

## Income Statement

Safeguard Realty Management Inc

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

As of: Jan 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               | 7,003.51         | 68.26               | 7,003.51          | 68.26                  |
| Laundry Income                             | 0.00             | 0.00                | 0.00              | 0.00                   |
| Special Assessment Income                  | 3,256.00         | 31.74               | 3,256.00          | 31.74                  |
| <b>Total Operating Income</b>              | <b>10,259.51</b> | <b>100.00</b>       | <b>10,259.51</b>  | <b>100.00</b>          |
| <b>Expense</b>                             |                  |                     |                   |                        |
| <b>Utilities Expense</b>                   |                  |                     |                   |                        |
| Gas Exp - Common Areas                     | 677.45           | 6.60                | 677.45            | 6.60                   |
| Utility - Electric Exp                     | 0.00             | 0.00                | 0.00              | 0.00                   |
| Electric Exp - Common Areas                | 340.18           | 3.32                | 340.18            | 3.32                   |
| <b>Total Utilities Expense</b>             | <b>1,017.63</b>  | <b>9.92</b>         | <b>1,017.63</b>   | <b>9.92</b>            |
| <b>Repairs &amp; Maintenance Exp</b>       |                  |                     |                   |                        |
| R&M - Plumbing                             | 734.91           | 7.16                | 734.91            | 7.16                   |
| R&M - Pest Control                         | 136.09           | 1.33                | 136.09            | 1.33                   |
| <b>Total Repairs &amp; Maintenance Exp</b> | <b>871.00</b>    | <b>8.49</b>         | <b>871.00</b>     | <b>8.49</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>            |
| <b>Services Contracts</b>                  |                  |                     |                   |                        |
| Service - Pest Control                     | 668.69           | 6.52                | 668.69            | 6.52                   |
| Service - Elevator Inspection              | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Services Contracts</b>            | <b>668.69</b>    | <b>6.52</b>         | <b>668.69</b>     | <b>6.52</b>            |
| <b>Insurance</b>                           |                  |                     |                   |                        |
| Insurance - Package                        | 782.05           | 7.62                | 782.05            | 7.62                   |
| Insurance - Worker's Comp                  | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Insurance</b>                     | <b>782.05</b>    | <b>7.62</b>         | <b>782.05</b>     | <b>7.62</b>            |
| Management Fees                            | 495.00           | 4.82                | 495.00            | 4.82                   |
| Legal Fees                                 | 0.00             | 0.00                | 0.00              | 0.00                   |
| Consulting Fees                            | 174.80           | 1.70                | 174.80            | 1.70                   |

## Income Statement

| Account Name                             | Selected Month         | % of Selected Month | Year to Month End      | % of Year to Month End |
|--|------------------------|---------------------|------------------------|------------------------|
| <b>Payroll Operations Expenses</b>       |                        |                     |                        |                        |
| Payroll Oper - Porter                    | 1,500.00               | 14.62               | 1,500.00               | 14.62                  |
| <b>Total Payroll Operations Expenses</b> | <b>1,500.00</b>        | <b>14.62</b>        | <b>1,500.00</b>        | <b>14.62</b>           |
| Payroll Proc Fees                        | 65.00                  | 0.63                | 65.00                  | 0.63                   |
| Payroll Taxes                            | 123.75                 | 1.21                | 123.75                 | 1.21                   |
| <b>Admin &amp; Office Exps</b>           |                        |                     |                        |                        |
| Telephone & Mobile - Office              | 81.68                  | 0.80                | 81.68                  | 0.80                   |
| Office - Postage & Courier               | 0.00                   | 0.00                | 0.00                   | 0.00                   |
| <b>Total Admin &amp; Office Exps</b>     | <b>81.68</b>           | <b>0.80</b>         | <b>81.68</b>           | <b>0.80</b>            |
| Bank Charges                             | 3.00                   | 0.03                | 3.00                   | 0.03                   |
| <b>Licenses/Permits/Fees</b>             |                        |                     |                        |                        |
| Violations & Fees                        | 100.00                 | 0.97                | 100.00                 | 0.97                   |
| <b>Total Licenses/Permits/Fees</b>       | <b>100.00</b>          | <b>0.97</b>         | <b>100.00</b>          | <b>0.97</b>            |
| Administrative - Other                   | 0.00                   | 0.00                | 0.00                   | 0.00                   |
| <b>Total Operating Expense</b>           | <b>5,882.60</b>        | <b>57.34</b>        | <b>5,882.60</b>        | <b>57.34</b>           |
| <b>NOI - Net Operating Income</b>        |                        |                     |                        |                        |
|  | <b>4,376.91</b>        | <b>42.66</b>        | <b>4,376.91</b>        | <b>42.66</b>           |
| Total Income                             | 10,259.51              | 100.00              | 10,259.51              | 100.00                 |
| Total Expense                            | 5,882.60               | 57.34               | 5,882.60               | 57.34                  |
| Net Income                               | <u><b>4,376.91</b></u> | <u><b>42.66</b></u> | <u><b>4,376.91</b></u> | <u><b>42.66</b></u>    |

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Jan 2020

Level of Detail: Detail View

| Account Name                               | Jan 2020         | Total            |
|--|------------------|------------------|
| <b>Operating Income &amp; Expense</b>      |                  |                  |
| <b>Income</b>                              |                  |                  |
| Common Area Maintenance Chgs               | 7,003.51         | 7,003.51         |
| Special Assessment Income                  | 3,256.00         | 3,256.00         |
| <b>Total Operating Income</b>              | <b>10,259.51</b> | <b>10,259.51</b> |
| <b>Expense</b>                             |                  |                  |
| <b>Utilities Expense</b>                   |                  |                  |
| Gas Exp - Common Areas                     | 677.45           | 677.45           |
| Electric Exp - Common Areas                | 340.18           | 340.18           |
| <b>Total Utilities Expense</b>             | <b>1,017.63</b>  | <b>1,017.63</b>  |
| <b>Repairs &amp; Maintenance Exp</b>       |                  |                  |
| R&M - Plumbing                             | 734.91           | 734.91           |
| R&M - Pest Control                         | 136.09           | 136.09           |
| <b>Total Repairs &amp; Maintenance Exp</b> | <b>871.00</b>    | <b>871.00</b>    |
| <b>Services Contracts</b>                  |                  |                  |
| Service - Pest Control                     | 668.69           | 668.69           |
| <b>Total Services Contracts</b>            | <b>668.69</b>    | <b>668.69</b>    |
| <b>Insurance</b>                           |                  |                  |
| Insurance - Package                        | 782.05           | 782.05           |
| <b>Total Insurance</b>                     | <b>782.05</b>    | <b>782.05</b>    |
| Management Fees                            | 495.00           | 495.00           |
| Consulting Fees                            | 174.80           | 174.80           |
| <b>Payroll Operations Expenses</b>         |                  |                  |
| Payroll Oper - Porter                      | 1,500.00         | 1,500.00         |
| <b>Total Payroll Operations Expenses</b>   | <b>1,500.00</b>  | <b>1,500.00</b>  |
| Payroll Proc Fees                          | 65.00            | 65.00            |
| Payroll Taxes                              | 123.75           | 123.75           |
| <b>Admin &amp; Office Exps</b>             |                  |                  |
| Telephone & Mobile - Office                | 81.68            | 81.68            |
| <b>Total Admin &amp; Office Exps</b>       | <b>81.68</b>     | <b>81.68</b>     |
| Bank Charges                               | 3.00             | 3.00             |
| <b>Licenses/Permits/Fees</b>               |                  |                  |
| Violations & Fees                          | 100.00           | 100.00           |
| <b>Total Licenses/Permits/Fees</b>         | <b>100.00</b>    | <b>100.00</b>    |
| <b>Total Operating Expense</b>             | <b>5,882.60</b>  | <b>5,882.60</b>  |
| <b>NOI - Net Operating Income</b>          |                  |                  |
|  | <b>4,376.91</b>  | <b>4,376.91</b>  |
| Total Income                               | 10,259.51        | 10,259.51        |
| Total Expense                              | 5,882.60         | 5,882.60         |
| <b>Net Income</b>                          | <b>4,376.91</b>  | <b>4,376.91</b>  |

## Balance Sheet

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

As of: 01/31/2020

Level of Detail: Detail View

| Account Name                             | Balance           |
|--|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Operating Acct                           | 34,777.65         |
| <b>Total Cash</b>                        | <b>34,777.65</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>140,607.65</b> |
|  |                   |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent / Charges                   | 486.16            |
| 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>10,473.58</b>  |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 9,043.30          |
| Calculated Retained Earnings             | 4,376.91          |
| Calculated Prior Years Retained Earnings | 116,713.86        |
| <b>Total Capital</b>                     | <b>130,134.07</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>140,607.65</b> |

## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Jan 2020

Level of Detail: Summary View

| Account Name                          | Jan 2020          | Total             |
|---------------------------------------|-------------------|-------------------|
| <b>Operating Income &amp; Expense</b> |                   |                   |
| <b>Income</b>                         |                   |                   |
| Common Area Maintenance Chgs          | 7,003.51          | 7,003.51          |
| Special Assessment Income             | 3,256.00          | 3,256.00          |
| <b>Total Operating Income</b>         | <b>10,259.51</b>  | <b>10,259.51</b>  |
| <b>Expense</b>                        |                   |                   |
| Utilities Expense                     | 1,017.63          | 1,017.63          |
| Repairs & Maintenance Exp             | 871.00            | 871.00            |
| Services Contracts                    | 668.69            | 668.69            |
| Insurance                             | 782.05            | 782.05            |
| Management Fees                       | 495.00            | 495.00            |
| Consulting Fees                       | 174.80            | 174.80            |
| Payroll Operations Expenses           | 1,500.00          | 1,500.00          |
| Payroll Proc Fees                     | 65.00             | 65.00             |
| Payroll Taxes                         | 123.75            | 123.75            |
| Admin & Office Exps                   | 81.68             | 81.68             |
| Bank Charges                          | 3.00              | 3.00              |
| Licenses/Permits/Fees                 | 100.00            | 100.00            |
| <b>Total Operating Expense</b>        | <b>5,882.60</b>   | <b>5,882.60</b>   |
| <b>NOI - Net Operating Income</b>     | <b>4,376.91</b>   | <b>4,376.91</b>   |
| Total Income                          | 10,259.51         | 10,259.51         |
| Total Expense                         | 5,882.60          | 5,882.60          |
| <b>Net Income</b>                     | <b>4,376.91</b>   | <b>4,376.91</b>   |
| <b>Other Items</b>                    |                   |                   |
| Improvements - 2020                   | -12,507.00        | -12,507.00        |
| Prepaid Rent / Charges                | -588.77           | -588.77           |
| <b>Net Other Items</b>                | <b>-13,095.77</b> | <b>-13,095.77</b> |
| <b>Cash Flow</b>                      | <b>-8,718.86</b>  | <b>-8,718.86</b>  |
| <b>Beginning Cash</b>                 | <b>43,496.51</b>  | <b>43,496.51</b>  |
| <b>Beginning Cash + Cash Flow</b>     | <b>34,777.65</b>  | <b>34,777.65</b>  |
| <b>Actual Ending Cash</b>             | <b>34,777.65</b>  | <b>34,777.65</b>  |

## Reconciliation Report

### TD Bank

|                       |                  |
|-----------------------|------------------|
| Account Name          | 424-Oper-3353-TD |
| Account Number        | 7920173353       |
| Ending Statement Date | 01/31/2020       |

### Summary

|   |           |
|---|-----------|
| Bank Statement Starting Balance on 12/31/2019 | 43,646.51 |
| Cleared Deposits and other Increases          | 9,670.74  |
| Cleared Checks and other Decreases            | 17,664.02 |
| Cleared ACH Batches and Reversals             | 0.00      |
| Cleared Balance                               | 35,653.23 |

### Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

Unreconciled Checks and other Decreases (3 Items)

|   |            |               |
|---|------------|---------------|
| Check #771 - New York Heating Corp                  | 01/28/2020 | 734.91        |
| Check #772 - Verizon                                | 01/28/2020 | 40.67         |
| Check #770 - Finance Commissioner, City of New York | 01/28/2020 | 100.00        |
| <b>Total</b>  |            | <b>875.58</b> |

Unreconciled ACH Batches and Reversals (0 Items)

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

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

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

Unreconciled Checks Voided after Reconciliation Period (0 Items)

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

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

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

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

|              |             |
|--------------|-------------|
| <b>Total</b> | <b>0.00</b> |
|--------------|-------------|

### Cleared Transactions

Cleared Deposits and other Increases (5 Items)

|                                  |            |          |
|----------------------------------|------------|----------|
| Deposit #1-Automatic ACH Deposit | 01/03/2020 | 488.15   |
| Deposit #2                       | 01/07/2020 | 1,881.40 |

|   |            |                  |
|---|------------|------------------|
| Deposit #4-Automatic ACH Deposit  | 01/16/2020 | 490.07           |
| Deposit #3  | 01/13/2020 | 6,322.97         |
| Deposit #5-Automatic ACH Deposit  | 01/28/2020 | 488.15           |
| <b>Total</b>  |            | <b>9,670.74</b>  |
| Cleared Checks and other Decreases (12 Items)                                     |            |                  |
| Check #756 - Besnick Vushaj   | 12/13/2019 | 150.00           |
| Check #762 - Safeguard Realty Mgmt Inc  | 01/02/2020 | 495.00           |
| Check #763 - East Park Exterminating  | 01/07/2020 | 804.78           |
| Check #764 - Verizon  | 01/07/2020 | 41.01            |
| Check #766 - POFI Construction Corp.  | 01/10/2020 | 5,907.00         |
| Check #767 - POFI Construction Corp.  | 01/10/2020 | 6,600.00         |
| Payment Ref DD0114105221 - Con Edison - DD  | 01/13/2020 | 657.87           |
| Payment Ref DD0114105447 - Con Edison - DD  | 01/13/2020 | 359.76           |
| Payment Ref DD1172020301 - IPFS Corporation                                       | 01/17/2020 | 782.05           |
| Check #768 - Jack Jaffa & Associates  | 01/22/2020 | 174.80           |
| Check #769 - Safeguard Realty Mgmt Inc  | 01/23/2020 | 1,688.75         |
| Journal Entry - Bank Fee  | 01/31/2020 | 3.00             |
| <b>Total</b>  |            | <b>17,664.02</b> |
| Cleared ACH Batches and Reversals (0 Items)                                       |            |                  |
| <b>Total</b>  |            | <b>0.00</b>      |
| <b>Cash Accounts</b>  |            |                  |
| 1000-0000: Operating Acct   |            | 34,777.65        |
| 1140-0000: Security Deposit   |            | 0.00             |
| <b>Total Cash Balance</b>   |            | <b>34,777.65</b> |
| Less Unreconciled Deposits  |            | 0.00             |
| 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  |            | 875.58           |
| 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>35,653.23</b> |
| Bank Statement Balance on 01/31/2020  |            | 35,653.23        |
|   |            | In Balance       |

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

**Debit Card International Transaction Fee**

In your previous deposit account statement, we provided a notice of upcoming account changes. Please note the following corrected information about the international transaction fee assessed for debit card use: Effective after March 15, 2020, an international transaction fee for TD debit and ATM cards will be assessed when you use a non-TD ATM located outside the U.S. or make a purchase from a merchant outside the U.S. This fee applies whether you're physically located inside or outside the U.S. If you have any questions or want to find out more about this fee or other information included in your previous deposit statement, visit [tdbank.com](http://tdbank.com), call us at 1-800-493-7562 and choose option 0, then option 2 or stop into a TD location near you.

**TD Business Convenience Plus**

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

**ACCOUNT SUMMARY**

|                                   |           |
|-----------------------------------|-----------|
| Statement Balance as of 01/01     | 43,646.51 |
| Plus 6 Deposits and Other Credits | 9,670.74  |
| Less 11 Checks and Other Debits   | 17,661.02 |
| Less Service Charges              | 3.00      |
| Statement Balance as of 01/31     | 35,653.23 |

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

| DATE  | DESCRIPTION   | DEBIT    | CREDIT   | BALANCE   |
|-------|---|----------|----------|-----------|
| 01/02 | Check #762  | 495.00   |          | 43,151.51 |
| 01/03 | CCD DEPOSIT,<br>SAFEGUARD REALTY SETTLEMENT 000007416631425 |          | 488.15   | 43,639.66 |
| 01/07 | CCD DEPOSIT, PAYLEASE.COM CREDIT 152302308                  |          | 1,179.00 | 44,818.66 |
| 01/07 | CCD DEPOSIT, PAYLEASE.COM CREDIT 152542255                  |          | 702.40   | 45,521.06 |
| 01/08 | Check #756  | 150.00   |          | 45,371.06 |
| 01/10 | Check #763  | 804.78   |          | 44,566.28 |
| 01/10 | Check #764  | 41.01    |          | 44,525.27 |
| 01/13 | DEPOSIT   |          | 6,322.97 | 50,848.24 |
| 01/13 | Check #767  | 6,600.00 |          | 44,248.24 |
| 01/13 | Check #766  | 5,907.00 |          | 38,341.24 |
| 01/15 | ACH DEBIT,<br>CON ED OF NY INTELL CK 442027149696014        | 657.87   |          | 37,683.37 |
| 01/15 | ACH DEBIT,<br>CON ED OF NY INTELL CK 442027149695016        | 359.76   |          | 37,323.61 |
| 01/16 | CCD DEPOSIT,<br>SAFEGUARD REALTY SETTLEMENT 000007516876417 |          | 490.07   | 37,813.68 |
| 01/21 | CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 421946               | 782.05   |          | 37,031.63 |
| 01/23 | Check #769  | 1,688.75 |          | 35,342.88 |
| 01/28 | CCD DEPOSIT,<br>SAFEGUARD REALTY SETTLEMENT 000007575240581 |          | 488.15   | 35,831.03 |
| 01/29 | Check #768  | 174.80   |          | 35,656.23 |
| 01/31 | PAPER STATEMENT FEE   | 3.00     |          | 35,653.23 |

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



# How to Balance your Account

Page:

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**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.

|   |                   |           |
|---|-------------------|-----------|
| ① | Ending Balance    | 35,653.23 |
| ② | Total Deposits    | +         |
| ③ | Sub Total         |           |
| ④ | Total Withdrawals | -         |
| ⑤ | Adjusted Balance  |           |

| ② | DEPOSITS NOT ON STATEMENT | DOLLARS | CENTS |
|---|---------------------------|---------|-------|
|   |                           |         |       |
|   |                           |         |       |
|   |                           |         |       |
|   |                           |         |       |
|   |                           |         |       |
|   |                           |         |       |
|   |                           |         |       |
|   | Total Deposits            |         | ②     |

| ④ | WITHDRAWALS NOT ON STATEMENT | DOLLARS | CENTS |
|---|------------------------------|---------|-------|
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |
|   |                              |         |       |

|  | WITHDRAWALS NOT ON STATEMENT | DOLLARS | CENTS |
|--|------------------------------|---------|-------|
|  |                              |         |       |
|  |                              |         |       |
|  |                              |         |       |
|  |                              |         |       |
|  |                              |         |       |
|  |                              |         |       |
|  |                              |         |       |
|  |                              |         |       |
|  | Total Withdrawals            |         | ④     |

## 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.

**Bank**

America's Most Convenient Bank®

## STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION


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

**ACCOUNT ACTIVITY**

| <b>Checks Paid</b> |            |        | *Indicates break in serial sequence or check processed electronically and listed under Electronic Payments |            |          |
|--------------------|------------|--------|--|------------|----------|
| DATE               | SERIAL NO. | AMOUNT | DATE   | SERIAL NO. | AMOUNT   |
| 01/08              | 756        | 150.00 | 01/13  | 766*       | 5,907.00 |
| 01/02              | 762*       | 495.00 | 01/13  | 767        | 6,600.00 |
| 01/10              | 763        | 804.78 | 01/29  | 768        | 174.80   |
| 01/10              | 764        | 41.01  | 01/23  | 769        | 1,688.75 |

**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 

## Cash Journal - Income Register Report

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

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

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>       |            |                              |      |                |                  |             |                           |
|   | 01/01/2020 | Travis Hime                  | 6A   | Receipt        | 688.93           | PL071472    | December 2019             |
|   | 01/01/2020 | Daniel Chalk                 | 4A   | Receipt        | 488.15           |             |                           |
|   | 01/01/2020 | Lixing Chu                   | 6B   | Receipt        | 702.40           | PL87074     | January 2020              |
|   | 01/01/2020 | Nikolay Dimov                | 3A   | Receipt        | 1.12             |             |                           |
|   | 01/01/2020 | TLH LLC                      | 4B   | Receipt        | 490.07           | PL035735    | January 2020              |
|   | 01/01/2020 | Travis Hime                  | 6A   | Receipt        | 588.93           |             |                           |
|   | 01/02/2020 | Emmanuel Cornet              | 5A   | eCheck receipt | 488.15           | 5BE2-F960   | January 2020              |
|   | 01/13/2020 | Linda Carroll                | 3B   | Receipt        | 490.07           | 2179        | January 2020              |
|   | 01/13/2020 | Linda Carroll, William Riley | COMM | Receipt        | 2,088.59         | 2180        | January 2020              |
|   | 01/13/2020 | Nikolay Dimov                | 3A   | Receipt        | 487.03           | 9853257     | January 2020              |
|   | 01/15/2020 | Michael D'Andrea             | 5B   | eCheck receipt | 490.07           | C8EA-A650   | January 2020              |
| <b>Total Common Area Maintenance Chgs</b> |            |                              |      |                | <b>7,003.51</b>  |             |                           |
| <b>Special Assessment Income</b>          |            |                              |      |                |                  |             |                           |
|   | 01/13/2020 | Linda Carroll, William Riley | COMM | Receipt        | 3,256.00         | 496         | Lentils Repair Assessment |
| <b>Total Special Assessment Income</b>    |            |                              |      |                | <b>3,256.00</b>  |             |                           |
| <b>Total Operating Income</b>             |            |                              |      |                | <b>10,259.51</b> |             |                           |
| <b>Expense</b>                            |            |                              |      |                |                  |             |                           |
| <b>Total Operating Expense</b>            |            |                              |      |                | <b>0.00</b>      |             |                           |
| <b>NOI - Net Operating Income</b>         |            |                              |      |                |                  |             |                           |
|   |            |                              |      |                | <b>10,259.51</b> |             |                           |
| Total Income                              |            |                              |      |                | 10,259.51        |             |                           |
| Total Expense                             |            |                              |      |                | 0.00             |             |                           |
| <b>Net Income</b>                         |            |                              |      |                | <b>10,259.51</b> |             |                           |

## Cash Journal - Income Register Report

| Account Name                        | Date       | Payee / Payer   | Unit | Type           | Amount          | Reference # | Description    |
|-------------------------------------|------------|-----------------|------|----------------|-----------------|-------------|----------------|
| <b>Other Items</b>                  |            |                 |      |                |                 |             |                |
| <b>Prepaid Rent / Charges</b>       |            |                 |      |                |                 |             |                |
|                                     | 01/01/2020 | Travis Hime     | 6A   | Receipt        | -588.93         |             |                |
|                                     | 01/01/2020 | Daniel Chalk    | 4A   | Receipt        | -488.15         |             |                |
|                                     | 01/01/2020 | Nikolay Dimov   | 3A   | Receipt        | -1.12           |             |                |
|                                     | 01/13/2020 | Nikolay Dimov   | 3A   | Receipt        | 1.28            | 9853257     | Prepaid Any    |
|                                     | 01/27/2020 | Emmanuel Cornet | 5A   | eCheck receipt | 488.15          | D3A5-39B0   | Online Payment |
| <b>Total Prepaid Rent / Charges</b> |            |                 |      |                | <b>-588.77</b>  |             |                |
| <b>Net Other Items</b>              |            |                 |      |                | <b>-588.77</b>  |             |                |
| <b>Cash Flow</b>                    |            |                 |      |                | <b>9,670.74</b> |             |                |

## Deposit Register - Operating

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

Bank Accounts: 424-Oper-3353-TD

| Deposit Number          | Date       | Unit | Payer                        | Type | Reference | Description | Deposit Amount  | Receipt Amount |
|-------------------------|------------|------|------------------------------|------|-----------|-------------|-----------------|----------------|
| <b>424-Oper-3353-TD</b> |            |      |                              |      |           |             |                 |                |
| 1-Automatic ACH Deposit | 01/03/2020 |      |                              |      |           |             | 488.15          |                |
|                         | 01/02/2020 | 5A   | Emmanuel Cornet              | ACH  | 5BE2-F960 |             |                 | 488.15         |
| 2                       | 01/07/2020 |      |                              |      |           |             | 1,881.40        |                |
|                         | 01/01/2020 | 4B   | TLH LLC                      |      | PL035735  |             |                 | 490.07         |
|                         | 01/01/2020 | 6A   | Travis Hime                  |      | PL071472  |             |                 | 688.93         |
|                         | 01/01/2020 | 6B   | Lixing Chu                   |      | PL87074   |             |                 | 702.40         |
| 3                       | 01/13/2020 |      |                              |      |           |             | 6,322.97        |                |
|                         | 01/13/2020 | COMM | Linda Carroll, William Riley |      | 496       |             |                 | 3,256.00       |
|                         | 01/13/2020 | COMM | Linda Carroll, William Riley |      | 2180      |             |                 | 2,088.59       |
|                         | 01/13/2020 | 3B   | Linda Carroll                |      | 2179      |             |                 | 490.07         |
|                         | 01/13/2020 | 3A   | Nikolay Dimov                |      | 9853257   |             |                 | 488.31         |
| 4-Automatic ACH Deposit | 01/16/2020 |      |                              |      |           |             | 490.07          |                |
|                         | 01/15/2020 | 5B   | D'Andrea, Michael            | ACH  | C8EA-A650 |             |                 | 490.07         |
| 5-Automatic ACH Deposit | 01/28/2020 |      |                              |      |           |             | 488.15          |                |
|                         | 01/27/2020 | 5A   | Emmanuel Cornet              | ACH  | D3A5-39B0 |             |                 | 488.15         |
|                         |            |      |                              |      |           |             | <b>9,670.74</b> |                |
| <b>Total</b>            |            |      |                              |      |           |             | <b>9,670.74</b> |                |

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** All

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

| 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   | 01/13/2020        | 0.00              | 488.15          | -488.15          | 0.00           |
| Prepaid Rent / Charges   | 01/13/2020        | -1.12             | 0.00            | -0.16            | -1.28          |
|  |                   | <b>-1.12</b>      | <b>488.15</b>   | <b>-488.31</b>   | <b>-1.28</b>   |
| <b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll</b>                  |                   |                   |                 |                  |                |
| Common Area Maintenance Chgs   | 01/13/2020        | 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   | 01/01/2020        | 0.00              | 488.15          | -488.15          | 0.00           |
| Prepaid Rent / Charges   | 01/01/2020        | -976.30           | 0.00            | 488.15           | -488.15        |
|  |                   | <b>-976.30</b>    | <b>488.15</b>   | <b>0.00</b>      | <b>-488.15</b> |
| <b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC</b>                        |                   |                   |                 |                  |                |
| Common Area Maintenance Chgs   | 01/01/2020        | 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   | 01/02/2020        | 0.00              | 488.15          | -488.15          | 0.00           |
| Prepaid Rent / Charges   | 01/27/2020        | 0.00              | 0.00            | -488.15          | -488.15        |
|  |                   | <b>0.00</b>       | <b>488.15</b>   | <b>-976.30</b>   | <b>-488.15</b> |
| <b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael</b>              |                   |                   |                 |                  |                |
| Common Area Maintenance Chgs   | 01/15/2020        | 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   | 01/01/2020        | 688.93            | 688.93          | -1,277.86        | 100.00         |
| Prepaid Rent / Charges   | 01/01/2020        | -588.93           | 0.00            | 588.93           | 0.00           |
|  |                   | <b>100.00</b>     | <b>688.93</b>   | <b>-688.93</b>   | <b>100.00</b>  |
| <b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu</b>                     |                   |                   |                 |                  |                |
| Common Area Maintenance Chgs   | 01/01/2020        | 0.00              | 702.40          | -702.40          | 0.00           |
| Reimbursed Exp - Income  |                   | 0.00              | 200.00          | 0.00             | 200.00         |
|  |                   | <b>0.00</b>       | <b>902.40</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   | 01/13/2020        | 0.00              | 2,088.59        | -2,088.59        | 0.00           |
| Special Assessment Income  | 01/13/2020        | 3,256.00          | 0.00            | -3,256.00        | 0.00           |
|  |                   | <b>3,256.00</b>   | <b>2,088.59</b> | <b>-5,344.59</b> | <b>0.00</b>    |

Detailed Rent Roll - Monthly Activity

| Account Name | Last Receipt Date | Beginning Balance | Charges  | Payments  | Ending Balance |
|--------------|-------------------|-------------------|----------|-----------|----------------|
| Total        |                   | 2,378.58          | 6,614.58 | -9,670.74 | -677.58        |

## Check Register Monthly Detail (by Date)

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

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

**Bank Accounts:** 424-Oper-3353-TD

**Payees:** All

**Payment Type:** All

**Include Voided Checks:** No

**Group GL Totals per Check:** No

| Check #      | Check Date | Payee Name                | Payment Amount | Bill Reference #      | Description | GL Account # | GL Account Name             | Amount   |
|--------------|------------|---------------------------|----------------|-----------------------|-------------|--------------|-----------------------------|----------|
| 762          | 01/02/2020 | Safeguard Realty Mgmt Inc | 495.00         |                       |             |              |                             |          |
|              |            |                           |                |                       | 3/2019      | 6600-0000    | Management Fees             | 495.00   |
| 763          | 01/07/2020 | East Park Exterminating   | 804.78         |                       |             |              |                             |          |
|              |            |                           |                | 143655                |             | 5702-0000    | Service - Pest Control      | 87.10    |
|              |            |                           |                | 148311                |             | 5702-0000    | Service - Pest Control      | 87.10    |
|              |            |                           |                | 148092                |             | 5702-0000    | Service - Pest Control      | 103.43   |
|              |            |                           |                | 148818                |             | 5702-0000    | Service - Pest Control      | 103.43   |
|              |            |                           |                | 149035                |             | 5702-0000    | Service - Pest Control      | 87.10    |
|              |            |                           |                | 149869                |             | 5486-0000    | R&M - Pest Control          | 136.09   |
|              |            |                           |                | 149617                |             | 5702-0000    | Service - Pest Control      | 97.10    |
|              |            |                           |                | 149399                |             | 5702-0000    | Service - Pest Control      | 103.43   |
| 764          | 01/07/2020 | Verizon                   | 41.01          |                       |             |              |                             |          |
|              |            |                           |                | 2019.1130-424         |             | 8300-2000    | Telephone & Mobile - Office | 41.01    |
| 766          | 01/10/2020 | POFI Construction Corp.   | 5,907.00       |                       |             |              |                             |          |
|              |            |                           |                | 2395-01               |             | 1840-2020    | Improvements - 2020         | 5,907.00 |
| 767          | 01/10/2020 | POFI Construction Corp.   | 6,600.00       |                       |             |              |                             |          |
|              |            |                           |                | 2394-01               |             | 1840-2020    | Improvements - 2020         | 6,600.00 |
| DD0114105221 | 01/13/2020 | Con Edison - DD           | 657.87         |                       |             |              |                             |          |
|              |            |                           |                |                       |             | 5100-2000    | Gas Exp - Common Areas      | 657.87   |
| DD0114105447 | 01/13/2020 | Con Edison - DD           | 359.76         |                       |             |              |                             |          |
|              |            |                           |                |                       |             | 5120-3000    | Electric Exp - Common Areas | 340.18   |
|              |            |                           |                |                       |             | 5100-2000    | Gas Exp - Common Areas      | 19.58    |
| DD1172020301 | 01/17/2020 | IPFS Corporation          | 782.05         |                       |             |              |                             |          |
|              |            |                           |                | 2020-.0117-NYT-421946 |             | 6300-1010    | Insurance - Package         | 782.05   |
| 768          | 01/22/2020 | Jack Jaffa & Associates   | 174.80         |                       |             |              |                             |          |
|              |            |                           |                | M58968                |             | 6710-0000    | Consulting Fees             | 30.80    |



## Check Register Monthly Detail (by Date)

| Check #      | Check Date | Payee Name                             | Payment Amount   | Bill Reference # | Description | GL Account # | GL Account Name             | Amount   |
|--------------|------------|--|------------------|------------------|-------------|--------------|-----------------------------|----------|
|              |            |  |                  | HPA524272        |             | 6710-0000    | Consulting Fees             | 144.00   |
| 769          | 01/23/2020 | Safeguard Realty Mgmt Inc              | 1,688.75         |                  |             |              |                             |          |
|              |            |  |                  | 4242019Q4PR      |             | 7000-1400    | Payroll Oper - Porter       | 1,500.00 |
|              |            |  |                  | 4242019Q4PR      |             | 7200-0000    | Payroll Proc Fees           | 65.00    |
|              |            |  |                  | 4242019Q4PR      |             | 7300-0000    | Payroll Taxes               | 123.75   |
| 770          | 01/28/2020 | Finance Commissioner, City of New York | 100.00           |                  |             |              |                             |          |
|              |            |  |                  | 0210345668       |             | 8360-7000    | Violations & Fees           | 100.00   |
| 771          | 01/28/2020 | New York Heating Corp                  | 734.91           |                  |             |              |                             |          |
|              |            |  |                  | 73380            |             | 5300-1000    | R&M - Plumbing              | 734.91   |
| 772          | 01/28/2020 | Verizon                                | 40.67            |                  |             |              |                             |          |
|              |            |  |                  | 2019.1231-424    |             | 8300-2000    | Telephone & Mobile - Office | 40.67    |
| <b>Total</b> |            |  | <b>18,386.60</b> |                  |             |              |                             |          |

## Expense Distribution Summary

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

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

| GL Account                             | Debit            | Credit           |
|--|------------------|------------------|
| 1000-0000: Operating Acct              |                  | 18,386.60        |
| 1840-2020: Improvements - 2020         | 12,507.00        |                  |
| 5100-2000: Gas Exp - Common Areas      | 677.45           |                  |
| 5120-3000: Electric Exp - Common Areas | 340.18           |                  |
| 5300-1000: R&M - Plumbing              | 734.91           |                  |
| 5486-0000: R&M - Pest Control          | 136.09           |                  |
| 5702-0000: Service - Pest Control      | 668.69           |                  |
| 6300-1010: Insurance - Package         | 782.05           |                  |
| 6600-0000: Management Fees             | 495.00           |                  |
| 6710-0000: Consulting Fees             | 174.80           |                  |
| 7000-1400: Payroll Oper - Porter       | 1,500.00         |                  |
| 7200-0000: Payroll Proc Fees           | 65.00            |                  |
| 7300-0000: Payroll Taxes               | 123.75           |                  |
| 8300-2000: Telephone & Mobile - Office | 81.68            |                  |
| 8360-7000: Violations & Fees           | 100.00           |                  |
| <b>Total</b>                           | <b>18,386.60</b> | <b>18,386.60</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:** 01/01/2020 to 01/31/2020

**Show Reversed Transactions:** No

| Date                              | Payee / Payer                | Description                 | Type           | Reference    | Debit    | Credit   | Balance   |
|-----------------------------------|------------------------------|-----------------------------|----------------|--------------|----------|----------|-----------|
| <b>1000-0000 - Operating Acct</b> |                              |                             |                |              |          |          |           |
| Starting Balance                  |                              |                             |                |              |          |          | 43,496.51 |
| 01/01/2020                        | TLH LLC                      | January 2020                | Receipt        | PL035735     | 490.07   |          | 43,986.58 |
| 01/01/2020                        | Travis Hime                  | December 2019               | Receipt        | PL071472     | 688.93   |          | 44,675.51 |
| 01/01/2020                        | Lixing Chu                   | January 2020                | Receipt        | PL87074      | 702.40   |          | 45,377.91 |
| 01/02/2020                        | Safeguard Realty Mgmt Inc    | January 2020 - 2019.0301.MF | Check          | 762          |          | 495.00   | 44,882.91 |
| 01/02/2020                        | Emmanuel Cornet              | January 2020                | eCheck receipt | 5BE2-F960    | 488.15   |          | 45,371.06 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 87.10    | 45,283.96 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 87.10    | 45,196.86 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 103.43   | 45,093.43 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 103.43   | 44,990.00 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 87.10    | 44,902.90 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 136.09   | 44,766.81 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 97.10    | 44,669.71 |
| 01/07/2020                        | East Park Exterminating      |                             | Check          | 763          |          | 103.43   | 44,566.28 |
| 01/07/2020                        | Verizon                      |                             | Check          | 764          |          | 41.01    | 44,525.27 |
| 01/10/2020                        | POFI Construction Corp.      |                             | Check          | 766          |          | 5,907.00 | 38,618.27 |
| 01/10/2020                        | POFI Construction Corp.      |                             | Check          | 767          |          | 6,600.00 | 32,018.27 |
| 01/13/2020                        | Con Edison - DD              |                             | Payment        | DD0114105221 |          | 657.87   | 31,360.40 |
| 01/13/2020                        | Con Edison - DD              |                             | Payment        | DD0114105447 |          | 340.18   | 31,020.22 |
| 01/13/2020                        | Con Edison - DD              |                             | Payment        | DD0114105447 |          | 19.58    | 31,000.64 |
| 01/13/2020                        | Linda Carroll, William Riley | Lentils Repair Assessment   | Receipt        | 496          | 3,256.00 |          | 34,256.64 |
| 01/13/2020                        | Linda Carroll, William Riley | January 2020                | Receipt        | 2180         | 2,088.59 |          | 36,345.23 |
| 01/13/2020                        | Linda Carroll                | January 2020                | Receipt        | 2179         | 490.07   |          | 36,835.30 |
| 01/13/2020                        | Nikolay Dimov                | January 2020                | Receipt        | 9853257      | 487.03   |          | 37,322.33 |
| 01/13/2020                        | Nikolay Dimov                | Prepaid Any                 | Receipt        | 9853257      | 1.28     |          | 37,323.61 |
| 01/15/2020                        | Michael D'Andrea             | January 2020                | eCheck receipt | C8EA-A650    | 490.07   |          | 37,813.68 |
| 01/17/2020                        | IPFS Corporation             |                             | Payment        | DD1172020301 |          | 782.05   | 37,031.63 |
| 01/22/2020                        | Jack Jaffa & Associates      |                             | Check          | 768          |          | 144.00   | 36,887.63 |

## Monthly General Ledger

| Date       | Payee / Payer                          | Description    | Type           | Reference | Debit    | Credit    | Balance   |
|------------|--|----------------|----------------|-----------|----------|-----------|-----------|
| 01/22/2020 | Jack Jaffa & Associates                |                | Check          | 768       |          | 30.80     | 36,856.83 |
| 01/23/2020 | Safeguard Realty Mgmt Inc              |                | Check          | 769       |          | 1,500.00  | 35,356.83 |
| 01/23/2020 | Safeguard Realty Mgmt Inc              |                | Check          | 769       |          | 65.00     | 35,291.83 |
| 01/23/2020 | Safeguard Realty Mgmt Inc              |                | Check          | 769       |          | 123.75    | 35,168.08 |
| 01/27/2020 | Emmanuel Cornet                        | Online Payment | eCheck receipt | D3A5-39B0 | 488.15   |           | 35,656.23 |
| 01/28/2020 | Finance Commissioner, City of New York |                | Check          | 770       |          | 100.00    | 35,556.23 |
| 01/28/2020 | New York Heating Corp                  |                | Check          | 771       |          | 734.91    | 34,821.32 |
| 01/28/2020 | Verizon                                |                | Check          | 772       |          | 40.67     | 34,780.65 |
| 01/31/2020 |  | Bank Fee       | JE             |           |          | 3.00      | 34,777.65 |
| Net Change |  |                |                |           |          |           | -8,718.86 |
|            |  |                |                |           | 9,670.74 | 18,389.60 | 34,777.65 |

### 1335-0000 - Utility Deposit

|                  |  |  |  |  |      |      |        |
|------------------|--|--|--|--|------|------|--------|
| Starting Balance |  |  |  |  |      |      | 230.00 |
| Net Change       |  |  |  |  |      |      | 0.00   |
|                  |  |  |  |  | 0.00 | 0.00 | 230.00 |

### 1455-0000 - Funds to/from Manager

|                  |  |  |  |  |      |      |          |
|------------------|--|--|--|--|------|------|----------|
| Starting Balance |  |  |  |  |      |      | 3,000.00 |
| Net Change       |  |  |  |  |      |      | 0.00     |
|                  |  |  |  |  | 0.00 | 0.00 | 3,000.00 |

### 1840-2019 - Improvements - 2019

|                  |  |  |  |  |      |      |           |
|------------------|--|--|--|--|------|------|-----------|
| Starting Balance |  |  |  |  |      |      | 90,093.00 |
| Net Change       |  |  |  |  |      |      | 0.00      |
|                  |  |  |  |  | 0.00 | 0.00 | 90,093.00 |

### 1840-2020 - Improvements - 2020

|                  |                         |  |       |     |           |      |           |
|------------------|-------------------------|--|-------|-----|-----------|------|-----------|
| Starting Balance |                         |  |       |     |           |      | 0.00      |
| 01/10/2020       | POFI Construction Corp. |  | Check | 766 | 5,907.00  |      | 5,907.00  |
| 01/10/2020       | POFI Construction Corp. |  | Check | 767 | 6,600.00  |      | 12,507.00 |
| Net Change       |                         |  |       |     |           |      | 12,507.00 |
|                  |                         |  |       |     | 12,507.00 | 0.00 | 12,507.00 |

## Monthly General Ledger

| Date  | Payee / Payer   | Description    | Type           | Reference | Debit    | Credit | Balance   |
|---|-----------------|----------------|----------------|-----------|----------|--------|-----------|
| <b>2220-0000 - Prepaid Rent / Charges</b>       |                 |                |                |           |          |        |           |
| Starting Balance                                |                 |                |                |           |          |        | -1,074.93 |
| 01/01/2020                                      | Daniel Chalk    |                | Receipt        |           | 488.15   |        | -586.78   |
| 01/01/2020                                      | Nikolay Dimov   |                | Receipt        |           | 1.12     |        | -585.66   |
| 01/01/2020                                      | Travis Hime     |                | Receipt        |           | 588.93   |        | 3.27      |
| 01/13/2020                                      | Nikolay Dimov   | Prepaid Any    | Receipt        | 9853257   |          | 1.28   | 1.99      |
| 01/27/2020                                      | Emmanuel Cornet | Online Payment | eCheck receipt | D3A5-39B0 |          | 488.15 | -486.16   |
| Net Change                                      |                 |                |                |           |          |        | 588.77    |
|   |                 |                |                |           | 1,078.20 | 489.43 | -486.16   |
| <b>2300-2000 - Unit Owner Move-In 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                                |                 |                |                |           |          |        | 0.00      |
| 01/01/2020                                      | Daniel Chalk    |                | Receipt        |           |          | 488.15 | -488.15   |
| 01/01/2020                                      | Nikolay Dimov   |                | Receipt        |           |          | 1.12   | -489.27   |
| 01/01/2020                                      | Travis Hime     |                | Receipt        |           |          | 588.93 | -1,078.20 |

## Monthly General Ledger

| Date       | Payee / Payer                | Description   | Type           | Reference | Debit | Credit   | Balance   |
|------------|------------------------------|---------------|----------------|-----------|-------|----------|-----------|
| 01/01/2020 | TLH LLC                      | January 2020  | Receipt        | PL035735  |       | 490.07   | -1,568.27 |
| 01/01/2020 | Travis Hime                  | December 2019 | Receipt        | PL071472  |       | 688.93   | -2,257.20 |
| 01/01/2020 | Lixing Chu                   | January 2020  | Receipt        | PL87074   |       | 702.40   | -2,959.60 |
| 01/02/2020 | Emmanuel Cornet              | January 2020  | eCheck receipt | 5BE2-F960 |       | 488.15   | -3,447.75 |
| 01/13/2020 | Linda Carroll, William Riley | January 2020  | Receipt        | 2180      |       | 2,088.59 | -5,536.34 |
| 01/13/2020 | Linda Carroll                | January 2020  | Receipt        | 2179      |       | 490.07   | -6,026.41 |
| 01/13/2020 | Nikolay Dimov                | January 2020  | Receipt        | 9853257   |       | 487.03   | -6,513.44 |
| 01/15/2020 | Michael D'Andrea             | January 2020  | eCheck receipt | C8EA-A650 |       | 490.07   | -7,003.51 |
| Net Change |                              |               |                |           |       |          | -7,003.51 |
|            |                              |               |                |           | 0.00  | 7,003.51 | -7,003.51 |

### 4850-0000 - Special Assessment Income

|                  |                              |                           |         |     |      |          |           |
|------------------|------------------------------|---------------------------|---------|-----|------|----------|-----------|
| Starting Balance |                              |                           |         |     |      |          | 0.00      |
| 01/13/2020       | Linda Carroll, William Riley | Lentils Repair Assessment | Receipt | 496 |      | 3,256.00 | -3,256.00 |
| Net Change       |                              |                           |         |     |      |          | -3,256.00 |
|                  |                              |                           |         |     | 0.00 | 3,256.00 | -3,256.00 |

### 5100-2000 - Gas Exp - Common Areas

|                  |                 |  |         |              |        |      |        |
|------------------|-----------------|--|---------|--------------|--------|------|--------|
| Starting Balance |                 |  |         |              |        |      | 0.00   |
| 01/13/2020       | Con Edison - DD |  | Payment | DD0114105221 | 657.87 |      | 657.87 |
| 01/13/2020       | Con Edison - DD |  | Payment | DD0114105447 | 19.58  |      | 677.45 |
| Net Change       |                 |  |         |              |        |      | 677.45 |
|                  |                 |  |         |              | 677.45 | 0.00 | 677.45 |

### 5120-3000 - Electric Exp - Common Areas

|                  |                 |  |         |              |        |      |        |
|------------------|-----------------|--|---------|--------------|--------|------|--------|
| Starting Balance |                 |  |         |              |        |      | 0.00   |
| 01/13/2020       | Con Edison - DD |  | Payment | DD0114105447 | 340.18 |      | 340.18 |
| Net Change       |                 |  |         |              |        |      | 340.18 |
|                  |                 |  |         |              | 340.18 | 0.00 | 340.18 |

### 5300-1000 - R&M - Plumbing

|                  |                       |  |       |     |        |      |        |
|------------------|-----------------------|--|-------|-----|--------|------|--------|
| Starting Balance |                       |  |       |     |        |      | 0.00   |
| 01/28/2020       | New York Heating Corp |  | Check | 771 | 734.91 |      | 734.91 |
| Net Change       |                       |  |       |     |        |      | 734.91 |
|                  |                       |  |       |     | 734.91 | 0.00 | 734.91 |

## Monthly General Ledger

| Date                                      | Payee / Payer             | Description | Type    | Reference    | Debit         | Credit      | Balance       |
|---|---------------------------|-------------|---------|--------------|---------------|-------------|---------------|
| <b>5486-0000 - R&amp;M - Pest Control</b> |                           |             |         |              |               |             |               |
| Starting Balance                          |                           |             |         |              |               |             | 0.00          |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 136.09        |             | 136.09        |
| Net Change                                |                           |             |         |              |               |             | 136.09        |
|   |                           |             |         |              | <b>136.09</b> | <b>0.00</b> | <b>136.09</b> |
| <b>5702-0000 - Service - Pest Control</b> |                           |             |         |              |               |             |               |
| Starting Balance                          |                           |             |         |              |               |             | 0.00          |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 87.10         |             | 87.10         |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 87.10         |             | 174.20        |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 103.43        |             | 277.63        |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 103.43        |             | 381.06        |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 87.10         |             | 468.16        |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 97.10         |             | 565.26        |
| 01/07/2020                                | East Park Exterminating   |             | Check   | 763          | 103.43        |             | 668.69        |
| Net Change                                |                           |             |         |              |               |             | 668.69        |
|   |                           |             |         |              | <b>668.69</b> | <b>0.00</b> | <b>668.69</b> |
| <b>6300-1010 - Insurance - Package</b>    |                           |             |         |              |               |             |               |
| Starting Balance                          |                           |             |         |              |               |             | 0.00          |
| 01/17/2020                                | IPFS Corporation          |             | Payment | DD1172020301 | 782.05        |             | 782.05        |
| Net Change                                |                           |             |         |              |               |             | 782.05        |
|   |                           |             |         |              | <b>782.05</b> | <b>0.00</b> | <b>782.05</b> |
| <b>6600-0000 - Management Fees</b>        |                           |             |         |              |               |             |               |
| Starting Balance                          |                           |             |         |              |               |             | 0.00          |
| 01/02/2020                                | Safeguard Realty Mgmt Inc | 3/2019      | Check   | 762          | 495.00        |             | 495.00        |
| Net Change                                |                           |             |         |              |               |             | 495.00        |
|   |                           |             |         |              | <b>495.00</b> | <b>0.00</b> | <b>495.00</b> |
| <b>6710-0000 - Consulting Fees</b>        |                           |             |         |              |               |             |               |
| Starting Balance                          |                           |             |         |              |               |             | 0.00          |
| 01/22/2020                                | Jack Jaffa & Associates   |             | Check   | 768          | 144.00        |             | 144.00        |

## Monthly General Ledger

| Date       | Payee / Payer           | Description | Type  | Reference | Debit  | Credit | Balance |
|------------|-------------------------|-------------|-------|-----------|--------|--------|---------|
| 01/22/2020 | Jack Jaffa & Associates |             | Check | 768       | 30.80  |        | 174.80  |
| Net Change |                         |             |       |           |        |        | 174.80  |
|            |                         |             |       |           | 174.80 | 0.00   | 174.80  |

### 7000-1400 - Payroll Oper - Porter

|                  |                           |  |       |     |          |      |          |
|------------------|---------------------------|--|-------|-----|----------|------|----------|
| Starting Balance |                           |  |       |     |          |      | 0.00     |
| 01/23/2020       | Safeguard Realty Mgmt Inc |  | Check | 769 | 1,500.00 |      | 1,500.00 |
| Net Change       |                           |  |       |     |          |      | 1,500.00 |
|                  |                           |  |       |     | 1,500.00 | 0.00 | 1,500.00 |

### 7200-0000 - Payroll Proc Fees

|                  |                           |  |       |     |       |      |       |
|------------------|---------------------------|--|-------|-----|-------|------|-------|
| Starting Balance |                           |  |       |     |       |      | 0.00  |
| 01/23/2020       | Safeguard Realty Mgmt Inc |  | Check | 769 | 65.00 |      | 65.00 |
| Net Change       |                           |  |       |     |       |      | 65.00 |
|                  |                           |  |       |     | 65.00 | 0.00 | 65.00 |

### 7300-0000 - Payroll Taxes

|                  |                           |  |       |     |        |      |        |
|------------------|---------------------------|--|-------|-----|--------|------|--------|
| Starting Balance |                           |  |       |     |        |      | 0.00   |
| 01/23/2020       | Safeguard Realty Mgmt Inc |  | Check | 769 | 123.75 |      | 123.75 |
| Net Change       |                           |  |       |     |        |      | 123.75 |
|                  |                           |  |       |     | 123.75 | 0.00 | 123.75 |

### 8300-2000 - Telephone & Mobile - Office

|                  |         |  |       |     |       |      |       |
|------------------|---------|--|-------|-----|-------|------|-------|
| Starting Balance |         |  |       |     |       |      | 0.00  |
| 01/07/2020       | Verizon |  | Check | 764 | 41.01 |      | 41.01 |
| 01/28/2020       | Verizon |  | Check | 772 | 40.67 |      | 81.68 |
| Net Change       |         |  |       |     |       |      | 81.68 |
|                  |         |  |       |     | 81.68 | 0.00 | 81.68 |

### 8320-0000 - Bank Charges

|                  |  |          |    |  |      |      |      |
|------------------|--|----------|----|--|------|------|------|
| Starting Balance |  |          |    |  |      |      | 0.00 |
| 01/31/2020       |  | Bank Fee | JE |  | 3.00 |      | 3.00 |
| Net Change       |  |          |    |  |      |      | 3.00 |
|                  |  |          |    |  | 3.00 | 0.00 | 3.00 |



Monthly General Ledger

| Date                          | Payee / Payer                          | Description | Type  | Reference | Debit     | Credit    | Balance    |
|-------------------------------|--|-------------|-------|-----------|-----------|-----------|------------|
| 8360-7000 - Violations & Fees |  |             |       |           |           |           |            |
| Starting Balance              |  |             |       |           |           |           | 0.00       |
| 01/28/2020                    | Finance Commissioner, City of New York |             | Check | 770       | 100.00    |           | 100.00     |
| Net Change                    |  |             |       |           |           |           | 100.00     |
|                               |  |             |       |           | 100.00    | 0.00      | 100.00     |
| Total                         |  |             |       |           | 29,138.54 | 29,138.54 | 116,713.86 |

## Trial Balance

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

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

| GL Account                               | Balance Forward | Debit            | Credit           | Ending Balance |
|--|-----------------|------------------|------------------|----------------|
| 1000-0000: Operating Acct                | 43,496.51       |                  | 8,718.86         | 34,777.65      |
| 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           | 0.00            | 12,507.00        |                  | 12,507.00      |
| 2220-0000: Prepaid Rent / Charges        | -1,074.93       | 588.77           |                  | -486.16        |
| 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  | 0.00            |                  | 7,003.51         | -7,003.51      |
| 4850-0000: Special Assessment Income     | 0.00            |                  | 3,256.00         | -3,256.00      |
| 5100-2000: Gas Exp - Common Areas        | 0.00            | 677.45           |                  | 677.45         |
| 5120-3000: Electric Exp - Common Areas   | 0.00            | 340.18           |                  | 340.18         |
| 5300-1000: R&M - Plumbing                | 0.00            | 734.91           |                  | 734.91         |
| 5486-0000: R&M - Pest Control            | 0.00            | 136.09           |                  | 136.09         |
| 5702-0000: Service - Pest Control        | 0.00            | 668.69           |                  | 668.69         |
| 6300-1010: Insurance - Package           | 0.00            | 782.05           |                  | 782.05         |
| 6600-0000: Management Fees               | 0.00            | 495.00           |                  | 495.00         |
| 6710-0000: Consulting Fees               | 0.00            | 174.80           |                  | 174.80         |
| 7000-1400: Payroll Oper - Porter         | 0.00            | 1,500.00         |                  | 1,500.00       |
| 7200-0000: Payroll Proc Fees             | 0.00            | 65.00            |                  | 65.00          |
| 7300-0000: Payroll Taxes                 | 0.00            | 123.75           |                  | 123.75         |
| 8300-2000: Telephone & Mobile - Office   | 0.00            | 81.68            |                  | 81.68          |
| 8320-0000: Bank Charges                  | 0.00            | 3.00             |                  | 3.00           |
| 8360-7000: Violations & Fees             | 0.00            | 100.00           |                  | 100.00         |
| Calculated Prior Years Retained Earnings | -116,713.86     |                  |                  | -116,713.86    |
| <b>Total</b>                             | <b>0.00</b>     | <b>18,978.37</b> | <b>18,978.37</b> | <b>0.00</b>    |