Income Statement

Safeguard Realty Management Inc

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

As of: Sep 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	5,712.18	27.92	57,077.71	36.45
Reimbursed Exp - Income	0.00	0.00	1,500.00	0.96
Reimbursed Exp - Legal Fee	9,687.37	47.34	9,687.37	6.19
Laundry Income	0.00	0.00	60.00	0.04
Special Assessment Income	5,063.16	24.74	87,563.16	55.92
Condo Rules Violations				
Noise Complaint - 1st Fine \$200	0.00	0.00	200.00	0.13
Noise Complaint - 2nd Fine \$500	0.00	0.00	500.00	0.32
Total Condo Rules Violations	0.00	0.00	700.00	0.45
Total Operating Income	20,462.71	100.00	156,588.24	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	125.79	0.61	5,009.17	3.20
Utility - Electric Exp	343.65	1.68	3,074.24	1.96
Utility - Water & Sewer Exp	740.65	3.62	2,522.98	1.61
Utility - Telephone/Internet/Cable Exp	0.00	0.00	294.74	0.19
Total Utilities Expense	1,210.09	5.91	10,901.13	6.96
Repairs & Maintenance Exp				
R&M - Building Supplies	197.93	0.97	330.34	0.21
R&M - Elevator	375.62	1.84	375.62	0.24
R&M - Pest Conrtrol	174.20	0.85	174.20	0.11
Total Repairs & Maintenance Exp	747.75	3.65	880.16	0.56
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	2,433.35	1.55
Total Maintenance Contracts	0.00	0.00	2,433.35	1.55
Services Contracts				
Service - Pest Control	680.46	3.33	1,154.06	0.74
Service - Engineering	400.00	1.95	2,150.00	1.37
Service - Elevator Inspection	294.38	1.44	2,735.04	1.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Services Contracts	1,374.84	6.72	6,039.10	3.86
Insurance				
Insurance - Package	821.15	4.01	6,224.64	3.98
Insurance - Worker's Comp	0.00	0.00	2,876.70	1.84
Insurance - Other	0.00	0.00	134.71	0.09
Total Insurance	821.15	4.01	9,236.05	5.90
Management Fees	495.00	2.42	4,455.00	2.85
Legal Fees	0.00	0.00	4,028.25	2.57
Accounting Expense	0.00	0.00	2,400.00	1.53
Consulting Fees	0.00	0.00	174.00	0.11
Payroll Operations Expenses				
Payroll Oper - Salary	2,000.00	9.77	7,500.00	4.79
Total Payroll Operations Expenses	2,000.00	9.77	7,500.00	4.79
Payroll Proc Fees	56.13	0.27	244.86	0.16
Payroll Taxes	165.00	0.81	665.03	0.42
Reimbursable Expense	0.00	0.00	38.00	0.02
Admin & Office Exps				
Office - Postage & Courier	0.00	0.00	21.28	0.01
Total Admin & Office Exps	0.00	0.00	21.28	0.01
Bank Charges	2.00	0.01	18.00	0.01
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	500.00	0.32
Total Licenses/Permits/Fees	0.00	0.00	500.00	0.32
Administrative - Other	0.00	0.00	407.88	0.26
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	6,871.96	33.58	49,976.09	31.92
NOI - Net Operating Income	13,590.75	66.42	106,612.15	68.08
Other Income & Expense				
Other Expense				
Capital Expenses				
Contractor Costs [CapEx]	0.00	0.00	15,275.00	9.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Capital Expenses	0.00	0.00	15,275.00	9.75
Total Other Expense	0.00	0.00	15,275.00	9.75
Net Other Income	0.00	0.00	-15.275.00	-9.75
not suite insome	0,00	0.00	10,21000	00
Total Income	20,462.71	100.00	156,588.24	100.00
Total Expense	6,871.96	33.58	65,251.09	41.67
Net Income	13,590.75	66.42	91,337.15	58.33

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Sep 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Operating Income & Expense										
Income										
Common Area Maintenance Chgs	6,336.52	6,416.66	7,802.89	6,342.01	5,926.59	6,414.10	6,414.58	5,712.18	5,712.18	57,077.71
Reimbursed Exp - Income	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	1,500.00
Reimbursed Exp - Legal Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,687.37	9,687.37
Laundry Income	30.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Special Assessment Income	0.00	0.00	6,303.00	28,656.13	22,403.27	16,100.91	9,036.69	0.00	5,063.16	87,563.16
Condo Rules Violations										
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	700.00
Total Operating Income	6,366.52	6,446.66	14,105.89	34,998.14	29,829.86	22,515.01	16,151.27	5,712.18	20,462.71	156,588.24
Expense										
Utilities Expense										
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	502.43	351.93	209.93	223.82	125.79	5,009.17
Utility - Electric Exp	317.37	326.49	349.46	307.61	376.79	313.88	333.50	405.49	343.65	3,074.24
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	0.00	858.59	0.00	0.00	740.65	2,522.98
Utility - Telephone/ Internet/Cable Exp	0.00	35.48	40.50	35.39	35.39	35.39	35.39	77.20	0.00	294.74
Total Utilities Expense	1,104.42	1,481.66	2,236.07	1,109.16	914.61	1,559.79	578.82	706.51	1,210.09	10,901.13

ccount Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Repairs & Maintenance Exp		,	,		'	1	'	'		
R&M - Building Supplies	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	197.93	330.34
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.62	375.62
R&M - Pest Conrtrol	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.20	174.20
Total Repairs & Maintenance Exp	0.00	0.00	79.21	0.00	53.20	0.00	0.00	0.00	747.75	880.16
Maintenance Contracts										
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	0.00	2,433.35
Total Maintenance Contracts	832.89	1,317.39	0.00	283.07	0.00	0.00	0.00	0.00	0.00	2,433.35
Services Contracts										
Service - Pest Control	92.54	190.53	190.53	0.00	0.00	0.00	0.00	0.00	680.46	1,154.06
Service - Engineering	0.00	0.00	1,500.00	0.00	0.00	250.00	0.00	0.00	400.00	2,150.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	294.38	674.38	294.38	0.00	294.38	2,735.04
Total Services Contracts	386.92	484.91	1,984.91	294.38	294.38	924.38	294.38	0.00	1,374.84	6,039.10
Insurance										
Insurance - Package	42.43	42.43	1,369.28	782.05	782.05	782.05	1,603.20	0.00	821.15	6,224.64
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	400.00	0.00	0.00	0.00	0.00	2,876.70
Insurance - Other	0.00	134.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.71
Total Insurance	862.06	1,834.21	1,369.28	782.05	1,182.05	782.05	1,603.20	0.00	821.15	9,236.05
Management Fees	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	4,455.00
Legal Fees	3,135.00	807.50	0.00	0.00	85.75	0.00	0.00	0.00	0.00	4,028.25
Accounting Expense	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.00
Payroll Operations Expenses										
Payroll Oper - Salary	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	2,000.00	7,500.00

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Total Payroll Operations Expenses	0.00	2,500.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	2,000.00	7,500.00
Payroll Proc Fees	0.00	122.56	0.00	0.00	0.00	66.17	0.00	0.00	56.13	244.86
Payroll Taxes	0.00	206.25	0.00	0.00	0.00	123.75	170.03	0.00	165.00	665.03
Reimbursable Expense	0.00	0.00	0.00	0.00	38.00	0.00	0.00	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	0.00	0.00	21.28
Total Admin & Office Exps	21.28	0.00	0.00	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	2.00	2.00	18.00
Licenses/Permits/ Fees										
Violations & Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	0.00	500.00
Total Licenses/ Permits/Fees	0.00	0.00	200.00	0.00	100.00	200.00	0.00	0.00	0.00	500.00
Administrative - Other	407.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	407.88
City Corporation Tax	0.00	0.00	25.00	0.00	0.00	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	0.00	0.00	9.00
Total Operating Expense	7,421.45	9,251.48	8,800.47	2,965.66	3,164.99	5,653.14	4,643.43	1,203.51	6,871.96	49,976.09
NOI - Net Operating Income	-1,054.93	-2,804.82	5,305.42	32,032.48	26,664.87	16,861.87	11,507.84	4,508.67	13,590.75	106,612.15
Other Income & Expense										
Other Expense										
Capital Expenses										
Contractor Costs [CapEx]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	0.00	15,275.00
Total Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	0.00	15,275.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,275.00	0.00	15,275.00

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-15,275.00	0.00	-15,275.00
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	29,829.86	22,515.01	16,151.27	5,712.18	20,462.71	156,588.24
Total Expense	7,421.45	9,251.48	8,800.47	2,965.66	3,164.99	5,653.14	4,643.43	16,478.51	6,871.96	65,251.09
Net Income	-1,054.93	-2,804.82	5,305.42	32,032.48	26,664.87	16,861.87	11,507.84	-10,766.33	13,590.75	91,337.15

Balance Sheet

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

As of: 09/30/2019

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	99,222.41
Total Cash	99,222.41
Utility Deposit	230.00
Funds to/from Manager	3,000.00
TOTAL ASSETS	102,452.41
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	-490.78
Unit Owner Move-In Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	9,496.64
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	91,337.15
Calculated Prior Years Retained Earnings	-7,424.68
Total Capital	92,955.77
TOTAL LIABILITIES & CAPITAL	102,452.41

Safeguard Realty Management Inc

Reconciliation Report

TD	Bank
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Account Name	42	4-Oper-3353-TD
Account Number		7920173353
Ending Statement Date		09/30/2019
Summary		
Bank Statement Starting Balance on 08/31/2019		86,643.36
Cleared Deposits and other Increases		17,203.40
Cleared Checks and other Decreases		6,871.96
Cleared ACH Batches and Reversals		0.00
Cleared Balance		96,974.80
Unreconciled Transactions		
Unreconciled Deposits and other Increases (0 Items)		
Total		0.00
Unreconciled Checks and other Decreases (1 Item)		
Check #726 - Verizon	07/12/2019	35.39
Total		35.39
Unreconciled ACH Batches and Reversals (0 Items)		
Total		0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Receipts Deposited after Reconciliation Period (1 Item)		
Receipt #BE06-284E - Emmanuel Cornet	09/30/2019	2,283.00
Total		2,283.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)		
Total		0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)		
Total		0.00
Cleared Transactions		
Cleared Deposits and other Increases (5 Items)		
Deposit #1	09/01/2019	1,179.00
Deposit #2 - Automatic ACH Deposit	09/10/2019	488.15
Deposit #3	09/10/2019	10,175.52

Deposit #4	09/10/2019	2,578.66
Deposit #5 - Automatic ACH Deposit	09/17/2019	2,782.07
Total		17,203.40
Cleared Checks and other Decreases (12 Items)		
Check #731 - Safeguard Realty Mgmt Inc	09/03/2019	495.00
Check #732 - Midtown Elevator Co. Inc.	09/03/2019	294.38
Check #733 - Rmac Supplies Co.	09/03/2019	197.93
Check #734 - NYC Water Board	09/12/2019	740.65
Check #735 - East Park Exterminating	09/12/2019	854.66
Check #736 - SW Engineering	09/12/2019	400.00
Check #737 - Midtown Elevator Co. Inc.	09/12/2019	375.62
Payment Ref DD0918110810 - Con Edison - DD	09/17/2019	343.65
Payment Ref DD0918111002 - Con Edison - DD	09/17/2019	125.79
Payment Ref DD92619311 - IPFS Corporation	09/26/2019	821.15
Check #738 - Safeguard Realty Mgmt Inc	09/30/2019	2,221.13
Journal Entry - Bank Fee	09/30/2019	2.00
Total		6,871.96
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000-0000: Operating Acct		99,222.41
1140-0000: Security Deposit		0.00
Total Cash Balance		99,222.41
Less Unreconciled Deposits		0.00
Less Unreconciled Receipts Deposited after Reconciliation Period		-2,283.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited Plus Unreconciled Checks		0.00 35.39
Plus Unreconciled Checks		35.39
Plus Unreconciled Checks Plus Unreconciled ACH Batches and Reversals		35.39 0.00
Plus Unreconciled Checks Plus Unreconciled ACH Batches and Reversals Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		35.39 0.00 0.00
Plus Unreconciled Checks Plus Unreconciled ACH Batches and Reversals Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period Plus Unreconciled Checks Voided after Reconciliation Period		35.39 0.00 0.00 0.00
Plus Unreconciled Checks Plus Unreconciled ACH Batches and Reversals Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period Plus Unreconciled Checks Voided after Reconciliation Period Adjusted Cash Balance		35.39 0.00 0.00 0.00 96,974.80



America's Most Convenient Bank®

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: Statement Period: 1 of 3 Sep 01 2019-Sep 30 2019

Cust Ref#:

7920173353-720-T-###

Primary Account #:

792-0173353

TD now accepts Real Time Payments!

We're pleased to announce that TD will soon accept Real Time Payments (RTPs), which means you can receive certain electronic payments sent through RTP almost immediately. This is good news for consumers, businesses, and government agencies who use RTPs. As a TD Customer, you are automatically enrolled. Please be advised that you may not send or receive RTPs on behalf of a person who is not a resident of, or otherwise residing in, the United States. Please visit tdbank.com/RTP to learn more.

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Business Convenience Checking

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCO	UNT SUMMARY				
Stater	nent Balance as	s of 09/01			86,643.36
F	Plus 5	Deposits and Other Credits			17,203.40
Ĺ	ess 11	Checks and Other Debits			6,869.96
L	ess	Service Charges			2.00
Staten	ment Balance as	of 09/30			96,974.80
ACCO	UNT ACTIVITY				
	actions by Dat	e			
DATE	DESCRIPTION		DEBIT	CREDIT	BALANCE
09/05	Check #731		495.00		86,148.36
09/06		T, PAYLEASE.COM CREDIT 140548121		1,179.00	87,327.36
	Check #733		197.93		87,129.43
	Check #732		294.38		86,835.05
09/10	CCD DEPOSI SAFEGUARE	T, PREALTY SETTLEMENT 000006676835829		488.15	87,323.20
09/10	DEPOSIT			10,175.52	97,498.72
09/10	DEPOSIT	•		2,578.66	100,077.38
09/17	CCD DEPOS! SAFEGUARD	T, REALTY SETTLEMENT 000006711950969		2,782.07	102,859.45
09/17	Check #735		854.66		102,004.79
09/17	Check #736		400.00		101,604.79
	Check #737		375.62		101,229.17
09/19	ACH DEBIT, CON ED OF I	NY INTELL CK 442027149695016	343.65		100,885.52
09/19	ACH DEBIT, CON ED OF I	NY INTELL CK 442027149696014	125.79		100,759.73
09/20	Check #734		740.65		100,019.08
09/27	CCD DEBIT, II	PFS800-277-8878	821.15		99,197.93
09/30	Check #738		2,221.13		96,976.80
09/30	PAPER STATI	EMENT FEE	2.00		96,974.80

How to Balance your Account

Begin by adjusting your account register 1. Your ending balance shown on this 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.

- 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

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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

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

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

Bank

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page:

3 of 3

Statement Period: Cust Ref#:

Sep 01 2019-Sep 30 2019

7920173353-720-T-###

Primary Account #:

792-0173353

ACCOUNT ACTI	VITY							
Checks Paid	No. Checks: 8	*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments						
DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT			
09/05	731	495.00	09/17	735	854.66			
09/09	732	294.38	09/17	736	400.00			
09/06	733	197.93	09/18	737	375.62			
09/20	734	740.65	09/30	738	2,221.13			
INTEREST SUMI	MARY							
Beginning Interes					0.00%			
Number of days	in this Stateme	ent Period			30			
Interest Earned	this Statement	Period			0.00			
Annual Percent	age Yield Earne	d			0.00%			
Interest Paid Ye	ear to date				0.00			

Cash Journal - Income Register Report

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

Date Range: 09/01/2019 to 09/30/2019

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Туре	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	09/01/2019	Daniel Chalk	4A	Receipt	488.15		
	09/01/2019	Nikolay Dimov	3A	Receipt	0.64		
	09/01/2019	TLH LLC	4B	Receipt	490.07	PL38571	September 2019
	09/01/2019	Travis Hime	6A	Receipt	0.01		
	09/01/2019	Travis Hime	6A	Receipt	688.92	PL374692	September 2019
	09/07/2019	Emmanuel Cornet	5A	eCheck receipt	488.15	DA6E-B51A	September 2019
	09/10/2019	Linda Carroll	3B	Receipt	490.07	483	September 2019
	09/10/2019	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2166	September 2019
	09/10/2019	Nikolay Dimov	3A	Receipt	487.51	3177677	September 2019
	09/15/2019	Michael D'Andrea	5B	eCheck receipt	490.07	431F-64AE	September 2019
Total Common Area Maintenance Chgs					5,712.18		
Reimbursed Exp - Legal Fee							
	09/10/2019	MGF Manhattan West LLC		Receipt	9,687.37	1072	Reimbursement for legal bill from building next door
Total Reimbursed Exp - Legal Fee					9,687.37		
Special Assessment Income							
	09/10/2019	Daniel Chalk	4A	Receipt	488.15		
	09/10/2019	Travis Hime	6A	Receipt	0.01		
	09/15/2019	Michael D'Andrea	5B	eCheck receipt	2,292.00	431F-64AE	Lentils Repair Assessment
	09/30/2019	Emmanuel Cornet	5A	eCheck receipt	2,283.00	BE06-284E	Lentils Repair Assessment
Total Special Assessment Income					5,063.16	_	
Total Operating Income					20,462.71		
Expense						_	
Total Operating Expense					0.00		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Туре	Amount	Reference #	Description
NOI - Net Operating Income					20,462.71		
Total Income					20,462.71		
Total Expense					0.00		
Net Income					20,462.71		
Other Items							
Prepaid Rent							
	09/01/2019	Travis Hime	6A	Receipt	-0.01		
	09/01/2019	Nikolay Dimov	3A	Receipt	-0.64		
	09/01/2019	Daniel Chalk	4A	Receipt	-488.15		
	09/01/2019	Travis Hime	6A	Receipt	0.01	PL374692	Prepaid Any
	09/10/2019	Daniel Chalk	4A	Receipt	-488.15		
	09/10/2019	Travis Hime	6A	Receipt	-0.01		
	09/10/2019	Nikolay Dimov	3A	Receipt		3177677	Prepaid Any
Total Prepaid Rent					-976.31	_	
Net Other Items					-976.31		
Cash Flow					19,486.40		

Deposit Register - Operating

Date Range: 09/01/2019 to 09/30/2019 **Bank Accounts:** 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
1	09/01/2019						1,179.00	
	09/01/2019	4B	TLH LLC		PL38571			490.07
	09/01/2019	6A	Travis Hime		PL374692			688.93
2 - Automatic ACH Deposit	09/10/2019						488.15	
	09/07/2019	5A	Emmanuel Cornet	ACH	DA6E-B51A			488.15
3	09/10/2019						10,175.52	
	09/10/2019	424 West 49th Street	MGF Manhattan West LLC		1072	Reimbursement for legal bill from building next door		9,687.37
	09/10/2019	3A	Nikolay Dimov		3177677			488.15
4	09/10/2019						2,578.66	
	09/10/2019	3B	Linda Carroll		483			490.07
	09/10/2019	COMM	Linda Carroll, William Riley		2166			2,088.59
5 - Automatic ACH Deposit	09/17/2019						2,782.07	
	09/15/2019	5B	D'Andrea, Michael	ACH	431F-64AE			2,782.07
							17,203.40	
Total							17,203.40	

Detailed Rent Roll - Monthly Activity

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

Tenant Status: All

Date Range: 09/01/2019 to 09/30/2019

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Str	reet New York, NY 10019 - Un	it 3A - Nikolay Dimov	·	<u>'</u>	
Common Area Maintenance Chgs	09/10/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	09/10/2019	-0.64	0.00	0.00	-0.64
Special Assessment Income	06/04/2019	0.00	2,283.00	0.00	2,283.00
		-0.64	2,771.15	-488.15	2,282.36
424 West 49th Street - 424 West 49th Str	reet New York, NY 10019 - Un	it 3B - Linda Carroll			
Common Area Maintenance Chgs	09/10/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	06/12/2019	0.00	2,292.00	0.00	2,292.00
		0.00	2,782.07	-490.07	2,292.00
424 West 49th Street - 424 West 49th Str	reet New York, NY 10019 - Un	it 4A - Daniel Chalk			
Common Area Maintenance Chgs	09/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	09/10/2019	-976.30	0.00	976.30	0.00
Special Assessment Income	09/10/2019	0.00	2,283.00	-488.15	1,794.85
		-976.30	2,771.15	0.00	1,794.85
424 West 49th Street - 424 West 49th Str	reet New York. NY 10019 - Un	it 4B - TLH LLC			
Common Area Maintenance Chgs	09/01/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	05/10/2019	0.00	2,292.00	0.00	2,292.00
		0.00	2,782.07	-490.07	2,292.00
424 West 49th Street - 424 West 49th Str	reet New York. NY 10019 - Un	it 5A - Emmanuel Cornet			
Common Area Maintenance Chgs	09/07/2019	0.00	488.15	-488.15	0.00
Special Assessment Income	09/30/2019	0.00	2,283.00	-2,283.00	0.00
		0.00	2,771.15	-2,771.15	0.00
424 West 49th Street - 424 West 49th Str	reet New York. NY 10019 - Un	it 5B - D'Andrea. Michael			
Common Area Maintenance Chgs	09/15/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	09/15/2019	0.00	2,292.00	-2,292.00	0.00
		0.00	2,782.07	-2,782.07	0.00
424 West 49th Street - 424 West 49th Str	reet New York. NY 10019 - Un	it 6A - Travis Hime			
Common Area Maintenance Chgs	09/01/2019	0.00	688.93	-688.93	0.00
Prepaid Rent	09/10/2019	-0.01	0.00	0.01	0.00
			-100	3.01	5.00

Detailed Rent Roll - Monthly Activity

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
Special Assessment Income	09/10/2019	0.00	3,222.00	-0.01	3,221.99
		-0.01	3,910.93	-688.93	3,221.99
424 West 49th Street - 424 West 49th Stre	et New York, NY 10019 - Uni	t 6B - Lixing Chu			
Common Area Maintenance Chgs	07/17/2019	702.40	702.40	0.00	1,404.80
Special Assessment Income	07/17/2019	0.00	3,285.00	0.00	3,285.00
		702.40	3,987.40	0.00	4,689.80
424 West 49th Street - 424 West 49th Stre	et New York, NY 10019 - Uni	t COMM - Linda Carroll, William Ril	ey		
Common Area Maintenance Chgs	09/10/2019	0.00	2,088.59	-2,088.59	0.00
Special Assessment Income	06/12/2019	0.00	9,768.00	0.00	9,768.00
		0.00	11,856.59	-2,088.59	9,768.00
Total		-274.55	36,414.58	-9,799.03	26,341.00

Check Register Monthly Detail (by Date)

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

Date Range: 09/01/2019 to 09/30/2019 **Bank Accounts:** 424-Oper-3353-TD

Payees: All

Payment Type: All

Include Voided Checks: No Group GL Totals per Check: No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
731	09/03/2019	Safeguard Realty Mgmt Inc	495.00	,		'	<u>'</u>	
					3/2019	6600-0000	Management Fees	495.00
732	09/03/2019	Midtown Elevator Co. Inc.	294.38					
				71227		5711-0000	Service - Elevator Inspection	294.38
733	09/03/2019	Rmac Supplies Co.	197.93					
				078573		5400-0000	R&M - Building Supplies	197.93
734	09/12/2019	NYC Water Board	740.65					
				2019.0809-424		5130-3000	Utility - Water & Sewer Exp	740.65
735	09/12/2019	East Park Exterminating	854.66					
				145869		5702-0000	Service - Pest Control	87.10
				145646		5702-0000	Service - Pest Control	103.43
				146450		5486-0000	R&M - Pest Conrtrol	87.10
				146228		5702-0000	Service - Pest Control	103.43
				147179		5486-0000	R&M - Pest Conrtrol	87.10
				146959		5702-0000	Service - Pest Control	103.43
				148009		5702-0000	Service - Pest Control	92.54
				147750		5702-0000	Service - Pest Control	87.10
				147530		5702-0000	Service - Pest Control	103.43
736	09/12/2019	SW Engineering	400.00					
				32391		5706-0000	Service - Engineering	400.00
737	09/12/2019	Midtown Elevator Co. Inc.	375.62					
				71598		5415-1000	R&M - Elevator	375.62
DD0918110810	09/17/2019	Con Edison - DD	343.65					
				2019.0821.ent		5120-0000	Utility - Electric Exp	343.65
DD0918111002	09/17/2019	Con Edison - DD	125.79					
				2019.0821.boil		5100-2000	Gas Exp - Common Areas	125.79
DD92619311	09/26/2019	IPFS Corporation	821.15					

Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
				2019.0901-NYT-42	1946	6300-1010	Insurance - Package	821.15
738	09/30/2019	Safeguard Realty Mgmt Inc	2,221.13					
				4242019Q3PR		7000-1000	Payroll Oper - Salary	2,000.00
				4242019Q3PR		7300-0000	Payroll Taxes	124.00
				4242019Q3PR		7300-0000	Payroll Taxes	29.00
				4242019Q3PR		7300-0000	Payroll Taxes	12.00
				4242019Q3PR		7200-0000	Payroll Proc Fees	56.13

Total 6,869.96

Expense Distribution Summary

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

Date Range: 09/01/2019 to 09/30/2019

GL Account	Debit	Credit
1000-0000: Operating Acct		6,871.96
5400 0000 O Fire O Ara	405.70	
5100-2000: Gas Exp - Common Areas	125.79	
5120-0000: Utility - Electric Exp	343.65	
5130-3000: Utility - Water & Sewer Exp	740.6	5
5400-0000: R&M - Building Supplies	197.93	3
5415-1000: R&M - Elevator	375.62	2
5486-0000: R&M - Pest Conrtrol	174.20)
5702-0000: Service - Pest Control	680.46	3
5706-0000: Service - Engineering	400.00)
5711-0000: Service - Elevator Inspection	294.38	3
6300-1010: Insurance - Package	821.15	5
6600-0000: Management Fees	495.00)
7000-1000: Payroll Oper - Salary	2,000.00)
7200-0000: Payroll Proc Fees	56.13	3
7300-0000: Payroll Taxes	165.00)
8320-0000: Bank Charges	2.00)
Total	6,871.96	6,871.96

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

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 09/01/2019 to 09/30/2019 Show Reversed Transactions: No

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
1000-0000 - O	perating Acct			·			
Starting Balance							86,607.97
09/01/2019	TLH LLC	September 2019	Receipt	PL38571	490.07		87,098.04
09/01/2019	Travis Hime	September 2019	Receipt	PL374692	688.92		87,786.96
09/01/2019	Travis Hime	Prepaid Any	Receipt	PL374692	0.01		87,786.97
09/03/2019	Safeguard Realty Mgmt Inc	September 2019 - 2019.0301.MF	Check	731		495.00	87,291.97
09/03/2019	Midtown Elevator Co. Inc.		Check	732		294.38	86,997.59
09/03/2019	Rmac Supplies Co.		Check	733		197.93	86,799.66
09/07/2019	Emmanuel Cornet	September 2019	eCheck receipt	DA6E-B51A	488.15		87,287.81
09/10/2019	MGF Manhattan West LLC	Reimbursement for legal bill from building next door	Receipt	1072	9,687.37		96,975.18
09/10/2019	Nikolay Dimov	September 2019	Receipt	3177677	487.51		97,462.69
09/10/2019	Nikolay Dimov	Prepaid Any	Receipt	3177677	0.64		97,463.33
09/10/2019	Linda Carroll	September 2019	Receipt	483	490.07		97,953.40
09/10/2019	Linda Carroll, William Riley	September 2019	Receipt	2166	2,088.59		100,041.99
09/12/2019	NYC Water Board		Check	734		740.65	99,301.34
09/12/2019	East Park Exterminating		Check	735		87.10	99,214.24
09/12/2019	East Park Exterminating		Check	735		87.10	99,127.14
09/12/2019	East Park Exterminating		Check	735		103.43	99,023.71
09/12/2019	East Park Exterminating		Check	735		87.10	98,936.61
09/12/2019	East Park Exterminating		Check	735		103.43	98,833.18
09/12/2019	East Park Exterminating		Check	735		87.10	98,746.08
09/12/2019	East Park Exterminating		Check	735		103.43	98,642.65
09/12/2019	East Park Exterminating		Check	735		103.43	98,539.22
09/12/2019	East Park Exterminating		Check	735		92.54	98,446.68
09/12/2019	SW Engineering		Check	736		400.00	98,046.68
09/12/2019	Midtown Elevator Co. Inc.		Check	737		375.62	97,671.06
09/15/2019	Michael D'Andrea	September 2019	eCheck receipt	431F-64AE	490.07		98,161.13
09/15/2019	Michael D'Andrea	Lentils Repair Assessment	eCheck receipt	431F-64AE	2,292.00		100,453.13

, ,	3.						
Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
09/17/2019	Con Edison - DD		Payment	DD0918110810		343.65	100,109.48
09/17/2019	Con Edison - DD		Payment	DD0918111002		125.79	99,983.69
09/26/2019	IPFS Corporation		Payment	DD92619311		821.15	99,162.54
09/30/2019	Safeguard Realty Mgmt Inc		Check	738		2,000.00	97,162.54
09/30/2019	Safeguard Realty Mgmt Inc		Check	738		124.00	97,038.54
09/30/2019	Safeguard Realty Mgmt Inc		Check	738		29.00	97,009.54
09/30/2019	Safeguard Realty Mgmt Inc		Check	738		12.00	96,997.54
09/30/2019	Safeguard Realty Mgmt Inc		Check	738		56.13	96,941.41
09/30/2019	Emmanuel Cornet	Lentils Repair Assessment	eCheck receipt	BE06-284E	2,283.00		99,224.41
09/30/2019		Bank Fee	JE			2.00	99,222.41
Net Change							12,614.44
					19,486.40	6,871.96	99,222.41
1335-0000 - U	Itility Deposit						
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - F	unds to/from Manager						
Starting	undo tom om manager						3,000.00
Balance							.,
Net Change							0.00
					0.00	0.00	3,000.00
2220-0000 - P	Prepaid Rent						
Starting Balance							-485.53
09/01/2019	Daniel Chalk		Receipt		488.15		2.62
09/01/2019	Nikolay Dimov		Receipt		0.64		3.26
09/01/2019	Travis Hime		Receipt		0.01		3.27
09/01/2019	Travis Hime	Prepaid Any	Receipt	PL374692		0.01	3.26
09/10/2019	Daniel Chalk		Receipt		488.15		491.41
09/10/2019	Travis Hime		Receipt		0.01		491.42
09/10/2019	Nikolay Dimov	Prepaid Any	Receipt	3177677		0.64	490.78
Net Change							976.31
					976.96	0.65	490.78

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
2300-2000 - U	Init Owner Move-In Deposit	l .					
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
2480-0000 - C	Other Liabilities						
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - F	unding of Prop Mgmt						
Starting	anamy errorp mym.						-9,925.42
Balance							0.00
Net Change					0.00	0.00	0.00
					0.00	0.00	-9,925.42
	Retained Earnings						
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4410-0100 - C	common Area Maintenance Ch	qs					
Starting Balance							-51,365.53
09/01/2019	Daniel Chalk		Receipt			488.15	-51,853.68
09/01/2019	Nikolay Dimov		Receipt			0.64	-51,854.32
09/01/2019	Travis Hime		Receipt			0.01	-51,854.33
09/01/2019	TLH LLC	September 2019	Receipt	PL38571		490.07	-52,344.40
09/01/2019	Travis Hime	September 2019	Receipt	PL374692		688.92	-53,033.32
09/07/2019	Emmanuel Cornet	September 2019	eCheck receipt	DA6E-B51A		488.15	-53,521.47
09/10/2019	Nikolay Dimov	September 2019	Receipt	3177677		487.51	-54,008.98
09/10/2019	Linda Carroll	September 2019	Receipt	483		490.07	-54,499.05
09/10/2019	Linda Carroll, William Riley	September 2019	Receipt	2166		2,088.59	-56,587.64
09/15/2019	Michael D'Andrea	September 2019	eCheck receipt	431F-64AE		490.07	-57,077.71
Net Change							-5,712.18
					0.00	5,712.18	-57,077.71

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	Reimbursed Exp - Income						
Starting Balance							-1,500.00
Net Change							0.00
					0.00	0.00	-1,500.00
4500-3000 - R	Reimbursed Exp - Legal Fee						
Starting Balance							0.00
09/10/2019	MGF Manhattan West LLC	Reimbursement for legal bill from building next door	Receipt	1072		9,687.37	-9,687.37
Net Change							-9,687.37
					0.00	9,687.37	-9,687.37
4835-0000 - L	aundry Income						
Starting Balance							-60.00
Net Change							0.00
					0.00	0.00	-60.00
4850-0000 - S	Special Assessment Income						
Starting	Special Assessment Income						-82,500.00
4850-0000 - S Starting Balance 09/10/2019	Special Assessment Income Daniel Chalk		Receipt			488.15	-82,500.00 -82,988.15
Starting Balance			Receipt Receipt			488.15 0.01	
Starting Balance 09/10/2019	Daniel Chalk	Lentils Repair Assessment		431F-64AE			-82,988.15
Starting Balance 09/10/2019 09/10/2019	Daniel Chalk Travis Hime	Lentils Repair Assessment Lentils Repair Assessment	Receipt	431F-64AE BE06-284E		0.01	-82,988.15 -82,988.16
Starting Balance 09/10/2019 09/10/2019 09/15/2019	Daniel Chalk Travis Hime Michael D'Andrea		Receipt eCheck receipt			0.01 2,292.00	-82,988.15 -82,988.16 -85,280.16
Starting Balance 09/10/2019 09/10/2019 09/15/2019 09/30/2019	Daniel Chalk Travis Hime Michael D'Andrea		Receipt eCheck receipt		0.00	0.01 2,292.00	-82,988.15 -82,988.16 -85,280.16 -87,563.16
Starting Balance 09/10/2019 09/10/2019 09/15/2019 09/30/2019 Net Change	Daniel Chalk Travis Hime Michael D'Andrea	Lentils Repair Assessment	Receipt eCheck receipt		0.00	0.01 2,292.00 2,283.00	-82,988.15 -82,988.16 -85,280.16 -87,563.16
Starting Balance 09/10/2019 09/10/2019 09/15/2019 09/30/2019 Net Change	Daniel Chalk Travis Hime Michael D'Andrea Emmanuel Cornet	Lentils Repair Assessment	Receipt eCheck receipt		0.00	0.01 2,292.00 2,283.00	-82,988.15 -82,988.16 -85,280.16 -87,563.16
Starting Balance 09/10/2019 09/10/2019 09/15/2019 09/30/2019 Net Change 4851-0100 - N	Daniel Chalk Travis Hime Michael D'Andrea Emmanuel Cornet	Lentils Repair Assessment	Receipt eCheck receipt		0.00	0.01 2,292.00 2,283.00	-82,988.15 -82,988.16 -85,280.16 -87,563.16 -5,063.16
Starting Balance 09/10/2019 09/10/2019 09/15/2019 09/30/2019 Net Change 4851-0100 - N Starting Balance	Daniel Chalk Travis Hime Michael D'Andrea Emmanuel Cornet	Lentils Repair Assessment	Receipt eCheck receipt		0.00	0.01 2,292.00 2,283.00	-82,988.15 -82,988.16 -85,280.16 -87,563.16 -5,063.16 -87,563.16
Starting Balance	Daniel Chalk Travis Hime Michael D'Andrea Emmanuel Cornet	Lentils Repair Assessment	Receipt eCheck receipt			0.01 2,292.00 2,283.00 5,063.16	-82,988.15 -82,988.16 -85,280.16 -87,563.16 -5,063.16 -87,563.16 -200.00
Starting Balance	Daniel Chalk Travis Hime Michael D'Andrea Emmanuel Cornet	Lentils Repair Assessment	Receipt eCheck receipt			0.01 2,292.00 2,283.00 5,063.16	-82,988.15 -82,988.16 -85,280.16 -87,563.16 -5,063.16 -87,563.16 -200.00
Starting Balance 09/10/2019 09/10/2019 09/15/2019 09/30/2019 Net Change 4851-0100 - N Starting Balance Net Change	Daniel Chalk Travis Hime Michael D'Andrea Emmanuel Cornet	Lentils Repair Assessment	Receipt eCheck receipt			0.01 2,292.00 2,283.00 5,063.16	-82,988.15 -82,988.16 -85,280.16 -87,563.16 -5,063.16 -87,563.16 -200.00 -200.00

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
5100-2000 - 0	Gas Exp - Common Areas	· 	`	·	·	`	
Starting Balance							4,883.38
09/17/2019	Con Edison - DD		Payment	DD0918111002	125.79		5,009.17
Net Change							125.79
					125.79	0.00	5,009.17
	Utility - Electric Exp						
Starting Balance							2,730.59
09/17/2019	Con Edison - DD		Payment	DD0918110810	343.65		3,074.24
Net Change							343.65
					343.65	0.00	3,074.24
	Utility - Water & Sewer Exp						
Starting Balance							1,782.33
09/12/2019	NYC Water Board		Check	734	740.65		2,522.98
Net Change							740.65
					740.65	0.00	2,522.98
	Utility - Telephone/Internet/C	Cable Exp					
Starting Balance							294.74
Net Change							0.00
					0.00	0.00	294.74
	R&M - Building Supplies						
	tom = amoning cupping						
Starting Balance							132.41
Starting	Rmac Supplies Co.		Check	733	197.93		132.41 330.34
Starting Balance			Check	733	197.93		
Starting Balance 09/03/2019			Check	733	197.93 197.93	0.00	330.34
Starting Balance 09/03/2019 Net Change			Check	733		0.00	330.34 197.93
Starting Balance 09/03/2019 Net Change	Rmac Supplies Co.		Check	733		0.00	330.34 197.93 330.34
Starting Balance 09/03/2019 Net Change 5415-1000 - F	Rmac Supplies Co.		Check	733		0.00	330.34 197.93
Starting Balance 09/03/2019 Net Change 5415-1000 - F Starting Balance	Rmac Supplies Co.				197.93	0.00	330.34 197.93 330.34 0.00

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
5486-0000 - R	&M - Pest Conrtrol	(į.	1	1	,	
Starting Balance							0.00
09/12/2019	East Park Exterminating		Check	735	87.10		87.10
09/12/2019	East Park Exterminating		Check	735	87.10		174.20
Net Change							174.20
					174.20	0.00	174.20
5601-0000 - M	laintenance - Elevator						
Starting Balance							2,433.35
Net Change							0.00
					0.00	0.00	2,433.35
5702-0000 - S	ervice - Pest Control						
Starting Balance							473.60
09/12/2019	East Park Exterminating		Check	735	87.10		560.70
09/12/2019	East Park Exterminating		Check	735	103.43		664.13
09/12/2019	East Park Exterminating		Check	735	103.43		767.56
09/12/2019	East Park Exterminating		Check	735	87.10		854.66
09/12/2019	East Park Exterminating		Check	735	103.43		958.09
09/12/2019	East Park Exterminating		Check	735	103.43		1,061.52
09/12/2019	East Park Exterminating		Check	735	92.54		1,154.06
Net Change							680.46
					680.46	0.00	1,154.06
5706-0000 - S	ervice - Engineering						
Starting Balance							1,750.00
09/12/2019	SW Engineering		Check	736	400.00		2,150.00
Net Change							400.00
					400.00	0.00	2,150.00

	Terai Leager						
Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	Service - Elevator Inspection						
Starting Balance							2,440.66
09/03/2019	Midtown Elevator Co. Inc.		Check	732	294.38		2,735.04
Net Change							294.38
					294.38	0.00	2,735.04
6300-1010 - II	nsurance - Package						
Starting Balance							5,403.49
09/26/2019	IPFS Corporation		Payment	DD92619311	821.15		6,224.64
Net Change							821.15
					821.15	0.00	6,224.64
6300-4000 - II	nsurance - Worker's Comp						
Starting Balance							2,876.70
Net Change							0.00
					0.00	0.00	2,876.70
	nsurance - Other						
Starting Balance							134.71
Net Change							0.00
					0.00	0.00	134.71
6600-0000 - N	lanagement Fees						
Starting Balance							3,960.00
09/03/2019	Safeguard Realty Mgmt Inc	3/2019	Check	731	495.00		4,455.00
Net Change							495.00
					495.00	0.00	4,455.00
6700-1000 - L	egal Fees						
Starting Balance							4,028.25
Net Change							0.00
					0.00	0.00	4,028.25

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	accounting Expense						
Starting Balance							2,400.00
Net Change							0.00
					0.00	0.00	2,400.00
6710-0000 - C	Consulting Fees						
Starting Balance							174.00
Net Change							0.00
					0.00	0.00	174.00
7000-1000 - P	ayroll Oper - Salary						
Starting Balance							5,500.00
09/30/2019	Safeguard Realty Mgmt Inc		Check	738	2,000.00		7,500.00
Net Change							2,000.00
					2,000.00	0.00	7,500.00
7200-0000 - P	ayroll Proc Fees						
Starting Balance							188.73
09/30/2019	Safeguard Realty Mgmt Inc		Check	738	56.13		244.86
Net Change							56.13
					56.13	0.00	244.86
7300-0000 - P	ayroll Taxes						
Starting Balance							500.03
09/30/2019	Safeguard Realty Mgmt Inc		Check	738	124.00		624.03
09/30/2019	Safeguard Realty Mgmt Inc		Check	738	29.00		653.03
09/30/2019	Safeguard Realty Mgmt Inc		Check	738	12.00		665.03
Net Change							165.00
					165.00	0.00	665.03
	teimbursable Expense						
Starting Balance							38.00
Net Change							0.00
					0.00	0.00	38.00

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	fice - Postage & Courier						
Starting Balance							21.28
Net Change							0.00
					0.00	0.00	21.28
8320-0000 - Ba	nk Charges						
Starting Balance							16.00
09/30/2019		Bank Fee	JE		2.00		18.00
Net Change							2.00
					2.00	0.00	18.00
8360-7000 - Vid	olations & Fees						
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00
8360-9900 - Ad	ministrative - Other						
Starting Balance							407.88
Net Change							0.00
					0.00	0.00	407.88
9600-2000 - Cit	y Corporation Tax						
Starting Balance							25.00
Net Change							0.00
					0.00	0.00	25.00
9600-3000 - Sta	ate Corporation/LLC Tax						
Starting Balance							9.00
Net Change							0.00
					0.00	0.00	9.00
9999-3000 - Co	ntractor Costs [CapEx]						
Starting Balance							15,275.00
Net Change							0.00

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
Total					27,335.32	27,335.32	-7,424.68

Trial Balance

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

Date Range: 09/01/2019 to 09/30/2019

Date Range: 09/01/2019 to 09/30/201		B. 1.11	2 111	E U D I
GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	86,607.97	12,614.44		99,222.41
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
2220-0000: Prepaid Rent	-485.53	976.31		490.78
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	-51,365.53		5,712.18	-57,077.71
4500-0000: Reimbursed Exp - Income	-1,500.00			-1,500.00
4500-3000: Reimbursed Exp - Legal Fee	0.00		9,687.37	-9,687.37
4835-0000: Laundry Income	-60.00			-60.00
4850-0000: Special Assessment Income	-82,500.00		5,063.16	-87,563.16
4851-0100: Noise Complaint - 1st Fine \$200	-200.00			-200.00
4851-0200: Noise Complaint - 2nd Fine \$500	-500.00			-500.00
5100-2000: Gas Exp - Common Areas	4,883.38	125.79		5,009.17
5120-0000: Utility - Electric Exp	2,730.59	343.65		3,074.24
5130-3000: Utility - Water & Sewer Exp	1,782.33	740.65		2,522.98
5130-4000: Utility - Telephone/ Internet/Cable Exp	294.74			294.74
5400-0000: R&M - Building Supplies	132.41	197.93		330.34
5415-1000: R&M - Elevator	0.00	375.62		375.62
5486-0000: R&M - Pest Conrtrol	0.00	174.20		174.20
5601-0000: Maintenance - Elevator	2,433.35			2,433.35
5702-0000: Service - Pest Control	473.60	680.46		1,154.06
5706-0000: Service - Engineering	1,750.00	400.00		2,150.00
5711-0000: Service - Elevator Inspection	2,440.66	294.38		2,735.04
6300-1010: Insurance - Package	5,403.49	821.15		6,224.64
6300-4000: Insurance - Worker's Comp	2,876.70			2,876.70
6300-9000: Insurance - Other	134.71			134.71
6600-0000: Management Fees	3,960.00	495.00		4,455.00
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	5,500.00	2,000.00		7,500.00
7200-0000: Payroll Proc Fees	188.73	56.13		244.86
7300-0000: Payroll Taxes	500.03	165.00		665.03
8000-0000: Reimbursable Expense	38.00			38.00
8310-0000: Office - Postage & Courier	21.28			21.28

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8320-0000: Bank Charges	16.00	2.00		18.00
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
9600-3000: State Corporation/LLC Tax	9.00			9.00
9999-3000: Contractor Costs [CapEx]	15,275.00			15,275.00
Calculated Prior Years Retained Earnings	7,424.68			7,424.68
Total	0.00	20,462.71	20,462.71	0.00