

Income Statement

Safeguard Realty Management Inc

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

As of: Mar 2020

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	6,414.58	100.00	19,832.67	85.90
Laundry Income	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	3,256.00	14.10
Total Operating Income	6,414.58	100.00	23,088.67	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	875.24	13.64	2,449.71	10.61
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	385.83	6.01	1,109.81	4.81
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
Total Utilities Expense	1,261.07	19.66	3,559.52	15.42
Repairs & Maintenance Exp				
R&M - Plumbing	0.00	0.00	734.91	3.18
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	0.59
Total Repairs & Maintenance Exp	0.00	0.00	871.00	3.77
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	0.00	0.00
Total Maintenance Contracts	0.00	0.00	0.00	0.00
Services Contracts				
Service - Pest Control	0.00	0.00	668.69	2.90
Service - Elevator Inspection	0.00	0.00	674.38	2.92
Total Services Contracts	0.00	0.00	1,343.07	5.82
Real Estate Taxes				
Real Estate Taxes - Property	13.00	0.20	13.00	0.06
Total Real Estate Taxes	13.00	0.20	13.00	0.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Insurance				
Insurance - Package	1,364.24	21.27	2,146.29	9.30
Insurance - Worker's Comp	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00
Total Insurance	1,364.24	21.27	2,146.29	9.30
Management Fees	1,110.00	17.30	2,100.00	9.10
Legal Fees	0.00	0.00	5,149.12	22.30
Accounting Expense	0.00	0.00	0.00	0.00
Consulting Fees	0.00	0.00	174.80	0.76
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	0.00	0.00
Payroll Oper - Porter	0.00	0.00	1,500.00	6.50
Total Payroll Operations Expenses	0.00	0.00	1,500.00	6.50
Payroll Proc Fees	0.00	0.00	65.00	0.28
Payroll Taxes	0.00	0.00	123.75	0.54
Admin & Office Exps				
Telephone & Mobile - Office	0.00	0.00	122.35	0.53
Office - Postage & Courier	0.00	0.00	0.00	0.00
Total Admin & Office Exps	0.00	0.00	122.35	0.53
Bank Charges	3.00	0.05	9.00	0.04
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	200.00	0.87
Total Licenses/Permits/Fees	0.00	0.00	200.00	0.87
Income Tax Expense	0.00	0.00	85.00	0.37
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
Total Operating Expense	3,751.31	58.48	17,461.90	75.63
NOI - Net Operating Income				
	2,663.27	41.52	5,626.77	24.37
Total Income	6,414.58	100.00	23,088.67	100.00
Total Expense	3,751.31	58.48	17,461.90	75.63
Net Income	2,663.27	41.52	5,626.77	24.37

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Mar 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Total
Operating Income & Expense				
Income				
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	19,832.67
Special Assessment Income	3,256.00	0.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	6,414.58	23,088.67
Expense				
Utilities Expense				
Gas Exp - Common Areas	677.45	897.02	875.24	2,449.71
Electric Exp - Common Areas	340.18	383.80	385.83	1,109.81
Total Utilities Expense	1,017.63	1,280.82	1,261.07	3,559.52
Repairs & Maintenance Exp				
R&M - Plumbing	734.91	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	871.00
Services Contracts				
Service - Pest Control	668.69	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	674.38
Total Services Contracts	668.69	674.38	0.00	1,343.07
Real Estate Taxes				
Real Estate Taxes - Property	0.00	0.00	13.00	13.00
Total Real Estate Taxes	0.00	0.00	13.00	13.00
Insurance				
Insurance - Package	782.05	0.00	1,364.24	2,146.29
Total Insurance	782.05	0.00	1,364.24	2,146.29
Management Fees	495.00	495.00	1,110.00	2,100.00
Legal Fees	0.00	5,149.12	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	174.80
Payroll Operations Expenses				
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00
Payroll Proc Fees	65.00	0.00	0.00	65.00

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Total
Payroll Taxes	123.75	0.00	0.00	123.75
Admin & Office Exps				
Telephone & Mobile - Office	81.68	40.67	0.00	122.35
Total Admin & Office Exps	81.68	40.67	0.00	122.35
Bank Charges	3.00	3.00	3.00	9.00
Licenses/Permits/Fees				
Violations & Fees	100.00	100.00	0.00	200.00
Total Licenses/Permits/Fees	100.00	100.00	0.00	200.00
Income Tax Expense	0.00	85.00	0.00	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	17,461.90
NOI - Net Operating Income	4,376.91	-1,413.41	2,663.27	5,626.77
Total Income	10,259.51	6,414.58	6,414.58	23,088.67
Total Expense	5,882.60	7,827.99	3,751.31	17,461.90
Net Income	4,376.91	-1,413.41	2,663.27	5,626.77

Balance Sheet

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

As of: 03/31/2020

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	36,228.61
Total Cash	36,228.61
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	142,058.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent / Charges	687.26
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	10,674.68
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	5,626.77
Calculated Prior Years Retained Earnings	116,713.86
Total Capital	131,383.93
TOTAL LIABILITIES & CAPITAL	142,058.61

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Mar 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Total
Operating Income & Expense				
Income				
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	19,832.67
Special Assessment Income	3,256.00	0.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	6,414.58	23,088.67
Expense				
Utilities Expense				
Gas Exp - Common Areas	677.45	897.02	875.24	2,449.71
Electric Exp - Common Areas	340.18	383.80	385.83	1,109.81
Total Utilities Expense	1,017.63	1,280.82	1,261.07	3,559.52
Repairs & Maintenance Exp				
R&M - Plumbing	734.91	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	871.00
Services Contracts				
Service - Pest Control	668.69	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	674.38
Total Services Contracts	668.69	674.38	0.00	1,343.07
Real Estate Taxes				
Real Estate Taxes - Property	0.00	0.00	13.00	13.00
Total Real Estate Taxes	0.00	0.00	13.00	13.00
Insurance				
Insurance - Package	782.05	0.00	1,364.24	2,146.29
Total Insurance	782.05	0.00	1,364.24	2,146.29
Management Fees	495.00	495.00	1,110.00	2,100.00
Legal Fees	0.00	5,149.12	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	174.80
Payroll Operations Expenses				
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00
Payroll Proc Fees	65.00	0.00	0.00	65.00

Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Total
Payroll Taxes	123.75	0.00	0.00	123.75
Admin & Office Exps				
Telephone & Mobile - Office	81.68	40.67	0.00	122.35
Total Admin & Office Exps	81.68	40.67	0.00	122.35
Bank Charges	3.00	3.00	3.00	9.00
Licenses/Permits/Fees				
Violations & Fees	100.00	100.00	0.00	200.00
Total Licenses/Permits/Fees	100.00	100.00	0.00	200.00
Income Tax Expense	0.00	85.00	0.00	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	17,461.90
NOI - Net Operating Income	4,376.91	-1,413.41	2,663.27	5,626.77
Total Income	10,259.51	6,414.58	6,414.58	23,088.67
Total Expense	5,882.60	7,827.99	3,751.31	17,461.90
Net Income	4,376.91	-1,413.41	2,663.27	5,626.77
Other Items				
Improvements - 2020	-12,507.00	0.00	0.00	-12,507.00
Prepaid Rent / Charges	-588.77	-487.99	689.09	-387.67
Net Other Items	-13,095.77	-487.99	689.09	-12,894.67
Cash Flow	-8,718.86	-1,901.40	3,352.36	-7,267.90
Beginning Cash	43,496.51	34,777.65	32,876.25	43,496.51
Beginning Cash + Cash Flow	34,777.65	32,876.25	36,228.61	36,228.61
Actual Ending Cash	34,777.65	32,876.25	36,228.61	36,228.61



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T STATEMENT OF ACCOUNT

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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: Mar 01 2020-Mar 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 03/01	33,456.25
Plus 7 Deposits and Other Credits	6,414.74
Less 8 Checks and Other Debits	4,228.31
Less Service Charges	3.00
Statement Balance as of 03/31	35,639.68

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
03/02	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000007822431778		488.15	33,944.40
03/02	Check #779	495.00		33,449.40
03/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000007849571206		490.07	33,939.47
03/04	DEPOSIT		976.46	34,915.93
03/04	Check #778	380.00		34,535.93
03/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 158473120		702.40	35,238.33
03/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 158242164		490.07	35,728.40
03/05	Check #780	1,364.24		34,364.16
03/05	Check #777	100.00		34,264.16
03/09	Check #781	615.00		33,649.16
03/10	DEPOSIT		2,578.66	36,227.82
03/17	CCD DEPOSIT, PAYLEASE.COM CREDIT 159381053		688.93	36,916.75
03/18	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	833.24		36,083.51
03/18	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	427.83		35,655.68
03/23	Check #782	13.00		35,642.68
03/31	PAPER STATEMENT FEE	3.00		35,639.68

Checks Paid

No. Checks: 6

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
03/05	777	100.00	03/05	780	1,364.24
03/04	778	380.00	03/09	781	615.00
03/02	779	495.00	03/23	782	13.00

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

**Bank**

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STATEMENT OF ACCOUNT


424 WEST 49TH ST CONDOMINIUM ASSOCIATION

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

INTEREST SUMMARY

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

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Bank Deposits FDIC Insured | TD Bank, N.A. | Equal Housing Lender 

2626-2-000000



Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	03/31/2020

Summary

Bank Statement Starting Balance on 02/29/2020	33,456.25
Cleared Deposits and other Increases	6,414.74
Cleared Checks and other Decreases	4,231.31
Cleared ACH Batches and Reversals	0.00
Cleared Balance	35,639.68

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (1 Item)

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

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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Cash Accounts

1000-0000: Operating Acct	36,228.61
1140-0000: Security Deposit	0.00
Total Cash Balance	36,228.61
Less Unreconciled Deposits	-688.93

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	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
Adjusted Cash Balance	35,639.68
Bank Statement Balance on 03/31/2020	35,639.68
	In Balance

Cash Journal - Income Register Report

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

Date Range: 03/01/2020 to 03/31/2020

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	03/01/2020	Daniel Chalk	4A	Receipt	488.15		
	03/01/2020	Emmanuel Cornet	5A	eCheck receipt	488.15	AE23-35E0	March 2020
	03/01/2020	Lixing Chu	6B	Receipt	702.40	PL007650	March 2020
	03/01/2020	Nikolay Dimov	3A	Receipt	1.44		
	03/01/2020	TLH LLC	4B	Receipt	490.07	PL960832	March 2020
	03/01/2020	Travis Hime	6A	Receipt	688.93	PL992492	March 2020
	03/03/2020	Michael D'Andrea	5B	eCheck receipt	490.07	4188-C500	March 2020
	03/04/2020	Nikolay Dimov	3A	Receipt	486.71	7890797	March 2020
	03/10/2020	Linda Carroll	3B	Receipt	490.07	506	March 2020
	03/10/2020	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2185	March 2020
Total Common Area Maintenance Chgs					6,414.58		
Bank Charge - Handling Fee							
	03/31/2020			JE	3.00	167	correct GI coding
	03/31/2020			JE	-3.00	166	Bank Fee
Total Bank Charge - Handling Fee					0.00		
Total Operating Income					6,414.58		
Expense							
Utilities Expense							
Gas Exp - Common Areas							
	03/16/2020	Con Edison		Payment	833.24	DD0327031025	
	03/16/2020	Con Edison		Payment	42.00	DD0327034812	
Total Gas Exp - Common Areas					875.24		
Electric Exp - Common Areas							
	03/16/2020	Con Edison		Payment	385.83	DD0327034812	
Total Electric Exp - Common Areas					385.83		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Total Utilities Expense					<u>1,261.07</u>		
Real Estate Taxes							
Real Estate Taxes - Property							
	03/12/2020	NYC Department of Finance		Check	<u>13.00</u>	782	
Total Real Estate Taxes - Property					<u>13.00</u>		
Total Real Estate Taxes					<u>13.00</u>		
Insurance							
Insurance - Package							
	03/02/2020	Bermack Champion		Check	<u>1,364.24</u>	780	
Total Insurance - Package					<u>1,364.24</u>		
Total Insurance					<u>1,364.24</u>		
Management Fees							
	03/02/2020	Safeguard Realty Mgmt Inc		Check	495.00	779	3/2019
	03/09/2020	Safeguard Realty Mgmt Inc		Check	205.00	781	
	03/09/2020	Safeguard Realty Mgmt Inc		Check	205.00	781	
	03/09/2020	Safeguard Realty Mgmt Inc		Check	<u>205.00</u>	781	
Total Management Fees					<u>1,110.00</u>		
Bank Charges							
	03/31/2020			JE	<u>3.00</u>	167	correct GI coding
Total Bank Charges					<u>3.00</u>		
Total Operating Expense					<u>3,751.31</u>		
NOI - Net Operating Income					<u>2,663.27</u>		
Total Income					6,414.58		
Total Expense					3,751.31		
Net Income					<u>2,663.27</u>		
Other Items							
Prepaid Rent / Charges							
	03/01/2020	Daniel Chalk	4A	Receipt	-488.15		
	03/01/2020	Nikolay Dimov	3A	Receipt	-1.44		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	03/04/2020	Nikolay Dimov	3A	Receipt	1.60	7890797	Prepaid Any
	03/04/2020	Daniel Chalk	4A	Receipt	488.15	7891604	Prepaid Any
	03/11/2020	Travis Hime	6A	Receipt	688.93	PL071063	Prepaid Any
Total Prepaid Rent / Charges					689.09		
Net Other Items					689.09		
Cash Flow					3,352.36		

Deposit Register

Date Range: 03/01/2020 to 03/31/2020

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
424-Oper-3353-TD									
6	03/01/2020						490.07		Yes
	03/01/2020	TLH LLC	424 West 49th Street - 424 West 49th Street New York, NY 10019		PL960832			490.07	
6	03/01/2020						688.93		No
	03/01/2020	Travis Hime	424 West 49th Street - 424 West 49th Street New York, NY 10019		PL992492			688.93	
7	03/01/2020						702.40		Yes
	03/01/2020	Lixing Chu	424 West 49th Street - 424 West 49th Street New York, NY 10019		PL007650			702.40	
Automatic ACH Deposit	03/02/2020						488.15		Yes
	03/01/2020	Emmanuel Cornet	424 West 49th Street - 424 West 49th Street New York, NY 10019	ACH	AE23-35E0			488.15	
Automatic ACH Deposit	03/04/2020						490.07		Yes
	03/03/2020	D'Andrea, Michael	424 West 49th Street - 424 West 49th Street New York, NY 10019	ACH	4188-C500			490.07	
2	03/04/2020						976.46		Yes
	03/04/2020	Nikolay Dimov	424 West 49th Street - 424 West 49th Street New York, NY 10019		7890797			488.31	
	03/04/2020	Daniel Chalk	424 West 49th Street - 424 West 49th Street New York, NY 10019		7891604			488.15	
2	03/10/2020						2,578.66		Yes
	03/10/2020	Linda Carroll	424 West 49th Street - 424 West 49th Street New York, NY 10019		506			490.07	
	03/10/2020	Linda Carroll, William Riley	424 West 49th Street - 424 West 49th Street New York, NY 10019		2185			2,088.59	
1	03/11/2020						688.93		Yes

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
	03/11/2020	Travis Hime	424 West 49th Street - 424 West 49th Street New York, NY 10019		PL071063			688.93	
							7,103.67		
Total							7,103.67		

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

Date Range: 03/01/2020 to 03/31/2020

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	03/04/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	03/04/2020	-1.44	0.00	-0.16	-1.60
		-1.44	488.15	-488.31	-1.60
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	03/10/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	03/01/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	03/04/2020	-488.15	0.00	0.00	-488.15
		-488.15	488.15	-488.15	-488.15
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	03/01/2020	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	03/01/2020	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	03/03/2020	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	03/01/2020	100.00	688.93	-688.93	100.00
Prepaid Rent / Charges	03/11/2020	0.00	0.00	-688.93	-688.93
		100.00	688.93	-1,377.86	-588.93
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	03/01/2020	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		200.00	702.40	-702.40	200.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley					
Common Area Maintenance Chgs	03/10/2020	0.00	2,088.59	-2,088.59	0.00
Total		-189.59	6,414.58	-7,103.67	-878.68

Check Register Monthly Detail (by Date)

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

Date Range: 03/01/2020 to 03/31/2020

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
779	03/02/2020	Safeguard Realty Mgmt Inc	495.00					
					3/2019	6600-0000	Management Fees	495.00
780	03/02/2020	Bermack Champion	1,364.24					
				11371882		6300-1010	Insurance - Package	1,364.24
781	03/09/2020	Safeguard Realty Mgmt Inc	615.00					
				2020.0101-MF-424		6600-0000	Management Fees	205.00
				2020.0301-MF.424		6600-0000	Management Fees	205.00
				2020.0201-MF.424		6600-0000	Management Fees	205.00
782	03/12/2020	NYC Department of Finance	13.00					
						6200-0100	Real Estate Taxes - Property	13.00
DD0327031025	03/16/2020	Con Edison	833.24					
						5100-2000	Gas Exp - Common Areas	833.24
DD0327034812	03/16/2020	Con Edison	427.83					
						5120-3000	Electric Exp - Common Areas	385.83
						5100-2000	Gas Exp - Common Areas	42.00

Total	3,748.31
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Expense Distribution Summary

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

Date Range: 03/01/2020 to 03/31/2020

GL Account	Debit	Credit
1000-0000: Operating Acct		3,751.31
4820-0000: Bank Charge - Handling Fee	3.00	
5100-2000: Gas Exp - Common Areas	875.24	
5120-3000: Electric Exp - Common Areas	385.83	
6200-0100: Real Estate Taxes - Property	13.00	
6300-1010: Insurance - Package	1,364.24	
6600-0000: Management Fees	1,110.00	
Total	3,751.31	3,751.31

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: 03/01/2020 to 03/31/2020

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							32,876.25
03/01/2020	Emmanuel Cornet	March 2020	eCheck receipt	AE23-35E0	488.15		33,364.40
03/01/2020	TLH LLC	March 2020	Receipt	PL960832	490.07		33,854.47
03/01/2020	Travis Hime	March 2020	Receipt	PL992492	688.93		34,543.40
03/01/2020	Lixing Chu	March 2020	Receipt	PL007650	702.40		35,245.80
03/02/2020	Safeguard Realty Mgmt Inc	3/2019	Check	779		495.00	34,750.80
03/02/2020	Bermack Champion		Check	780		1,364.24	33,386.56
03/03/2020	Michael D'Andrea	March 2020	eCheck receipt	4188-C500	490.07		33,876.63
03/04/2020	Nikolay Dimov	March 2020	Receipt	7890797	486.71		34,363.34
03/04/2020	Nikolay Dimov	Prepaid Any	Receipt	7890797	1.60		34,364.94
03/04/2020	Daniel Chalk	Prepaid Any	Receipt	7891604	488.15		34,853.09
03/09/2020	Safeguard Realty Mgmt Inc		Check	781		205.00	34,648.09
03/09/2020	Safeguard Realty Mgmt Inc		Check	781		205.00	34,443.09
03/09/2020	Safeguard Realty Mgmt Inc		Check	781		205.00	34,238.09
03/10/2020	Linda Carroll	March 2020	Receipt	506	490.07		34,728.16
03/10/2020	Linda Carroll, William Riley	March 2020	Receipt	2185	2,088.59		36,816.75
03/11/2020	Travis Hime	Prepaid Any	Receipt	PL071063	688.93		37,505.68
03/12/2020	NYC Department of Finance		Check	782		13.00	37,492.68
03/16/2020	Con Edison		Payment	DD0327031025		833.24	36,659.44
03/16/2020	Con Edison		Payment	DD0327034812		385.83	36,273.61
03/16/2020	Con Edison		Payment	DD0327034812		42.00	36,231.61
03/31/2020		Bank Fee	JE	166		3.00	36,228.61
Net Change							3,352.36
					7,103.67	3,751.31	36,228.61

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1335-0000 - Utility Deposit							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - Funds to/from Manager							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1840-2019 - Improvements - 2019							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
1840-2020 - Improvements - 2020							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
2220-0000 - Prepaid Rent / Charges							
Starting Balance							1.83
03/01/2020	Daniel Chalk		Receipt		488.15		489.98
03/01/2020	Nikolay Dimov		Receipt		1.44		491.42
03/04/2020	Nikolay Dimov	Prepaid Any	Receipt	7890797		1.60	489.82
03/04/2020	Daniel Chalk	Prepaid Any	Receipt	7891604		488.15	1.67
03/11/2020	Travis Hime	Prepaid Any	Receipt	PL071063		688.93	-687.26
Net Change							-689.09
					489.59	1,178.68	-687.26
2300-2000 - Unit Owner Move-In /Out 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							-13,418.09
03/01/2020	Daniel Chalk		Receipt			488.15	-13,906.24
03/01/2020	Nikolay Dimov		Receipt			1.44	-13,907.68
03/01/2020	Emmanuel Cornet	March 2020	eCheck receipt	AE23-35E0		488.15	-14,395.83
03/01/2020	TLH LLC	March 2020	Receipt	PL960832		490.07	-14,885.90
03/01/2020	Travis Hime	March 2020	Receipt	PL992492		688.93	-15,574.83
03/01/2020	Lixing Chu	March 2020	Receipt	PL007650		702.40	-16,277.23
03/03/2020	Michael D'Andrea	March 2020	eCheck receipt	4188-C500		490.07	-16,767.30
03/04/2020	Nikolay Dimov	March 2020	Receipt	7890797		486.71	-17,254.01
03/10/2020	Linda Carroll	March 2020	Receipt	506		490.07	-17,744.08
03/10/2020	Linda Carroll, William Riley	March 2020	Receipt	2185		2,088.59	-19,832.67
Net Change							-6,414.58
					0.00	6,414.58	-19,832.67
4820-0000 - Bank Charge - Handling Fee							
Starting Balance							0.00
03/31/2020	Bank Fee		JE	166	3.00		3.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
03/31/2020		correct GI coding	JE	167		3.00	0.00
Net Change							0.00
					3.00	3.00	0.00
4850-0000 - Special Assessment Income							
Starting Balance							-3,256.00
Net Change							0.00
					0.00	0.00	-3,256.00
5100-2000 - Gas Exp - Common Areas							
Starting Balance							1,574.47
03/16/2020	Con Edison		Payment	DD0327031025	833.24		2,407.71
03/16/2020	Con Edison		Payment	DD0327034812	42.00		2,449.71
Net Change							875.24
					875.24	0.00	2,449.71
5120-3000 - Electric Exp - Common Areas							
Starting Balance							723.98
03/16/2020	Con Edison		Payment	DD0327034812	385.83		1,109.81
Net Change							385.83
					385.83	0.00	1,109.81
5300-1000 - R&M - Plumbing							
Starting Balance							734.91
Net Change							0.00
					0.00	0.00	734.91
5486-0000 - R&M - Pest Control							
Starting Balance							136.09
Net Change							0.00
					0.00	0.00	136.09

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5702-0000 - Service - Pest Control							
Starting Balance							668.69
Net Change							0.00
					0.00	0.00	668.69
5711-0000 - Service - Elevator Inspection							
Starting Balance							674.38
Net Change							0.00
					0.00	0.00	674.38
6200-0100 - Real Estate Taxes - Property							
Starting Balance							0.00
03/12/2020	NYC Department of Finance		Check	782	13.00		13.00
Net Change							13.00
					13.00	0.00	13.00
6300-1010 - Insurance - Package							
Starting Balance							782.05
03/02/2020	Bermack Champion		Check	780	1,364.24		2,146.29
Net Change							1,364.24
					1,364.24	0.00	2,146.29
6600-0000 - Management Fees							
Starting Balance							990.00
03/02/2020	Safeguard Realty Mgmt Inc	3/2019	Check	779	495.00		1,485.00
03/09/2020	Safeguard Realty Mgmt Inc		Check	781	205.00		1,690.00
03/09/2020	Safeguard Realty Mgmt Inc		Check	781	205.00		1,895.00
03/09/2020	Safeguard Realty Mgmt Inc		Check	781	205.00		2,100.00
Net Change							1,110.00
					1,110.00	0.00	2,100.00
6700-1000 - Legal Fees							
Starting Balance							5,149.12
Net Change							0.00
					0.00	0.00	5,149.12

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6710-0000 - Consulting Fees							
Starting Balance							174.80
Net Change							0.00
					0.00	0.00	174.80
7000-1400 - Payroll Oper - Porter							
Starting Balance							1,500.00
Net Change							0.00
					0.00	0.00	1,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							65.00
Net Change							0.00
					0.00	0.00	65.00
7300-0000 - Payroll Taxes							
Starting Balance							123.75
Net Change							0.00
					0.00	0.00	123.75
8300-2000 - Telephone & Mobile - Office							
Starting Balance							122.35
Net Change							0.00
					0.00	0.00	122.35
8320-0000 - Bank Charges							
Starting Balance							6.00
03/31/2020		correct GI coding	JE	167	3.00		9.00
Net Change							3.00
					3.00	0.00	9.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8360-7000 - Violations & Fees							
Starting Balance							200.00
Net Change							0.00
					0.00	0.00	200.00
9600-0000 - Income Tax Expense							
Starting Balance							85.00
Net Change							0.00
					0.00	0.00	85.00
Total					11,347.57	11,347.57	116,713.86

Trial Balance

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

Date Range: 03/01/2020 to 03/31/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	32,876.25	3,352.36		36,228.61
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	1.83		689.09	-687.26
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	-13,418.09		6,414.58	-19,832.67
4850-0000: Special Assessment Income	-3,256.00			-3,256.00
5100-2000: Gas Exp - Common Areas	1,574.47	875.24		2,449.71
5120-3000: Electric Exp - Common Areas	723.98	385.83		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	0.00	13.00		13.00
6300-1010: Insurance - Package	782.05	1,364.24		2,146.29
6600-0000: Management Fees	990.00	1,110.00		2,100.00
6700-1000: Legal Fees	5,149.12			5,149.12
6710-0000: Consulting Fees	174.80			174.80
7000-1400: Payroll Oper - Porter	1,500.00			1,500.00
7200-0000: Payroll Proc Fees	65.00			65.00
7300-0000: Payroll Taxes	123.75			123.75
8300-2000: Telephone & Mobile - Office	122.35			122.35
8320-0000: Bank Charges	6.00	3.00		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	7,103.67	7,103.67	0.00