

Income Statement

Safeguard Realty Management Inc

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

As of: Dec 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	5,725.65	88.23	77,037.32	38.84
Reimbursed Exp - Income	0.00	0.00	1,500.00	0.76
Reimbursed Exp - Legal Fee	0.00	0.00	9,687.37	4.88
NSF Processing Fee Income	0.00	0.00	100.00	0.05
Laundry Income	0.00	0.00	60.00	0.03
Special Assessment Income	764.00	11.77	109,244.00	55.08
Condo Rules Violations				
Noise Complaint - 1st Fine \$200	0.00	0.00	200.00	0.10
Noise Complaint - 2nd Fine \$500	0.00	0.00	500.00	0.25
Total Condo Rules Violations	0.00	0.00	700.00	0.35
Total Operating Income	6,489.65	100.00	198,328.69	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	445.35	6.86	5,858.03	2.95
Utility - Fuel Exp	0.00	0.00	0.00	0.00
Utility - Electric Exp	302.27	4.66	3,971.73	2.00
Utility - Water & Sewer Exp	723.39	11.15	3,246.37	1.64
Utility - Telephone/Internet/Cable Exp	46.64	0.72	377.34	0.19
Total Utilities Expense	1,517.65	23.39	13,453.47	6.78
Repairs & Maintenance Exp				
R&M - Plumbing	620.59	9.56	620.59	0.31
R&M - Electrical	0.00	0.00	0.00	0.00
R&M - Boiler	0.00	0.00	0.00	0.00
R&M - Roof	0.00	0.00	0.00	0.00
R&M - Building Supplies	0.00	0.00	330.34	0.17
R&M - Elevator	0.00	0.00	8,269.06	4.17
R&M - Keys/Locks/Doors	0.00	0.00	0.00	0.00
R&M - Heating Equipment	0.00	0.00	1,034.31	0.52
R&M - Pest Control	0.00	0.00	174.20	0.09

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
R&M - Other	3,634.00	56.00	3,634.00	1.83
Total Repairs & Maintenance Exp	4,254.59	65.56	14,062.50	7.09
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	2,433.35	1.23
Maintenance Contract - Burner	0.00	0.00	0.00	0.00
Total Maintenance Contracts	0.00	0.00	2,433.35	1.23
Services Contracts				
Service - Pest Control	0.00	0.00	1,154.06	0.58
Service - Engineering	0.00	0.00	2,150.00	1.08
Service - Boiler Inspection	30.60	0.47	30.60	0.02
Service - Elevator Inspection	1,463.76	22.56	4,827.56	2.43
Total Services Contracts	1,494.36	23.03	8,162.22	4.12
Insurance				
Insurance - Package	782.05	12.05	8,570.79	4.32
Insurance - Property/Liability	0.00	0.00	0.00	0.00
Insurance - Worker's Comp	0.00	0.00	2,876.70	1.45
Insurance - Umbrella	0.00	0.00	2,408.08	1.21
Insurance - Other	0.00	0.00	134.71	0.07
Total Insurance	782.05	12.05	13,990.28	7.05
Management Fees	495.00	7.63	5,940.00	3.00
Management Fees - Contract	0.00	0.00	0.00	0.00
Legal Fees	0.00	0.00	4,028.25	2.03
Accounting Expense	0.00	0.00	2,400.00	1.21
Accounting/ Cert Audit Fees	0.00	0.00	0.00	0.00
Consulting Fees	0.00	0.00	174.00	0.09
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	7,500.00	3.78
Total Payroll Operations Expenses	0.00	0.00	7,500.00	3.78
Payroll Proc Fees	0.00	0.00	244.86	0.12
Payroll Taxes	0.00	0.00	665.03	0.34
Reimbursable Expense	0.00	0.00	94.57	0.05
Admin & Office Exps				
Telephone & Mobile - Office	0.00	0.00	0.00	0.00
Office - Postage & Courier	22.28	0.34	72.74	0.04

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Admin & Office Exps	22.28	0.34	72.74	0.04
Bank Charges	3.00	0.05	27.00	0.01
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	500.00	0.25
Total Licenses/Permits/Fees	0.00	0.00	500.00	0.25
Administrative - Other	0.00	0.00	407.88	0.21
City Corp - Income Tax	0.00	0.00	25.00	0.01
State Corp/LLC - Income Tax	0.00	0.00	9.00	0.00
Total Operating Expense	8,568.93	132.04	74,190.15	37.41
NOI - Net Operating Income	-2,079.28	-32.04	124,138.54	62.59
Total Income	6,489.65	100.00	198,328.69	100.00
Total Expense	8,568.93	132.04	74,190.15	37.41
Net Income	-2,079.28	-32.04	124,138.54	62.59

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Dec 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 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	5,712.18	5,712.18	8,521.78	5,725.65	77,037.32
Reimbursed Exp - Income	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Reimbursed Exp - Legal Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,687.37	0.00	0.00	0.00	9,687.37
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00
Laundry Income	30.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Special Assessment Income	0.00	0.00	6,303.00	28,656.13	22,403.27	16,100.91	9,036.69	0.00	5,063.16	11,319.84	9,597.00	764.00	109,244.00
Condo Rules Violations													
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	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	20,462.71	17,032.02	18,218.78	6,489.65	198,328.69
Expense													
Utilities Expense													
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	502.43	351.93	209.93	223.82	125.79	126.73	276.78	445.35	5,858.03
Utility - Electric Exp	317.37	326.49	349.46	307.61	376.79	313.88	333.50	405.49	343.65	269.32	325.90	302.27	3,971.73

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	0.00	858.59	0.00	0.00	740.65	0.00	0.00	723.39	3,246.37
Utility - Telephone/Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	0.00	35.96	0.00	46.64	377.34
Total Utilities Expense	1,104.42	1,481.66	2,236.07	1,109.16	914.61	1,559.79	578.82	706.51	1,210.09	432.01	602.68	1,517.65	13,453.47
Repairs & Maintenance Exp													
R&M - Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.59	620.59
R&M - Building Supplies	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	197.93	0.00	0.00	0.00	330.34
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.62	0.00	7,893.44	0.00	8,269.06
R&M - Heating Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	0.00	0.00	1,034.31
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.20	0.00	0.00	0.00	174.20
R&M - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,634.00	3,634.00
Total Repairs & Maintenance Exp	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	747.75	1,034.31	7,893.44	4,254.59	14,062.50
Maintenance Contracts													
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	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	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	680.46	0.00	0.00	0.00	1,154.06
Service - Engineering	0.00	0.00	1,500.00	0.00	0.00	250.00	0.00	0.00	400.00	0.00	0.00	0.00	2,150.00
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.60	30.60

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	294.38	588.76	40.00	1,463.76	4,827.56
Total Services Contracts	386.92	484.91	1,984.91	294.38	294.38	924.38	294.38	0.00	1,374.84	588.76	40.00	1,494.36	8,162.22
Insurance													
Insurance - Package	42.43	42.43	1,369.28	782.05	782.05	782.05	1,603.20	0.00	821.15	782.05	782.05	782.05	8,570.79
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,876.70
Insurance - Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,408.08	0.00	0.00	2,408.08
Insurance - Other	0.00	134.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	821.15	3,190.13	782.05	782.05	13,990.28
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	5,940.00
Legal Fees	3,135.00	807.50	0.00	0.00	85.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,028.25
Accounting Expense	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	2,000.00	0.00	0.00	0.00	7,500.00
Total Payroll Operations Expenses	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	2,000.00	0.00	0.00	0.00	7,500.00
Payroll Proc Fees	0.00	122.56	0.00	0.00	0.00	66.17	0.00	0.00	56.13	0.00	0.00	0.00	244.86
Payroll Taxes	0.00	206.25	0.00	0.00	0.00	123.75	170.03	0.00	165.00	0.00	0.00	0.00	665.03
Reimbursable Expense	0.00	0.00	0.00	0.00	38.00	0.00	0.00	0.00	0.00	56.57	0.00	0.00	94.57
Admin & Office Exps													
Office - Postage & Courier	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.38	6.80	22.28	72.74
Total Admin & Office Exps	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.38	6.80	22.28	72.74

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	3.00	27.00
Licenses/ Permits/Fees													
Violations & Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	500.00
Administrative - Other	407.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.88
City Corp - Income Tax	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
State Corp/LLC - Income Tax	0.00	0.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	6,871.96	5,822.16	9,822.97	8,568.93	74,190.15
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	13,590.75	11,209.86	8,395.81	-2,079.28	124,138.54
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	29,829.86	22,515.01	16,151.27	5,712.18	20,462.71	17,032.02	18,218.78	6,489.65	198,328.69
Total 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	6,871.96	5,822.16	9,822.97	8,568.93	74,190.15
Net 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	13,590.75	11,209.86	8,395.81	-2,079.28	124,138.54

Balance Sheet

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

As of: 12/31/2019

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	43,496.51
Total Cash	43,496.51
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
TOTAL ASSETS	136,819.51
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent / Charges	1,074.93
Unit Owner Move-In Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	11,062.35
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	124,138.54
Calculated Prior Years Retained Earnings	-7,424.68
Total Capital	125,757.16
TOTAL LIABILITIES & CAPITAL	136,819.51

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Dec 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 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	5,712.18	5,712.18	8,521.78	5,725.65	77,037.32
Reimbursed Exp - Income	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Reimbursed Exp - Legal Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,687.37	0.00	0.00	0.00	9,687.37
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00
Laundry Income	30.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Special Assessment Income	0.00	0.00	6,303.00	28,656.13	22,403.27	16,100.91	9,036.69	0.00	5,063.16	11,319.84	9,597.00	764.00	109,244.00
Condo Rules Violations													
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	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	20,462.71	17,032.02	18,218.78	6,489.65	198,328.69
Expense													
Utilities Expense													
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	502.43	351.93	209.93	223.82	125.79	126.73	276.78	445.35	5,858.03
Utility - Electric Exp	317.37	326.49	349.46	307.61	376.79	313.88	333.50	405.49	343.65	269.32	325.90	302.27	3,971.73

Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	0.00	858.59	0.00	0.00	740.65	0.00	0.00	723.39	3,246.37
Utility - Telephone/Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	0.00	35.96	0.00	46.64	377.34
Total Utilities Expense	1,104.42	1,481.66	2,236.07	1,109.16	914.61	1,559.79	578.82	706.51	1,210.09	432.01	602.68	1,517.65	13,453.47
Repairs & Maintenance Exp													
R&M - Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.59	620.59
R&M - Building Supplies	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	197.93	0.00	0.00	0.00	330.34
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.62	0.00	7,893.44	0.00	8,269.06
R&M - Heating Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	0.00	0.00	1,034.31
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.20	0.00	0.00	0.00	174.20
R&M - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,634.00	3,634.00
Total Repairs & Maintenance Exp	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	747.75	1,034.31	7,893.44	4,254.59	14,062.50
Maintenance Contracts													
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	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	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	680.46	0.00	0.00	0.00	1,154.06
Service - Engineering	0.00	0.00	1,500.00	0.00	0.00	250.00	0.00	0.00	400.00	0.00	0.00	0.00	2,150.00
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.60	30.60

Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	294.38	588.76	40.00	1,463.76	4,827.56
Total Services Contracts	386.92	484.91	1,984.91	294.38	294.38	924.38	294.38	0.00	1,374.84	588.76	40.00	1,494.36	8,162.22
Insurance													
Insurance - Package	42.43	42.43	1,369.28	782.05	782.05	782.05	1,603.20	0.00	821.15	782.05	782.05	782.05	8,570.79
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,876.70
Insurance - Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,408.08	0.00	0.00	2,408.08
Insurance - Other	0.00	134.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	821.15	3,190.13	782.05	782.05	13,990.28
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	5,940.00
Legal Fees	3,135.00	807.50	0.00	0.00	85.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,028.25
Accounting Expense	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	2,000.00	0.00	0.00	0.00	7,500.00
Total Payroll Operations Expenses	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	2,000.00	0.00	0.00	0.00	7,500.00
Payroll Proc Fees	0.00	122.56	0.00	0.00	0.00	66.17	0.00	0.00	56.13	0.00	0.00	0.00	244.86
Payroll Taxes	0.00	206.25	0.00	0.00	0.00	123.75	170.03	0.00	165.00	0.00	0.00	0.00	665.03
Reimbursable Expense	0.00	0.00	0.00	0.00	38.00	0.00	0.00	0.00	0.00	56.57	0.00	0.00	94.57
Admin & Office Exps													
Office - Postage & Courier	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.38	6.80	22.28	72.74
Total Admin & Office Exps	21.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.38	6.80	22.28	72.74

Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	0.00	24.00
Licenses/ Permits/Fees													
Violations & Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	500.00
Administrative - Other	407.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.88
City Corp - Income Tax	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
State Corp/LLC - Income Tax	0.00	0.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	6,871.96	5,822.16	9,822.97	8,565.93	74,187.15
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	13,590.75	11,209.86	8,395.81	-2,076.28	124,141.54
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	29,829.86	22,515.01	16,151.27	5,712.18	20,462.71	17,032.02	18,218.78	6,489.65	198,328.69
Total 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	6,871.96	5,822.16	9,822.97	8,565.93	74,187.15
Net 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	13,590.75	11,209.86	8,395.81	-2,076.28	124,141.54
Other Items													
Improvements - 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-15,275.00	0.00	0.00	-74,818.00	0.00	-90,093.00
Prepaid Rent / Charges	0.00	0.00	0.00	0.00	0.00	0.00	-2.78	488.31	-976.31	976.46	-587.99	1,177.24	1,074.93
Unit Owner Move-In Deposit	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Net Other Items	0.00	0.00	0.00	0.00	1,250.00	0.00	-2.78	-14,786.69	-976.31	976.46	-75,405.99	1,177.24	-87,768.07
Cash Flow	-1,054.93	-2,804.82	5,305.42	32,032.48	27,914.87	16,861.87	11,505.06	-10,278.02	12,614.44	12,186.32	-67,010.18	-899.04	36,373.47

Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
Beginning Cash	7,126.04	6,071.11	3,266.29	8,571.71	40,604.19	68,519.06	85,380.93	96,885.99	86,607.97	99,222.41	111,408.73	44,398.55	7,126.04
Beginning Cash + Cash Flow	6,071.11	3,266.29	8,571.71	40,604.19	68,519.06	85,380.93	96,885.99	86,607.97	99,222.41	111,408.73	44,398.55	43,499.51	43,499.51
Actual Ending Cash	6,071.11	3,266.29	8,571.71	40,604.19	68,519.06	85,380.93	96,885.99	86,607.97	99,222.41	111,408.73	44,398.55	43,499.51	43,499.51

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	12/31/2019

Summary

Bank Statement Starting Balance on 11/30/2019	44,433.94
Cleared Deposits and other Increases	7,666.89
Cleared Checks and other Decreases	8,454.32
Cleared ACH Batches and Reversals	0.00
Cleared Balance	43,646.51

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (1 Item)

Check #756 - Besnick Vushaj	12/13/2019	150.00
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Total	150.00
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Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

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

Total	0.00
--------------	-------------

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

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

Total	0.00
--------------	-------------

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

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (6 Items)

Deposit #1-Automatic ACH Deposit	12/02/2019	488.15
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Deposit #2	12/05/2019	1,881.40
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Deposit #3	12/10/2019	3,342.66
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Deposit #4	12/10/2019	976.46
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Deposit #5-Automatic ACH Deposit	12/17/2019	490.07
Deposit #6	12/27/2019	488.15
Total		7,666.89
Cleared Checks and other Decreases (14 Items)		
Check #751 - Midtown Elevator Co. Inc.	12/02/2019	294.38
Check #752 - New York Heating Corp	12/02/2019	30.60
Check #753 - Safeguard Realty Mgmt Inc	12/02/2019	495.00
Check #754 - Verizon	12/02/2019	82.03
Check #755 - IJP Construction Corp	12/09/2019	3,484.00
Check #757 - Go Pro Plumbing & Heating	12/16/2019	620.59
Check #758 - Midtown Elevator Co. Inc.	12/16/2019	875.00
Check #759 - NYC Water Board	12/16/2019	723.39
Check #760 - Safeguard Realty Mgmt Inc	12/16/2019	22.28
Payment Ref DD1218010620 - Con Edison - DD	12/16/2019	341.90
Payment Ref DD1218010745 - Con Edison - DD	12/16/2019	405.72
Check #761 - Midtown Elevator Co. Inc.	12/19/2019	294.38
Payment Ref DD1220101331 - IPFS Corporation	12/17/2019	782.05
Journal Entry - Bank Fee	12/31/2019	3.00
Total		8,454.32
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000-0000: Operating Acct		43,496.51
1140-0000: Security Deposit		0.00
Total Cash Balance		43,496.51
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		150.00
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		43,646.51
Bank Statement Balance on 12/31/2019		43,646.51
		In Balance



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STATEMENT OF ACCOUNT

000069690 01 AV 0.380 MTD01040010220148411 0032 07 05



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



TD Business Convenience Plus

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 12/01	44,433.94
Plus 7 Deposits and Other Credits	7,666.89
Less 13 Checks and Other Debits	8,451.32
Less Service Charges	3.00
Statement Balance as of 12/31	43,646.51

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
12/02	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000007197376549		488.15	44,922.09
12/02	Check #753	495.00		44,427.09
12/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 149050034		1,179.00	45,606.09
12/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 149272894		702.40	46,308.49
12/05	Check #754	82.03		46,226.46
12/06	Check #752	30.60		46,195.86
12/09	Check #751	294.38		45,901.48
12/10	DEPOSIT		3,342.66	49,244.14
12/10	DEPOSIT		976.46	50,220.60
12/10	Check #755	3,484.00		46,736.60
12/17	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000007306528501		490.07	47,226.67
12/18	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 421946	782.05		46,444.62
12/18	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	405.72		46,038.90
12/18	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	341.90		45,697.00
12/18	Check #760	22.28		45,674.72
12/20	Check #758	875.00		44,799.72
12/20	Check #757	620.59		44,179.13
12/24	Check #759	723.39		43,455.74
12/27	DEPOSIT		488.15	43,943.89
12/27	Check #761	294.38		43,649.51
12/31	PAPER STATEMENT FEE	3.00		43,646.51

Checks Paid

No. Checks: 10

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
12/09	751	294.38	12/06	752	30.60

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

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1902-1-2-001000





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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

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

ACCOUNT ACTIVITY

Checks Paid (continued)

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
12/02	753	495.00	12/20	758	875.00
12/05	754	82.03	12/24	759	723.39
12/10	755	3,484.00	12/18	760	22.28
12/20	757*	620.59	12/27	761	294.38

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

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: 12/01/2019 to 12/31/2019

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	12/01/2019	Daniel Chalk	4A	Receipt	488.15		
	12/01/2019	Emmanuel Cornet	5A	eCheck receipt	488.15	8EB1-8706	December 2019
	12/01/2019	Lixing Chu	6B	Receipt	702.40	PL754361	December 2019
	12/01/2019	Nikolay Dimov	3A	Receipt	0.96		
	12/01/2019	TLH LLC	4B	Receipt	490.07	PL705676	December 2019
	12/10/2019	Linda Carroll	3B	Receipt	490.07	2175	December 2019
	12/10/2019	Linda Carroll, William Riley	COMM	Receipt	2,088.59	9315	December 2019
	12/10/2019	Nikolay Dimov	3A	Receipt	487.19	5653767	December 2019
	12/15/2019	Michael D'Andrea	5B	eCheck receipt	490.07	73CC-0060	December 2019
Total Common Area Maintenance Chgs					5,725.65		
Special Assessment Income							
	12/10/2019	Linda Carroll	3B	Receipt	764.00	2176	Lentils Repair Assessment
Total Special Assessment Income					764.00		
Total Operating Income					6,489.65		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					6,489.65		
Total Income					6,489.65		
Total Expense					0.00		
Net Income					6,489.65		
Other Items							
Prepaid Rent / Charges							
	12/01/2019	Daniel Chalk	4A	Receipt	-488.15		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	12/01/2019	Nikolay Dimov	3A	Receipt	-0.96		
	12/01/2019	Travis Hime	6A	Receipt	688.93	PL739397	Prepaid Any
	12/10/2019	Daniel Chalk	4A	Receipt	488.15	5438548	Prepaid Any
	12/10/2019	Nikolay Dimov	3A	Receipt	1.12	5653767	Prepaid Any
	12/27/2019	Daniel Chalk	4A	Receipt	488.15	9463045	Prepaid Any
Total Prepaid Rent / Charges					1,177.24		
Net Other Items					1,177.24		
Cash Flow					7,666.89		

Deposit Register - Operating

Date Range: 12/01/2019 to 12/31/2019

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
1-Automatic ACH Deposit	12/02/2019						488.15	
	12/01/2019	5A	Emmanuel Cornet	ACH	8EB1-8706			488.15
2	12/05/2019						1,881.40	
	12/01/2019	4B	TLH LLC		PL705676			490.07
	12/01/2019	6A	Travis Hime		PL739397			688.93
	12/01/2019	6B	Lixing Chu		PL754361			702.40
3	12/10/2019						3,342.66	
	12/10/2019	3B	Linda Carroll		2175			490.07
	12/10/2019	3B	Linda Carroll		2176			764.00
	12/10/2019	COMM	Linda Carroll, William Riley		9315			2,088.59
4	12/10/2019						976.46	
	12/10/2019	4A	Daniel Chalk		5438548			488.15
	12/10/2019	3A	Nikolay Dimov		5653767			488.31
5-Automatic ACH Deposit	12/17/2019						490.07	
	12/15/2019	5B	D'Andrea, Michael	ACH	73CC-0060			490.07
6	12/27/2019						488.15	
	12/27/2019	4A	Daniel Chalk		9463045			488.15
							7,666.89	
Total							7,666.89	

Detailed Rent Roll - Monthly Activity

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

Tenant Status: All

Date Range: 12/01/2019 to 12/31/2019

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	12/10/2019	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	12/10/2019	-0.96	0.00	-0.16	-1.12
		-0.96	488.15	-488.31	-1.12
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	12/10/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	12/10/2019	764.00	0.00	-764.00	0.00
		764.00	490.07	-1,254.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	12/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	12/27/2019	-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	12/01/2019	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	12/01/2019	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	12/15/2019	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	11/17/2019	0.00	688.93	0.00	688.93
Prepaid Rent / Charges	12/01/2019	100.00	0.00	-688.93	-588.93
		100.00	688.93	-688.93	100.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	12/01/2019	0.00	702.40	-702.40	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley					
Common Area Maintenance Chgs	12/10/2019	0.00	2,088.59	-2,088.59	0.00
Special Assessment Income	11/14/2019	3,256.00	0.00	0.00	3,256.00
		3,256.00	2,088.59	-2,088.59	3,256.00
Total		3,630.89	6,414.58	-7,666.89	2,378.58

Check Register Monthly Detail (by Date)

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

Date Range: 12/01/2019 to 12/31/2019

Bank Accounts: 424-Oper-3353-TD

Payees: All

Payment Type: All

Include Voided Checks: Yes

Group GL Totals per Check: No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
726	12/01/2019	Verizon	-35.39					
				2019.0630-424	651-417-749-0001-78	5130-4000	Utility - Telephone/Internet/ Cable Exp	-35.39
751	12/02/2019	Midtown Elevator Co. Inc.	294.38					
				72857		5711-0000	Service - Elevator Inspection	294.38
752	12/02/2019	New York Heating Corp	30.60					
						5710-0000	Service - Boiler Inspection	30.60
753	12/02/2019	Safeguard Realty Mgmt Inc	495.00					
					3/2019	6600-0000	Management Fees	495.00
754	12/02/2019	Verizon	82.03					
						5130-4000	Utility - Telephone/Internet/ Cable Exp	82.03
755	12/09/2019	IJP Construction Corp	3,484.00					
				2299		5490-0000	R&M - Other	3,484.00
756	12/13/2019	Besnick Vushaj	150.00					
						5490-0000	R&M - Other	150.00
757	12/16/2019	Go Pro Plumbing & Heating	620.59					
				19-1546		5300-1000	R&M - Plumbing	620.59
758	12/16/2019	Midtown Elevator Co. Inc.	875.00					
				72663		5711-0000	Service - Elevator Inspection	875.00
759	12/16/2019	NYC Water Board	723.39					
				2019.1129-424		5130-3000	Utility - Water & Sewer Exp	723.39
760	12/16/2019	Safeguard Realty Mgmt Inc	22.28					
				2019.0830-424		8310-0000	Office - Postage & Courier	22.28
DD1218010620	12/16/2019	Con Edison - DD	341.90					
						5100-2000	Gas Exp - Common Areas	39.63
						5120-0000	Utility - Electric Exp	302.27

Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
DD1218010745	12/16/2019	Con Edison - DD	405.72					
						5100-2000	Gas Exp - Common Areas	405.72
DD1220101331	12/17/2019	IPFS Corporation	782.05					
						6300-1010	Insurance - Package	782.05
761	12/19/2019	Midtown Elevator Co. Inc.	294.38					
				73297		5711-0000	Service - Elevator Inspection	294.38
Total			8,565.93					

Expense Distribution Summary

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

Date Range: 12/01/2019 to 12/31/2019

GL Account	Debit	Credit
1000-0000: Operating Acct		8,565.93
5100-2000: Gas Exp - Common Areas	445.35	
5120-0000: Utility - Electric Exp	302.27	
5130-3000: Utility - Water & Sewer Exp	723.39	
5130-4000: Utility - Telephone/Internet/Cable Exp	46.64	
5300-1000: R&M - Plumbing	620.59	
5490-0000: R&M - Other	3,634.00	
5710-0000: Service - Boiler Inspection	30.60	
5711-0000: Service - Elevator Inspection	1,463.76	
6300-1010: Insurance - Package	782.05	
6600-0000: Management Fees	495.00	
8310-0000: Office - Postage & Courier	22.28	
Total	8,565.93	8,565.93

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: 12/01/2019 to 12/31/2019

Show Reversed Transactions: Yes

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							44,398.55
12/01/2019	Emmanuel Cornet	December 2019	eCheck receipt	8EB1-8706	488.15		44,886.70
12/01/2019	TLH LLC	December 2019	Receipt	PL705676	490.07		45,376.77
12/01/2019	Travis Hime	Prepaid Any	Receipt	PL739397	688.93		46,065.70
12/01/2019	Lixing Chu	December 2019	Receipt	PL754361	702.40		46,768.10
12/01/2019	Verizon		Reverse Check	726	35.39		46,803.49
12/02/2019	Midtown Elevator Co. Inc.		Check	751		294.38	46,509.11
12/02/2019	New York Heating Corp		Check	752		30.60	46,478.51
12/02/2019	Safeguard Realty Mgmt Inc	December 2019 - 2019.0301.MF	Check	753		495.00	45,983.51
12/02/2019	Verizon		Check	754		82.03	45,901.48
12/09/2019	IJP Construction Corp		Check	755		3,484.00	42,417.48
12/10/2019	Linda Carroll	December 2019	Receipt	2175	490.07		42,907.55
12/10/2019	Linda Carroll	Lentils Repair Assessment	Receipt	2176	764.00		43,671.55
12/10/2019	Linda Carroll, William Riley	December 2019	Receipt	9315	2,088.59		45,760.14
12/10/2019	Daniel Chalk	Prepaid Any	Receipt	5438548	488.15		46,248.29
12/10/2019	Nikolay Dimov	December 2019	Receipt	5653767	487.19		46,735.48
12/10/2019	Nikolay Dimov	Prepaid Any	Receipt	5653767	1.12		46,736.60
12/13/2019	Besnick Vushaj		Check	756		150.00	46,586.60
12/15/2019	Michael D'Andrea	December 2019	eCheck receipt	73CC-0060	490.07		47,076.67
12/16/2019	Go Pro Plumbing & Heating		Check	757		620.59	46,456.08
12/16/2019	Midtown Elevator Co. Inc.		Check	758		875.00	45,581.08
12/16/2019	NYC Water Board		Check	759		723.39	44,857.69
12/16/2019	Safeguard Realty Mgmt Inc		Check	760		22.28	44,835.41
12/16/2019	Con Edison - DD		Payment	DD1218010620		39.63	44,795.78
12/16/2019	Con Edison - DD		Payment	DD1218010620		302.27	44,493.51
12/16/2019	Con Edison - DD		Payment	DD1218010745		405.72	44,087.79
12/17/2019	IPFS Corporation		Payment	DD1220101331		782.05	43,305.74
12/19/2019	Midtown Elevator Co. Inc.		Check	761		294.38	43,011.36

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
12/27/2019	Daniel Chalk	Prepaid Any	Receipt	9463045	488.15		43,499.51
12/31/2019		Bank Fee	JE			3.00	43,496.51
Net Change							-902.04
					7,702.28	8,604.32	43,496.51
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
2220-0000 - Prepaid Rent / Charges							
Starting Balance							102.31
12/01/2019	Daniel Chalk		Receipt		488.15		590.46
12/01/2019	Nikolay Dimov		Receipt		0.96		591.42
12/01/2019	Travis Hime	Prepayment applied automatically - Reversed on 12/01/2019	Reversed Receipt		688.93		1,280.35
12/01/2019	Travis Hime	Prepaid Any	Receipt	PL739397		688.93	591.42
12/01/2019	Travis Hime	Reversal receipt on 12/01/2019	Reverse Receipt			688.93	-97.51
12/10/2019	Daniel Chalk	Prepaid Any	Receipt	5438548		488.15	-585.66
12/10/2019	Nikolay Dimov	Prepaid Any	Receipt	5653767		1.12	-586.78
12/27/2019	Daniel Chalk	Prepaid Any	Receipt	9463045		488.15	-1,074.93
Net Change							-1,177.24
					1,178.04	2,355.28	-1,074.93

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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
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							-71,311.67
12/01/2019	Daniel Chalk		Receipt			488.15	-71,799.82
12/01/2019	Nikolay Dimov		Receipt			0.96	-71,800.78
12/01/2019	Travis Hime	Prepayment applied automatically - Reversed on 12/01/2019	Reversed Receipt			688.93	-72,489.71
12/01/2019	Emmanuel Cornet	December 2019	eCheck receipt	8EB1-8706		488.15	-72,977.86
12/01/2019	TLH LLC	December 2019	Receipt	PL705676		490.07	-73,467.93
12/01/2019	Lixing Chu	December 2019	Receipt	PL754361		702.40	-74,170.33
12/01/2019	Travis Hime	Reversal receipt on 12/01/2019	Reverse Receipt		688.93		-73,481.40
12/10/2019	Linda Carroll	December 2019	Receipt	2175		490.07	-73,971.47
12/10/2019	Linda Carroll, William Riley	December 2019	Receipt	9315		2,088.59	-76,060.06
12/10/2019	Nikolay Dimov	December 2019	Receipt	5653767		487.19	-76,547.25

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
12/15/2019	Michael D'Andrea	December 2019	eCheck receipt	73CC-0060		490.07	-77,037.32
Net Change							-5,725.65
					688.93	6,414.58	-77,037.32
4500-0000 - Reimbursed Exp - Income							
Starting Balance							-1,500.00
Net Change							0.00
					0.00	0.00	-1,500.00
4500-3000 - Reimbursed Exp - Legal Fee							
Starting Balance							-9,687.37
Net Change							0.00
					0.00	0.00	-9,687.37
4805-0000 - NSF Processing Fee Income							
Starting Balance							-100.00
Net Change							0.00
					0.00	0.00	-100.00
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							-108,480.00
12/10/2019	Linda Carroll	Lentils Repair Assessment	Receipt	2176		764.00	-109,244.00
Net Change							-764.00
					0.00	764.00	-109,244.00
4851-0100 - Noise Complaint - 1st Fine \$200							
Starting Balance							-200.00
Net Change							0.00
					0.00	0.00	-200.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							5,412.68
12/16/2019	Con Edison - DD		Payment	DD1218010620	39.63		5,452.31
12/16/2019	Con Edison - DD		Payment	DD1218010745	405.72		5,858.03
Net Change							445.35
					445.35	0.00	5,858.03
5120-0000 - Utility - Electric Exp							
Starting Balance							3,669.46
12/16/2019	Con Edison - DD		Payment	DD1218010620	302.27		3,971.73
Net Change							302.27
					302.27	0.00	3,971.73
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							2,522.98
12/16/2019	NYC Water Board		Check	759	723.39		3,246.37
Net Change							723.39
					723.39	0.00	3,246.37
5130-4000 - Utility - Telephone/Internet/Cable Exp							
Starting Balance							330.70
12/01/2019	Verizon	651-417-749-0001-78	Reverse Check	726		35.39	295.31
12/02/2019	Verizon		Check	754	82.03		377.34
Net Change							46.64
					82.03	35.39	377.34

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5300-1000 - R&M - Plumbing							
Starting Balance							0.00
12/16/2019	Go Pro Plumbing & Heating		Check	757	620.59		620.59
Net Change							620.59
					620.59	0.00	620.59
5400-0000 - R&M - Building Supplies							
Starting Balance							330.34
Net Change							0.00
					0.00	0.00	330.34
5415-1000 - R&M - Elevator							
Starting Balance							8,269.06
Net Change							0.00
					0.00	0.00	8,269.06
5475-1000 - R&M - Heating Equipment							
Starting Balance							1,034.31
Net Change							0.00
					0.00	0.00	1,034.31
5486-0000 - R&M - Pest Control							
Starting Balance							174.20
Net Change							0.00
					0.00	0.00	174.20
5490-0000 - R&M - Other							
Starting Balance							0.00
12/09/2019	IJP Construction Corp		Check	755	3,484.00		3,484.00
12/13/2019	Besnick Vushaj		Check	756	150.00		3,634.00
Net Change							3,634.00
					3,634.00	0.00	3,634.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							1,154.06
Net Change							0.00
					0.00	0.00	1,154.06
5706-0000 - Service - Engineering							
Starting Balance							2,150.00
Net Change							0.00
					0.00	0.00	2,150.00
5710-0000 - Service - Boiler Inspection							
Starting Balance							0.00
12/02/2019	New York Heating Corp		Check	752	30.60		30.60
Net Change							30.60
					30.60	0.00	30.60
5711-0000 - Service - Elevator Inspection							
Starting Balance							3,363.80
12/02/2019	Midtown Elevator Co. Inc.		Check	751	294.38		3,658.18
12/16/2019	Midtown Elevator Co. Inc.		Check	758	875.00		4,533.18
12/19/2019	Midtown Elevator Co. Inc.		Check	761	294.38		4,827.56
Net Change							1,463.76
					1,463.76	0.00	4,827.56
6300-1010 - Insurance - Package							
Starting Balance							7,788.74
12/17/2019	IPFS Corporation		Payment	DD1220101331	782.05		8,570.79
Net Change							782.05
					782.05	0.00	8,570.79

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6300-4000 - Insurance - Worker's Comp							
Starting Balance							2,876.70
Net Change							0.00
					0.00	0.00	2,876.70
6300-6000 - Insurance - Umbrella							
Starting Balance							2,408.08
Net Change							0.00
					0.00	0.00	2,408.08
6300-9000 - Insurance - Other							
Starting Balance							134.71
Net Change							0.00
					0.00	0.00	134.71
6600-0000 - Management Fees							
Starting Balance							5,445.00
12/02/2019	Safeguard Realty Mgmt Inc	3/2019	Check	753	495.00		5,940.00
Net Change							495.00
					495.00	0.00	5,940.00
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

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7000-1000 - Payroll Oper - Salary							
Starting Balance							7,500.00
Net Change							0.00
					0.00	0.00	7,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							244.86
Net Change							0.00
					0.00	0.00	244.86
7300-0000 - Payroll Taxes							
Starting Balance							665.03
Net Change							0.00
					0.00	0.00	665.03
8000-0000 - Reimbursable Expense							
Starting Balance							94.57
Net Change							0.00
					0.00	0.00	94.57
8310-0000 - Office - Postage & Courier							
Starting Balance							50.46
12/16/2019	Safeguard Realty Mgmt Inc		Check	760	22.28		72.74
Net Change							22.28
					22.28	0.00	72.74
8320-0000 - Bank Charges							
Starting Balance							24.00
12/31/2019	Bank Fee		JE		3.00		27.00
Net Change							3.00
					3.00	0.00	27.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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
9600-2000 - City Corp - Income Tax							
Starting Balance							25.00
Net Change							0.00
					0.00	0.00	25.00
9600-3000 - State Corp/LLC - Income Tax							
Starting Balance							9.00
Net Change							0.00
					0.00	0.00	9.00
Total					18,173.57	18,173.57	-7,424.68

Trial Balance

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

Date Range: 12/01/2019 to 12/31/2019

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	44,398.55		902.04	43,496.51
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
2220-0000: Prepaid Rent / Charges	102.31		1,177.24	-1,074.93
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	-71,311.67		5,725.65	-77,037.32
4500-0000: Reimbursed Exp - Income	-1,500.00			-1,500.00
4500-3000: Reimbursed Exp - Legal Fee	-9,687.37			-9,687.37
4805-0000: NSF Processing Fee Income	-100.00			-100.00
4835-0000: Laundry Income	-60.00			-60.00
4850-0000: Special Assessment Income	-108,480.00		764.00	-109,244.00
4851-0100: Noise Complaint - 1st Fine \$200	-200.00			-200.00
4851-0200: Noise Complaint - 2nd Fine \$500	-500.00			-500.00
5100-2000: Gas Exp - Common Areas	5,412.68	445.35		5,858.03
5120-0000: Utility - Electric Exp	3,669.46	302.27		3,971.73
5130-3000: Utility - Water & Sewer Exp	2,522.98	723.39		3,246.37
5130-4000: Utility - Telephone/ Internet/Cable Exp	330.70	46.64		377.34
5300-1000: R&M - Plumbing	0.00	620.59		620.59
5400-0000: R&M - Building Supplies	330.34			330.34
5415-1000: R&M - Elevator	8,269.06			8,269.06
5475-1000: R&M - Heating Equipment	1,034.31			1,034.31
5486-0000: R&M - Pest Control	174.20			174.20
5490-0000: R&M - Other	0.00	3,634.00		3,634.00
5601-0000: Maintenance - Elevator	2,433.35			2,433.35
5702-0000: Service - Pest Control	1,154.06			1,154.06
5706-0000: Service - Engineering	2,150.00			2,150.00
5710-0000: Service - Boiler Inspection	0.00	30.60		30.60
5711-0000: Service - Elevator Inspection	3,363.80	1,463.76		4,827.56
6300-1010: Insurance - Package	7,788.74	782.05		8,570.79
6300-4000: Insurance - Worker's Comp	2,876.70			2,876.70
6300-6000: Insurance - Umbrella	2,408.08			2,408.08
6300-9000: Insurance - Other	134.71			134.71
6600-0000: Management Fees	5,445.00	495.00		5,940.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
6700-1000: Legal Fees	4,028.25			4,028.25
6700-8000: Accounting Expense	2,400.00			2,400.00
6710-0000: Consulting Fees	174.00			174.00
7000-1000: Payroll Oper - Salary	7,500.00			7,500.00
7200-0000: Payroll Proc Fees	244.86			244.86
7300-0000: Payroll Taxes	665.03			665.03
8000-0000: Reimbursable Expense	94.57			94.57
8310-0000: Office - Postage & Courier	50.46	22.28		72.74
8320-0000: Bank Charges	24.00	3.00		27.00
8360-7000: Violations & Fees	500.00			500.00
8360-9900: Administrative - Other	407.88			407.88
9600-2000: City Corp - Income Tax	25.00			25.00
9600-3000: State Corp/LLC - Income Tax	9.00			9.00
Calculated Prior Years Retained Earnings	7,424.68			7,424.68
Total	0.00	8,568.93	8,568.93	0.00