Exp</b>	<b>0.00</b>	<b>0.00</b>	<b>79.21</b>	<b>0.00</b>	<b>53.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>747.75</b>	<b>1,034.31</b>	<b>1,914.47</b>
<b>Maintenance Contracts</b>											
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	0.00	0.00	2,433.35
<b>Total Maintenance Contracts</b>	<b>832.89</b>	<b>1,317.39</b>	<b>0.00</b>	<b>283.07</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>2,433.35</b>
<b>Services Contracts</b>											
Service - Pest Control	92.54	190.53	190.53	0.00	0.00	0.00	0.00	0.00	680.46	0.00	1,154.06
Service - Engineering	0.00	0.00	1,500.00	0.00	0.00	250.00	0.00	0.00	400.00	0.00	2,150.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	294.38	588.76	3,323.80
<b>Total Services Contracts</b>	<b>386.92</b>	<b>484.91</b>	<b>1,984.91</b>	<b>294.38</b>	<b>294.38</b>	<b>924.38</b>	<b>294.38</b>	<b>0.00</b>	<b>1,374.84</b>	<b>588.76</b>	<b>6,627.86</b>
<b>Insurance</b>											
Insurance - Package	42.43	42.43	1,369.28	782.05	782.05	782.05	1,603.20	0.00	821.15	782.05	7,006.69
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	2,876.70
Insurance - Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,408.08	2,408.08
Insurance - Other	0.00	134.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.71
<b>Total Insurance</b>	<b>862.06</b>	<b>1,834.21</b>	<b>1,369.28</b>	<b>782.05</b>	<b>1,182.05</b>	<b>782.05</b>	<b>1,603.20</b>	<b>0.00</b>	<b>821.15</b>	<b>3,190.13</b>	<b>12,426.18</b>
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	4,950.00
Legal Fees	3,135.00	807.50	0.00	0.00	85.75	0.00	0.00	0.00	0.00	0.00	4,028.25
Accounting Expense	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.00

## Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Payroll Operations Expenses</b>											
Payroll Oper - Salary	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	2,000.00	0.00	7,500.00
<b>Total Payroll Operations Expenses</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>7,500.00</b>
Payroll Proc Fees	0.00	122.56	0.00	0.00	0.00	66.17	0.00	0.00	56.13	0.00	244.86
Payroll Taxes	0.00	206.25	0.00	0.00	0.00	123.75	170.03	0.00	165.00	0.00	665.03
Reimbursable Expense	0.00	0.00	0.00	0.00	38.00	0.00	0.00	0.00	0.00	56.57	94.57
<b>Admin &amp; Office Exps</b>											
Office - Postage & Courier	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.38	43.66
<b>Total Admin &amp; Office Exps</b>	<b>21.28</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>0.00</b>	<b>22.38</b>	<b>43.66</b>
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	21.00
<b>Licenses/Permits/Fees</b>											
Violations & Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	0.00	0.00	500.00
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00</b>	<b>100.00</b>	<b>200.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
Administrative - Other	407.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.88
City Corp - Income Tax	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
State Corp/LLC - Income Tax	0.00	0.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00
<b>Total Operating Expense</b>	<b>7,421.45</b>	<b>9,251.48</b>	<b>8,800.47</b>	<b>2,965.66</b>	<b>3,164.99</b>	<b>5,653.14</b>	<b>4,643.43</b>	<b>1,203.51</b>	<b>6,871.96</b>	<b>5,822.16</b>	<b>55,798.25</b>
<b>NOI - Net Operating Income</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>26,664.87</b>	<b>16,861.87</b>	<b>11,507.84</b>	<b>4,508.67</b>	<b>13,590.75</b>	<b>11,209.86</b>	<b>117,822.01</b>

## Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Total
<b>Other Income &amp; Expense</b>											
<b>Other Expense</b>											
<b>Capital Expenses</b>											
Contractor Costs [CapEx]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	0.00	0.00	15,275.00
<b>Total Capital Expenses</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>15,275.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,275.00</b>
<b>Total Other Expense</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>15,275.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,275.00</b>
<b>Net Other Income</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>-15,275.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-15,275.00</b>
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	29,829.86	22,515.01	16,151.27	5,712.18	20,462.71	17,032.02	173,620.26
Total Expense	7,421.45	9,251.48	8,800.47	2,965.66	3,164.99	5,653.14	4,643.43	16,478.51	6,871.96	5,822.16	71,073.25
<b>Net Income</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>26,664.87</b>	<b>16,861.87</b>	<b>11,507.84</b>	<b>-10,766.33</b>	<b>13,590.75</b>	<b>11,209.86</b>	<b>102,547.01</b>
<b>Other Items</b>											
Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	-2.78	488.31	-976.31	976.46	485.68
Unit Owner Move-In Deposit	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	0.00	0.00	1,250.00
<b>Net Other Items</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,250.00</b>	<b>0.00</b>	<b>-2.78</b>	<b>488.31</b>	<b>-976.31</b>	<b>976.46</b>	<b>1,735.68</b>
<b>Cash Flow</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>27,914.87</b>	<b>16,861.87</b>	<b>11,505.06</b>	<b>-10,278.02</b>	<b>12,614.44</b>	<b>12,186.32</b>	<b>104,282.69</b>
<b>Beginning Cash</b>	<b>7,126.04</b>	<b>6,071.11</b>	<b>3,266.29</b>	<b>8,571.71</b>	<b>40,604.19</b>	<b>68,519.06</b>	<b>85,380.93</b>	<b>96,885.99</b>	<b>86,607.97</b>	<b>99,222.41</b>	<b>7,126.04</b>
<b>Beginning Cash + Cash Flow</b>	<b>6,071.11</b>	<b>3,266.29</b>	<b>8,571.71</b>	<b>40,604.19</b>	<b>68,519.06</b>	<b>85,380.93</b>	<b>96,885.99</b>	<b>86,607.97</b>	<b>99,222.41</b>	<b>111,408.73</b>	<b>111,408.73</b>
<b>Actual Ending Cash</b>	<b>6,071.11</b>	<b>3,266.29</b>	<b>8,571.71</b>	<b>40,604.19</b>	<b>68,519.06</b>	<b>85,380.93</b>	<b>96,885.99</b>	<b>86,607.97</b>	<b>99,222.41</b>	<b>111,408.73</b>	<b>111,408.73</b>

## Reconciliation Report

### TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	10/31/2019

### Summary

Bank Statement Starting Balance on 09/30/2019	96,974.80
Cleared Deposits and other Increases	17,069.49
Cleared Checks and other Decreases	5,527.78
Cleared ACH Batches and Reversals	0.00
Cleared Balance	108,516.51

### Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #1	10/29/2019	3,221.99
<b>Total</b>		<b>3,221.99</b>

Unreconciled Checks and other Decreases (2 Items)

Check #726 - Verizon	07/12/2019	35.39
Check #745 - Midtown Elevator Co. Inc.	10/29/2019	294.38
<b>Total</b>		<b>329.77</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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### Cleared Transactions

Cleared Deposits and other Increases (7 Items)

Deposit #Automatic ACH Deposit	10/01/2019	2,283.00
Deposit #2	10/01/2019	1,179.00

Deposit #4	10/01/2019	5,542.46
Deposit #Automatic ACH Deposit	10/04/2019	488.15
Deposit #Automatic ACH Deposit	10/16/2019	490.07
Deposit #4	10/17/2019	6,598.66
Deposit #1	10/29/2019	488.15
<b>Total</b>		<b>17,069.49</b>

Cleared Checks and other Decreases (11 Items)

Check #739 - Safeguard Realty Mgmt Inc	10/01/2019	495.00
Check #740 - Midtown Elevator Co. Inc.	10/01/2019	294.38
Check #741 - New York Heating Corp	10/01/2019	1,034.31
Check #742 - Verizon	10/01/2019	35.96
Check #743 - Besnick Vushaj	10/07/2019	56.57
Payment Ref DD1008023459 - Con Edison - DD	10/07/2019	81.57
Payment Ref DD1009102400 - Con Edison - DD	10/07/2019	314.48
Payment Ref DD101511156 - IPFS Corporation	10/15/2019	782.05
Check #744 - Garber Atlas Fries and Associates, Inc.	10/18/2019	2,408.08
Check #746 - Safeguard Realty Mgmt Inc	10/29/2019	22.38
Journal Entry - Bank Fee	10/31/2019	3.00
<b>Total</b>		<b>5,527.78</b>

Cleared ACH Batches and Reversals (0 Items)

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

1000-0000: Operating Acct	111,408.73
1140-0000: Security Deposit	0.00
<b>Total Cash Balance</b>	<b>111,408.73</b>
Less Unreconciled Deposits	-3,221.99
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	329.77
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>108,516.51</b>
Bank Statement Balance on 10/31/2019	108,516.51
	In Balance

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT

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: Oct 01 2019-Oct 31 2019  
 Cust Ref #: 7920173353-717-T-###  
 Primary Account #: 792-0173353

**TD now accepts Real Time Payments!**

We're pleased to announce that TD will soon accept Real Time Payments (RTPs), which means you can receive certain electronic payments sent through RTP almost immediately. This is good news for consumers, businesses, and government agencies who use RTPs. As a TD Customer, you are automatically enrolled. Please be advised that you may not send or receive RTPs on behalf of a person who is not a resident of, or otherwise residing in, the United States. Please visit [tdbank.com/RTP](http://tdbank.com/RTP) to learn more.

**TD Business Convenience Plus**

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

**ACCOUNT SUMMARY**

Statement Balance as of 10/01	96,974.80
Plus 7 Deposits and Other Credits	17,069.49
Less 10 Checks and Other Debits	5,524.78
Less Service Charges	3.00
Statement Balance as of 10/31	108,516.51

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

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
10/01	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000006782210953		2,283.00	99,257.80
10/01	DEPOSIT		5,542.46	104,800.26
10/01	Check #739	495.00		104,305.26
10/03	Check #742	35.96		104,269.30
10/04	CCD DEPOSIT, PAYLEASE.COM CREDIT 143089918		1,179.00	105,448.30
10/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000006833974713		488.15	105,936.45
10/04	Check #740	294.38		105,642.07
10/07	Check #741	1,034.31		104,607.76
10/09	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	314.48		104,293.28
10/09	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	81.57		104,211.71
10/16	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000006900781077		490.07	104,701.78
10/16	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 421946	782.05		103,919.73
10/16	Check #743	56.57		103,863.16
10/17	DEPOSIT		6,598.66	110,461.82
10/22	Check #744	2,408.08		108,053.74
10/29	DEPOSIT		488.15	108,541.89
10/30	Check #746	22.38		108,519.51
10/31	PAPER STATEMENT FEE	3.00		108,516.51

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

**Bank**

America's Most Convenient Bank®

## STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Oct 01 2019-Oct 31 2019  
Cust Ref #: 7920173353-717-T-###  
Primary Account #: 792-0173353

**ACCOUNT ACTIVITY****Checks Paid**

No. Checks: 7

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
10/01	739	495.00	10/16	743	56.57
10/04	740	294.38	10/22	744	2,408.08
10/07	741	1,034.31	10/30	746*	22.38
10/03	742	35.96			

**INTEREST SUMMARY**

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

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

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



# How to Balance your Account

Page:

2 of 3

**Begin by adjusting your account register as follows:**

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

Ending Balance	108,516.51
Total Deposits	+
Sub Total	
Total Withdrawals	-
Adjusted Balance	

**Total Deposits**

**Total Withdrawals**

## FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

**TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377**

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

## INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

## FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

**In case of Errors or Questions About Your Bill:**

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**FINANCE CHARGES:** Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

## Cash Journal - Income Register Report

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

Date Range: 10/01/2019 to 10/31/2019

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>							
	10/01/2019	Daniel Chalk	4A	Receipt	488.15	024233	October 2019
	10/01/2019	Nikolay Dimov	3A	Receipt	0.64		
	10/01/2019	Nikolay Dimov	3A	Receipt	487.51	7548010	October 2019
	10/01/2019	TLH LLC	4B	Receipt	490.07	PL447420	October 2019
	10/01/2019	Travis Hime	6A	Receipt	688.93	PL487491	October 2019
	10/03/2019	Emmanuel Cornet	5A	eCheck receipt	488.15	676D-FBB8	October 2019
	10/15/2019	Michael D'Andrea	5B	eCheck receipt	490.07	C2D7-30D8	October 2019
	10/17/2019	Linda Carroll	3B	Receipt	490.07	487	October 2019
	10/17/2019	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2170	October 2019
<b>Total Common Area Maintenance Chgs</b>					<b>5,712.18</b>		
<b>Special Assessment Income</b>							
	10/01/2019	Nikolay Dimov	3A	Receipt	2,283.00	7187624	Lentils Repair Assessment
	10/01/2019	Daniel Chalk	4A	Receipt	1,794.85		Lentils Repair Assessment
	10/17/2019	Linda Carroll, William Riley	COMM	Receipt	3,256.00	2171	Lentils Repair Assessment
	10/17/2019	Linda Carroll	3B	Receipt	764.00	486	Lentils Repair Assessment
	10/29/2019	Travis Hime	6A	Receipt	3,221.99	PL327643	Lentils Repair Assessment
<b>Total Special Assessment Income</b>					<b>11,319.84</b>		
<b>Total Operating Income</b>					<b>17,032.02</b>		
<b>Expense</b>							
<b>Total Operating Expense</b>					<b>0.00</b>		
<b>NOI - Net Operating Income</b>							
					<b>17,032.02</b>		
Total Income					17,032.02		
Total Expense					0.00		
<b>Net Income</b>					<b>17,032.02</b>		

## Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
<b>Other Items</b>							
<b>Prepaid Rent</b>							
	10/01/2019	Nikolay Dimov	3A	Receipt	-0.64		
	10/01/2019	Daniel Chalk	4A	Receipt	488.15		Prepaid Any
	10/01/2019	Nikolay Dimov	3A	Receipt	0.80	7548010	Prepaid Any
	10/29/2019	Daniel Chalk	4A	Receipt	488.15	1226841	Prepaid Any
<b>Total Prepaid Rent</b>					<b>976.46</b>		
<b>Net Other Items</b>					<b>976.46</b>		
<b>Cash Flow</b>					<b>18,008.48</b>		

## Deposit Register - Operating

Date Range: 10/01/2019 to 10/31/2019

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
<b>424-Oper-3353-TD</b>								
1 - Automatic ACH Deposit	10/01/2019						2,283.00	
	09/30/2019	5A	Emmanuel Cornet	ACH	BE06-284E			2,283.00
2	10/01/2019						5,542.46	
	10/01/2019	4A	Daniel Chalk		024233			488.15
	10/01/2019	4A	Daniel Chalk					2,283.00
	10/01/2019	3A	Nikolay Dimov		7187624			2,283.00
	10/01/2019	3A	Nikolay Dimov		7548010			488.31
3	10/04/2019						1,179.00	
	10/01/2019	6A	Travis Hime		PL487491			688.93
	10/01/2019	4B	TLH LLC		PL447420			490.07
4 - Automatic ACH Deposit	10/04/2019						488.15	
	10/03/2019	5A	Emmanuel Cornet	ACH	676D-FBB8			488.15
5 - Automatic ACH Deposit	10/16/2019						490.07	
	10/15/2019	5B	D'Andrea, Michael	ACH	C2D7-30D8			490.07
6	10/17/2019						6,598.66	
	10/17/2019	3B	Linda Carroll		487			490.07
	10/17/2019	COMM	Linda Carroll, William Riley		2171			3,256.00
	10/17/2019	3B	Linda Carroll		486			764.00
	10/17/2019	COMM	Linda Carroll, William Riley		2170			2,088.59
7	10/29/2019						488.15	
	10/29/2019	4A	Daniel Chalk		1226841			488.15
8	10/30/2019						3,221.99	
	10/29/2019	6A	Travis Hime		PL327643			3,221.99
							<b>20,291.48</b>	
<b>Total</b>							<b>20,291.48</b>	

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** All

**Date Range:** 10/01/2019 to 10/31/2019

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	10/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	10/01/2019	-0.64	0.00	-0.16	-0.80
Special Assessment Income	10/01/2019	2,283.00	0.00	-2,283.00	0.00
		<b>2,282.36</b>	<b>488.15</b>	<b>-2,771.31</b>	<b>-0.80</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll</b>					
Common Area Maintenance Chgs	10/17/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	10/17/2019	2,292.00	0.00	-764.00	1,528.00
		<b>2,292.00</b>	<b>490.07</b>	<b>-1,254.07</b>	<b>1,528.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk</b>					
Common Area Maintenance Chgs	10/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	10/29/2019	0.00	0.00	-976.30	-976.30
Special Assessment Income	10/01/2019	1,794.85	0.00	-1,794.85	0.00
		<b>1,794.85</b>	<b>488.15</b>	<b>-3,259.30</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	10/01/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	05/10/2019	2,292.00	0.00	0.00	2,292.00
		<b>2,292.00</b>	<b>490.07</b>	<b>-490.07</b>	<b>2,292.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet</b>					
Common Area Maintenance Chgs	10/03/2019	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	10/15/2019	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	10/01/2019	0.00	688.93	-688.93	0.00
Special Assessment Income	10/29/2019	3,221.99	0.00	-3,221.99	0.00
		<b>3,221.99</b>	<b>688.93</b>	<b>-3,910.92</b>	<b>0.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu</b>					
Common Area Maintenance Chgs	07/17/2019	1,404.80	702.40	0.00	2,107.20
Special Assessment Income	07/17/2019	3,285.00	0.00	0.00	3,285.00
		<b>4,689.80</b>	<b>702.40</b>	<b>0.00</b>	<b>5,392.20</b>

## Detailed Rent Roll - Monthly Activity

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 COMM - Linda Carroll, William Riley</b>					
Common Area Maintenance Chgs	10/17/2019	0.00	2,088.59	-2,088.59	0.00
Special Assessment Income	10/17/2019	9,768.00	0.00	-3,256.00	6,512.00
		<b>9,768.00</b>	<b>2,088.59</b>	<b>-5,344.59</b>	<b>6,512.00</b>
<b>Total</b>		<b>26,341.00</b>	<b>6,414.58</b>	<b>-18,008.48</b>	<b>14,747.10</b>

## Check Register Monthly Detail (by Date)

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

Date Range: 10/01/2019 to 10/31/2019

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
739	10/01/2019	Safeguard Realty Mgmt Inc	495.00					
					3/2019	6600-0000	Management Fees	495.00
740	10/01/2019	Midtown Elevator Co. Inc.	294.38					
				71720		5711-0000	Service - Elevator Inspection	294.38
741	10/01/2019	New York Heating Corp	1,034.31					
				2019.0903-424		5475-1000	R&M - Heating Equipment	1,034.31
742	10/01/2019	Verizon	35.96					
				2019.0831-424		5130-4000	Utility - Telephone/Internet/ Cable Exp	35.96
743	10/07/2019	Besnick Vushaj	56.57					
				2019.0918-Reimb		8000-0000	Reimbursable Expense	56.57
DD1008023459	10/07/2019	Con Edison - DD	81.57					
						5100-2000	Gas Exp - Common Areas	81.57
DD1009102400	10/07/2019	Con Edison - DD	314.48					
						5120-0000	Utility - Electric Exp	269.32
						5100-2000	Gas Exp - Common Areas	45.16
DD101511156	10/15/2019	IPFS Corporation	782.05					
				2019.1001-NYT-421946		6300-1010	Insurance - Package	782.05
744	10/18/2019	Garber Atlas Fries and Associates, Inc.	2,408.08					
				2019.1018-Umbrella		6300-6000	Insurance - Umbrella	2,408.08
745	10/29/2019	Midtown Elevator Co. Inc.	294.38					
				72188		5711-0000	Service - Elevator Inspection	294.38
746	10/29/2019	Safeguard Realty Mgmt Inc	22.38					
				2019.0809-424		8310-0000	Office - Postage & Courier	22.38

<b>Total</b>	<b>5,819.16</b>
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## Expense Distribution Summary

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

**Date Range:** 10/01/2019 to 10/31/2019

GL Account	Debit	Credit
1000-0000: Operating Acct		5,822.16
5100-2000: Gas Exp - Common Areas	126.73	
5120-0000: Utility - Electric Exp	269.32	
5130-4000: Utility - Telephone/Internet/Cable Exp	35.96	
5475-1000: R&M - Heating Equipment	1,034.31	
5711-0000: Service - Elevator Inspection	588.76	
6300-1010: Insurance - Package	782.05	
6300-6000: Insurance - Umbrella	2,408.08	
6600-0000: Management Fees	495.00	
8000-0000: Reimbursable Expense	56.57	
8310-0000: Office - Postage & Courier	22.38	
8320-0000: Bank Charges	3.00	
<b>Total</b>	<b>5,822.16</b>	<b>5,822.16</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:** 10/01/2019 to 10/31/2019

**Show Reversed Transactions:** No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1000-0000 - Operating Acct</b>							
Starting Balance							99,222.41
10/01/2019	Safeguard Realty Mgmt Inc	October 2019 - 2019.0301.MF	Check	739		495.00	98,727.41
10/01/2019	Midtown Elevator Co. Inc.		Check	740		294.38	98,433.03
10/01/2019	New York Heating Corp		Check	741		1,034.31	97,398.72
10/01/2019	Verizon		Check	742		35.96	97,362.76
10/01/2019	Travis Hime	October 2019	Receipt	PL487491	688.93		98,051.69
10/01/2019	TLH LLC	October 2019	Receipt	PL447420	490.07		98,541.76
10/01/2019	Daniel Chalk	October 2019	Receipt	024233	488.15		99,029.91
10/01/2019	Daniel Chalk	Lentils Repair Assessment	Receipt		1,794.85		100,824.76
10/01/2019	Daniel Chalk	Prepaid Any	Receipt		488.15		101,312.91
10/01/2019	Nikolay Dimov	Lentils Repair Assessment	Receipt	7187624	2,283.00		103,595.91
10/01/2019	Nikolay Dimov	October 2019	Receipt	7548010	487.51		104,083.42
10/01/2019	Nikolay Dimov	Prepaid Any	Receipt	7548010	0.80		104,084.22
10/03/2019	Emmanuel Cornet	October 2019	eCheck receipt	676D-FBB8	488.15		104,572.37
10/07/2019	Besnick Vushaj		Check	743		56.57	104,515.80
10/07/2019	Con Edison - DD		Payment	DD1008023459		81.57	104,434.23
10/07/2019	Con Edison - DD		Payment	DD1009102400		269.32	104,164.91
10/07/2019	Con Edison - DD		Payment	DD1009102400		45.16	104,119.75
10/15/2019	Michael D'Andrea	October 2019	eCheck receipt	C2D7-30D8	490.07		104,609.82
10/15/2019	IPFS Corporation		Payment	DD101511156		782.05	103,827.77
10/17/2019	Linda Carroll	October 2019	Receipt	487	490.07		104,317.84
10/17/2019	Linda Carroll, William Riley	Lentils Repair Assessment	Receipt	2171	3,256.00		107,573.84
10/17/2019	Linda Carroll	Lentils Repair Assessment	Receipt	486	764.00		108,337.84
10/17/2019	Linda Carroll, William Riley	October 2019	Receipt	2170	2,088.59		110,426.43
10/18/2019	Garber Atlas Fries and Associates, Inc.		Check	744		2,408.08	108,018.35
10/29/2019	Midtown Elevator Co. Inc.		Check	745		294.38	107,723.97
10/29/2019	Safeguard Realty Mgmt Inc		Check	746		22.38	107,701.59

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
10/29/2019	Travis Hime	Lentils Repair Assessment	Receipt	PL327643	3,221.99		110,923.58
10/29/2019	Daniel Chalk	Prepaid Any	Receipt	1226841	488.15		111,411.73
10/31/2019		Bank Fee	JE			3.00	111,408.73
Net Change							12,186.32
					18,008.48	5,822.16	111,408.73

### 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

### 2220-0000 - Prepaid Rent

Starting Balance							490.78
10/01/2019	Nikolay Dimov		Receipt		0.64		491.42
10/01/2019	Daniel Chalk	Prepaid Any	Receipt			488.15	3.27
10/01/2019	Nikolay Dimov	Prepaid Any	Receipt	7548010		0.80	2.47
10/29/2019	Daniel Chalk	Prepaid Any	Receipt	1226841		488.15	-485.68
Net Change							-976.46
					0.64	977.10	-485.68

### 2300-2000 - Unit Owner Move-In Deposit

Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00

### 2480-0000 - Other Liabilities

Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<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							-57,077.71
10/01/2019	Nikolay Dimov		Receipt			0.64	-57,078.35
10/01/2019	Travis Hime	October 2019	Receipt	PL487491		688.93	-57,767.28
10/01/2019	TLH LLC	October 2019	Receipt	PL447420		490.07	-58,257.35
10/01/2019	Daniel Chalk	October 2019	Receipt	024233		488.15	-58,745.50
10/01/2019	Nikolay Dimov	October 2019	Receipt	7548010		487.51	-59,233.01
10/03/2019	Emmanuel Cornet	October 2019	eCheck receipt	676D-FBB8		488.15	-59,721.16
10/15/2019	Michael D'Andrea	October 2019	eCheck receipt	C2D7-30D8		490.07	-60,211.23
10/17/2019	Linda Carroll	October 2019	Receipt	487		490.07	-60,701.30
10/17/2019	Linda Carroll, William Riley	October 2019	Receipt	2170		2,088.59	-62,789.89
Net Change							-5,712.18
					0.00	5,712.18	-62,789.89
<b>4500-0000 - Reimbursed Exp - Income</b>							
Starting Balance							-1,500.00
Net Change							0.00
					0.00	0.00	-1,500.00
<b>4500-3000 - Reimbursed Exp - Legal Fee</b>							
Starting Balance							-9,687.37
Net Change							0.00
					0.00	0.00	-9,687.37

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>4835-0000 - Laundry Income</b>							
Starting Balance							-60.00
Net Change							0.00
					0.00	0.00	-60.00
<b>4850-0000 - Special Assessment Income</b>							
Starting Balance							-87,563.16
10/01/2019	Daniel Chalk	Lentils Repair Assessment	Receipt			1,794.85	-89,358.01
10/01/2019	Nikolay Dimov	Lentils Repair Assessment	Receipt	7187624		2,283.00	-91,641.01
10/17/2019	Linda Carroll, William Riley	Lentils Repair Assessment	Receipt	2171		3,256.00	-94,897.01
10/17/2019	Linda Carroll	Lentils Repair Assessment	Receipt	486		764.00	-95,661.01
10/29/2019	Travis Hime	Lentils Repair Assessment	Receipt	PL327643		3,221.99	-98,883.00
Net Change							-11,319.84
					0.00	11,319.84	-98,883.00
<b>4851-0100 - Noise Complaint - 1st Fine \$200</b>							
Starting Balance							-200.00
Net Change							0.00
					0.00	0.00	-200.00
<b>4851-0200 - Noise Complaint - 2nd Fine \$500</b>							
Starting Balance							-500.00
Net Change							0.00
					0.00	0.00	-500.00
<b>5100-2000 - Gas Exp - Common Areas</b>							
Starting Balance							5,009.17
10/07/2019	Con Edison - DD		Payment	DD1008023459	81.57		5,090.74
10/07/2019	Con Edison - DD		Payment	DD1009102400	45.16		5,135.90
Net Change							126.73
					126.73	0.00	5,135.90

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5120-0000 - Utility - Electric Exp</b>							
Starting Balance							3,074.24
10/07/2019	Con Edison - DD		Payment	DD1009102400	269.32		3,343.56
Net Change							269.32
					269.32	0.00	3,343.56
<b>5130-3000 - Utility - Water &amp; Sewer Exp</b>							
Starting Balance							2,522.98
Net Change							0.00
					0.00	0.00	2,522.98
<b>5130-4000 - Utility - Telephone/Internet/Cable Exp</b>							
Starting Balance							294.74
10/01/2019	Verizon		Check	742	35.96		330.70
Net Change							35.96
					35.96	0.00	330.70
<b>5400-0000 - R&amp;M - Building Supplies</b>							
Starting Balance							330.34
Net Change							0.00
					0.00	0.00	330.34
<b>5415-1000 - R&amp;M - Elevator</b>							
Starting Balance							375.62
Net Change							0.00
					0.00	0.00	375.62
<b>5475-1000 - R&amp;M - Heating Equipment</b>							
Starting Balance							0.00
10/01/2019	New York Heating Corp		Check	741	1,034.31		1,034.31
Net Change							1,034.31
					1,034.31	0.00	1,034.31

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5486-0000 - R&amp;M - Pest Control</b>							
Starting Balance							174.20
Net Change							0.00
					0.00	0.00	174.20
<b>5601-0000 - Maintenance - Elevator</b>							
Starting Balance							2,433.35
Net Change							0.00
					0.00	0.00	2,433.35
<b>5702-0000 - Service - Pest Control</b>							
Starting Balance							1,154.06
Net Change							0.00
					0.00	0.00	1,154.06
<b>5706-0000 - Service - Engineering</b>							
Starting Balance							2,150.00
Net Change							0.00
					0.00	0.00	2,150.00
<b>5711-0000 - Service - Elevator Inspection</b>							
Starting Balance							2,735.04
10/01/2019	Midtown Elevator Co. Inc.		Check	740	294.38		3,029.42
10/29/2019	Midtown Elevator Co. Inc.		Check	745	294.38		3,323.80
Net Change							588.76
					588.76	0.00	3,323.80
<b>6300-1010 - Insurance - Package</b>							
Starting Balance							6,224.64
10/15/2019	IPFS Corporation		Payment	DD101511156	782.05		7,006.69
Net Change							782.05
					782.05	0.00	7,006.69

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>6300-4000 - Insurance - Worker's Comp</b>							
Starting Balance							2,876.70
Net Change							0.00
					0.00	0.00	2,876.70
<b>6300-6000 - Insurance - Umbrella</b>							
Starting Balance							0.00
10/18/2019	Garber Atlas Fries and Associates, Inc.		Check	744	2,408.08		2,408.08
Net Change							2,408.08
					2,408.08	0.00	2,408.08
<b>6300-9000 - Insurance - Other</b>							
Starting Balance							134.71
Net Change							0.00
					0.00	0.00	134.71
<b>6600-0000 - Management Fees</b>							
Starting Balance							4,455.00
10/01/2019	Safeguard Realty Mgmt Inc	3/2019	Check	739	495.00		4,950.00
Net Change							495.00
					495.00	0.00	4,950.00
<b>6700-1000 - Legal Fees</b>							
Starting Balance							4,028.25
Net Change							0.00
					0.00	0.00	4,028.25
<b>6700-8000 - Accounting Expense</b>							
Starting Balance							2,400.00
Net Change							0.00
					0.00	0.00	2,400.00

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>6710-0000 - Consulting Fees</b>							
Starting Balance							174.00
Net Change							0.00
					0.00	0.00	174.00
<b>7000-1000 - Payroll Oper - Salary</b>							
Starting Balance							7,500.00
Net Change							0.00
					0.00	0.00	7,500.00
<b>7200-0000 - Payroll Proc Fees</b>							
Starting Balance							244.86
Net Change							0.00
					0.00	0.00	244.86
<b>7300-0000 - Payroll Taxes</b>							
Starting Balance							665.03
Net Change							0.00
					0.00	0.00	665.03
<b>8000-0000 - Reimbursable Expense</b>							
Starting Balance							38.00
10/07/2019	Besnick Vushaj		Check	743	56.57		94.57
Net Change							56.57
					56.57	0.00	94.57
<b>8310-0000 - Office - Postage &amp; Courier</b>							
Starting Balance							21.28
10/29/2019	Safeguard Realty Mgmt Inc		Check	746	22.38		43.66
Net Change							22.38
					22.38	0.00	43.66



## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>8320-0000 - Bank Charges</b>							
Starting Balance							18.00
10/31/2019		Bank Fee	JE		3.00		21.00
Net Change							3.00
					3.00	0.00	21.00
<b>8360-7000 - Violations &amp; Fees</b>							
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00
<b>8360-9900 - Administrative - Other</b>							
Starting Balance							407.88
Net Change							0.00
					0.00	0.00	407.88
<b>9600-2000 - City Corp - Income Tax</b>							
Starting Balance							25.00
Net Change							0.00
					0.00	0.00	25.00
<b>9600-3000 - State Corp/LLC - Income Tax</b>							
Starting Balance							9.00
Net Change							0.00
					0.00	0.00	9.00
<b>9999-3000 - Contractor Costs [CapEx]</b>							
Starting Balance							15,275.00
Net Change							0.00
					0.00	0.00	15,275.00
<b>Total</b>					<b>23,831.28</b>	<b>23,831.28</b>	<b>-7,424.68</b>

## Trial Balance

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

**Date Range:** 10/01/2019 to 10/31/2019

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	99,222.41	12,186.32		111,408.73
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
2220-0000: Prepaid Rent	490.78		976.46	-485.68
2300-2000: Unit Owner Move-In 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	-57,077.71		5,712.18	-62,789.89
4500-0000: Reimbursed Exp - Income	-1,500.00			-1,500.00
4500-3000: Reimbursed Exp - Legal Fee	-9,687.37			-9,687.37
4835-0000: Laundry Income	-60.00			-60.00
4850-0000: Special Assessment Income	-87,563.16		11,319.84	-98,883.00
4851-0100: Noise Complaint - 1st Fine \$200	-200.00			-200.00
4851-0200: Noise Complaint - 2nd Fine \$500	-500.00			-500.00
5100-2000: Gas Exp - Common Areas	5,009.17	126.73		5,135.90
5120-0000: Utility - Electric Exp	3,074.24	269.32		3,343.56
5130-3000: Utility - Water & Sewer Exp	2,522.98			2,522.98
5130-4000: Utility - Telephone/ Internet/Cable Exp	294.74	35.96		330.70
5400-0000: R&M - Building Supplies	330.34			330.34
5415-1000: R&M - Elevator	375.62			375.62
5475-1000: R&M - Heating Equipment	0.00	1,034.31		1,034.31
5486-0000: R&M - Pest Control	174.20			174.20
5601-0000: Maintenance - Elevator	2,433.35			2,433.35
5702-0000: Service - Pest Control	1,154.06			1,154.06
5706-0000: Service - Engineering	2,150.00			2,150.00
5711-0000: Service - Elevator Inspection	2,735.04	588.76		3,323.80
6300-1010: Insurance - Package	6,224.64	782.05		7,006.69
6300-4000: Insurance - Worker's Comp	2,876.70			2,876.70
6300-6000: Insurance - Umbrella	0.00	2,408.08		2,408.08
6300-9000: Insurance - Other	134.71			134.71
6600-0000: Management Fees	4,455.00	495.00		4,950.00
6700-1000: Legal Fees	4,028.25			4,028.25
6700-8000: Accounting Expense	2,400.00			2,400.00
6710-0000: Consulting Fees	174.00			174.00
7000-1000: Payroll Oper - Salary	7,500.00			7,500.00
7200-0000: Payroll Proc Fees	244.86			244.86
7300-0000: Payroll Taxes	665.03			665.03

## Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8000-0000: Reimbursable Expense	38.00	56.57		94.57
8310-0000: Office - Postage & Courier	21.28	22.38		43.66
8320-0000: Bank Charges	18.00	3.00		21.00
8360-7000: Violations & Fees	500.00			500.00
8360-9900: Administrative - Other	407.88			407.88
9600-2000: City Corp - Income Tax	25.00			25.00
9600-3000: State Corp/LLC - Income Tax	9.00			9.00
9999-3000: Contractor Costs [CapEx]	15,275.00			15,275.00
Calculated Prior Years Retained Earnings	7,424.68			7,424.68
<b>Total</b>	<b>0.00</b>	<b>18,008.48</b>	<b>18,008.48</b>	<b>0.00</b>