

## Income Statement

Safeguard Realty Management Inc

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

As of: May 2020

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Common Area Maintenance Chgs	6,414.58	100.05	32,761.83	91.03
Reimbursed Exp - Income	0.00	0.00	0.00	0.00
Bank Charge - Handling Fee	-3.00	-0.05	-26.00	-0.07
Laundry Income	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	3,256.00	9.05
<b>Total Operating Income</b>	<b>6,411.58</b>	<b>100.00</b>	<b>35,991.83</b>	<b>100.00</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	0.00	0.00	2,449.71	6.81
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	0.00	0.00	1,109.81	3.08
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00
Utility - Telephone/Internet/Cable Exp	0.00	0.00	0.00	0.00
<b>Total Utilities Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>3,559.52</b>	<b>9.89</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Plumbing	0.00	0.00	734.91	2.04
R&M - Building Supplies	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	136.09	0.38
<b>Total Repairs &amp; Maintenance Exp</b>	<b>0.00</b>	<b>0.00</b>	<b>871.00</b>	<b>2.42</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	0.00	0.00	0.00
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Services Contracts</b>				
Service - Pest Control	0.00	0.00	668.69	1.86
Service - Elevator Inspection	0.00	0.00	674.38	1.87
<b>Total Services Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>1,343.07</b>	<b>3.73</b>
<b>Real Estate Taxes</b>				
Real Estate Taxes - Property	0.00	0.00	13.00	0.04

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.04</b>
<b>Insurance</b>				
Insurance - Package	833.98	13.01	3,774.54	10.49
Insurance - Worker's Comp	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00
<b>Total Insurance</b>	<b>833.98</b>	<b>13.01</b>	<b>3,774.54</b>	<b>10.49</b>
Management Fees	700.00	10.92	3,500.00	9.72
Legal Fees	0.00	0.00	5,149.12	14.31
Accounting Expense	0.00	0.00	0.00	0.00
Consulting Fees	0.00	0.00	549.80	1.53
<b>Payroll Operations Expenses</b>				
Payroll Oper - Salary	0.00	0.00	0.00	0.00
Payroll Oper - Porter	500.00	7.80	3,500.00	9.72
<b>Total Payroll Operations Expenses</b>	<b>500.00</b>	<b>7.80</b>	<b>3,500.00</b>	<b>9.72</b>
Payroll Proc Fees	25.00	0.39	155.00	0.43
Payroll Taxes	41.25	0.64	288.75	0.80
Reimbursable Expense	0.00	0.00	0.00	0.00
<b>Admin &amp; Office Exps</b>				
Telephone & Mobile - Office	65.59	1.02	187.94	0.52
Office - Postage & Courier	0.00	0.00	0.00	0.00
<b>Total Admin &amp; Office Exps</b>	<b>65.59</b>	<b>1.02</b>	<b>187.94</b>	<b>0.52</b>
Bank Charges	0.00	0.00	9.00	0.03
<b>Licenses/Permits/Fees</b>				
Violations & Fees	0.00	0.00	200.00	0.56
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.56</b>
Income Tax Expense	0.00	0.00	85.00	0.24
City Corp - Income Tax	0.00	0.00	0.00	0.00
State Corp/LLC - Income Tax	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>2,165.82</b>	<b>33.78</b>	<b>23,185.74</b>	<b>64.42</b>
<b>NOI - Net Operating Income</b>	<b>4,245.76</b>	<b>66.22</b>	<b>12,806.09</b>	<b>35.58</b>
Total Income	6,411.58	100.00	35,991.83	100.00
Total Expense	2,165.82	33.78	23,185.74	64.42

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	4,245.76	66.22	12,806.09	35.58

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to May 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total
<b>Operating Income &amp; Expense</b>						
<b>Income</b>						
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	32,761.83
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	3,256.00
<b>Total Operating Income</b>	<b>10,259.51</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,491.58</b>	<b>6,411.58</b>	<b>35,991.83</b>
<b>Expense</b>						
<b>Utilities Expense</b>						
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	2,449.71
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	1,109.81
<b>Total Utilities Expense</b>	<b>1,017.63</b>	<b>1,280.82</b>	<b>1,261.07</b>	<b>0.00</b>	<b>0.00</b>	<b>3,559.52</b>
<b>Repairs &amp; Maintenance Exp</b>						
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	136.09
<b>Total Repairs &amp; Maintenance Exp</b>	<b>871.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>871.00</b>
<b>Services Contracts</b>						
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	674.38
<b>Total Services Contracts</b>	<b>668.69</b>	<b>674.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,343.07</b>
<b>Real Estate Taxes</b>						
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	13.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>
<b>Insurance</b>						
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	3,774.54
<b>Total Insurance</b>	<b>782.05</b>	<b>0.00</b>	<b>1,364.24</b>	<b>794.27</b>	<b>833.98</b>	<b>3,774.54</b>
Management Fees	495.00	495.00	1,110.00	700.00	700.00	3,500.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	549.80
<b>Payroll Operations Expenses</b>						
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	3,500.00

## Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total
<b>Total Payroll Operations Expenses</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>500.00</b>	<b>3,500.00</b>
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	155.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	288.75
<b>Admin &amp; Office Exps</b>						
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	187.94
<b>Total Admin &amp; Office Exps</b>	<b>81.68</b>	<b>40.67</b>	<b>0.00</b>	<b>0.00</b>	<b>65.59</b>	<b>187.94</b>
Bank Charges	3.00	3.00	3.00	0.00	0.00	9.00
<b>Licenses/Permits/Fees</b>						
Violations & Fees	100.00	100.00	0.00	0.00	0.00	200.00
<b>Total Licenses/Permits/Fees</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	85.00
<b>Total Operating Expense</b>	<b>5,882.60</b>	<b>7,827.99</b>	<b>3,751.31</b>	<b>3,558.02</b>	<b>2,165.82</b>	<b>23,185.74</b>
<b>NOI - Net Operating Income</b>	<b>4,376.91</b>	<b>-1,413.41</b>	<b>2,663.27</b>	<b>2,933.56</b>	<b>4,245.76</b>	<b>12,806.09</b>
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	35,991.83
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	23,185.74
Net Income	<b>4,376.91</b>	<b>-1,413.41</b>	<b>2,663.27</b>	<b>2,933.56</b>	<b>4,245.76</b>	<b>12,806.09</b>

## Balance Sheet

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

As of: 05/31/2020

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Acct	43,306.33
<b>Total Cash</b>	<b>43,306.33</b>
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
<b>TOTAL ASSETS</b>	<b>149,136.33</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent / Charges	585.66
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
<b>Total Liabilities</b>	<b>10,573.08</b>
<b>Capital</b>	
Retained Earnings	9,043.30
Calculated Retained Earnings	12,806.09
Calculated Prior Years Retained Earnings	116,713.86
<b>Total Capital</b>	<b>138,563.25</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>149,136.33</b>

## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to May 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total
<b>Operating Income &amp; Expense</b>						
<b>Income</b>						
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	32,761.83
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	3,256.00
<b>Total Operating Income</b>	<b>10,259.51</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,491.58</b>	<b>6,411.58</b>	<b>35,991.83</b>
<b>Expense</b>						
<b>Utilities Expense</b>						
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	2,449.71
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	1,109.81
<b>Total Utilities Expense</b>	<b>1,017.63</b>	<b>1,280.82</b>	<b>1,261.07</b>	<b>0.00</b>	<b>0.00</b>	<b>3,559.52</b>
<b>Repairs &amp; Maintenance Exp</b>						
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	136.09
<b>Total Repairs &amp; Maintenance Exp</b>	<b>871.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>871.00</b>
<b>Services Contracts</b>						
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	674.38
<b>Total Services Contracts</b>	<b>668.69</b>	<b>674.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,343.07</b>
<b>Real Estate Taxes</b>						
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	13.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>
<b>Insurance</b>						
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	3,774.54
<b>Total Insurance</b>	<b>782.05</b>	<b>0.00</b>	<b>1,364.24</b>	<b>794.27</b>	<b>833.98</b>	<b>3,774.54</b>
Management Fees	495.00	495.00	1,110.00	700.00	700.00	3,500.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	549.80
<b>Payroll Operations Expenses</b>						
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	3,500.00

## Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total
<b>Total Payroll Operations Expenses</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>500.00</b>	<b>3,500.00</b>
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	155.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	288.75
<b>Admin &amp; Office Exps</b>						
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	187.94
<b>Total Admin &amp; Office Exps</b>	<b>81.68</b>	<b>40.67</b>	<b>0.00</b>	<b>0.00</b>	<b>65.59</b>	<b>187.94</b>
Bank Charges	3.00	3.00	3.00	0.00	0.00	9.00
<b>Licenses/Permits/Fees</b>						
Violations & Fees	100.00	100.00	0.00	0.00	0.00	200.00
<b>Total Licenses/Permits/Fees</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	85.00
<b>Total Operating Expense</b>	<b>5,882.60</b>	<b>7,827.99</b>	<b>3,751.31</b>	<b>3,558.02</b>	<b>2,165.82</b>	<b>23,185.74</b>
<b>NOI - Net Operating Income</b>	<b>4,376.91</b>	<b>-1,413.41</b>	<b>2,663.27</b>	<b>2,933.56</b>	<b>4,245.76</b>	<b>12,806.09</b>
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	35,991.83
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	23,185.74
<b>Net Income</b>	<b>4,376.91</b>	<b>-1,413.41</b>	<b>2,663.27</b>	<b>2,933.56</b>	<b>4,245.76</b>	<b>12,806.09</b>
<b>Other Items</b>						
Improvements - 2020	-12,507.00	0.00	0.00	0.00	0.00	-12,507.00
Prepaid Rent / Charges	-588.77	-487.99	689.09	-101.60	0.00	-489.27
<b>Net Other Items</b>	<b>-13,095.77</b>	<b>-487.99</b>	<b>689.09</b>	<b>-101.60</b>	<b>0.00</b>	<b>-12,996.27</b>
<b>Cash Flow</b>	<b>-8,718.86</b>	<b>-1,901.40</b>	<b>3,352.36</b>	<b>2,831.96</b>	<b>4,245.76</b>	<b>-190.18</b>
<b>Beginning Cash</b>	<b>43,496.51</b>	<b>34,777.65</b>	<b>32,876.25</b>	<b>36,228.61</b>	<b>39,060.57</b>	<b>43,496.51</b>
<b>Beginning Cash + Cash Flow</b>	<b>34,777.65</b>	<b>32,876.25</b>	<b>36,228.61</b>	<b>39,060.57</b>	<b>43,306.33</b>	<b>43,306.33</b>
<b>Actual Ending Cash</b>	<b>34,777.65</b>	<b>32,876.25</b>	<b>36,228.61</b>	<b>39,060.57</b>	<b>43,306.33</b>	<b>43,306.33</b>



## Reconciliation Report

## TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	05/31/2020

## Summary

Bank Statement Starting Balance on 04/30/2020	38,846.64
Cleared Deposits and other Increases	5,926.43
Cleared Checks and other Decreases	2,543.82
Cleared ACH Batches and Reversals	0.00
Cleared Balance	42,229.25

## Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
<b>Total</b>		<b>688.93</b>

Unreconciled Checks and other Decreases (1 Item)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
<b>Total</b>		<b>100.00</b>

Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>		<b>0.00</b>
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
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Unreconciled Receipts Deposited after Reconciliation Period (1 Item)

Receipt #70E3-C660 - Nikolay Dimov	05/29/2020	488.15
<b>Total</b>		<b>488.15</b>

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

<b>Total</b>		<b>0.00</b>
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

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

1000-0000: Operating Acct	43,306.33
1140-0000: Security Deposit	0.00
<b>Total Cash Balance</b>	<b>43,306.33</b>

Less Unreconciled Deposits	-688.93
Less Unreconciled Receipts Deposited after Reconciliation Period	-488.15
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	100.00
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
<b>Adjusted Cash Balance</b>	<b>42,229.25</b>
Bank Statement Balance on 05/31/2020	42,229.25
	In Balance

**Bank**

America's Most Convenient Bank®

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## STATEMENT OF ACCOUNT

AB 01 011501 80543 B 28 A

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

Page: 1 of 2  
 Statement Period: May 01 2020-May 31 2020  
 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 05/01	38,846.64
Plus 6 Deposits and Other Credits	5,926.43
Less 5 Checks and Other Debits	2,540.82
Less Service Charges	3.00
Statement Balance as of 05/31	42,229.25

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

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
05/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008272280914		490.07	39,336.71
05/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008266636082		488.15	39,824.86
05/05	Check #785	375.00		39,449.86
05/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 164591934		1,179.00	40,628.86
05/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 164793936		702.40	41,331.26
05/06	Check #786	65.59		41,265.67
05/11	Check #788	700.00		40,565.67
05/11	Check #787	566.25		39,999.42
05/21	DEPOSIT		2,578.66	42,578.08
05/21	DEPOSIT		488.15	43,066.23
05/28	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 439469	833.98		42,232.25
05/29	PAPER STATEMENT FEE	3.00		42,229.25

**Checks Paid**

No. Checks: 4

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
05/05	785	375.00	05/11	787	566.25
05/06	786	65.59	05/11	788	700.00

**INTEREST SUMMARY**

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

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

## Cash Journal - Income Register Report

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

Date Range: 05/01/2020 to 05/31/2020

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
<b>Common Area Maintenance Chgs</b>							
	05/01/2020	Daniel Chalk	4A	Receipt	488.15		
	05/01/2020	Emmanuel Cornet	5A	eCheck receipt	488.15	5699-0250	May 2020
	05/01/2020	Lixing Chu	6B	Receipt	702.40	PL012777	May 2020
	05/01/2020	Nikolay Dimov	3A	Reversed Receipt	488.15		
	05/01/2020	Nikolay Dimov	3A	Reverse Receipt	-488.15		NSF reversal receipt
	05/01/2020	TLH LLC	4B	Receipt	490.07	PL975213	May 2020
	05/01/2020	Travis Hime	6A	Receipt	588.93		
	05/01/2020	Travis Hime	6A	Receipt	100.00	PL001306	May 2020
	05/03/2020	Michael D'Andrea	5B	eCheck receipt	490.07	2E60-C000	May 2020
	05/21/2020	Linda Carroll	3B	Receipt	490.07	518	May 2020
	05/21/2020	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2190	May 2020
	05/29/2020	Nikolay Dimov	3A	eCheck receipt	488.15	70E3-C660	May 2020
<b>Total Common Area Maintenance Chgs</b>					<b>6,414.58</b>		
<b>Total Operating Income</b>					<b>6,414.58</b>		
<b>Expense</b>							
<b>Total Operating Expense</b>					<b>0.00</b>		
<b>NOI - Net Operating Income</b>							
					<b>6,414.58</b>		
Total Income					6,414.58		
Total Expense					0.00		
<b>Net Income</b>					<b>6,414.58</b>		
<b>Other Items</b>							
<b>Prepaid Rent / Charges</b>							
	05/01/2020	Travis Hime	6A	Receipt	-588.93		

## Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	05/01/2020	Nikolay Dimov	3A	Reversed Receipt	-488.15		
	05/01/2020	Nikolay Dimov	3A	Reverse Receipt	488.15		NSF reversal receipt
	05/01/2020	Daniel Chalk	4A	Receipt	-488.15		
	05/01/2020	Travis Hime	6A	Receipt	588.93	PL001306	Prepaid Any
	05/21/2020	Daniel Chalk	4A	Receipt	488.15	5891079	Prepaid Any
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					6,414.58		

## Deposit Register - Operating

Date Range: 05/01/2020 to 05/31/2020

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
<b>424-Oper-3353-TD</b>								
3	05/01/2020						1,881.40	
	05/01/2020	4B	TLH LLC		PL975213			490.07
	05/01/2020	6A	Travis Hime		PL001306			688.93
	05/01/2020	6B	Lixing Chu		PL012777			702.40
Automatic ACH Deposit	05/04/2020						488.15	
	05/01/2020	5A	Emmanuel Cornet	ACH	5699-0250			488.15
Automatic ACH Deposit	05/04/2020						490.07	
	05/03/2020	5B	D'Andrea, Michael	ACH	2E60-C000			490.07
1	05/21/2020						488.15	
	05/21/2020	4A	Daniel Chalk		5891079			488.15
2	05/21/2020						2,578.66	
	05/21/2020	3B	Linda Carroll		518			490.07
	05/21/2020	COMM	Linda Carroll, William Riley		2190			2,088.59
							<b>5,926.43</b>	
<b>Total</b>							<b>5,926.43</b>	

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** Current

**Date Range:** 05/01/2020 to 05/31/2020

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov</b>					
Common Area Maintenance Chgs	05/29/2020	0.00	488.15	-488.15	0.00
NSF Processing Fee Income		20.00	0.00	0.00	20.00
		<b>20.00</b>	<b>488.15</b>	<b>-488.15</b>	<b>20.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll</b>					
Common Area Maintenance Chgs	05/21/2020	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk</b>					
Common Area Maintenance Chgs	05/01/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	05/21/2020	-488.15	0.00	0.00	-488.15
		<b>-488.15</b>	<b>488.15</b>	<b>-488.15</b>	<b>-488.15</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC</b>					
Common Area Maintenance Chgs	05/01/2020	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet</b>					
Common Area Maintenance Chgs	05/01/2020	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael</b>					
Common Area Maintenance Chgs	05/03/2020	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime</b>					
Common Area Maintenance Chgs	05/01/2020	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	05/01/2020	-588.93	0.00	0.00	-588.93
		<b>-588.93</b>	<b>688.93</b>	<b>-688.93</b>	<b>-588.93</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu</b>					
Common Area Maintenance Chgs	05/01/2020	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		<b>200.00</b>	<b>702.40</b>	<b>-702.40</b>	<b>200.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley</b>					
Common Area Maintenance Chgs	05/21/2020	0.00	2,088.59	-2,088.59	0.00
<b>Total</b>		<b>-857.08</b>	<b>6,414.58</b>	<b>-6,414.58</b>	<b>-857.08</b>

## Check Register Monthly Detail (by Date)

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

**Date Range:** 05/01/2020 to 05/31/2020

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

**Payees:** All

**Payment Type:** All

**Include Voided Checks:** No

**Group GL Totals per Check:** No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
786	05/01/2020	Verizon	65.59					
						8300-2000	Telephone & Mobile - Office	65.59
787	05/01/2020	Safeguard Realty Mgmt Inc	566.25					
				424202004PR		7000-1400	Payroll Oper - Porter	500.00
				424202004PR		7200-0000	Payroll Proc Fees	25.00
				424202004PR		7300-0000	Payroll Taxes	41.25
788	05/04/2020	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
DD0257202011405/27/2020	05/27/2020	IPFS Corporation	833.98					
				2020.05-NYT-439469		6300-1010	Insurance - Package	833.98
<b>Total</b>			<b>2,165.82</b>					



## Expense Distribution Summary

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

**Date Range:** 05/01/2020 to 05/31/2020

GL Account	Debit	Credit
1000-0000: Operating Acct		2,168.82
4820-0000: Bank Charge - Handling Fee	3.00	
6300-1010: Insurance - Package	833.98	
6600-0000: Management Fees	700.00	
7000-1400: Payroll Oper - Porter	500.00	
7200-0000: Payroll Proc Fees	25.00	
7300-0000: Payroll Taxes	41.25	
8300-2000: Telephone & Mobile - Office	65.59	
<b>Total</b>	<b>2,168.82</b>	<b>2,168.82</b>

## Monthly General Ledger

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

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 05/01/2020 to 05/31/2020

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1000-0000 - Operating Acct</b>							
Starting Balance							39,060.57
05/01/2020	Verizon		Check	786		65.59	38,994.98
05/01/2020	Safeguard Realty Mgmt Inc		Check	787		500.00	38,494.98
05/01/2020	Safeguard Realty Mgmt Inc		Check	787		25.00	38,469.98
05/01/2020	Safeguard Realty Mgmt Inc		Check	787		41.25	38,428.73
05/01/2020	Emmanuel Cornet	May 2020	eCheck receipt	5699-0250	488.15		38,916.88
05/01/2020	TLH LLC	May 2020	Receipt	PL975213	490.07		39,406.95
05/01/2020	Travis Hime	May 2020	Receipt	PL001306	100.00		39,506.95
05/01/2020	Travis Hime	Prepaid Any	Receipt	PL001306	588.93		40,095.88
05/01/2020	Lixing Chu	May 2020	Receipt	PL012777	702.40		40,798.28
05/03/2020	Michael D'Andrea	May 2020	eCheck receipt	2E60-C000	490.07		41,288.35
05/04/2020	Safeguard Realty Mgmt Inc	3/2019	Check	788		700.00	40,588.35
05/21/2020	Daniel Chalk	Prepaid Any	Receipt	5891079	488.15		41,076.50
05/21/2020	Linda Carroll	May 2020	Receipt	518	490.07		41,566.57
05/21/2020	Linda Carroll, William Riley	May 2020	Receipt	2190	2,088.59		43,655.16
05/27/2020	IPFS Corporation		Payment	DD025720201142		833.98	42,821.18
05/29/2020	Nikolay Dimov	May 2020	eCheck receipt	70E3-C660	488.15		43,309.33
05/31/2020		Bank Fee	JE	590		3.00	43,306.33
Net Change							4,245.76
					6,414.58	2,168.82	43,306.33
<b>1335-0000 - Utility Deposit</b>							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1455-0000 - Funds to/from Manager</b>							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
<b>1840-2019 - Improvements - 2019</b>							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
<b>1840-2020 - Improvements - 2020</b>							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
<b>2220-0000 - Prepaid Rent / Charges</b>							
Starting Balance							-585.66
05/01/2020	Daniel Chalk		Receipt		488.15		-97.51
05/01/2020	Nikolay Dimov		Reversed Receipt		488.15		390.64
05/01/2020	Travis Hime		Receipt		588.93		979.57
05/01/2020	Travis Hime	Prepaid Any	Receipt	PL001306		588.93	390.64
05/01/2020	Nikolay Dimov	NSF reversal receipt	Reverse Receipt			488.15	-97.51
05/21/2020	Daniel Chalk	Prepaid Any	Receipt	5891079		488.15	-585.66
Net Change							0.00
					1,565.23	1,565.23	-585.66
<b>2300-2000 - Unit Owner Move-In /Out Deposit</b>							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
<b>2480-0000 - Other Liabilities</b>							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>2540-3000 - Funding of Prop Mgmt</b>							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
<b>3045-0000 - Retained Earnings</b>							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
<b>4410-0100 - Common Area Maintenance Chgs</b>							
Starting Balance							-26,347.25
05/01/2020	Daniel Chalk		Receipt			488.15	-26,835.40
05/01/2020	Nikolay Dimov		Reversed Receipt			488.15	-27,323.55
05/01/2020	Travis Hime		Receipt			588.93	-27,912.48
05/01/2020	Emmanuel Cornet	May 2020	eCheck receipt	5699-0250		488.15	-28,400.63
05/01/2020	TLH LLC	May 2020	Receipt	PL975213		490.07	-28,890.70
05/01/2020	Travis Hime	May 2020	Receipt	PL001306		100.00	-28,990.70
05/01/2020	Lixing Chu	May 2020	Receipt	PL012777		702.40	-29,693.10
05/01/2020	Nikolay Dimov	NSF reversal receipt	Reverse Receipt		488.15		-29,204.95
05/03/2020	Michael D'Andrea	May 2020	eCheck receipt	2E60-C000		490.07	-29,695.02
05/21/2020	Linda Carroll	May 2020	Receipt	518		490.07	-30,185.09
05/21/2020	Linda Carroll, William Riley	May 2020	Receipt	2190		2,088.59	-32,273.68
05/29/2020	Nikolay Dimov	May 2020	eCheck receipt	70E3-C660		488.15	-32,761.83
Net Change							-6,414.58
					488.15	6,902.73	-32,761.83
<b>4820-0000 - Bank Charge - Handling Fee</b>							
Starting Balance							23.00
05/31/2020	Bank Fee		JE	590	3.00		26.00
Net Change							3.00
					3.00	0.00	26.00

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>4850-0000 - Special Assessment Income</b>							
Starting Balance							-3,256.00
Net Change							0.00
					0.00	0.00	-3,256.00
<b>5100-2000 - Gas Exp - Common Areas</b>							
Starting Balance							2,449.71
Net Change							0.00
					0.00	0.00	2,449.71
<b>5120-3000 - Electric Exp - Common Areas</b>							
Starting Balance							1,109.81
Net Change							0.00
					0.00	0.00	1,109.81
<b>5300-1000 - R&amp;M - Plumbing</b>							
Starting Balance							734.91
Net Change							0.00
					0.00	0.00	734.91
<b>5486-0000 - R&amp;M - Pest Control</b>							
Starting Balance							136.09
Net Change							0.00
					0.00	0.00	136.09
<b>5702-0000 - Service - Pest Control</b>							
Starting Balance							668.69
Net Change							0.00
					0.00	0.00	668.69
<b>5711-0000 - Service - Elevator Inspection</b>							
Starting Balance							674.38
Net Change							0.00
					0.00	0.00	674.38

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>6200-0100 - Real Estate Taxes - Property</b>							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
<b>6300-1010 - Insurance - Package</b>							
Starting Balance							2,940.56
05/27/2020	IPFS Corporation		Payment	DD025720201142	833.98		3,774.54
Net Change							833.98
					833.98	0.00	3,774.54
<b>6600-0000 - Management Fees</b>							
Starting Balance							2,800.00
05/04/2020	Safeguard Realty Mgmt Inc	3/2019	Check	788	700.00		3,500.00
Net Change							700.00
					700.00	0.00	3,500.00
<b>6700-1000 - Legal Fees</b>							
Starting Balance							5,149.12
Net Change							0.00
					0.00	0.00	5,149.12
<b>6710-0000 - Consulting Fees</b>							
Starting Balance							549.80
Net Change							0.00
					0.00	0.00	549.80
<b>7000-1400 - Payroll Oper - Porter</b>							
Starting Balance							3,000.00
05/01/2020	Safeguard Realty Mgmt Inc		Check	787	500.00		3,500.00
Net Change							500.00
					500.00	0.00	3,500.00

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>7200-0000 - Payroll Proc Fees</b>							
Starting Balance							130.00
05/01/2020	Safeguard Realty Mgmt Inc		Check	787	25.00		155.00
Net Change							25.00
					25.00	0.00	155.00
<b>7300-0000 - Payroll Taxes</b>							
Starting Balance							247.50
05/01/2020	Safeguard Realty Mgmt Inc		Check	787	41.25		288.75
Net Change							41.25
					41.25	0.00	288.75
<b>8300-2000 - Telephone &amp; Mobile - Office</b>							
Starting Balance							122.35
05/01/2020	Verizon		Check	786	65.59		187.94
Net Change							65.59
					65.59	0.00	187.94
<b>8320-0000 - Bank Charges</b>							
Starting Balance							9.00
Net Change							0.00
					0.00	0.00	9.00
<b>8360-7000 - Violations &amp; Fees</b>							
Starting Balance							200.00
Net Change							0.00
					0.00	0.00	200.00
<b>9600-0000 - Income Tax Expense</b>							
Starting Balance							85.00
Net Change							0.00
					0.00	0.00	85.00
<b>Total</b>					<b>10,636.78</b>	<b>10,636.78</b>	<b>116,713.86</b>

## Trial Balance

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

**Date Range:** 05/01/2020 to 05/31/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	39,060.57	4,245.76		43,306.33
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
1840-2019: Improvements - 2019	90,093.00			90,093.00
1840-2020: Improvements - 2020	12,507.00			12,507.00
2220-0000: Prepaid Rent / Charges	-585.66			-585.66
2300-2000: Unit Owner Move-In /Out 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	-26,347.25		6,414.58	-32,761.83
4820-0000: Bank Charge - Handling Fee	23.00	3.00		26.00
4850-0000: Special Assessment Income	-3,256.00			-3,256.00
5100-2000: Gas Exp - Common Areas	2,449.71			2,449.71
5120-3000: Electric Exp - Common Areas	1,109.81			1,109.81
5300-1000: R&M - Plumbing	734.91			734.91
5486-0000: R&M - Pest Control	136.09			136.09
5702-0000: Service - Pest Control	668.69			668.69
5711-0000: Service - Elevator Inspection	674.38			674.38
6200-0100: Real Estate Taxes - Property	13.00			13.00
6300-1010: Insurance - Package	2,940.56	833.98		3,774.54
6600-0000: Management Fees	2,800.00	700.00		3,500.00
6700-1000: Legal Fees	5,149.12			5,149.12
6710-0000: Consulting Fees	549.80			549.80
7000-1400: Payroll Oper - Porter	3,000.00	500.00		3,500.00
7200-0000: Payroll Proc Fees	130.00	25.00		155.00
7300-0000: Payroll Taxes	247.50	41.25		288.75
8300-2000: Telephone & Mobile - Office	122.35	65.59		187.94
8320-0000: Bank Charges	9.00			9.00
8360-7000: Violations & Fees	200.00			200.00
9600-0000: Income Tax Expense	85.00			85.00
Calculated Prior Years Retained Earnings	-116,713.86			-116,713.86



**Trial Balance**

GL Account	Balance Forward	Debit	Credit	Ending Balance
Total	0.00	6,414.58	6,414.58	0.00