

Income Statement

Safeguard Realty Management Inc

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

As of: Jul 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	6,414.58	39.72	45,653.35	35.01
Reimbursed Exp - Income	0.00	0.00	1,500.00	1.15
Laundry Income	0.00	0.00	60.00	0.05
Special Assessment Income	9,036.69	55.95	82,500.00	63.26
Condo Rules Violations				
Noise Complaint - 1st Fine \$200	200.00	1.24	200.00	0.15
Noise Complaint - 2nd Fine \$500	500.00	3.10	500.00	0.38
Total Condo Rules Violations	700.00	4.33	700.00	0.54
Total Operating Income	16,151.27	100.00	130,413.35	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	209.93	1.30	4,659.56	3.57
Utility - Electric Exp	333.50	2.06	2,325.10	1.78
Utility - Water & Sewer Exp	0.00	0.00	1,782.33	1.37
Utility - Telephone/Internet/Cable Exp	35.39	0.22	217.54	0.17
Total Utilities Expense	578.82	3.58	8,984.53	6.89
Repairs & Maintenance Exp				
R&M - Building Supplies	0.00	0.00	132.41	0.10
Total Repairs & Maintenance Exp	0.00	0.00	132.41	0.10
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	2,433.35	1.87
Total Maintenance Contracts	0.00	0.00	2,433.35	1.87
Services Contracts				
Service - Pest Control	0.00	0.00	473.60	0.36
Service - Engineering	0.00	0.00	1,750.00	1.34
Service - Elevator Inspection	294.38	1.82	2,440.66	1.87
Total Services Contracts	294.38	1.82	4,664.26	3.58
Insurance				
Insurance - Package	1,603.20	9.93	5,403.49	4.14

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Insurance - Worker's Comp	0.00	0.00	2,876.70	2.21
Insurance - Other	0.00	0.00	134.71	0.10
Total Insurance	1,603.20	9.93	8,414.90	6.45
Management Fees	495.00	3.06	3,465.00	2.66
Legal Fees	0.00	0.00	4,028.25	3.09
Accounting Expense	0.00	0.00	2,400.00	1.84
Consulting Fees	0.00	0.00	174.00	0.13
Payroll Operations Expenses				
Payroll Oper - Salary	1,500.00	9.29	5,500.00	4.22
Total Payroll Operations Expenses	1,500.00	9.29	5,500.00	4.22
Payroll Proc Fees	0.00	0.00	188.73	0.14
Payroll Taxes	170.03	1.05	500.03	0.38
Reimbursable Expense	0.00	0.00	38.00	0.03
Admin & Office Exps				
Office - Postage & Courier	0.00	0.00	21.28	0.02
Total Admin & Office Exps	0.00	0.00	21.28	0.02
Bank Charges	2.00	0.01	14.00	0.01
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	500.00	0.38
Total Licenses/Permits/Fees	0.00	0.00	500.00	0.38
Administrative - Other	0.00	0.00	407.88	0.31
City Corporation Tax	0.00	0.00	25.00	0.02
State Corporation/LLC Tax	0.00	0.00	9.00	0.01
Total Operating Expense	4,643.43	28.75	41,900.62	32.13
NOI - Net Operating Income	11,507.84	71.25	88,512.73	67.87
Total Income	16,151.27	100.00	130,413.35	100.00
Total Expense	4,643.43	28.75	41,900.62	32.13
Net Income	11,507.84	71.25	88,512.73	67.87

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Jul 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 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	45,653.35
Reimbursed Exp - Income	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00
Laundry Income	30.00	30.00	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	82,500.00
Condo Rules Violations								
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00	0.00	0.00	700.00	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	130,413.35
Expense								
Utilities Expense								
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	502.43	351.93	209.93	4,659.56
Utility - Electric Exp	317.37	326.49	349.46	307.61	376.79	313.88	333.50	2,325.10
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	0.00	858.59	0.00	1,782.33
Utility - Telephone/Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	217.54
Total Utilities Expense	1,104.42	1,481.66	2,236.07	1,109.16	914.61	1,559.79	578.82	8,984.53
Repairs & Maintenance Exp								
R&M - Building Supplies	0.00	0.00	79.21	0.00	53.20	0.00	0.00	132.41
Total Repairs & Maintenance Exp	0.00	0.00	79.21	0.00	53.20	0.00	0.00	132.41
Maintenance Contracts								
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	2,433.35

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
Total Maintenance Contracts	832.89	1,317.39	0.00	283.07	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	473.60
Service - Engineering	0.00	0.00	1,500.00	0.00	0.00	250.00	0.00	1,750.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	2,440.66
Total Services Contracts	386.92	484.91	1,984.91	294.38	294.38	924.38	294.38	4,664.26
Insurance								
Insurance - Package	42.43	42.43	1,369.28	782.05	782.05	782.05	1,603.20	5,403.49
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	400.00	0.00	0.00	2,876.70
Insurance - Other	0.00	134.71	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	8,414.90
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	3,465.00
Legal Fees	3,135.00	807.50	0.00	0.00	85.75	0.00	0.00	4,028.25
Accounting Expense	0.00	0.00	2,400.00	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	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	5,500.00
Total Payroll Operations Expenses	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	5,500.00
Payroll Proc Fees	0.00	122.56	0.00	0.00	0.00	66.17	0.00	188.73
Payroll Taxes	0.00	206.25	0.00	0.00	0.00	123.75	170.03	500.03
Reimbursable Expense	0.00	0.00	0.00	0.00	38.00	0.00	0.00	38.00
Admin & Office Exps								
Office - Postage & Courier	21.28	0.00	0.00	0.00	0.00	0.00	0.00	21.28
Total Admin & Office Exps	21.28	0.00	0.00	0.00	0.00	0.00	0.00	21.28
Bank Charges	2.00	2.00	2.00	2.00	2.00	2.00	2.00	14.00
Licenses/Permits/Fees								
Violations & Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	500.00
Total Licenses/Permits/Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	500.00
Administrative - Other	407.88	0.00	0.00	0.00	0.00	0.00	0.00	407.88

Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
City Corporation Tax	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
State Corporation/LLC Tax	0.00	0.00	9.00	0.00	0.00	0.00	0.00	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	41,900.62
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	88,512.73
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	29,829.86	22,515.01	16,151.27	130,413.35
Total Expense	7,421.45	9,251.48	8,800.47	2,965.66	3,164.99	5,653.14	4,643.43	41,900.62
Net Income	<u>-1,054.93</u>	<u>-2,804.82</u>	<u>5,305.42</u>	<u>32,032.48</u>	<u>26,664.87</u>	<u>16,861.87</u>	<u>11,507.84</u>	<u>88,512.73</u>

Balance Sheet

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

As of: 07/31/2019

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	96,885.99
Total Cash	96,885.99
Utility Deposit	230.00
Funds to/from Manager	3,000.00
TOTAL ASSETS	100,115.99
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	-2.78
Unit Owner Move-In Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	9,984.64
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	88,512.73
Calculated Prior Years Retained Earnings	-7,424.68
Total Capital	90,131.35
TOTAL LIABILITIES & CAPITAL	100,115.99

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	07/31/2019

Summary

Bank Statement Starting Balance on 06/30/2019	86,489.52
Cleared Deposits and other Increases	16,148.49
Cleared Checks and other Decreases	4,934.28
Cleared ACH Batches and Reversals	0.00
Cleared Balance	97,703.73

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (3 Items)

Check #726 - Verizon	07/12/2019	35.39
Check #728 - Midtown Elevator Co. Inc.	07/26/2019	0.30
Payment Ref DD7311934813 - IPFS Corporation	07/31/2019	782.05
Total		817.74

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 (5 Items)

Deposit #1	07/01/2019	1,179.00
Deposit #2	07/09/2019	976.46

Deposit #4 - Automatic ACH Deposit	07/16/2019	978.22
Deposit #5	07/17/2019	10,436.15
Deposit #3	07/12/2019	2,578.66
Total		16,148.49
Cleared Checks and other Decreases (9 Items)		
Check #719 - NYC Water Board	06/21/2019	858.59
Check #722 - SW Engineering	06/27/2019	250.00
Check #724 - Safeguard Realty Mgmt Inc	07/01/2019	495.00
Check #725 - Midtown Elevator Co. Inc.	07/12/2019	294.08
Payment Ref DD71519113803 - Con Edison - DD	07/15/2019	378.79
Payment Ref DD71519122513 - Con Edison - DD	07/15/2019	164.64
Payment Ref DD0722122050 - IPFS Corporation	07/18/2019	821.15
Check #727 - Safeguard Realty Mgmt Inc	07/24/2019	1,670.03
Journal Entry - Bank Fee	07/31/2019	2.00
Total		4,934.28
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000-0000: Operating Acct		96,885.99
1140-0000: Security Deposit		0.00
Total Cash Balance		96,885.99
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		817.74
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		97,703.73
Bank Statement Balance on 07/31/2019		97,703.73
		In Balance



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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: Jul 01 2019-Jul 31 2019
Cust Ref #: 7920173353-720-T-###
Primary Account #: 792-0173353

Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 07/01	86,489.52
Plus 5 Deposits and Other Credits	16,148.49
Less 8 Checks and Other Debits	4,932.28
Less Service Charges	2.00
Statement Balance as of 07/31	97,703.73

ACCOUNT ACTIVITY

Transactions by Date

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
07/02	Check #719	858.59		85,630.93
07/02	Check #724	495.00		85,135.93
07/03	Check #722	250.00		84,885.93
07/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 134487809		1,179.00	86,064.93
07/09	DEPOSIT		976.46	87,041.39
07/12	DEPOSIT		2,578.66	89,620.05
07/16	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000006329369029		978.22	90,598.27
07/17	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	378.79		90,219.48
07/17	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	164.64		90,054.84
07/19	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 421946	821.15		89,233.69
07/23	CCD DEPOSIT, PAYLEASE.COM CREDIT 136033362		10,436.15	99,669.84
07/23	Check #725	294.08		99,375.76
07/24	Check #727	1,670.03		97,705.73
07/31	PAPER STATEMENT FEE	2.00		97,703.73

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
07/02	719	858.59	07/23	725	294.08
07/03	722*	250.00	07/24	727*	1,670.03
07/02	724*	495.00			

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How to Balance your Account

Page:

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Begin by adjusting your account register as follows:

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

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

Ending Balance	97,703.73
Total Deposits	+
Sub Total	
Total Withdrawals	-
Adjusted Balance	

Total Deposits

Total
Withdrawals

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error.

If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.



Bank

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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

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

INTEREST SUMMARY

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

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Cash Journal - Income Register Report

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

Date Range: 07/01/2019 to 07/31/2019

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	07/01/2019	Daniel Chalk	4A	Receipt	488.15		
	07/01/2019	Nikolay Dimov	3A	Receipt	0.16		
	07/01/2019	Nikolay Dimov	3A	Receipt	0.16		
	07/01/2019	TLH LLC	4B	Receipt	490.07	PL905563	July 2019
	07/01/2019	Travis Hime	6A	Receipt	2.95		
	07/01/2019	Travis Hime	6A	Receipt	685.98	PL955279	July 2019
	07/09/2019	Nikolay Dimov	3A	Receipt	487.83	24365765	July 2019
	07/12/2019	Linda Carroll	3B	Receipt	490.07	476	July 2019
	07/12/2019	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2162	July 2019
	07/15/2019	Emmanuel Cornet	5A	eCheck receipt	488.15	8825-09A4	July 2019
	07/15/2019	Michael D'Andrea	5B	eCheck receipt	490.07	9BC1-8FB6	July 2019
	07/17/2019	Lixing Chu	6B	Receipt	702.40	PL40217	July 2019
Total Common Area Maintenance Chgs					6,414.58		
Special Assessment Income							
	07/01/2019	Travis Hime	6A	Receipt	2.94	PL955279	Lintels Repair Assessment
	07/17/2019	Lixing Chu	6B	Receipt	5,436.15	PL40210	Lintels Repair Assessment
	07/17/2019	Lixing Chu	6B	Receipt	3,597.60	PL40217	Lintels Repair Assessment
Total Special Assessment Income					9,036.69		
Condo Rules Violations							
Noise Complaint - 1st Fine \$200							
	07/17/2019	Lixing Chu	6B	Receipt	200.00	PL40217	Noise Complaint
Total Noise Complaint - 1st Fine \$200					200.00		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Noise Complaint - 2nd Fine \$500							
	07/17/2019	Lixing Chu	6B	Receipt	500.00	PL40217	2nd Noise Complaint
Total Noise Complaint - 2nd Fine \$500					500.00		
Total Condo Rules Violations					700.00		
Total Operating Income					16,151.27		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income					16,151.27		
Total Income					16,151.27		
Total Expense					0.00		
Net Income					16,151.27		
Other Items							
Prepaid Rent							
	07/01/2019	Travis Hime	6A	Receipt	-2.95		
	07/01/2019	Nikolay Dimov	3A	Receipt	-0.16		
	07/01/2019	Daniel Chalk	4A	Receipt	-488.15		
	07/01/2019	Nikolay Dimov	3A	Receipt	-0.16		
	07/01/2019	Travis Hime	6A	Receipt	0.01	PL955279	Prepaid Any
	07/09/2019	Daniel Chalk	4A	Receipt	488.15	24155335	Prepaid Any
	07/09/2019	Nikolay Dimov	3A	Receipt	0.48	24365765	Prepaid Any
Total Prepaid Rent					-2.78		
Net Other Items					-2.78		
Cash Flow					16,148.49		

Deposit Register - Operating

Date Range: 07/01/2019 to 07/31/2019

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
1	07/01/2019						1,179.00	
	07/01/2019	4B	TLH LLC		PL905563			490.07
	07/01/2019	6A	Travis Hime		PL955279			688.93
2	07/09/2019						976.46	
	07/09/2019	4A	Daniel Chalk		24155335			488.15
	07/09/2019	3A	Nikolay Dimov		24365765			488.31
3	07/12/2019						2,578.66	
	07/12/2019	3B	Linda Carroll		476			490.07
	07/12/2019	COMM	Linda Carroll, William Riley		2162			2,088.59
4 - Automatic ACH Deposit	07/16/2019						978.22	
	07/15/2019	5A	Emmanuel Cornet	ACH	8825-09A4			488.15
	07/15/2019	5B	D'Andrea, Michael	ACH	9BC1-8FB6			490.07
5	07/17/2019						10,436.15	
	07/17/2019	6B	Lixing Chu		PL40210			5,436.15
	07/17/2019	6B	Lixing Chu		PL40217			5,000.00
							16,148.49	
Total							16,148.49	

Detailed Rent Roll - Monthly Activity

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

Tenant Status: All

Date Range: 07/01/2019 to 07/31/2019

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov					
Common Area Maintenance Chgs	07/09/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	07/09/2019	-0.32	0.00	-0.16	-0.48
		-0.32	488.15	-488.31	-0.48
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	07/12/2019	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	07/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	07/09/2019	-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	07/01/2019	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet					
Common Area Maintenance Chgs	07/15/2019	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	07/15/2019	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	07/01/2019	0.00	688.93	-688.93	0.00
Prepaid Rent	07/01/2019	-2.95	0.00	2.94	-0.01
Special Assessment Income	07/01/2019	2.94	0.00	-2.94	0.00
		-0.01	688.93	-688.93	-0.01
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	07/17/2019	0.00	702.40	-702.40	0.00
Noise Complaint - 1st Fine \$200	07/17/2019	200.00	0.00	-200.00	0.00
Noise Complaint - 2nd Fine \$500	07/17/2019	500.00	0.00	-500.00	0.00
Special Assessment Income	07/17/2019	9,033.75	0.00	-9,033.75	0.00
		9,733.75	702.40	-10,436.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley					
Common Area Maintenance Chgs	07/12/2019	0.00	2,088.59	-2,088.59	0.00

Detailed Rent Roll - Monthly Activity

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
Total		9,245.27	6,414.58	-16,148.49	-488.64

Check Register Monthly Detail (by Date)

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

Date Range: 07/01/2019 to 07/31/2019

Bank Accounts: 424-Oper-3353-TD

Payees: All

Payment Type: All

Include Voided Checks: No

Group GL Totals per Check: No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
724	07/01/2019	Safeguard Realty Mgmt Inc	495.00					
					3/2019	6600-0000	Management Fees	495.00
725	07/12/2019	Midtown Elevator Co. Inc.	294.08					
				70866		5711-0000	Service - Elevator Inspection	294.08
726	07/12/2019	Verizon	35.39					
				2019.0630-424	651-417-749-0001-78	5130-4000	Utility - Telephone/Internet/ Cable Exp	35.39
DD7151911380307/15/2019		Con Edison - DD	378.79					
				2019.0621-424.Ent	44-2027-1496-9501-6	5120-0000	Utility - Electric Exp	333.50
				2019.0621-424.Ent	44-2027-1496-9501-6	5100-2000	Gas Exp - Common Areas	45.29
DD7151912251307/15/2019		Con Edison - DD	164.64					
				2019.0621-424.Boil		5100-2000	Gas Exp - Common Areas	164.64
DD0722122050	07/18/2019	IPFS Corporation	821.15					
				2019.0701-421946		6300-1010	Insurance - Package	821.15
727	07/24/2019	Safeguard Realty Mgmt Inc	1,670.03					
				4242019Q2PR		7000-1000	Payroll Oper - Salary	1,500.00
				4242019Q2PR	ss	7300-0000	Payroll Taxes	93.00
				4242019Q2PR	Medicare/FICA Tax	7300-0000	Payroll Taxes	21.75
				4242019Q2PR	Fed Unemployment Tax	7300-0000	Payroll Taxes	9.00
				4242019Q2PR	Fees	7300-0000	Payroll Taxes	46.28
728	07/26/2019	Midtown Elevator Co. Inc.	0.30					
				70866-		5711-0000	Service - Elevator Inspection	0.30
DD7311934813	07/31/2019	IPFS Corporation	782.05					
				2019.0729-421946		6300-1010	Insurance - Package	782.05

Total 4,641.43

Expense Distribution Summary

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

Date Range: 07/01/2019 to 07/31/2019

GL Account	Debit	Credit
1000-0000: Operating Acct		4,641.43
5100-2000: Gas Exp - Common Areas	209.93	
5120-0000: Utility - Electric Exp	333.50	
5130-4000: Utility - Telephone/Internet/Cable Exp	35.39	
5711-0000: Service - Elevator Inspection	294.38	
6300-1010: Insurance - Package	1,603.20	
6600-0000: Management Fees	495.00	
7000-1000: Payroll Oper - Salary	1,500.00	
7300-0000: Payroll Taxes	170.03	
Total	4,641.43	4,641.43

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: 07/01/2019 to 07/31/2019

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							85,380.93
07/01/2019	Safeguard Realty Mgmt Inc	July 2019 - 2019.0301.MF	Check	724		495.00	84,885.93
07/01/2019	TLH LLC	July 2019	Receipt	PL905563	490.07		85,376.00
07/01/2019	Travis Hime	Lintels Repair Assessment	Receipt	PL955279	2.94		85,378.94
07/01/2019	Travis Hime	July 2019	Receipt	PL955279	685.98		86,064.92
07/01/2019	Travis Hime	Prepaid Any	Receipt	PL955279	0.01		86,064.93
07/09/2019	Daniel Chalk	Prepaid Any	Receipt	24155335	488.15		86,553.08
07/09/2019	Nikolay Dimov	July 2019	Receipt	24365765	487.83		87,040.91
07/09/2019	Nikolay Dimov	Prepaid Any	Receipt	24365765	0.48		87,041.39
07/12/2019	Midtown Elevator Co. Inc.		Check	725		294.08	86,747.31
07/12/2019	Verizon		Check	726		35.39	86,711.92
07/12/2019	Linda Carroll	July 2019	Receipt	476	490.07		87,201.99
07/12/2019	Linda Carroll, William Riley	July 2019	Receipt	2162	2,088.59		89,290.58
07/15/2019	Michael D'Andrea	July 2019	eCheck receipt	9BC1-8FB6	490.07		89,780.65
07/15/2019	Emmanuel Cornet	July 2019	eCheck receipt	8825-09A4	488.15		90,268.80
07/15/2019	Con Edison - DD		Payment	DD71519113803		333.50	89,935.30
07/15/2019	Con Edison - DD		Payment	DD71519113803		45.29	89,890.01
07/15/2019	Con Edison - DD		Payment	DD71519122513		164.64	89,725.37
07/17/2019	Lixing Chu	Lintels Repair Assessment	Receipt	PL40210	5,436.15		95,161.52
07/17/2019	Lixing Chu	Lintels Repair Assessment	Receipt	PL40217	3,597.60		98,759.12
07/17/2019	Lixing Chu	Noise Complaint	Receipt	PL40217	200.00		98,959.12
07/17/2019	Lixing Chu	2nd Noise Complaint	Receipt	PL40217	500.00		99,459.12
07/17/2019	Lixing Chu	July 2019	Receipt	PL40217	702.40		100,161.52
07/18/2019	IPFS Corporation		Payment	DD0722122050		821.15	99,340.37
07/24/2019	Safeguard Realty Mgmt Inc		Check	727		1,500.00	97,840.37
07/24/2019	Safeguard Realty Mgmt Inc		Check	727		93.00	97,747.37
07/24/2019	Safeguard Realty Mgmt Inc		Check	727		21.75	97,725.62
07/24/2019	Safeguard Realty Mgmt Inc		Check	727		9.00	97,716.62

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
07/24/2019	Safeguard Realty Mgmt Inc		Check	727		46.28	97,670.34
07/26/2019	Midtown Elevator Co. Inc.		Check	728		0.30	97,670.04
07/31/2019	IPFS Corporation		Payment	DD7311934813		782.05	96,887.99
07/31/2019		Bank Fee	JE			2.00	96,885.99
Net Change							11,505.06
					16,148.49	4,643.43	96,885.99

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

2220-0000 - Prepaid Rent

Starting Balance							0.00
07/01/2019	Daniel Chalk		Receipt		488.15		488.15
07/01/2019	Nikolay Dimov		Receipt		0.16		488.31
07/01/2019	Nikolay Dimov		Receipt		0.16		488.47
07/01/2019	Travis Hime		Receipt		2.95		491.42
07/01/2019	Travis Hime	Prepaid Any	Receipt	PL955279		0.01	491.41
07/09/2019	Daniel Chalk	Prepaid Any	Receipt	24155335		488.15	3.26
07/09/2019	Nikolay Dimov	Prepaid Any	Receipt	24365765		0.48	2.78
Net Change							2.78
					491.42	488.64	2.78

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							-39,238.77
07/01/2019	Daniel Chalk		Receipt			488.15	-39,726.92
07/01/2019	Nikolay Dimov		Receipt			0.16	-39,727.08
07/01/2019	Nikolay Dimov		Receipt			0.16	-39,727.24
07/01/2019	Travis Hime		Receipt			2.95	-39,730.19
07/01/2019	TLH LLC	July 2019	Receipt	PL905563		490.07	-40,220.26
07/01/2019	Travis Hime	July 2019	Receipt	PL955279		685.98	-40,906.24
07/09/2019	Nikolay Dimov	July 2019	Receipt	24365765		487.83	-41,394.07
07/12/2019	Linda Carroll	July 2019	Receipt	476		490.07	-41,884.14
07/12/2019	Linda Carroll, William Riley	July 2019	Receipt	2162		2,088.59	-43,972.73
07/15/2019	Michael D'Andrea	July 2019	eCheck receipt	9BC1-8FB6		490.07	-44,462.80
07/15/2019	Emmanuel Cornet	July 2019	eCheck receipt	8825-09A4		488.15	-44,950.95
07/17/2019	Lixing Chu	July 2019	Receipt	PL40217		702.40	-45,653.35
Net Change							-6,414.58
					0.00	6,414.58	-45,653.35

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
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							-73,463.31
07/01/2019	Travis Hime	Lintels Repair Assessment	Receipt	PL955279		2.94	-73,466.25
07/17/2019	Lixing Chu	Lintels Repair Assessment	Receipt	PL40210		5,436.15	-78,902.40
07/17/2019	Lixing Chu	Lintels Repair Assessment	Receipt	PL40217		3,597.60	-82,500.00
Net Change							-9,036.69
					0.00	9,036.69	-82,500.00
4851-0100 - Noise Complaint - 1st Fine \$200							
Starting Balance							0.00
07/17/2019	Lixing Chu	Noise Complaint	Receipt	PL40217		200.00	-200.00
Net Change							-200.00
					0.00	200.00	-200.00
4851-0200 - Noise Complaint - 2nd Fine \$500							
Starting Balance							0.00
07/17/2019	Lixing Chu	2nd Noise Complaint	Receipt	PL40217		500.00	-500.00
Net Change							-500.00
					0.00	500.00	-500.00
5100-2000 - Gas Exp - Common Areas							
Starting Balance							4,449.63
07/15/2019	Con Edison - DD	44-2027-1496-9501-6	Payment	DD71519113803	45.29		4,494.92

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
07/15/2019	Con Edison - DD		Payment	DD71519122513	164.64		4,659.56
Net Change							209.93
					209.93	0.00	4,659.56
5120-0000 - Utility - Electric Exp							
Starting Balance							1,991.60
07/15/2019	Con Edison - DD	44-2027-1496-9501-6	Payment	DD71519113803	333.50		2,325.10
Net Change							333.50
					333.50	0.00	2,325.10
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							1,782.33
Net Change							0.00
					0.00	0.00	1,782.33
5130-4000 - Utility - Telephone/Internet/Cable Exp							
Starting Balance							182.15
07/12/2019	Verizon	651-417-749-0001-78	Check	726	35.39		217.54
Net Change							35.39
					35.39	0.00	217.54
5400-0000 - R&M - Building Supplies							
Starting Balance							132.41
Net Change							0.00
					0.00	0.00	132.41
5601-0000 - Maintenance - Elevator							
Starting Balance							2,433.35
Net Change							0.00
					0.00	0.00	2,433.35
5702-0000 - Service - Pest Control							
Starting Balance							473.60
Net Change							0.00
					0.00	0.00	473.60

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5706-0000 - Service - Engineering							
Starting Balance							1,750.00
Net Change							0.00
					0.00	0.00	1,750.00
5711-0000 - Service - Elevator Inspection							
Starting Balance							2,146.28
07/12/2019	Midtown Elevator Co. Inc.		Check	725	294.08		2,440.36
07/26/2019	Midtown Elevator Co. Inc.		Check	728	0.30		2,440.66
Net Change							294.38
					294.38	0.00	2,440.66
6300-1010 - Insurance - Package							
Starting Balance							3,800.29
07/18/2019	IPFS Corporation		Payment	DD0722122050	821.15		4,621.44
07/31/2019	IPFS Corporation		Payment	DD7311934813	782.05		5,403.49
Net Change							1,603.20
					1,603.20	0.00	5,403.49
6300-4000 - Insurance - Worker's Comp							
Starting Balance							2,876.70
Net Change							0.00
					0.00	0.00	2,876.70
6300-9000 - Insurance - Other							
Starting Balance							134.71
Net Change							0.00
					0.00	0.00	134.71
6600-0000 - Management Fees							
Starting Balance							2,970.00
07/01/2019	Safeguard Realty Mgmt Inc	3/2019	Check	724	495.00		3,465.00
Net Change							495.00
					495.00	0.00	3,465.00

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							4,000.00
07/24/2019	Safeguard Realty Mgmt Inc		Check	727	1,500.00		5,500.00
Net Change							1,500.00
					1,500.00	0.00	5,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							188.73
Net Change							0.00
					0.00	0.00	188.73
7300-0000 - Payroll Taxes							
Starting Balance							330.00
07/24/2019	Safeguard Realty Mgmt Inc	ss	Check	727	93.00		423.00
07/24/2019	Safeguard Realty Mgmt Inc	Medicare/FICA Tax	Check	727	21.75		444.75
07/24/2019	Safeguard Realty Mgmt Inc	Fed Unemployment Tax	Check	727	9.00		453.75
07/24/2019	Safeguard Realty Mgmt Inc	Fees	Check	727	46.28		500.03
Net Change							170.03
					170.03	0.00	500.03

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8000-0000 - Reimbursable Expense							
Starting Balance							38.00
Net Change							0.00
					0.00	0.00	38.00
8310-0000 - Office - Postage & Courier							
Starting Balance							21.28
Net Change							0.00
					0.00	0.00	21.28
8320-0000 - Bank Charges							
Starting Balance							12.00
07/31/2019		Bank Fee	JE		2.00		14.00
Net Change							2.00
					2.00	0.00	14.00
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 Corporation Tax							
Starting Balance							25.00
Net Change							0.00
					0.00	0.00	25.00
9600-3000 - State Corporation/LLC Tax							
Starting Balance							9.00
Net Change							0.00
					0.00	0.00	9.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
Total					21,283.34	21,283.34	-7,424.68

Trial Balance

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

Date Range: 07/01/2019 to 07/31/2019

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	85,380.93	11,505.06		96,885.99
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
2220-0000: Prepaid Rent	0.00	2.78		2.78
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	-39,238.77		6,414.58	-45,653.35
4500-0000: Reimbursed Exp - Income	-1,500.00			-1,500.00
4835-0000: Laundry Income	-60.00			-60.00
4850-0000: Special Assessment Income	-73,463.31		9,036.69	-82,500.00
4851-0100: Noise Complaint - 1st Fine \$200	0.00		200.00	-200.00
4851-0200: Noise Complaint - 2nd Fine \$500	0.00		500.00	-500.00
5100-2000: Gas Exp - Common Areas	4,449.63	209.93		4,659.56
5120-0000: Utility - Electric Exp	1,991.60	333.50		2,325.10
5130-3000: Utility - Water & Sewer Exp	1,782.33			1,782.33
5130-4000: Utility - Telephone/Internet/Cable Exp	182.15	35.39		217.54
5400-0000: R&M - Building Supplies	132.41			132.41
5601-0000: Maintenance - Elevator	2,433.35			2,433.35
5702-0000: Service - Pest Control	473.60			473.60
5706-0000: Service - Engineering	1,750.00			1,750.00
5711-0000: Service - Elevator Inspection	2,146.28	294.38		2,440.66
6300-1010: Insurance - Package	3,800.29	1,603.20		5,403.49
6300-4000: Insurance - Worker's Comp	2,876.70			2,876.70
6300-9000: Insurance - Other	134.71			134.71
6600-0000: Management Fees	2,970.00	495.00		3,465.00
6700-1000: Legal Fees	4,028.25			4,028.25
6700-8000: Accounting Expense	2,400.00			2,400.00
6710-0000: Consulting Fees	174.00			174.00
7000-1000: Payroll Oper - Salary	4,000.00	1,500.00		5,500.00
7200-0000: Payroll Proc Fees	188.73			188.73
7300-0000: Payroll Taxes	330.00	170.03		500.03
8000-0000: Reimbursable Expense	38.00			38.00
8310-0000: Office - Postage & Courier	21.28			21.28
8320-0000: Bank Charges	12.00	2.00		14.00
8360-7000: Violations & Fees	500.00			500.00
8360-9900: Administrative - Other	407.88			407.88
9600-2000: City Corporation Tax	25.00			25.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
9600-3000: State Corporation/LLC Tax	9.00			9.00
Calculated Prior Years Retained Earnings	7,424.68			7,424.68
Total	0.00	16,151.27	16,151.27	0.00