

Income Statement

Safeguard Realty Management Inc

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

As of: Nov 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	7,832.85	44.68	70,622.74	36.95
Reimbursed Exp - Income	0.00	0.00	1,500.00	0.78
Reimbursed Exp - Legal Fee	0.00	0.00	9,687.37	5.07
NSF Processing Fee Income	100.00	0.57	100.00	0.05
Laundry Income	0.00	0.00	60.00	0.03
Special Assessment Income	9,597.00	54.75	108,480.00	56.75
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	0.26
Total Condo Rules Violations	0.00	0.00	700.00	0.37
Total Operating Income	17,529.85	100.00	191,150.11	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	276.78	1.58	5,412.68	2.83
Utility - Electric Exp	325.90	1.86	3,669.46	1.92
Utility - Water & Sewer Exp	0.00	0.00	2,522.98	1.32
Utility - Telephone/Internet/Cable Exp	0.00	0.00	330.70	0.17
Total Utilities Expense	602.68	3.44	11,935.82	6.24
Repairs & Maintenance Exp				
R&M - Building Supplies	0.00	0.00	330.34	0.17
R&M - Elevator	7,893.44	45.03	8,269.06	4.33
R&M - Heating Equipment	0.00	0.00	1,034.31	0.54
R&M - Pest Control	0.00	0.00	174.20	0.09
Total Repairs & Maintenance Exp	7,893.44	45.03	9,807.91	5.13
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	2,433.35	1.27
Total Maintenance Contracts	0.00	0.00	2,433.35	1.27
Services Contracts				
Service - Pest Control	0.00	0.00	1,154.06	0.60

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Service - Engineering	0.00	0.00	2,150.00	1.12
Service - Elevator Inspection	40.00	0.23	3,363.80	1.76
Total Services Contracts	40.00	0.23	6,667.86	3.49
Insurance				
Insurance - Package	782.05	4.46	7,788.74	4.07
Insurance - Worker's Comp	0.00	0.00	2,876.70	1.50
Insurance - Umbrella	0.00	0.00	2,408.08	1.26
Insurance - Other	0.00	0.00	134.71	0.07
Total Insurance	782.05	4.46	13,208.23	6.91
Management Fees	495.00	2.82	5,445.00	2.85
Legal Fees	0.00	0.00	4,028.25	2.11
Accounting Expense	0.00	0.00	2,400.00	1.26
Consulting Fees	0.00	0.00	174.00	0.09
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	7,500.00	3.92
Total Payroll Operations Expenses	0.00	0.00	7,500.00	3.92
Payroll Proc Fees	0.00	0.00	244.86	0.13
Payroll Taxes	0.00	0.00	665.03	0.35
Reimbursable Expense	0.00	0.00	94.57	0.05
Admin & Office Exps				
Office - Postage & Courier	6.80	0.04	50.46	0.03
Total Admin & Office Exps	6.80	0.04	50.46	0.03
Bank Charges	3.00	0.02	24.00	0.01
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	500.00	0.26
Total Licenses/Permits/Fees	0.00	0.00	500.00	0.26
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	9,822.97	56.04	65,621.22	34.33
NOI - Net Operating Income	7,706.88	43.96	125,528.89	65.67
Total Income	17,529.85	100.00	191,150.11	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	9,822.97	56.04	65,621.22	34.33
Net Income	7,706.88	43.96	125,528.89	65.67

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Nov 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	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	7,832.85	70,622.74
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	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	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	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	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	108,480.00
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	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	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	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	17,529.85	191,150.11
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	5,412.68
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	3,669.46

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	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	2,522.98
Utility - Telephone/ Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	0.00	35.96	0.00	330.70
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	11,935.82
Repairs & Maintenance Exp												
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	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	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	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	174.20
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	9,807.91
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	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	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	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	2,150.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	294.38	588.76	40.00	3,363.80
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	6,667.86
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	7,788.74

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	Total
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	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	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	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	13,208.23
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	5,445.00
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	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	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	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	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	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	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	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	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	50.46
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	50.46
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	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	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	500.00

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Total
Administrative - Other	407.88	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	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	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	65,621.22
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	7,706.88	125,528.89
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	17,529.85	191,150.11
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	65,621.22
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	7,706.88	125,528.89

Balance Sheet

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

As of: 11/30/2019

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	44,398.55
Total Cash	44,398.55
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
TOTAL ASSETS	137,721.55
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	586.62
Unit Owner Move-In Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	10,574.04
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	125,528.89
Calculated Prior Years Retained Earnings	-7,424.68
Total Capital	127,147.51
TOTAL LIABILITIES & CAPITAL	137,721.55

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Nov 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	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	7,832.85	70,622.74
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	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	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	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	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	108,480.00
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	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	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	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	17,529.85	191,150.11
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	5,412.68
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	3,669.46

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	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	2,522.98
Utility - Telephone/ Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	0.00	35.96	0.00	330.70
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	11,935.82
Repairs & Maintenance Exp												
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	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	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	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	174.20
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	9,807.91
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	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	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	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	2,150.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	294.38	588.76	40.00	3,363.80
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	6,667.86
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	7,788.74

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	Total
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	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	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	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	13,208.23
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	5,445.00
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	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	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	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	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	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	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	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	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	50.46
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	50.46
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	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	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	500.00

Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Total
Administrative - Other	407.88	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	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	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	65,621.22
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	7,706.88	125,528.89
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	17,529.85	191,150.11
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	65,621.22
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	7,706.88	125,528.89
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	-90,093.00
Prepaid Rent	0.00	0.00	0.00	0.00	0.00	0.00	-2.78	488.31	-976.31	976.46	100.94	586.62
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	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	-74,717.06	-88,256.38
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	37,272.51
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	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	44,398.55
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	44,398.55

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	11/30/2019

Summary

Bank Statement Starting Balance on 10/31/2019	108,516.51
Cleared Deposits and other Increases	21,541.71
Cleared Checks and other Decreases	85,624.28
Cleared ACH Batches and Reversals	0.00
Cleared Balance	44,433.94

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 (10 Items)

Deposit #8	10/30/2019	3,221.99
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Deposit #2	11/05/2019	488.31
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Deposit #4-Automatic ACH Deposit	11/06/2019	488.15
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Deposit #5	11/14/2019	6,598.66
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Deposit #6	11/15/2019	6,094.60
Deposit #7-Automatic ACH Deposit	11/18/2019	490.07
Deposit #8-Automatic Deposit	11/20/2019	2,292.00
Deposit #9	11/21/2019	688.93
Deposit #3	11/06/2019	490.07
Deposit #1	11/01/2019	688.93

Total		21,541.71
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Cleared Checks and other Decreases (11 Items)

Deposit #1 NSF 1	11/01/2019	688.93
Check #745 - Midtown Elevator Co. Inc.	10/29/2019	294.38
Check #747 - Safeguard Realty Mgmt Inc	11/01/2019	495.00
Check #748 - Midtown Elevator Co. Inc.	11/01/2019	7,893.44
Payment Ref DD110119 - Con Edison - DD	11/01/2019	230.60
Payment Ref DD110119223 - Con Edison - DD	11/01/2019	372.08
Check #749 - Safeguard Realty Mgmt Inc	11/04/2019	6.80
Check #750 - POFI Construction Corp.	11/15/2019	74,818.00
Payment Ref 11943294 - IPFS Corporation	11/18/2019	782.05
Payment Ref DD1120024350 - NYC Department of Buildings	11/19/2019	40.00
Journal Entry - Bank Fee	11/29/2019	3.00

Total		85,624.28
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Cleared ACH Batches and Reversals (0 Items)

Total		0.00
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Cash Accounts

1000-0000: Operating Acct	44,398.55
1140-0000: Security Deposit	0.00

Total Cash Balance	44,398.55
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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	44,433.94
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Bank Statement Balance on 11/30/2019	44,433.94
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In Balance

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION
CO SAFEGUARD REALTY MANAGEMENT INC
120 W 31ST ST FL
NEW YORK NY 10001-3407

Page: 1 of 3
Statement Period: Nov 01 2019-Nov 30 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 11/01	108,516.51
Plus 9 Deposits and Other Credits	20,852.78
Less 9 Checks and Other Debits	84,932.35
Less Service Charges	3.00
Statement Balance as of 11/30	44,433.94

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
11/01	Check #747	495.00		108,021.51
11/04	CCD DEPOSIT, PAYLEASE.COM CREDIT 145234350		3,221.99	111,243.50
11/05	DEPOSIT		488.31	111,731.81
11/05	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	372.08		111,359.73
11/05	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	230.60		111,129.13
11/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 146376614		490.07	111,619.20
11/06	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000007051735525		488.15	112,107.35
11/06	Check #745	294.38		111,812.97
11/08	Check #748	7,893.44		103,919.53
11/08	Check #749	6.80		103,912.73
11/14	DEPOSIT		6,598.66	110,511.39
11/15	CCD DEPOSIT, PAYLEASE.COM CREDIT 147257585		6,094.60	116,605.99
11/15	Check #750	74,818.00		41,787.99
11/18	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000007104244021		490.07	42,278.06
11/19	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 421946	782.05		41,496.01
11/20	ACH DEPOSIT, APPFOLIO INC 8666481536 2KA8OKO05R1AQBY		2,292.00	43,788.01
11/20	CCD DEBIT, NYC BUILDINGS DOB C 98567470	40.00		43,748.01
11/21	CCD DEPOSIT, PAYLEASE.COM CREDIT 147446228		688.93	44,436.94
11/29	PAPER STATEMENT FEE	3.00		44,433.94

Checks Paid

No. Checks: 5

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
11/06	745	294.38	11/08	748	7,893.44
11/01	747*	495.00	11/08	749	6.80

How to Balance your Account

Page:

2 of 3

Begin by adjusting your account register as follows:

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

1. Your ending balance shown on this statement is:

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

Ending Balance	44,433.94
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Total Deposits +

Sub Total

Total Withdrawals -

Adjusted Balance _____

DATE	DEPOSITS	WITHDRAWALS	BALANCE
2023-01-01			
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2024-02			

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: Nov 01 2019-Nov 30 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
11/15	750	74,818.00			

INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	30
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

Cash Journal - Income Register Report

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

Date Range: 11/01/2019 to 11/30/2019

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	11/01/2019	Daniel Chalk	4A	Receipt	488.15		
	11/01/2019	Nikolay Dimov	3A	Receipt	0.80		
	11/01/2019	TLH LLC	4B	Receipt	490.07	PL64490	November 2019
	11/01/2019	Travis Hime	6A	Reversed Receipt	688.93	PL699141	Reversed by NSF
	11/01/2019	Travis Hime	6A	Reverse Receipt	-688.93		NSF reversal receipt for Reference #PL699141
	11/05/2019	Emmanuel Cornet	5A	eCheck receipt	488.15	D4C1-DED4	November 2019
	11/05/2019	Nikolay Dimov	3A	Receipt	487.35	7630	November 2019
	11/11/2019	Lixing Chu	6B	Receipt	702.40	PL553094	August 2019
	11/11/2019	Lixing Chu	6B	Receipt	702.40	PL553094	September 2019
	11/11/2019	Lixing Chu	6B	Receipt	702.40	PL553094	October 2019
	11/11/2019	Lixing Chu	6B	Receipt	702.40	PL553094	November 2019
	11/14/2019	Linda Carroll	3B	Receipt	490.07	490	November 2019
	11/14/2019	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2173	November 2019
	11/15/2019	Michael D'Andrea	5B	eCheck receipt	490.07	7675-7A8E	November 2019
Total Common Area Maintenance Chgs					7,832.85		
NSF Processing Fee Income							
	11/01/2019	Travis Hime	6A	Receipt	100.00		
Total NSF Processing Fee Income					100.00		
Special Assessment Income							
	11/11/2019	Lixing Chu	6B	Receipt	3,285.00	PL553094	Lentils Repair Assessment
	11/14/2019	Linda Carroll, William Riley	COMM	Receipt	3,256.00	2174	Lentils Repair Assessment
	11/14/2019	Linda Carroll	3B	Receipt	764.00	491	Lentils Repair Assessment
	11/18/2019	TLH LLC	4B	CC receipt	2,292.00	6RH0-K0LV	Lentils Repair Assessment
Total Special Assessment Income					9,597.00		
Total Operating Income					17,529.85		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income					17,529.85		
Total Income					17,529.85		
Total Expense					0.00		
Net Income					17,529.85		
Other Items							
Prepaid Rent							
	11/01/2019	Daniel Chalk	4A	Receipt	-488.15		
	11/01/2019	Nikolay Dimov	3A	Receipt	-0.80		
	11/01/2019	Travis Hime	6A	Receipt	-100.00		
	11/05/2019	Nikolay Dimov	3A	Receipt	0.96	7630	Prepaid Any
	11/17/2019	Travis Hime	6A	Receipt	688.93	PL869787	Prepaid Any
Total Prepaid Rent					100.94		
Net Other Items					100.94		
Cash Flow					17,630.79		

Deposit Register - Operating

Date Range: 11/01/2019 to 11/30/2019

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
1	11/01/2019						688.93	
	11/01/2019	6A	Travis Hime		PL699141 NSF Reversed	Reversed by NSF		688.93
1 NSF 1	11/01/2019					Returned item from Travis Hime on 11/01/2019	-688.93	
	11/01/2019	6A	Travis Hime			NSF reversal receipt for Reference #PL699141		-688.93
2	11/05/2019						488.31	
	11/05/2019	3A	Nikolay Dimov		7630			488.31
4-Automatic ACH Deposit	11/06/2019						488.15	
	11/05/2019	5A	Emmanuel Cornet	ACH	D4C1-DED4			488.15
3	11/06/2019						490.07	
	11/01/2019	4B	TLH LLC		PL64490			490.07
5	11/14/2019						6,598.66	
	11/14/2019	COMM	Linda Carroll, William Riley		2173			2,088.59
	11/14/2019	COMM	Linda Carroll, William Riley		2174			3,256.00
	11/14/2019	3B	Linda Carroll		491			764.00
	11/14/2019	3B	Linda Carroll		490			490.07
6	11/15/2019						6,094.60	
	11/11/2019	6B	Lixing Chu		PL553094			6,094.60
7-Automatic ACH Deposit	11/18/2019						490.07	
	11/15/2019	5B	D'Andrea, Michael	ACH	7675-7A8E			490.07
8-Automatic Deposit	11/20/2019						2,292.00	
	11/18/2019	4B	TLH LLC	CC	6RH0-K0LV			2,292.00
9	11/21/2019						688.93	
	11/17/2019	6A	Travis Hime		PL869787			688.93
							17,630.79	
Total							17,630.79	

Detailed Rent Roll - Monthly Activity

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

Tenant Status: All

Date Range: 11/01/2019 to 11/30/2019

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	11/05/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	11/05/2019	-0.80	0.00	-0.16	-0.96
		-0.80	488.15	-488.31	-0.96
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	11/14/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	11/14/2019	1,528.00	0.00	-764.00	764.00
		1,528.00	490.07	-1,254.07	764.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	11/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	11/01/2019	-976.30	0.00	488.15	-488.15
		-976.30	488.15	0.00	-488.15
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	11/01/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	11/18/2019	2,292.00	0.00	-2,292.00	0.00
		2,292.00	490.07	-2,782.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet					
Common Area Maintenance Chgs	11/05/2019	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	11/15/2019	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	11/01/2019	0.00	688.93	0.00	688.93
NSF Processing Fee Income	11/01/2019	0.00	100.00	-100.00	0.00
Prepaid Rent	11/17/2019	0.00	0.00	-588.93	-588.93
		0.00	788.93	-688.93	100.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	11/11/2019	2,107.20	702.40	-2,809.60	0.00
Special Assessment Income	11/11/2019	3,285.00	0.00	-3,285.00	0.00
		5,392.20	702.40	-6,094.60	0.00

Detailed Rent Roll - Monthly Activity

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley					
Common Area Maintenance Chgs	11/14/2019	0.00	2,088.59	-2,088.59	0.00
Special Assessment Income	11/14/2019	6,512.00	0.00	-3,256.00	3,256.00
		6,512.00	2,088.59	-5,344.59	3,256.00
Total		14,747.10	6,514.58	-17,630.79	3,630.89

Check Register Monthly Detail (by Date)

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

Date Range: 11/01/2019 to 11/30/2019

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
747	11/01/2019	Safeguard Realty Mgmt Inc	495.00					
					3/2019	6600-0000	Management Fees	495.00
748	11/01/2019	Midtown Elevator Co. Inc.	7,893.44					
				2347		5415-1000	R&M - Elevator	7,893.44
DD110119	11/01/2019	Con Edison - DD	230.60					
				2019.1022-424.Boil		5100-2000	Gas Exp - Common Areas	230.60
DD110119223	11/01/2019	Con Edison - DD	372.08					
				2019.1022-424.ent		5120-3100	Electric Exp - Common Areas [HLSM/PLP]	325.90
				2019.1022-424.ent		5100-2000	Gas Exp - Common Areas	46.18
749	11/04/2019	Safeguard Realty Mgmt Inc	6.80					
				2019.0920-CM.424		8310-0000	Office - Postage & Courier	6.80
750	11/15/2019	POFI Construction Corp.	74,818.00					
						1840-2019	Improvements - 2019	74,818.00
11943294	11/18/2019	IPFS Corporation	782.05					
				2019.1101-NYT-421946		6300-1010	Insurance - Package	782.05
DD1120024350	11/19/2019	NYC Department of Buildings	40.00					
				102014960		5711-0000	Service - Elevator Inspection	40.00
Total			84,637.97					

Expense Distribution Summary

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

Date Range: 11/01/2019 to 11/30/2019

GL Account	Debit	Credit
1000-0000: Operating Acct		84,637.97
1840-2019: Improvements - 2019	74,818.00	
5100-2000: Gas Exp - Common Areas	276.78	
5120-0000: Utility - Electric Exp	325.90	
5415-1000: R&M - Elevator	7,893.44	
5711-0000: Service - Elevator Inspection	40.00	
6300-1010: Insurance - Package	782.05	
6600-0000: Management Fees	495.00	
8310-0000: Office - Postage & Courier	6.80	
Total	84,637.97	84,637.97

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: 11/01/2019 to 11/30/2019

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							111,408.73
11/01/2019	Safeguard Realty Mgmt Inc	November 2019 - 2019.0301.MF	Check	747		495.00	110,913.73
11/01/2019	Midtown Elevator Co. Inc.		Check	748		7,893.44	103,020.29
11/01/2019	Con Edison - DD		Payment	DD110119		230.60	102,789.69
11/01/2019	Con Edison - DD		Payment	DD110119223		325.90	102,463.79
11/01/2019	Con Edison - DD		Payment	DD110119223		46.18	102,417.61
11/01/2019	TLH LLC	November 2019	Receipt	PL64490	490.07		102,907.68
11/01/2019	Travis Hime	November 2019	Reversed Receipt	PL699141	688.93		103,596.61
11/01/2019	Travis Hime	NSF reversal receipt for Reference #PL699141	Reverse Receipt			688.93	102,907.68
11/04/2019	Safeguard Realty Mgmt Inc		Check	749		6.80	102,900.88
11/05/2019	Nikolay Dimov	November 2019	Receipt	7630	487.35		103,388.23
11/05/2019	Nikolay Dimov	Prepaid Any	Receipt	7630	0.96		103,389.19
11/05/2019	Emmanuel Cornet	November 2019	eCheck receipt	D4C1-DED4	488.15		103,877.34
11/11/2019	Lixing Chu	August 2019	Receipt	PL553094	702.40		104,579.74
11/11/2019	Lixing Chu	September 2019	Receipt	PL553094	702.40		105,282.14
11/11/2019	Lixing Chu	Lentils Repair Assessment	Receipt	PL553094	3,285.00		108,567.14
11/11/2019	Lixing Chu	October 2019	Receipt	PL553094	702.40		109,269.54
11/11/2019	Lixing Chu	November 2019	Receipt	PL553094	702.40		109,971.94
11/14/2019	Linda Carroll, William Riley	November 2019	Receipt	2173	2,088.59		112,060.53
11/14/2019	Linda Carroll, William Riley	Lentils Repair Assessment	Receipt	2174	3,256.00		115,316.53
11/14/2019	Linda Carroll	Lentils Repair Assessment	Receipt	491	764.00		116,080.53
11/14/2019	Linda Carroll	November 2019	Receipt	490	490.07		116,570.60
11/15/2019	Michael D'Andrea	November 2019	eCheck receipt	7675-7A8E	490.07		117,060.67
11/15/2019	POFI Construction Corp.		Check	750		74,818.00	42,242.67
11/17/2019	Travis Hime	Prepaid Any	Receipt	PL869787	688.93		42,931.60
11/18/2019	TLH LLC	Lentils Repair Assessment	CC receipt	6RH0-K0LV	2,292.00		45,223.60
11/18/2019	IPFS Corporation		Payment	11943294		782.05	44,441.55

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
11/19/2019	NYC Department of Buildings		Payment	DD1120024350		40.00	44,401.55
11/29/2019		Bank Fee	JE			3.00	44,398.55
Net Change							-67,010.18
					18,319.72	85,329.90	44,398.55
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							15,275.00
11/15/2019	POFI Construction Corp.		Check	750	74,818.00		90,093.00
Net Change							74,818.00
					74,818.00	0.00	90,093.00
2220-0000 - Prepaid Rent							
Starting Balance							-485.68
11/01/2019	Daniel Chalk		Receipt		488.15		2.47
11/01/2019	Nikolay Dimov		Receipt		0.80		3.27
11/01/2019	Travis Hime		Receipt		100.00		103.27
11/05/2019	Nikolay Dimov	Prepaid Any	Receipt	7630		0.96	102.31
11/17/2019	Travis Hime	Prepaid Any	Receipt	PL869787		688.93	-586.62
Net Change							-100.94
					588.95	689.89	-586.62
2300-2000 - Unit Owner Move-In Deposit							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							-62,789.89
11/01/2019	Daniel Chalk		Receipt			488.15	-63,278.04
11/01/2019	Nikolay Dimov		Receipt			0.80	-63,278.84
11/01/2019	TLH LLC	November 2019	Receipt	PL64490		490.07	-63,768.91
11/01/2019	Travis Hime	Reversed by NSF	Reversed Receipt	PL699141		688.93	-64,457.84
11/01/2019	Travis Hime	NSF reversal receipt for Reference #PL699141	Reverse Receipt		688.93		-63,768.91
11/05/2019	Nikolay Dimov	November 2019	Receipt	7630		487.35	-64,256.26
11/05/2019	Emmanuel Cornet	November 2019	eCheck receipt	D4C1-DED4		488.15	-64,744.41
11/11/2019	Lixing Chu	August 2019	Receipt	PL553094		702.40	-65,446.81
11/11/2019	Lixing Chu	September 2019	Receipt	PL553094		702.40	-66,149.21
11/11/2019	Lixing Chu	October 2019	Receipt	PL553094		702.40	-66,851.61
11/11/2019	Lixing Chu	November 2019	Receipt	PL553094		702.40	-67,554.01
11/14/2019	Linda Carroll, William Riley	November 2019	Receipt	2173		2,088.59	-69,642.60
11/14/2019	Linda Carroll	November 2019	Receipt	490		490.07	-70,132.67
11/15/2019	Michael D'Andrea	November 2019	eCheck receipt	7675-7A8E		490.07	-70,622.74
Net Change							-7,832.85
					688.93	8,521.78	-70,622.74

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							0.00
11/01/2019	Travis Hime		Receipt			100.00	-100.00
Net Change							-100.00
					0.00	100.00	-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							-98,883.00
11/11/2019	Lixing Chu	Lentils Repair Assessment	Receipt	PL553094		3,285.00	-102,168.00
11/14/2019	Linda Carroll, William Riley	Lentils Repair Assessment	Receipt	2174		3,256.00	-105,424.00
11/14/2019	Linda Carroll	Lentils Repair Assessment	Receipt	491		764.00	-106,188.00
11/18/2019	TLH LLC	Lentils Repair Assessment	CC receipt	6RH0-K0LV		2,292.00	-108,480.00
Net Change							-9,597.00
					0.00	9,597.00	-108,480.00
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							5,135.90
11/01/2019	Con Edison - DD		Payment	DD110119	230.60		5,366.50
11/01/2019	Con Edison - DD		Payment	DD110119223	46.18		5,412.68
Net Change							276.78
					276.78	0.00	5,412.68
5120-0000 - Utility - Electric Exp							
Starting Balance							3,343.56
11/01/2019	Con Edison - DD		Payment	DD110119223	325.90		3,669.46
Net Change							325.90
					325.90	0.00	3,669.46
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							2,522.98
Net Change							0.00
					0.00	0.00	2,522.98
5130-4000 - Utility - Telephone/Internet/Cable Exp							
Starting Balance							330.70
Net Change							0.00
					0.00	0.00	330.70
5400-0000 - R&M - Building Supplies							
Starting Balance							330.34
Net Change							0.00
					0.00	0.00	330.34

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5415-1000 - R&M - Elevator							
Starting Balance							375.62
11/01/2019	Midtown Elevator Co. Inc.		Check	748	7,893.44		8,269.06
Net Change							7,893.44
					7,893.44	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
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

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5711-0000 - Service - Elevator Inspection							
Starting Balance							3,323.80
11/19/2019	NYC Department of Buildings		Payment	DD1120024350	40.00		3,363.80
Net Change							40.00
					40.00	0.00	3,363.80
6300-1010 - Insurance - Package							
Starting Balance							7,006.69
11/18/2019	IPFS Corporation		Payment	11943294	782.05		7,788.74
Net Change							782.05
					782.05	0.00	7,788.74
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							4,950.00
11/01/2019	Safeguard Realty Mgmt Inc	3/2019	Check	747	495.00		5,445.00
Net Change							495.00
					495.00	0.00	5,445.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							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

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8310-0000 - Office - Postage & Courier							
Starting Balance							43.66
11/04/2019	Safeguard Realty Mgmt Inc		Check	749	6.80		50.46
Net Change							6.80
					6.80	0.00	50.46
8320-0000 - Bank Charges							
Starting Balance							21.00
11/29/2019		Bank Fee	JE		3.00		24.00
Net Change							3.00
					3.00	0.00	24.00
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
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					104,238.57	104,238.57	-7,424.68

Trial Balance

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

Date Range: 11/01/2019 to 11/30/2019

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	111,408.73		67,010.18	44,398.55
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
1840-2019: Improvements - 2019	15,275.00	74,818.00		90,093.00
2220-0000: Prepaid Rent	-485.68		100.94	-586.62
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	-62,789.89		7,832.85	-70,622.74
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	0.00		100.00	-100.00
4835-0000: Laundry Income	-60.00			-60.00
4850-0000: Special Assessment Income	-98,883.00		9,597.00	-108,480.00
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	5,135.90	276.78		5,412.68
5120-0000: Utility - Electric Exp	3,343.56	325.90		3,669.46
5130-3000: Utility - Water & Sewer Exp	2,522.98			2,522.98
5130-4000: Utility - Telephone/Internet/Cable Exp	330.70			330.70
5400-0000: R&M - Building Supplies	330.34			330.34
5415-1000: R&M - Elevator	375.62	7,893.44		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
5601-0000: Maintenance - Elevator	2,433.35			2,433.35
5702-0000: Service - Pest Control	1,154.06			1,154.06
5706-0000: Service - Engineering	2,150.00			2,150.00
5711-0000: Service - Elevator Inspection	3,323.80	40.00		3,363.80
6300-1010: Insurance - Package	7,006.69	782.05		7,788.74
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	4,950.00	495.00		5,445.00
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

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
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	43.66	6.80		50.46
8320-0000: Bank Charges	21.00	3.00		24.00
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	84,640.97	84,640.97	0.00