

Income Statement

Safeguard Realty Management Inc

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

As of: Aug 2019

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Common Area Maintenance Chgs	5,712.18	100.00	51,365.53	37.73
Reimbursed Exp - Income	0.00	0.00	1,500.00	1.10
Laundry Income	0.00	0.00	60.00	0.04
Special Assessment Income	0.00	0.00	82,500.00	60.61
Condo Rules Violations				
Noise Complaint - 1st Fine \$200	0.00	0.00	200.00	0.15
Noise Complaint - 2nd Fine \$500	0.00	0.00	500.00	0.37
Total Condo Rules Violations	0.00	0.00	700.00	0.51
Total Operating Income	5,712.18	100.00	136,125.53	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	223.82	3.92	4,883.38	3.59
Utility - Electric Exp	405.49	7.10	2,730.59	2.01
Utility - Water & Sewer Exp	0.00	0.00	1,782.33	1.31
Utility - Telephone/Internet/Cable Exp	77.20	1.35	294.74	0.22
Total Utilities Expense	706.51	12.37	9,691.04	7.12
Repairs & Maintenance Exp				
R&M - Building Supplies	0.00	0.00	132.41	0.10
Total Repairs & Maintenance Exp	0.00	0.00	132.41	0.10
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	2,433.35	1.79
Total Maintenance Contracts	0.00	0.00	2,433.35	1.79
Services Contracts				
Service - Pest Control	0.00	0.00	473.60	0.35
Service - Engineering	0.00	0.00	1,750.00	1.29
Service - Elevator Inspection	0.00	0.00	2,440.66	1.79
Total Services Contracts	0.00	0.00	4,664.26	3.43
Insurance				
Insurance - Package	0.00	0.00	5,403.49	3.97

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Insurance - Worker's Comp	0.00	0.00	2,876.70	2.11
Insurance - Other	0.00	0.00	134.71	0.10
Total Insurance	0.00	0.00	8,414.90	6.18
Management Fees	495.00	8.67	3,960.00	2.91
Legal Fees	0.00	0.00	4,028.25	2.96
Accounting Expense	0.00	0.00	2,400.00	1.76
Consulting Fees	0.00	0.00	174.00	0.13
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	5,500.00	4.04
Total Payroll Operations Expenses	0.00	0.00	5,500.00	4.04
Payroll Proc Fees	0.00	0.00	188.73	0.14
Payroll Taxes	0.00	0.00	500.03	0.37
Reimbursable Expense	0.00	0.00	38.00	0.03
Admin & Office Exps				
Office - Postage & Courier	0.00	0.00	21.28	0.02
Total Admin & Office Exps	0.00	0.00	21.28	0.02
Bank Charges	2.00	0.04	16.00	0.01
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	500.00	0.37
Total Licenses/Permits/Fees	0.00	0.00	500.00	0.37
Administrative - Other	0.00	0.00	407.88	0.30
City Corporation Tax	0.00	0.00	25.00	0.02
State Corporation/LLC Tax	0.00	0.00	9.00	0.01
Total Operating Expense	1,203.51	21.07	43,104.13	31.66
NOI - Net Operating Income	4,508.67	78.93	93,021.40	68.34
Other Income & Expense				
Other Expense				
Capital Expenses				
Contractor Costs [CapEx]	15,275.00	267.41	15,275.00	11.22
Total Capital Expenses	15,275.00	267.41	15,275.00	11.22
Total Other Expense	15,275.00	267.41	15,275.00	11.22

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	-15,275.00	-267.41	-15,275.00	-11.22
Total Income	5,712.18	100.00	136,125.53	100.00
Total Expense	16,478.51	288.48	58,379.13	42.89
Net Income	-10,766.33	-188.48	77,746.40	57.11

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Aug 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Total
Operating Income & Expense									
Income									
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	51,365.53
Reimbursed Exp - Income	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Laundry Income	30.00	30.00	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	82,500.00
Condo Rules Violations									
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00	0.00	0.00	200.00	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	500.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	700.00
Total Operating 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	136,125.53
Expense									
Utilities Expense									
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	502.43	351.93	209.93	223.82	4,883.38
Utility - Electric Exp	317.37	326.49	349.46	307.61	376.79	313.88	333.50	405.49	2,730.59
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	0.00	858.59	0.00	0.00	1,782.33
Utility - Telephone/ Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	294.74
Total Utilities Expense	1,104.42	1,481.66	2,236.07	1,109.16	914.61	1,559.79	578.82	706.51	9,691.04
Repairs & Maintenance Exp									
R&M - Building Supplies	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	132.41
Total Repairs & Maintenance Exp	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	132.41

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Total
Maintenance Contracts									
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	2,433.35
Total Maintenance Contracts	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	2,433.35
Services Contracts									
Service - Pest Control	92.54	190.53	190.53	0.00	0.00	0.00	0.00	0.00	473.60
Service - Engineering	0.00	0.00	1,500.00	0.00	0.00	250.00	0.00	0.00	1,750.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	2,440.66
Total Services Contracts	386.92	484.91	1,984.91	294.38	294.38	924.38	294.38	0.00	4,664.26
Insurance									
Insurance - Package	42.43	42.43	1,369.28	782.05	782.05	782.05	1,603.20	0.00	5,403.49
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	400.00	0.00	0.00	0.00	2,876.70
Insurance - Other	0.00	134.71	0.00	0.00	0.00	0.00	0.00	0.00	134.71
Total Insurance	862.06	1,834.21	1,369.28	782.05	1,182.05	782.05	1,603.20	0.00	8,414.90
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	3,960.00
Legal Fees	3,135.00	807.50	0.00	0.00	85.75	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	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.00
Payroll Operations Expenses									
Payroll Oper - Salary	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	5,500.00
Total Payroll Operations Expenses	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	5,500.00
Payroll Proc Fees	0.00	122.56	0.00	0.00	0.00	66.17	0.00	0.00	188.73
Payroll Taxes	0.00	206.25	0.00	0.00	0.00	123.75	170.03	0.00	500.03
Reimbursable Expense	0.00	0.00	0.00	0.00	38.00	0.00	0.00	0.00	38.00
Admin & Office Exps									
Office - Postage & Courier	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.28
Total Admin & Office Exps	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.28

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Total
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	16.00
Licenses/Permits/ Fees									
Violations & Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	500.00
Total Licenses/ Permits/Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	500.00
Administrative - Other	407.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.88
City Corporation Tax	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00
State Corporation/LLC Tax	0.00	0.00	9.00	0.00	0.00	0.00	0.00	0.00	9.00
Total Operating Expense	7,421.45	9,251.48	8,800.47	2,965.66	3,164.99	5,653.14	4,643.43	1,203.51	43,104.13
NOI - Net Operating Income	-1,054.93	-2,804.82	5,305.42	32,032.48	26,664.87	16,861.87	11,507.84	4,508.67	93,021.40
Other Income & Expense									
Other Expense									
Capital Expenses									
Contractor Costs [CapEx]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	15,275.00
Total Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	15,275.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	15,275.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-15,275.00	-15,275.00
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	136,125.53
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	58,379.13
Net Income	-1,054.93	-2,804.82	5,305.42	32,032.48	26,664.87	16,861.87	11,507.84	-10,766.33	77,746.40

Balance Sheet

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

As of: 08/31/2019

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	86,607.97
Total Cash	86,607.97
Utility Deposit	230.00
Funds to/from Manager	3,000.00
TOTAL ASSETS	89,837.97
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	485.53
Unit Owner Move-In Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	10,472.95
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	77,746.40
Calculated Prior Years Retained Earnings	-7,424.68
Total Capital	79,365.02
TOTAL LIABILITIES & CAPITAL	89,837.97

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	08/31/2019

Summary

Bank Statement Starting Balance on 07/31/2019	97,703.73
Cleared Deposits and other Increases	6,200.49
Cleared Checks and other Decreases	17,260.86
Cleared ACH Batches and Reversals	0.00
Cleared Balance	86,643.36

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (1 Item)

Check #726 - Verizon	07/12/2019	35.39
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Total	35.39
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Unreconciled ACH Batches and Reversals (0 Items)

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

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

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

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

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

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (7 Items)

Deposit #1	08/01/2019	490.07
Deposit #1	08/01/2019	688.93
Deposit #2	08/01/2019	976.46
Deposit #Automatic ACH Deposit	08/13/2019	488.15

Deposit #Automatic ACH Deposit	08/16/2019	490.07
Deposit #2	08/15/2019	2,578.66
Deposit #1	08/28/2019	488.15
Total		6,200.49
Cleared Checks and other Decreases (8 Items)		
Check #728 - Midtown Elevator Co. Inc.	07/26/2019	0.30
Payment Ref DD7311934813 - IPFS Corporation	07/31/2019	782.05
Check #729 - Safeguard Realty Mgmt Inc	08/01/2019	495.00
Payment Ref DD8119103113 - Con Edison - DD	08/01/2019	449.01
Payment Ref DD8119103706 - Con Edison - DD	08/01/2019	180.30
Check #730 - POFI Construction Corp.	08/09/2019	15,275.00
Payment Ref DD0828113340 - Verizon	08/27/2019	77.20
Journal Entry - Bank Fee	08/31/2019	2.00
Total		17,260.86
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000-0000: Operating Acct		86,607.97
1140-0000: Security Deposit		0.00
Total Cash Balance		86,607.97
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		35.39
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		86,643.36
Bank Statement Balance on 08/31/2019		86,643.36
		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: Aug 01 2019-Aug 31 2019
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

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 to learn more.

ACCOUNT SUMMARY

Statement Balance as of 08/01	97,703.73
Plus 6 Deposits and Other Credits	6,200.49
Less 7 Checks and Other Debits	17,258.86
Less Service Charges	2.00
Statement Balance as of 08/31	86,643.36

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
08/01	DEPOSIT		976.46	98,680.19
08/01	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 421946	782.05		97,898.14
08/02	Check #728	0.30		97,897.84
08/05	Check #729	495.00		97,402.84
08/05	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	449.01		96,953.83
08/05	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	180.30		96,773.53
08/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 137648820		1,179.00	97,952.53
08/13	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000006505524845		488.15	98,440.68
08/13	Check #730	15,275.00		83,165.68
08/15	DEPOSIT		2,578.66	85,744.34
08/16	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000006521907933		490.07	86,234.41
08/28	DEPOSIT		488.15	86,722.56
08/28	ELECTRONIC PMT-WEB, VERIZON VZ BILLPAY 6514177490001	77.20		86,645.36
08/30	PAPER STATEMENT FEE	2.00		86,643.36

Checks Paid

No. Checks: 3

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
08/02	728	0.30	08/13	730	15,275.00
08/05	729	495.00			

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

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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.

Ending Balance	86,643.36
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.

Bank

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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Aug 01 2019-Aug 31 2019
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

INTEREST SUMMARY

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

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

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Cash Journal - Income Register Report

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

Date Range: 08/01/2019 to 08/31/2019

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	08/01/2019	Daniel Chalk	4A	Receipt	488.15		
	08/01/2019	Nikolay Dimov	3A	Receipt	0.48		
	08/01/2019	Nikolay Dimov	3A	Receipt	487.67	29087625	August 2019
	08/01/2019	TLH LLC	4B	Receipt	490.07	PL192902	August 2019
	08/01/2019	Travis Hime	6A	Receipt	0.01		
	08/01/2019	Travis Hime	6A	Receipt	688.92	PL230589	August 2019
	08/12/2019	Emmanuel Cornet	5A	eCheck receipt	488.15	32EF-46CB	August 2019
	08/15/2019	Linda Carroll	3B	Receipt	490.07	479	August 2019
	08/15/2019	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2165	August 2019
	08/15/2019	Michael D'Andrea	5B	eCheck receipt	490.07	1FE0-2394	August 2019
Total Common Area Maintenance Chgs					5,712.18		
Total Operating Income					5,712.18		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					5,712.18		
Total Income					5,712.18		
Total Expense					0.00		
Net Income					5,712.18		
Other Items							
Prepaid Rent							
	08/01/2019	Travis Hime	6A	Receipt	-0.01		
	08/01/2019	Daniel Chalk	4A	Receipt	-488.15		
	08/01/2019	Nikolay Dimov	3A	Receipt	-0.48		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	08/01/2019	Travis Hime	6A	Receipt	0.01	PL230589	Prepaid Any
	08/01/2019	Nikolay Dimov	3A	Receipt	0.64	29087625	Prepaid Any
	08/01/2019	Daniel Chalk	4A	Receipt	488.15	28404476	Prepaid Any
	08/28/2019	Daniel Chalk	4A	Receipt	488.15	2848033	Prepaid Any
Total Prepaid Rent					488.31		
Net Other Items					488.31		
Cash Flow					6,200.49		

Deposit Register - Operating

Date Range: 08/01/2019 to 08/31/2019

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
1	08/01/2019						490.07	
	08/01/2019	4B	TLH LLC		PL192902			490.07
1	08/01/2019						688.93	
	08/01/2019	6A	Travis Hime		PL230589			688.93
2	08/01/2019						976.46	
	08/01/2019	3A	Nikolay Dimov		29087625			488.31
	08/01/2019	4A	Daniel Chalk		28404476			488.15
Automatic ACH Deposit	08/13/2019						488.15	
	08/12/2019	5A	Emmanuel Cornet	ACH	32EF-46CB			488.15
2	08/15/2019						2,578.66	
	08/15/2019	3B	Linda Carroll		479			490.07
	08/15/2019	COMM	Linda Carroll, William Riley		2165			2,088.59
Automatic ACH Deposit	08/16/2019						490.07	
	08/15/2019	5B	D'Andrea, Michael	ACH	1FE0-2394			490.07
1	08/28/2019						488.15	
	08/28/2019	4A	Daniel Chalk		2848033			488.15
							6,200.49	
Total							6,200.49	

Detailed Rent Roll - Monthly Activity

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

Tenant Status: All

Date Range: 08/01/2019 to 08/31/2019

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov					
Common Area Maintenance Chgs	08/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	08/01/2019	-0.48	0.00	-0.16	-0.64
		-0.48	488.15	-488.31	-0.64
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	08/15/2019	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	08/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	08/28/2019	-488.15	0.00	-488.15	-976.30
		-488.15	488.15	-976.30	-976.30
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	08/01/2019	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet					
Common Area Maintenance Chgs	08/12/2019	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael					
Common Area Maintenance Chgs	08/15/2019	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime					
Common Area Maintenance Chgs	08/01/2019	0.00	688.93	-688.93	0.00
Prepaid Rent	08/01/2019	-0.01	0.00	0.00	-0.01
		-0.01	688.93	-688.93	-0.01
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	07/17/2019	0.00	702.40	0.00	702.40
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley					
Common Area Maintenance Chgs	08/15/2019	0.00	2,088.59	-2,088.59	0.00
Total		-488.64	6,414.58	-6,200.49	-274.55

Check Register Monthly Detail (by Date)

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

Date Range: 08/01/2019 to 08/31/2019

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
729	08/01/2019	Safeguard Realty Mgmt Inc	495.00					
					3/2019	6600-0000	Management Fees	495.00
DD8119103113	08/01/2019	Con Edison - DD	449.01					
				2019.0723.424.ENT		5120-0000	Utility - Electric Exp	405.49
				2019.0723.424.ENT		5100-2000	Gas Exp - Common Areas	43.52
DD8119103706	08/01/2019	Con Edison - DD	180.30					
				2019.0723-424.Boil		5100-2000	Gas Exp - Common Areas	180.30
730	08/09/2019	POFI Construction Corp.	15,275.00					
				424-02-01		9999-3000	Contractor Costs [CapEx]	15,275.00
DD0828113340	08/27/2019	Verizon	77.20					
						5130-4000	Utility - Telephone/Internet/ Cable Exp	77.20

Total	16,476.51
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Expense Distribution Summary

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

Date Range: 08/01/2019 to 08/31/2019

GL Account	Debit	Credit
1000-0000: Operating Acct		16,478.51
5100-2000: Gas Exp - Common Areas	223.82	
5120-0000: Utility - Electric Exp	405.49	
5130-4000: Utility - Telephone/Internet/Cable Exp	77.20	
6600-0000: Management Fees	495.00	
8320-0000: Bank Charges	2.00	
9999-3000: Contractor Costs [CapEx]	15,275.00	
Total	16,478.51	16,478.51

Monthly General Ledger

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

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 08/01/2019 to 08/31/2019

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							96,885.99
08/01/2019	Safeguard Realty Mgmt Inc	August 2019 - 2019.0301.MF	Check	729		495.00	96,390.99
08/01/2019	Con Edison - DD		Payment	DD8119103113		405.49	95,985.50
08/01/2019	Con Edison - DD		Payment	DD8119103113		43.52	95,941.98
08/01/2019	Con Edison - DD		Payment	DD8119103706		180.30	95,761.68
08/01/2019	TLH LLC	August 2019	Receipt	PL192902	490.07		96,251.75
08/01/2019	Travis Hime	August 2019	Receipt	PL230589	688.92		96,940.67
08/01/2019	Travis Hime	Prepaid Any	Receipt	PL230589	0.01		96,940.68
08/01/2019	Nikolay Dimov	August 2019	Receipt	29087625	487.67		97,428.35
08/01/2019	Nikolay Dimov	Prepaid Any	Receipt	29087625	0.64		97,428.99
08/01/2019	Daniel Chalk	Prepaid Any	Receipt	28404476	488.15		97,917.14
08/09/2019	POFI Construction Corp.		Check	730		15,275.00	82,642.14
08/12/2019	Emmanuel Cornet	August 2019	eCheck receipt	32EF-46CB	488.15		83,130.29
08/15/2019	Michael D'Andrea	August 2019	eCheck receipt	1FE0-2394	490.07		83,620.36
08/15/2019	Linda Carroll	August 2019	Receipt	479	490.07		84,110.43
08/15/2019	Linda Carroll, William Riley	August 2019	Receipt	2165	2,088.59		86,199.02
08/27/2019	Verizon		Payment	DD0828113340		77.20	86,121.82
08/28/2019	Daniel Chalk	Prepaid Any	Receipt	2848033	488.15		86,609.97
08/31/2019		Bank Fee	JE			2.00	86,607.97
Net Change							-10,278.02
					6,200.49	16,478.51	86,607.97
1335-0000 - Utility Deposit							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							2.78
08/01/2019	Daniel Chalk		Receipt		488.15		490.93
08/01/2019	Nikolay Dimov		Receipt		0.48		491.41
08/01/2019	Travis Hime		Receipt		0.01		491.42
08/01/2019	Travis Hime	Prepaid Any	Receipt	PL230589		0.01	491.41
08/01/2019	Nikolay Dimov	Prepaid Any	Receipt	29087625		0.64	490.77
08/01/2019	Daniel Chalk	Prepaid Any	Receipt	28404476		488.15	2.62
08/28/2019	Daniel Chalk	Prepaid Any	Receipt	2848033		488.15	-485.53
Net Change							-488.31
					488.64	976.95	-485.53
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
2540-3000 - Funding of Prop Mgmt							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-45,653.35
08/01/2019	Daniel Chalk		Receipt			488.15	-46,141.50
08/01/2019	Nikolay Dimov		Receipt			0.48	-46,141.98
08/01/2019	Travis Hime		Receipt			0.01	-46,141.99
08/01/2019	TLH LLC	August 2019	Receipt	PL192902		490.07	-46,632.06
08/01/2019	Travis Hime	August 2019	Receipt	PL230589		688.92	-47,320.98
08/01/2019	Nikolay Dimov	August 2019	Receipt	29087625		487.67	-47,808.65
08/12/2019	Emmanuel Cornet	August 2019	eCheck receipt	32EF-46CB		488.15	-48,296.80
08/15/2019	Michael D'Andrea	August 2019	eCheck receipt	1FE0-2394		490.07	-48,786.87
08/15/2019	Linda Carroll	August 2019	Receipt	479		490.07	-49,276.94
08/15/2019	Linda Carroll, William Riley	August 2019	Receipt	2165		2,088.59	-51,365.53
Net Change							-5,712.18
					0.00	5,712.18	-51,365.53
4500-0000 - Reimbursed Exp - Income							
Starting Balance							-1,500.00
Net Change							0.00
					0.00	0.00	-1,500.00
4835-0000 - Laundry Income							
Starting Balance							-60.00
Net Change							0.00
					0.00	0.00	-60.00
4850-0000 - Special Assessment Income							
Starting Balance							-82,500.00
Net Change							0.00
					0.00	0.00	-82,500.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
4851-0100 - Noise Complaint - 1st Fine \$200							
Starting Balance							-200.00
Net Change							0.00
					0.00	0.00	-200.00
4851-0200 - Noise Complaint - 2nd Fine \$500							
Starting Balance							-500.00
Net Change							0.00
					0.00	0.00	-500.00
5100-2000 - Gas Exp - Common Areas							
Starting Balance							4,659.56
08/01/2019	Con Edison - DD		Payment	DD8119103113	43.52		4,703.08
08/01/2019	Con Edison - DD		Payment	DD8119103706	180.30		4,883.38
Net Change							223.82
					223.82	0.00	4,883.38
5120-0000 - Utility - Electric Exp							
Starting Balance							2,325.10
08/01/2019	Con Edison - DD		Payment	DD8119103113	405.49		2,730.59
Net Change							405.49
					405.49	0.00	2,730.59
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							1,782.33
Net Change							0.00
					0.00	0.00	1,782.33
5130-4000 - Utility - Telephone/Internet/Cable Exp							
Starting Balance							217.54
08/27/2019	Verizon		Payment	DD0828113340	77.20		294.74
Net Change							77.20
					77.20	0.00	294.74

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5400-0000 - R&M - Building Supplies							
Starting Balance							132.41
Net Change							0.00
					0.00	0.00	132.41
5601-0000 - Maintenance - Elevator							
Starting Balance							2,433.35
Net Change							0.00
					0.00	0.00	2,433.35
5702-0000 - Service - Pest Control							
Starting Balance							473.60
Net Change							0.00
					0.00	0.00	473.60
5706-0000 - Service - Engineering							
Starting Balance							1,750.00
Net Change							0.00
					0.00	0.00	1,750.00
5711-0000 - Service - Elevator Inspection							
Starting Balance							2,440.66
Net Change							0.00
					0.00	0.00	2,440.66
6300-1010 - Insurance - Package							
Starting Balance							5,403.49
Net Change							0.00
					0.00	0.00	5,403.49
6300-4000 - Insurance - Worker's Comp							
Starting Balance							2,876.70
Net Change							0.00
					0.00	0.00	2,876.70

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6300-9000 - Insurance - Other							
Starting Balance							134.71
Net Change							0.00
					0.00	0.00	134.71
6600-0000 - Management Fees							
Starting Balance							3,465.00
08/01/2019	Safeguard Realty Mgmt Inc	3/2019	Check	729	495.00		3,960.00
Net Change							495.00
					495.00	0.00	3,960.00
6700-1000 - Legal Fees							
Starting Balance							4,028.25
Net Change							0.00
					0.00	0.00	4,028.25
6700-8000 - Accounting Expense							
Starting Balance							2,400.00
Net Change							0.00
					0.00	0.00	2,400.00
6710-0000 - Consulting Fees							
Starting Balance							174.00
Net Change							0.00
					0.00	0.00	174.00
7000-1000 - Payroll Oper - Salary							
Starting Balance							5,500.00
Net Change							0.00
					0.00	0.00	5,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							188.73
Net Change							0.00
					0.00	0.00	188.73

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7300-0000 - Payroll Taxes							
Starting Balance							500.03
Net Change							0.00
					0.00	0.00	500.03
8000-0000 - Reimbursable Expense							
Starting Balance							38.00
Net Change							0.00
					0.00	0.00	38.00
8310-0000 - Office - Postage & Courier							
Starting Balance							21.28
Net Change							0.00
					0.00	0.00	21.28
8320-0000 - Bank Charges							
Starting Balance							14.00
08/31/2019		Bank Fee	JE		2.00		16.00
Net Change							2.00
					2.00	0.00	16.00
8360-7000 - Violations & Fees							
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00
8360-9900 - Administrative - Other							
Starting Balance							407.88
Net Change							0.00
					0.00	0.00	407.88

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
9600-2000 - City Corporation Tax							
Starting Balance							25.00
Net Change							0.00
					0.00	0.00	25.00
9600-3000 - State Corporation/LLC Tax							
Starting Balance							9.00
Net Change							0.00
					0.00	0.00	9.00
9999-3000 - Contractor Costs [CapEx]							
Starting Balance							0.00
08/09/2019	POFI Construction Corp.		Check	730	15,275.00		15,275.00
Net Change							15,275.00
					15,275.00	0.00	15,275.00
Total					23,167.64	23,167.64	-7,424.68

Trial Balance

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

Date Range: 08/01/2019 to 08/31/2019

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	96,885.99		10,278.02	86,607.97
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
2220-0000: Prepaid Rent	2.78		488.31	-485.53
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	-45,653.35		5,712.18	-51,365.53
4500-0000: Reimbursed Exp - Income	-1,500.00			-1,500.00
4835-0000: Laundry Income	-60.00			-60.00
4850-0000: Special Assessment Income	-82,500.00			-82,500.00
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	4,659.56	223.82		4,883.38
5120-0000: Utility - Electric Exp	2,325.10	405.49		2,730.59
5130-3000: Utility - Water & Sewer Exp	1,782.33			1,782.33
5130-4000: Utility - Telephone/Internet/Cable Exp	217.54	77.20		294.74
5400-0000: R&M - Building Supplies	132.41			132.41
5601-0000: Maintenance - Elevator	2,433.35			2,433.35
5702-0000: Service - Pest Control	473.60			473.60
5706-0000: Service - Engineering	1,750.00			1,750.00
5711-0000: Service - Elevator Inspection	2,440.66			2,440.66
6300-1010: Insurance - Package	5,403.49			5,403.49
6300-4000: Insurance - Worker's Comp	2,876.70			2,876.70
6300-9000: Insurance - Other	134.71			134.71
6600-0000: Management Fees	3,465.00	495.00		3,960.00
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	5,500.00			5,500.00
7200-0000: Payroll Proc Fees	188.73			188.73
7300-0000: Payroll Taxes	500.03			500.03
8000-0000: Reimbursable Expense	38.00			38.00
8310-0000: Office - Postage & Courier	21.28			21.28
8320-0000: Bank Charges	14.00	2.00		16.00
8360-7000: Violations & Fees	500.00			500.00
8360-9900: Administrative - Other	407.88			407.88
9600-2000: City Corporation Tax	25.00			25.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
9600-3000: State Corporation/LLC Tax	9.00			9.00
9999-3000: Contractor Costs [CapEx]	0.00	15,275.00		15,275.00
Calculated Prior Years Retained Earnings	7,424.68			7,424.68
Total	0.00	16,478.51	16,478.51	0.00