

Income Statement

Safeguard Realty Management Inc

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

As of: Feb 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	13,418.09	80.47
Laundry Income	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	3,256.00	19.53
Total Operating Income	6,414.58	100.00	16,674.09	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	897.02	13.98	1,574.47	9.44
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	383.80	5.98	723.98	4.34
Utility - Telephone/Internet/Cable Exp	0.00	0.00	0.00	0.00
Total Utilities Expense	1,280.82	19.97	2,298.45	13.78
Repairs & Maintenance Exp				
R&M - Plumbing	0.00	0.00	734.91	4.41
R&M - Elevator	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	136.09	0.82
Total Repairs & Maintenance Exp	0.00	0.00	871.00	5.22
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	4.01
Service - Elevator Inspection	674.38	10.51	674.38	4.04
Total Services Contracts	674.38	10.51	1,343.07	8.05
Insurance				
Insurance - Package	0.00	0.00	782.05	4.69
Insurance - Worker's Comp	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00
Total Insurance	0.00	0.00	782.05	4.69
Management Fees	495.00	7.72	990.00	5.94

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Legal Fees	5,149.12	80.27	5,149.12	30.88
Consulting Fees	0.00	0.00	174.80	1.05
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	0.00	0.00
Payroll Oper - Porter	0.00	0.00	1,500.00	9.00
Total Payroll Operations Expenses	0.00	0.00	1,500.00	9.00
Payroll Proc Fees	0.00	0.00	65.00	0.39
Payroll Taxes	0.00	0.00	123.75	0.74
Admin & Office Exps				
Telephone & Mobile - Office	40.67	0.63	122.35	0.73
Office - Postage & Courier	0.00	0.00	0.00	0.00
Total Admin & Office Exps	40.67	0.63	122.35	0.73
Bank Charges	3.00	0.05	6.00	0.04
Licenses/Permits/Fees				
Violations & Fees	100.00	1.56	200.00	1.20
Total Licenses/Permits/Fees	100.00	1.56	200.00	1.20
Income Tax Expense	85.00	1.33	85.00	0.51
Total Operating Expense	7,827.99	122.03	13,710.59	82.23
NOI - Net Operating Income	-1,413.41	-22.03	2,963.50	17.77
Total Income	6,414.58	100.00	16,674.09	100.00
Total Expense	7,827.99	122.03	13,710.59	82.23
Net Income	-1,413.41	-22.03	2,963.50	17.77

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Feb 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Total
Operating Income & Expense			
Income			
Common Area Maintenance Chgs	7,003.51	6,414.58	13,418.09
Special Assessment Income	3,256.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	16,674.09
Expense			
Utilities Expense			
Gas Exp - Common Areas	677.45	897.02	1,574.47
Electric Exp - Common Areas	340.18	383.80	723.98
Total Utilities Expense	1,017.63	1,280.82	2,298.45
Repairs & Maintenance Exp			
R&M - Plumbing	734.91	0.00	734.91
R&M - Pest Control	136.09	0.00	136.09
Total Repairs & Maintenance Exp	871.00	0.00	871.00
Services Contracts			
Service - Pest Control	668.69	0.00	668.69
Service - Elevator Inspection	0.00	674.38	674.38
Total Services Contracts	668.69	674.38	1,343.07
Insurance			
Insurance - Package	782.05	0.00	782.05
Total Insurance	782.05	0.00	782.05
Management Fees	495.00	495.00	990.00
Legal Fees	0.00	5,149.12	5,149.12
Consulting Fees	174.80	0.00	174.80
Payroll Operations Expenses			
Payroll Oper - Porter	1,500.00	0.00	1,500.00
Total Payroll Operations Expenses	1,500.00	0.00	1,500.00
Payroll Proc Fees	65.00	0.00	65.00
Payroll Taxes	123.75	0.00	123.75
Admin & Office Exps			
Telephone & Mobile - Office	81.68	40.67	122.35

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Total
Total Admin & Office Exps	81.68	40.67	122.35
Bank Charges	3.00	3.00	6.00
Licenses/Permits/Fees			
Violations & Fees	100.00	100.00	200.00
Total Licenses/Permits/Fees	100.00	100.00	200.00
Income Tax Expense	0.00	85.00	85.00
Total Operating Expense	5,882.60	7,827.99	13,710.59
NOI - Net Operating Income	4,376.91	-1,413.41	2,963.50
Total Income	10,259.51	6,414.58	16,674.09
Total Expense	5,882.60	7,827.99	13,710.59
Net Income	<u>4,376.91</u>	<u>-1,413.41</u>	<u>2,963.50</u>

Balance Sheet

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

As of: 02/29/2020

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	32,876.25
Total Cash	32,876.25
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	138,706.25
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent / Charges	-1.83
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	9,985.59
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	2,963.50
Calculated Prior Years Retained Earnings	116,713.86
Total Capital	128,720.66
TOTAL LIABILITIES & CAPITAL	138,706.25

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Feb 2020

Level of Detail: Summary View

Account Name	Jan 2020	Feb 2020	Total
Operating Income & Expense			
Income			
Common Area Maintenance Chgs	7,003.51	6,414.58	13,418.09
Special Assessment Income	3,256.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	16,674.09
Expense			
Utilities Expense	1,017.63	1,280.82	2,298.45
Repairs & Maintenance Exp	871.00	0.00	871.00
Services Contracts	668.69	674.38	1,343.07
Insurance	782.05	0.00	782.05
Management Fees	495.00	495.00	990.00
Legal Fees	0.00	5,149.12	5,149.12
Consulting Fees	174.80	0.00	174.80
Payroll Operations Expenses	1,500.00	0.00	1,500.00
Payroll Proc Fees	65.00	0.00	65.00
Payroll Taxes	123.75	0.00	123.75
Admin & Office Exps	81.68	40.67	122.35
Bank Charges	3.00	3.00	6.00
Licenses/Permits/Fees	100.00	100.00	200.00
Income Tax Expense	0.00	85.00	85.00
Total Operating Expense	5,882.60	7,827.99	13,710.59
NOI - Net Operating Income	4,376.91	-1,413.41	2,963.50
Total Income	10,259.51	6,414.58	16,674.09
Total Expense	5,882.60	7,827.99	13,710.59
Net Income	4,376.91	-1,413.41	2,963.50
Other Items			
Improvements - 2020	-12,507.00	0.00	-12,507.00

Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Total
Prepaid Rent / Charges	-588.77	-487.99	-1,076.76
Net Other Items	-13,095.77	-487.99	-13,583.76
Cash Flow	-8,718.86	-1,901.40	-10,620.26
Beginning Cash	43,496.51	34,777.65	43,496.51
Beginning Cash + Cash Flow	34,777.65	32,876.25	32,876.25
Actual Ending Cash	34,777.65	32,876.25	32,876.25

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	02/29/2020

Summary

Bank Statement Starting Balance on 01/31/2020	35,653.23
Cleared Deposits and other Increases	5,926.59
Cleared Checks and other Decreases	8,123.57
Cleared ACH Batches and Reversals	0.00
Cleared Balance	33,456.25

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (3 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #777 - Finance Commissioner, City of New York	02/28/2020	100.00
Check #778 - TET Elevator Inspections	02/28/2020	380.00
Total		580.00

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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Cleared Transactions

Cleared Deposits and other Increases (4 Items)

Deposit #2-3	02/06/2020	1,881.40
Deposit #1	02/03/2020	976.46

Deposit #4	02/11/2020	2,578.66
Deposit #5-Automatic ACH Deposit	02/19/2020	490.07
Total		5,926.59
Cleared Checks and other Decreases (12 Items)		
Check #771 - New York Heating Corp	01/28/2020	734.91
Check #772 - Verizon	01/28/2020	40.67
Check #773 - Safeguard Realty Mgmt Inc	02/03/2020	495.00
Check #774 - Kagan Lubic Lepper Finkelstein & Gold LLP	02/06/2020	5,149.12
Payment Ref DD0211020859 - Con Edison	02/10/2020	853.70
Payment Ref DD0211021041 - Con Edison	02/10/2020	427.12
Check #775 - Midtown Elevator Co. Inc.	02/13/2020	294.38
Check #776 - Verizon	02/13/2020	40.67
Payment Ref DD292020247 - NYC Department of Finance	02/09/2020	75.00
Payment Ref DD292020249 - New York State Department of Taxation and Finance	02/09/2020	2.00
Payment Ref DD292020249 - New York State Department of Taxation and Finance	02/09/2020	8.00
Journal Entry - Bank Fee	02/28/2020	3.00
Total		8,123.57
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000-0000: Operating Acct		32,876.25
1140-0000: Security Deposit		0.00
Total Cash Balance		32,876.25
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		580.00
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		33,456.25
Bank Statement Balance on 02/29/2020		33,456.25
		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: Feb 01 2020-Feb 29 2020
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353

Debit Card International Transaction Fee

In your previous deposit account statement, we provided a notice of upcoming account changes. Please note the following corrected information about the international transaction fee assessed for debit card use: Effective after March 15, 2020, an international transaction fee for TD debit and ATM cards will be assessed when you use a non-TD ATM located outside the U.S. or make a purchase from a merchant outside the U.S. This fee applies whether you're physically located inside or outside the U.S. If you have any questions or want to find out more about this fee or other information included in your previous deposit statement, visit tdbank.com, call us at 1-800-493-7562 and choose option 0, then option 2 or stop into a TD location near you.

TD Business Convenience Plus

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 02/01	35,653.23
Plus 5 Deposits and Other Credits	5,926.59
Less 10 Checks and Other Debits	8,120.57
Less Service Charges	3.00
Statement Balance as of 02/29	33,456.25

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
02/03	DEPOSIT		976.46	36,629.69
02/03	Check #773	495.00		36,134.69
02/04	Check #771	734.91		35,399.78
02/04	Check #772	40.67		35,359.11
02/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 155406584		1,179.00	36,538.11
02/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 155638983		702.40	37,240.51
02/11	DEPOSIT		2,578.66	39,819.17
02/12	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	853.70		38,965.47
02/12	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	427.12		38,538.35
02/14	Check #774	5,149.12		33,389.23
02/19	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000007737487262		490.07	33,879.30
02/19	Check #775	294.38		33,584.92
02/19	Check #776	40.67		33,544.25
02/25	CCD DEBIT, NYS DTF CT TAX PAYMNT 000000053060374	10.00		33,534.25
02/26	CCD DEBIT, NYC DEPT OF FINA TAXPAYMENT 328698368	75.00		33,459.25
02/28	PAPER STATEMENT FEE	3.00		33,456.25

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

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.

1	Ending Balance		33,456.25
2	Total Deposits	+	
3	Sub Total		
4	Total Withdrawals	-	
5	Adjusted Balance		

2	DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
	Total Deposits		2

4	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
	Total Withdrawals		4

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: Feb 01 2020-Feb 29 2020
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353

ACCOUNT ACTIVITY**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
02/04	771	734.91	02/14	774	5,149.12
02/04	772	40.67	02/19	775	294.38
02/03	773	495.00	02/19	776	40.67

INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	29
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

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Cash Journal - Income Register Report

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

Date Range: 02/01/2020 to 02/29/2020

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	02/01/2020	Daniel Chalk	4A	Receipt	488.15		
	02/01/2020	Emmanuel Cornet	5A	Receipt	488.15		
	02/01/2020	Lixing Chu	6B	Receipt	702.40	PL752062	February 2020
	02/01/2020	Nikolay Dimov	3A	Receipt	1.28		
	02/01/2020	TLH LLC	4B	Receipt	490.07	PL4714012	February 2020
	02/01/2020	Travis Hime	6A	Receipt	688.93	PL4738671	February 2020
	02/03/2020	Nikolay Dimov	3A	Receipt	486.87	4099680	February 2020
	02/11/2020	Linda Carroll	3B	Receipt	490.07	497	February 2020
	02/11/2020	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2182	February 2020
	02/15/2020	Michael D'Andrea	5B	eCheck receipt	490.07	71B3-3630	February 2020
Total Common Area Maintenance Chgs					6,414.58		
Total Operating Income					6,414.58		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					6,414.58		
Total Income					6,414.58		
Total Expense					0.00		
Net Income					6,414.58		
Other Items							
Prepaid Rent / Charges							
	02/01/2020	Daniel Chalk	4A	Receipt	-488.15		
	02/01/2020	Nikolay Dimov	3A	Receipt	-1.28		
	02/01/2020	Emmanuel Cornet	5A	Receipt	-488.15		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	02/03/2020	Daniel Chalk	4A	Receipt	488.15	3615119	Prepaid Any
	02/03/2020	Nikolay Dimov	3A	Receipt	1.44	4099680	Prepaid Any
Total Prepaid Rent / Charges					-487.99		
Net Other Items					-487.99		
Cash Flow					5,926.59		

Deposit Register - Operating

Date Range: 02/01/2020 to 02/29/2020

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
1	02/03/2020						976.46	
	02/03/2020	4A	Daniel Chalk		3615119			488.15
	02/03/2020	3A	Nikolay Dimov		4099680			488.31
2-3	02/06/2020						1,881.40	
	02/01/2020	4B	TLH LLC		PL4714012			490.07
	02/01/2020	6A	Travis Hime		PL4738671			688.93
	02/01/2020	6B	Lixing Chu		PL752062			702.40
4	02/11/2020						2,578.66	
	02/11/2020	3B	Linda Carroll		497			490.07
	02/11/2020	COMM	Linda Carroll, William Riley		2182			2,088.59
5-Automatic ACH Deposit	02/19/2020						490.07	
	02/15/2020	5B	D'Andrea, Michael	ACH	71B3-3630			490.07
							5,926.59	
Total							5,926.59	

Detailed Rent Roll - Monthly Activity

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

Tenant Status: All

Date Range: 02/01/2020 to 02/29/2020

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	02/03/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	02/03/2020	-1.28	0.00	-0.16	-1.44
		-1.28	488.15	-488.31	-1.44
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	02/11/2020	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	02/01/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	02/03/2020	-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	02/01/2020	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	02/01/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	02/01/2020	-488.15	0.00	488.15	0.00
		-488.15	488.15	0.00	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael					
Common Area Maintenance Chgs	02/15/2020	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	02/01/2020	100.00	688.93	-688.93	100.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	02/01/2020	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	02/11/2020	0.00	2,088.59	-2,088.59	0.00
Total		-677.58	6,414.58	-5,926.59	-189.59

Check Register Monthly Detail (by Date)

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

Date Range: 02/01/2020 to 02/29/2020

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
773	02/03/2020	Safeguard Realty Mgmt Inc	495.00					
				3/2019		6600-0000	Management Fees	495.00
774	02/06/2020	Kagan Lubic Lepper Finkelstein & Gold LLP	5,149.12					
			73852			6700-1000	Legal Fees	3,045.00
			75126			6700-1000	Legal Fees	118.50
			75125			6700-1000	Legal Fees	1,985.62
DD292020247	02/09/2020	NYC Department of Finance	75.00					
			2020.0209.3			9600-0000	Income Tax Expense	75.00
DD292020249	02/09/2020	New York State Department of Taxation and Finance	2.00					
			2020.0209.1			9600-0000	Income Tax Expense	2.00
DD292020249	02/09/2020	New York State Department of Taxation and Finance	8.00					
			2020.0209.2			9600-0000	Income Tax Expense	8.00
DD0211020859	02/10/2020	Con Edison	853.70					
						5100-2000	Gas Exp - Common Areas	853.70
DD0211021041	02/10/2020	Con Edison	427.12					
						5120-3000	Electric Exp - Common Areas	383.80
						5100-2000	Gas Exp - Common Areas	43.32
775	02/13/2020	Midtown Elevator Co. Inc.	294.38					
			74125			5711-0000	Service - Elevator Inspection	294.38
776	02/13/2020	Verizon	40.67					
			2020.0131-651-417-749-0001-78			8300-2000	Telephone & Mobile - Office	40.67
777	02/28/2020	Finance Commissioner, City of New York	100.00					
						8360-7000	Violations & Fees	100.00

Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
778	02/28/2020	TET Elevator Inspections	380.00					
				TET20025820		5711-0000	Service - Elevator Inspection	380.00
Total			7,824.99					

Expense Distribution Summary

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

Date Range: 02/01/2020 to 02/29/2020

GL Account	Debit	Credit
1000-0000: Operating Acct		7,824.99
5100-2000: Gas Exp - Common Areas	897.02	
5120-3000: Electric Exp - Common Areas	383.80	
5711-0000: Service - Elevator Inspection	674.38	
6600-0000: Management Fees	495.00	
6700-1000: Legal Fees	5,149.12	
8300-2000: Telephone & Mobile - Office	40.67	
8360-7000: Violations & Fees	100.00	
9600-0000: Income Tax Expense	85.00	
Total	7,824.99	7,824.99

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: 02/01/2020 to 02/29/2020

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							34,777.65
02/01/2020	TLH LLC	February 2020	Receipt	PL4714012	490.07		35,267.72
02/01/2020	Travis Hime	February 2020	Receipt	PL4738671	688.93		35,956.65
02/01/2020	Lixing Chu	February 2020	Receipt	PL752062	702.40		36,659.05
02/03/2020	Safeguard Realty Mgmt Inc	February 2020 - 2019.0301.MF	Check	773		495.00	36,164.05
02/03/2020	Daniel Chalk	Prepaid Any	Receipt	3615119	488.15		36,652.20
02/03/2020	Nikolay Dimov	February 2020	Receipt	4099680	486.87		37,139.07
02/03/2020	Nikolay Dimov	Prepaid Any	Receipt	4099680	1.44		37,140.51
02/06/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	774		3,045.00	34,095.51
02/06/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	774		118.50	33,977.01
02/06/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	774		1,985.62	31,991.39
02/09/2020	NYC Department of Finance		Payment	DD292020247		75.00	31,916.39
02/09/2020	New York State Department of Taxation and Finance		Payment	DD292020249		2.00	31,914.39
02/09/2020	New York State Department of Taxation and Finance		Payment	DD292020249		8.00	31,906.39
02/10/2020	Con Edison		Payment	DD0211020859		853.70	31,052.69
02/10/2020	Con Edison		Payment	DD0211021041		383.80	30,668.89
02/10/2020	Con Edison		Payment	DD0211021041		43.32	30,625.57
02/11/2020	Linda Carroll	February 2020	Receipt	497	490.07		31,115.64
02/11/2020	Linda Carroll, William Riley	February 2020	Receipt	2182	2,088.59		33,204.23
02/13/2020	Midtown Elevator Co. Inc.		Check	775		294.38	32,909.85
02/13/2020	Verizon		Check	776		40.67	32,869.18
02/15/2020	Michael D'Andrea	February 2020	eCheck receipt	71B3-3630	490.07		33,359.25
02/28/2020	Finance Commissioner, City of New York		Check	777		100.00	33,259.25
02/28/2020	TET Elevator Inspections		Check	778		380.00	32,879.25

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
02/28/2020		Bank Fee	JE			3.00	32,876.25
Net Change							-1,901.40
					5,926.59	7,827.99	32,876.25
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							-486.16
02/01/2020	Daniel Chalk		Receipt		488.15		1.99
02/01/2020	Emmanuel Cornet		Receipt		488.15		490.14
02/01/2020	Nikolay Dimov		Receipt		1.28		491.42
02/03/2020	Daniel Chalk	Prepaid Any	Receipt	3615119		488.15	3.27
02/03/2020	Nikolay Dimov	Prepaid Any	Receipt	4099680		1.44	1.83
Net Change							487.99
					977.58	489.59	1.83

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
2300-2000 - Unit Owner Move-In /Out Deposit							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
2480-0000 - Other Liabilities							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - Funding of Prop Mgmt							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-7,003.51
02/01/2020	Daniel Chalk		Receipt			488.15	-7,491.66
02/01/2020	Emmanuel Cornet		Receipt			488.15	-7,979.81
02/01/2020	Nikolay Dimov		Receipt			1.28	-7,981.09
02/01/2020	TLH LLC	February 2020	Receipt	PL4714012		490.07	-8,471.16
02/01/2020	Travis Hime	February 2020	Receipt	PL4738671		688.93	-9,160.09
02/01/2020	Lixing Chu	February 2020	Receipt	PL752062		702.40	-9,862.49
02/03/2020	Nikolay Dimov	February 2020	Receipt	4099680		486.87	-10,349.36
02/11/2020	Linda Carroll	February 2020	Receipt	497		490.07	-10,839.43
02/11/2020	Linda Carroll, William Riley	February 2020	Receipt	2182		2,088.59	-12,928.02
02/15/2020	Michael D'Andrea	February 2020	eCheck receipt	71B3-3630		490.07	-13,418.09
Net Change							-6,414.58
					0.00	6,414.58	-13,418.09

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							677.45
02/10/2020	Con Edison		Payment	DD0211020859	853.70		1,531.15
02/10/2020	Con Edison		Payment	DD0211021041	43.32		1,574.47
Net Change							897.02
					897.02	0.00	1,574.47
5120-3000 - Electric Exp - Common Areas							
Starting Balance							340.18
02/10/2020	Con Edison		Payment	DD0211021041	383.80		723.98
Net Change							383.80
					383.80	0.00	723.98
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
5702-0000 - Service - Pest Control							
Starting Balance							668.69
Net Change							0.00
					0.00	0.00	668.69

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5711-0000 - Service - Elevator Inspection							
Starting Balance							0.00
02/13/2020	Midtown Elevator Co. Inc.		Check	775	294.38		294.38
02/28/2020	TET Elevator Inspections		Check	778	380.00		674.38
Net Change							674.38
					674.38	0.00	674.38
6300-1010 - Insurance - Package							
Starting Balance							782.05
Net Change							0.00
					0.00	0.00	782.05
6600-0000 - Management Fees							
Starting Balance							495.00
02/03/2020	Safeguard Realty Mgmt Inc	3/2019	Check	773	495.00		990.00
Net Change							495.00
					495.00	0.00	990.00
6700-1000 - Legal Fees							
Starting Balance							0.00
02/06/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	774	3,045.00		3,045.00
02/06/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	774	118.50		3,163.50
02/06/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	774	1,985.62		5,149.12
Net Change							5,149.12
					5,149.12	0.00	5,149.12
6710-0000 - Consulting Fees							
Starting Balance							174.80
Net Change							0.00
					0.00	0.00	174.80

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							81.68
02/13/2020	Verizon		Check	776	40.67		122.35
Net Change							40.67
					40.67	0.00	122.35
8320-0000 - Bank Charges							
Starting Balance							3.00
02/28/2020		Bank Fee	JE		3.00		6.00
Net Change							3.00
					3.00	0.00	6.00
8360-7000 - Violations & Fees							
Starting Balance							100.00
02/28/2020	Finance Commissioner, City of New York		Check	777	100.00		200.00
Net Change							100.00
					100.00	0.00	200.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
9600-0000 - Income Tax Expense							
Starting Balance							0.00
02/09/2020	NYC Department of Finance		Payment	DD292020247	75.00		75.00
02/09/2020	New York State Department of Taxation and Finance		Payment	DD292020249	2.00		77.00
02/09/2020	New York State Department of Taxation and Finance		Payment	DD292020249	8.00		85.00
Net Change							85.00
					85.00	0.00	85.00
Total					14,732.16	14,732.16	116,713.86

Trial Balance

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

Date Range: 02/01/2020 to 02/29/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	34,777.65		1,901.40	32,876.25
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	-486.16	487.99		1.83
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	-7,003.51		6,414.58	-13,418.09
4850-0000: Special Assessment Income	-3,256.00			-3,256.00
5100-2000: Gas Exp - Common Areas	677.45	897.02		1,574.47
5120-3000: Electric Exp - Common Areas	340.18	383.80		723.98
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	0.00	674.38		674.38
6300-1010: Insurance - Package	782.05			782.05
6600-0000: Management Fees	495.00	495.00		990.00
6700-1000: Legal Fees	0.00	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	81.68	40.67		122.35
8320-0000: Bank Charges	3.00	3.00		6.00
8360-7000: Violations & Fees	100.00	100.00		200.00
9600-0000: Income Tax Expense	0.00	85.00		85.00
Calculated Prior Years Retained Earnings	-116,713.86			-116,713.86

Total	0.00	8,315.98	8,315.98	0.00
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