

## Income Statement

Safeguard Realty Management Inc

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

As of: Jul 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Base Rent - Residential	490.07	7.64	980.14	1.97
Common Area Maintenance Chgs	5,924.51	92.36	46,010.51	92.50
NSF Processing Fee Income	0.00	0.00	0.00	0.00
Bank Charge - Handling Fee	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	0.00	0.00
Insurance Claim Proceeds	0.00	0.00	2,750.51	5.53
<b>Total Operating Income</b>	<b>6,414.58</b>	<b>100.00</b>	<b>49,741.16</b>	<b>100.00</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	0.00	0.00	5,912.00	11.89
Electric Exp - Common Areas	0.00	0.00	2,707.90	5.44
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00
<b>Total Utilities Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>8,619.90</b>	<b>17.33</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Plumbing/Heating	0.00	0.00	2,269.30	4.56
R&M - Elevator	0.00	0.00	8,870.12	17.83
R&M - Heating Equipment	0.00	0.00	15,051.47	30.26
R&M - Pest Control	0.00	0.00	675.02	1.36
R&M - Other	2,395.25	37.34	11,759.51	23.64
<b>Total Repairs &amp; Maintenance Exp</b>	<b>2,395.25</b>	<b>37.34</b>	<b>38,625.42</b>	<b>77.65</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	0.00	294.38	0.59
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>294.38</b>	<b>0.59</b>
<b>Services Contracts</b>				
Service - Pest Control	0.00	0.00	1,742.08	3.50
Service - Boiler Inspection	0.00	0.00	250.00	0.50
Service - Elevator Inspection	0.00	0.00	1,854.60	3.73
<b>Total Services Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>3,846.68</b>	<b>7.73</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Real Estate Taxes</b>				
Real Estate Taxes - Property	0.00	0.00	0.00	0.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Insurance</b>				
Insurance - Package	857.19	13.36	6,943.93	13.96
Insurance - D & O	0.00	0.00	129.00	0.26
Insurance - Worker's Comp	0.00	0.00	31.98	0.06
<b>Total Insurance</b>	<b>857.19</b>	<b>13.36</b>	<b>7,104.91</b>	<b>14.28</b>
Management Fees	700.00	10.91	4,900.00	9.85
Professional Fees	270.00	4.21	270.00	0.54
Legal Fees	0.00	0.00	151.50	0.30
Accounting Expense	0.00	0.00	2,600.00	5.23
Consulting Fees	0.00	0.00	480.80	0.97
<b>Payroll Operations Expenses</b>				
Payroll Oper - Salary	0.00	0.00	0.00	0.00
Payroll Oper - Bonus	0.00	0.00	640.00	1.29
Payroll Oper - Porter	1,000.00	15.59	3,500.00	7.04
<b>Total Payroll Operations Expenses</b>	<b>1,000.00</b>	<b>15.59</b>	<b>4,140.00</b>	<b>8.32</b>
Payroll Proc Fees	40.00	0.62	160.00	0.32
Payroll Taxes	82.50	1.29	338.02	0.68
<b>Admin &amp; Office Exps</b>				
Telephone & Mobile - Office	0.00	0.00	0.00	0.00
<b>Total Admin &amp; Office Exps</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Bank Charges	0.00	0.00	18.00	0.04
<b>Licenses/Permits/Fees</b>				
Licenses/ Building Permits/Fees	0.00	0.00	1,500.00	3.02
Violations & Fees	0.00	0.00	306.55	0.62
Registration Fees	0.00	0.00	13.00	0.03
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>1,819.55</b>	<b>3.66</b>
Income Tax Expense	0.00	0.00	0.00	0.00
Tax Filing Expense	0.00	0.00	39.00	0.08
<b>Total Operating Expense</b>	<b>5,344.94</b>	<b>83.32</b>	<b>73,408.16</b>	<b>147.58</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	1,069.64	16.68	-23,667.00	-47.58
Total Income	6,414.58	100.00	49,741.16	100.00
Total Expense	5,344.94	83.32	73,408.16	147.58
Net Income	1,069.64	16.68	-23,667.00	-47.58

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Jun 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
Base Rent - Residential	0.00	0.00	0.00	0.00	490.07	0.00	490.07
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	8,993.15	3,835.92	8,013.19	40,086.00
Insurance Claim Proceeds	0.00	0.00	0.00	2,750.51	0.00	0.00	2,750.51
<b>Total Operating Income</b>	<b>6,414.58</b>	<b>8,993.24</b>	<b>3,835.92</b>	<b>11,743.66</b>	<b>4,325.99</b>	<b>8,013.19</b>	<b>43,326.58</b>
<b>Expense</b>							
<b>Utilities Expense</b>							
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	44.92	0.00	5,912.00
Electric Exp - Common Areas	0.00	0.00	326.86	1,999.24	381.80	0.00	2,707.90
<b>Total Utilities Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>1,075.01</b>	<b>7,118.17</b>	<b>426.72</b>	<b>0.00</b>	<b>8,619.90</b>
<b>Repairs &amp; Maintenance Exp</b>							
R&M - Plumbing/Heating	-387.20	0.00	1,350.00	1,306.50	0.00	0.00	2,269.30
R&M - Elevator	0.00	7,917.46	952.66	0.00	0.00	0.00	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	0.00	0.00	15,051.47
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	675.02	675.02
R&M - Other	5,118.13	0.00	0.00	4,246.13	0.00	0.00	9,364.26
<b>Total Repairs &amp; Maintenance Exp</b>	<b>4,730.93</b>	<b>21,618.93</b>	<b>3,652.66</b>	<b>5,552.63</b>	<b>0.00</b>	<b>675.02</b>	<b>36,230.17</b>
<b>Maintenance Contracts</b>							
Maintenance - Elevator	0.00	294.38	0.00	0.00	0.00	0.00	294.38
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>294.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>294.38</b>
<b>Services Contracts</b>							
Service - Pest Control	0.00	0.00	0.00	217.76	1,415.44	108.88	1,742.08
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	250.00	250.00
Service - Elevator Inspection	0.00	618.20	0.00	618.20	0.00	618.20	1,854.60
<b>Total Services Contracts</b>	<b>0.00</b>	<b>618.20</b>	<b>0.00</b>	<b>835.96</b>	<b>1,415.44</b>	<b>977.08</b>	<b>3,846.68</b>

## Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Insurance</b>							
Insurance - Package	1,197.06	363.08	1,793.80	932.70	900.05	900.05	6,086.74
Insurance - D & O	0.00	0.00	129.00	0.00	0.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	0.00	0.00	31.98
<b>Total Insurance</b>	<b>1,229.04</b>	<b>363.08</b>	<b>1,922.80</b>	<b>932.70</b>	<b>900.05</b>	<b>900.05</b>	<b>6,247.72</b>
Management Fees	700.00	700.00	700.00	700.00	700.00	700.00	4,200.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	151.50	151.50
Accounting Expense	0.00	0.00	2,600.00	0.00	0.00	0.00	2,600.00
Consulting Fees	0.00	36.80	0.00	444.00	0.00	0.00	480.80
<b>Payroll Operations Expenses</b>							
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	500.00	0.00	2,500.00
<b>Total Payroll Operations Expenses</b>	<b>1,140.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>3,140.00</b>
Payroll Proc Fees	40.00	20.00	20.00	20.00	20.00	0.00	120.00
Payroll Taxes	90.52	41.25	41.25	41.25	41.25	0.00	255.52
Bank Charges	3.00	3.00	6.00	0.00	3.00	3.00	18.00
<b>Licenses/Permits/Fees</b>							
Licenses/ Building Permits/ Fees	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Violations & Fees	0.00	0.00	206.55	0.00	100.00	0.00	306.55
Registration Fees	0.00	0.00	13.00	0.00	0.00	0.00	13.00
<b>Total Licenses/Permits/ Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>219.55</b>	<b>0.00</b>	<b>100.00</b>	<b>1,500.00</b>	<b>1,819.55</b>
Tax Filing Expense	0.00	0.00	39.00	0.00	0.00	0.00	39.00
<b>Total Operating Expense</b>	<b>7,933.49</b>	<b>24,195.64</b>	<b>10,776.27</b>	<b>16,144.71</b>	<b>4,106.46</b>	<b>4,906.65</b>	<b>68,063.22</b>
<b>NOI - Net Operating Income</b>							
	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-4,401.05</b>	<b>219.53</b>	<b>3,106.54</b>	<b>-24,736.64</b>
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	8,013.19	43,326.58
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	4,906.65	68,063.22
<b>Net Income</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-4,401.05</b>	<b>219.53</b>	<b>3,106.54</b>	<b>-24,736.64</b>

## Balance Sheet

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

As of: 06/30/2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Acct	33,467.71
<b>Total Cash</b>	<b>33,467.71</b>
Utility Deposit	230.00
Funds to/from Manager	3,000.00
<b>Construction In Progress</b>	
CIP - DOB Filing Fees	30.60
<b>Total Construction In Progress</b>	<b>30.60</b>
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
<b>TOTAL ASSETS</b>	<b>139,328.31</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent / Charges	1,565.80
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
<b>Total Liabilities</b>	<b>11,553.22</b>
<b>Capital</b>	
Retained Earnings	9,043.30
Calculated Retained Earnings	-24,736.64
Calculated Prior Years Retained Earnings	143,468.43
<b>Total Capital</b>	<b>127,775.09</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>139,328.31</b>

## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Jun 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
Base Rent - Residential	0.00	0.00	0.00	0.00	490.07	0.00	490.07
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	8,993.15	3,835.92	8,013.19	40,086.00
Insurance Claim Proceeds	0.00	0.00	0.00	2,750.51	0.00	0.00	2,750.51
<b>Total Operating Income</b>	<b>6,414.58</b>	<b>8,993.24</b>	<b>3,835.92</b>	<b>11,743.66</b>	<b>4,325.99</b>	<b>8,013.19</b>	<b>43,326.58</b>
<b>Expense</b>							
<b>Utilities Expense</b>							
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	44.92	0.00	5,912.00
Electric Exp - Common Areas	0.00	0.00	326.86	1,999.24	381.80	0.00	2,707.90
<b>Total Utilities Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>1,075.01</b>	<b>7,118.17</b>	<b>426.72</b>	<b>0.00</b>	<b>8,619.90</b>
<b>Repairs &amp; Maintenance Exp</b>							
R&M - Plumbing/Heating	-387.20	0.00	1,350.00	1,306.50	0.00	0.00	2,269.30
R&M - Elevator	0.00	7,917.46	952.66	0.00	0.00	0.00	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	0.00	0.00	15,051.47
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	675.02	675.02
R&M - Other	5,118.13	0.00	0.00	4,246.13	0.00	0.00	9,364.26
<b>Total Repairs &amp; Maintenance Exp</b>	<b>4,730.93</b>	<b>21,618.93</b>	<b>3,652.66</b>	<b>5,552.63</b>	<b>0.00</b>	<b>675.02</b>	<b>36,230.17</b>
<b>Maintenance Contracts</b>							
Maintenance - Elevator	0.00	294.38	0.00	0.00	0.00	0.00	294.38
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>294.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>294.38</b>
<b>Services Contracts</b>							
Service - Pest Control	0.00	0.00	0.00	217.76	1,415.44	108.88	1,742.08
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	250.00	250.00
Service - Elevator Inspection	0.00	618.20	0.00	618.20	0.00	618.20	1,854.60
<b>Total Services Contracts</b>	<b>0.00</b>	<b>618.20</b>	<b>0.00</b>	<b>835.96</b>	<b>1,415.44</b>	<b>977.08</b>	<b>3,846.68</b>

## Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Insurance</b>							
Insurance - Package	1,197.06	363.08	1,793.80	932.70	900.05	900.05	6,086.74
Insurance - D & O	0.00	0.00	129.00	0.00	0.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	0.00	0.00	31.98
<b>Total Insurance</b>	<b>1,229.04</b>	<b>363.08</b>	<b>1,922.80</b>	<b>932.70</b>	<b>900.05</b>	<b>900.05</b>	<b>6,247.72</b>
Management Fees	700.00	700.00	700.00	700.00	700.00	700.00	4,200.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	151.50	151.50
Accounting Expense	0.00	0.00	2,600.00	0.00	0.00	0.00	2,600.00
Consulting Fees	0.00	36.80	0.00	444.00	0.00	0.00	480.80
<b>Payroll Operations Expenses</b>							
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	500.00	0.00	2,500.00
<b>Total Payroll Operations Expenses</b>	<b>1,140.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>3,140.00</b>
Payroll Proc Fees	40.00	20.00	20.00	20.00	20.00	0.00	120.00
Payroll Taxes	90.52	41.25	41.25	41.25	41.25	0.00	255.52
Bank Charges	3.00	3.00	6.00	0.00	3.00	3.00	18.00
<b>Licenses/Permits/Fees</b>							
Licenses/ Building Permits/ Fees	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Violations & Fees	0.00	0.00	206.55	0.00	100.00	0.00	306.55
Registration Fees	0.00	0.00	13.00	0.00	0.00	0.00	13.00
<b>Total Licenses/Permits/ Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>219.55</b>	<b>0.00</b>	<b>100.00</b>	<b>1,500.00</b>	<b>1,819.55</b>
Tax Filing Expense	0.00	0.00	39.00	0.00	0.00	0.00	39.00
<b>Total Operating Expense</b>	<b>7,933.49</b>	<b>24,195.64</b>	<b>10,776.27</b>	<b>16,144.71</b>	<b>4,106.46</b>	<b>4,906.65</b>	<b>68,063.22</b>
<b>NOI - Net Operating Income</b>							
<b>NOI - Net Operating Income</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-4,401.05</b>	<b>219.53</b>	<b>3,106.54</b>	<b>-24,736.64</b>
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	8,013.19	43,326.58
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	4,906.65	68,063.22
<b>Net Income</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-4,401.05</b>	<b>219.53</b>	<b>3,106.54</b>	<b>-24,736.64</b>



## Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
<b>Other Items</b>							
Prepaid Rent / Charges	0.00	0.00	0.00	490.07	0.00	490.07	980.14
<b>Net Other Items</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>490.07</b>	<b>0.00</b>	<b>490.07</b>	<b>980.14</b>
<b>Cash Flow</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-3,910.98</b>	<b>219.53</b>	<b>3,596.61</b>	<b>-23,756.50</b>
<b>Beginning Cash</b>	<b>57,254.81</b>	<b>55,735.90</b>	<b>40,533.50</b>	<b>33,562.55</b>	<b>29,651.57</b>	<b>29,871.10</b>	<b>57,254.81</b>
<b>Beginning Cash + Cash Flow</b>	<b>55,735.90</b>	<b>40,533.50</b>	<b>33,593.15</b>	<b>29,651.57</b>	<b>29,871.10</b>	<b>33,467.71</b>	<b>33,498.31</b>
<b>Actual Ending Cash</b>	<b>55,735.90</b>	<b>40,533.50</b>	<b>33,562.55</b>	<b>29,651.57</b>	<b>29,871.10</b>	<b>33,467.71</b>	<b>33,467.71</b>

## Reconciliation Report

## TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	06/30/2021

## Summary

Bank Statement Starting Balance on 05/31/2021	30,697.61
Cleared Deposits and other Increases	8,503.26
Cleared Checks and other Decreases	5,538.19
Cleared ACH Batches and Reversals	0.00
Cleared Balance	33,662.68

## Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

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

Unreconciled Checks and other Decreases (3 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #878 - East Park Exterminating	06/25/2021	675.02
Check #879 - Castro Exterminating Inc.	06/28/2021	108.88
<b>Total</b>		<b>883.90</b>

Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

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

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

Pending Online Receipts Which Have Not Been Deposited (0 Items)

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

## Cleared Transactions

Cleared Deposits and other Increases (7 Items)

Deposit #Automatic ACH Deposit	06/03/2021	488.15
--------------------------------	------------	--------

Deposit #Automatic ACH Deposit	06/04/2021	490.07
Deposit #Automatic ACH Deposit	06/07/2021	488.15
Deposit #3	06/01/2021	1,881.40
Deposit #1	06/22/2021	488.15
Deposit #Automatic ACH Deposit	06/28/2021	490.07
Deposit #Automatic ACH Deposit	06/29/2021	4,177.27
<b>Total</b>		<b>8,503.26</b>

Cleared Checks and other Decreases (9 Items)

Check #871 - Castro Exterminating Inc.	05/19/2021	762.16
Check #872 - Castro Exterminating Inc.	05/19/2021	653.28
Check #874 - Safeguard Realty Mgmt Inc	06/01/2021	700.00
Check #875 - Insparisk, LLC	06/03/2021	250.00
Check #876 - Rosenberg & Estis, P.C.	06/08/2021	151.50
Check #877 - Midtown Elevator Co. Inc.	06/10/2021	618.20
Payment Ref 865 - IPFS of New York, LLC	06/09/2021	900.05
Payment Ref DD06032021 - NYC Department of Buildings	06/03/2021	1,500.00
Journal Entry - Bank Fee	06/30/2021	3.00
<b>Total</b>		<b>5,538.19</b>

Cleared ACH Batches and Reversals (0 Items)

<b>Total</b>	<b>0.00</b>
--------------	-------------

**Cash Accounts**

1000-0000: Operating Acct	33,467.71
1140-0000: Security Deposit	0.00
<b>Total Cash Balance</b>	<b>33,467.71</b>
Less Unreconciled Deposits	-688.93
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	883.90
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
<b>Adjusted Cash Balance</b>	<b>33,662.68</b>
Bank Statement Balance on 06/30/2021	33,662.68
	In Balance

## Cash Journal - Income Register Report

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

Date Range: 06/01/2021 to 06/30/2021

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
<b>Common Area Maintenance Chgs</b>							
	06/01/2021	Daniel Chalk	4A	Receipt	488.15		
	06/01/2021	Lixing Chu	6B	Receipt	702.40	PL6306711	June 2021
	06/01/2021	TLH LLC	4B	Receipt	490.07	PL293700	June 2021
	06/01/2021	Travis Hime	6A	Receipt	588.93		
	06/01/2021	Travis Hime	6A	Receipt	100.00	PL6302996	June 2021
	06/02/2021	Emmanuel Cornet	5A	eCheck receipt	488.15	3851-D8D0	June 2021
	06/03/2021	Michael D'Andrea	5B	eCheck receipt	490.07	5B54-8520	June 2021
	06/06/2021	Nikolay Dimov	3A	eCheck receipt	488.15	0F10-11A0	June 2021
	06/26/2021	NY Institute of Go	COMM	eCheck receipt	0.09	F181-EB60	April's Cam Charge
	06/26/2021	NY Institute of Go	COMM	eCheck receipt	2,088.59	F181-EB60	May 2021
	06/26/2021	NY Institute of Go	COMM	eCheck receipt	2,088.59	F181-EB60	June 2021
<b>Total Common Area Maintenance Chgs</b>					<b>8,013.19</b>		
<b>Total Operating Income</b>					<b>8,013.19</b>		
<b>Expense</b>							
<b>Total Operating Expense</b>					<b>0.00</b>		
<b>NOI - Net Operating Income</b>							
					<b>8,013.19</b>		
Total Income					8,013.19		
Total Expense					0.00		
<b>Net Income</b>					<b>8,013.19</b>		
<b>Other Items</b>							
<b>Prepaid Rent / Charges</b>							
	06/01/2021	Travis Hime	6A	Receipt	-588.93		
	06/01/2021	Daniel Chalk	4A	Receipt	-488.15		

## Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	06/01/2021	Travis Hime	6A	Receipt	588.93	PL6302996	Prepaid Any
	06/22/2021	Daniel Chalk	4A	Receipt	488.15	17196055	Prepaid Any
	06/25/2021	Edward Elles	3B	eCheck receipt	490.07	6C46-F090	Online Payment
<b>Total Prepaid Rent / Charges</b>					<b>490.07</b>		
<b>Net Other Items</b>					<b>490.07</b>		
<b>Cash Flow</b>					<b>8,503.26</b>		

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** Current

**Date Range:** 06/01/2021 to 06/30/2021

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov</b>					
Common Area Maintenance Chgs	06/06/2021	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Elles, Edward</b>					
Prepaid Rent / Charges	06/25/2021	-490.07	0.00	-490.07	-980.14
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk</b>					
Common Area Maintenance Chgs	06/01/2021	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	06/22/2021	-488.15	0.00	0.00	-488.15
		<b>-488.15</b>	<b>488.15</b>	<b>-488.15</b>	<b>-488.15</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC</b>					
Common Area Maintenance Chgs	06/01/2021	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet</b>					
Common Area Maintenance Chgs	06/02/2021	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael</b>					
Common Area Maintenance Chgs	06/03/2021	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime</b>					
Common Area Maintenance Chgs	06/01/2021	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	06/01/2021	-588.93	0.00	0.00	-588.93
		<b>-588.93</b>	<b>688.93</b>	<b>-688.93</b>	<b>-588.93</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu</b>					
Common Area Maintenance Chgs	06/01/2021	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		<b>200.00</b>	<b>702.40</b>	<b>-702.40</b>	<b>200.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - NY Institute of Go</b>					
Common Area Maintenance Chgs	06/26/2021	2,088.68	2,088.59	-4,177.27	0.00
<b>Total</b>		<b>721.53</b>	<b>5,924.51</b>	<b>-8,503.26</b>	<b>-1,857.22</b>

## Deposit Register - Operating

Date Range: 06/01/2021 to 06/30/2021

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
<b>424-Oper-3353-TD</b>								
3	06/01/2021						1,881.40	
	06/01/2021	4B	TLH LLC		PL293700			490.07
	06/01/2021	6A	Travis Hime		PL6302996			688.93
	06/01/2021	6B	Lixing Chu		PL6306711			702.40
Automatic ACH Deposit	06/03/2021						488.15	
	06/02/2021	5A	Emmanuel Cornet	ACH	3851-D8D0			488.15
Automatic ACH Deposit	06/04/2021						490.07	
	06/03/2021	5B	D'Andrea, Michael	ACH	5B54-8520			490.07
Automatic ACH Deposit	06/07/2021						488.15	
	06/06/2021	3A	Nikolay Dimov	ACH	0F10-11A0			488.15
1	06/22/2021						488.15	
	06/22/2021	4A	Daniel Chalk		17196055			488.15
Automatic ACH Deposit	06/28/2021						490.07	
	06/25/2021	3B	Elles, Edward	ACH	6C46-F090			490.07
Automatic ACH Deposit	06/29/2021						4,177.27	
	06/26/2021	COMM	NY Institute of Go	ACH	F181-EB60			4,177.27
							<b>8,503.26</b>	
<b>Total</b>							<b>8,503.26</b>	

## Check Register Monthly Detail (by Date)

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

**Date Range:** 06/01/2021 to 06/30/2021

**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
874	06/01/2021	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
875	06/03/2021	Insparisk, LLC	250.00					
				N249377		5710-0000	Service - Boiler Inspection	250.00
DD06032021	06/03/2021	NYC Department of Buildings	1,500.00					
				2021.0630		8360-3000	Licenses/ Building Permits/ Fees	1,500.00
876	06/08/2021	Rosenberg & Estis, P.C.	151.50					
				391399		6700-1000	Legal Fees	151.50
865	06/09/2021	IPFS of New York, LLC	900.05					
				2021.0609		6300-1010	Insurance - Package	900.05
877	06/10/2021	Midtown Elevator Co. Inc.	618.20					
				80814		5711-0000	Service - Elevator Inspection	309.10
				81220		5711-0000	Service - Elevator Inspection	309.10
878	06/25/2021	East Park Exterminating	675.02					
				149946		5486-0000	R&M - Pest Control	103.43
				150156		5486-0000	R&M - Pest Control	87.10
				143384		5486-0000	R&M - Pest Control	103.43
				144242		5486-0000	R&M - Pest Control	103.43
				144481		5486-0000	R&M - Pest Control	87.10
				144900		5486-0000	R&M - Pest Control	103.43
				145137		5486-0000	R&M - Pest Control	87.10
879	06/28/2021	Castro Exterminating Inc.	108.88					
				26208		5702-0000	Service - Pest Control	108.88

**Total** 4,903.65



## Expense Distribution Summary

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

**Date Range:** 06/01/2021 to 06/30/2021

GL Account	Debit	Credit
1000-0000: Operating Acct		4,906.65
1335-0000: Utility Deposit		
1455-0000: Funds to/from Manager		
1660-0011: CIP - DOB Filing Fees		
1840-2019: Improvements - 2019		
1840-2020: Improvements - 2020		
2480-0000: Other Liabilities		
2540-3000: Funding of Prop Mgmt		
3045-0000: Retained Earnings		
5100-2000: Gas Exp - Common Areas		
5120-3000: Electric Exp - Common Areas		
5300-1000: R&M - Plumbing/Heating		
5415-1000: R&M - Elevator		
5475-1000: R&M - Heating Equipment		
5486-0000: R&M - Pest Control	675.02	
5490-0000: R&M - Other		
5601-0000: Maintenance - Elevator		
5702-0000: Service - Pest Control	108.88	
5710-0000: Service - Boiler Inspection	250.00	
5711-0000: Service - Elevator Inspection	618.20	
6300-1010: Insurance - Package	900.05	
6300-1040: Insurance - D & O		
6300-4000: Insurance - Worker's Comp		
6600-0000: Management Fees	700.00	
6700-1000: Legal Fees	151.50	
6700-8000: Accounting Expense		
6710-0000: Consulting Fees		
7000-1200: Payroll Oper - Bonus		
7000-1400: Payroll Oper - Porter		
7200-0000: Payroll Proc Fees		
7300-0000: Payroll Taxes		
8320-0000: Bank Charges	3.00	

Expense Distribution Summary

GL Account	Debit	Credit
8360-3000: Licenses/ Building Permits/Fees	1,500.00	
8360-7000: Violations & Fees		
8360-8000: Registration Fees		
9600-5000: Tax Filing Expense		
Calculated Prior Years Retained Earnings		
Total	4,906.65	4,906.65

## 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:** 06/01/2021 to 06/30/2021

**Show Reversed Transactions:** No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1000-0000 - Operating Acct</b>							
Starting Balance							29,871.10
06/01/2021	Safeguard Realty Mgmt Inc	3/2019	Check	874		700.00	29,171.10
06/01/2021	TLH LLC	June 2021	Receipt	PL293700	490.07		29,661.17
06/01/2021	Travis Hime	June 2021	Receipt	PL6302996	100.00		29,761.17
06/01/2021	Travis Hime	Prepaid Any	Receipt	PL6302996	588.93		30,350.10
06/01/2021	Lixing Chu	June 2021	Receipt	PL6306711	702.40		31,052.50
06/02/2021	Emmanuel Cornet	June 2021	eCheck receipt	3851-D8D0	488.15		31,540.65
06/03/2021	Michael D'Andrea	June 2021	eCheck receipt	5B54-8520	490.07		32,030.72
06/03/2021	Insparisk, LLC		Check	875		250.00	31,780.72
06/03/2021	NYC Department of Buildings		Payment	DD06032021		1,500.00	30,280.72
06/06/2021	Nikolay Dimov	June 2021	eCheck receipt	0F10-11A0	488.15		30,768.87
06/08/2021	Rosenberg & Estis, P.C.		Check	876		151.50	30,617.37
06/09/2021	IPFS of New York, LLC		Payment	865		900.05	29,717.32
06/10/2021	Midtown Elevator Co. Inc.		Check	877		309.10	29,408.22
06/10/2021	Midtown Elevator Co. Inc.		Check	877		309.10	29,099.12
06/22/2021	Daniel Chalk	Prepaid Any	Receipt	17196055	488.15		29,587.27
06/25/2021	Edward Elles	Online Payment	eCheck receipt	6C46-F090	490.07		30,077.34
06/25/2021	East Park Exterminating		Check	878		103.43	29,973.91
06/25/2021	East Park Exterminating		Check	878		103.43	29,870.48
06/25/2021	East Park Exterminating		Check	878		87.10	29,783.38
06/25/2021	East Park Exterminating		Check	878		103.43	29,679.95
06/25/2021	East Park Exterminating		Check	878		87.10	29,592.85
06/25/2021	East Park Exterminating		Check	878		103.43	29,489.42
06/25/2021	East Park Exterminating		Check	878		87.10	29,402.32
06/26/2021	NY Institute of Go	April's Cam Charge	eCheck receipt	F181-EB60	0.09		29,402.41
06/26/2021	NY Institute of Go	May 2021	eCheck receipt	F181-EB60	2,088.59		31,491.00
06/26/2021	NY Institute of Go	June 2021	eCheck receipt	F181-EB60	2,088.59		33,579.59
06/28/2021	Castro Exterminating Inc.		Check	879		108.88	33,470.71

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
06/30/2021		Bank Fee	JE	1966		3.00	33,467.71
Net Change							3,596.61
					8,503.26	4,906.65	33,467.71
<b>1335-0000 - Utility Deposit</b>							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
<b>1455-0000 - Funds to/from Manager</b>							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
<b>1660-0011 - CIP - DOB Filing Fees</b>							
Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60
<b>1840-2019 - Improvements - 2019</b>							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
<b>1840-2020 - Improvements - 2020</b>							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
<b>2220-0000 - Prepaid Rent / Charges</b>							
Starting Balance							-1,075.73
06/01/2021	Daniel Chalk		Receipt		488.15		-587.58
06/01/2021	Travis Hime		Receipt		588.93		1.35
06/01/2021	Travis Hime	Prepaid Any	Receipt	PL6302996		588.93	-587.58
06/22/2021	Daniel Chalk	Prepaid Any	Receipt	17196055		488.15	-1,075.73

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
06/25/2021	Edward Elles	Online Payment	eCheck receipt	6C46-F090		490.07	-1,565.80
Net Change							-490.07
					1,077.08	1,567.15	-1,565.80
<b>2300-2000 - Unit Owner Move-In /Out Deposit</b>							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
<b>2480-0000 - Other Liabilities</b>							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
<b>2540-3000 - Funding of Prop Mgmt</b>							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
<b>3045-0000 - Retained Earnings</b>							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
<b>4005-0000 - Base Rent - Residential</b>							
Starting Balance							-490.07
Net Change							0.00
					0.00	0.00	-490.07
<b>4410-0100 - Common Area Maintenance Chgs</b>							
Starting Balance							-32,072.81
06/01/2021	Daniel Chalk		Receipt			488.15	-32,560.96
06/01/2021	Travis Hime		Receipt			588.93	-33,149.89
06/01/2021	TLH LLC	June 2021	Receipt	PL293700		490.07	-33,639.96
06/01/2021	Travis Hime	June 2021	Receipt	PL6302996		100.00	-33,739.96

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
06/01/2021	Lixing Chu	June 2021	Receipt	PL6306711		702.40	-34,442.36
06/02/2021	Emmanuel Cornet	June 2021	eCheck receipt	3851-D8D0		488.15	-34,930.51
06/03/2021	Michael D'Andrea	June 2021	eCheck receipt	5B54-8520		490.07	-35,420.58
06/06/2021	Nikolay Dimov	June 2021	eCheck receipt	0F10-11A0		488.15	-35,908.73
06/26/2021	NY Institute of Go	April's Cam Charge	eCheck receipt	F181-EB60		0.09	-35,908.82
06/26/2021	NY Institute of Go	May 2021	eCheck receipt	F181-EB60		2,088.59	-37,997.41
06/26/2021	NY Institute of Go	June 2021	eCheck receipt	F181-EB60		2,088.59	-40,086.00
Net Change							-8,013.19
					0.00	8,013.19	-40,086.00
<b>4860-0000 - Insurance Claim Proceeds</b>							
Starting Balance							-2,750.51
Net Change							0.00
					0.00	0.00	-2,750.51
<b>5100-2000 - Gas Exp - Common Areas</b>							
Starting Balance							5,912.00
Net Change							0.00
					0.00	0.00	5,912.00
<b>5120-3000 - Electric Exp - Common Areas</b>							
Starting Balance							2,707.90
Net Change							0.00
					0.00	0.00	2,707.90
<b>5300-1000 - R&amp;M - Plumbing/Heating</b>							
Starting Balance							2,269.30
Net Change							0.00
					0.00	0.00	2,269.30
<b>5415-1000 - R&amp;M - Elevator</b>							
Starting Balance							8,870.12
Net Change							0.00
					0.00	0.00	8,870.12

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5475-1000 - R&amp;M - Heating Equipment</b>							
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	15,051.47
<b>5486-0000 - R&amp;M - Pest Control</b>							
Starting Balance							0.00
06/25/2021	East Park Exterminating		Check	878	103.43		103.43
06/25/2021	East Park Exterminating		Check	878	103.43		206.86
06/25/2021	East Park Exterminating		Check	878	87.10		293.96
06/25/2021	East Park Exterminating		Check	878	103.43		397.39
06/25/2021	East Park Exterminating		Check	878	87.10		484.49
06/25/2021	East Park Exterminating		Check	878	103.43		587.92
06/25/2021	East Park Exterminating		Check	878	87.10		675.02
Net Change							675.02
					675.02	0.00	675.02
<b>5490-0000 - R&amp;M - Other</b>							
Starting Balance							9,364.26
Net Change							0.00
					0.00	0.00	9,364.26
<b>5601-0000 - Maintenance - Elevator</b>							
Starting Balance							294.38
Net Change							0.00
					0.00	0.00	294.38
<b>5702-0000 - Service - Pest Control</b>							
Starting Balance							1,633.20
06/28/2021	Castro Exterminating Inc.		Check	879	108.88		1,742.08
Net Change							108.88
					108.88	0.00	1,742.08

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5710-0000 - Service - Boiler Inspection</b>							
Starting Balance							0.00
06/03/2021	Insparsik, LLC		Check	875	250.00		250.00
Net Change							250.00
					<b>250.00</b>	<b>0.00</b>	<b>250.00</b>
<b>5711-0000 - Service - Elevator Inspection</b>							
Starting Balance							1,236.40
06/10/2021	Midtown Elevator Co. Inc.		Check	877	309.10		1,545.50
06/10/2021	Midtown Elevator Co. Inc.		Check	877	309.10		1,854.60
Net Change							618.20
					<b>618.20</b>	<b>0.00</b>	<b>1,854.60</b>
<b>6300-1010 - Insurance - Package</b>							
Starting Balance							5,186.69
06/09/2021	IPFS of New York, LLC		Payment	865	900.05		6,086.74
Net Change							900.05
					<b>900.05</b>	<b>0.00</b>	<b>6,086.74</b>
<b>6300-1040 - Insurance - D &amp; O</b>							
Starting Balance							129.00
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>129.00</b>
<b>6300-4000 - Insurance - Worker's Comp</b>							
Starting Balance							31.98
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>31.98</b>
<b>6600-0000 - Management Fees</b>							
Starting Balance							3,500.00
06/01/2021	Safeguard Realty Mgmt Inc	3/2019	Check	874	700.00		4,200.00
Net Change							700.00
					<b>700.00</b>	<b>0.00</b>	<b>4,200.00</b>



## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>6700-1000 - Legal Fees</b>							
Starting Balance							0.00
06/08/2021	Rosenberg & Estis, P.C.		Check	876	151.50		151.50
Net Change							151.50
					151.50	0.00	151.50
<b>6700-8000 - Accounting Expense</b>							
Starting Balance							2,600.00
Net Change							0.00
					0.00	0.00	2,600.00
<b>6710-0000 - Consulting Fees</b>							
Starting Balance							480.80
Net Change							0.00
					0.00	0.00	480.80
<b>7000-1200 - Payroll Oper - Bonus</b>							
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00
<b>7000-1400 - Payroll Oper - Porter</b>							
Starting Balance							2,500.00
Net Change							0.00
					0.00	0.00	2,500.00
<b>7200-0000 - Payroll Proc Fees</b>							
Starting Balance							120.00
Net Change							0.00
					0.00	0.00	120.00
<b>7300-0000 - Payroll Taxes</b>							
Starting Balance							255.52
Net Change							0.00
					0.00	0.00	255.52

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>8320-0000 - Bank Charges</b>							
Starting Balance							15.00
06/30/2021		Bank Fee	JE	1966	3.00		18.00
Net Change							3.00
					3.00	0.00	18.00
<b>8360-3000 - Licenses/ Building Permits/Fees</b>							
Starting Balance							0.00
06/03/2021	NYC Department of Buildings		Payment	DD06032021	1,500.00		1,500.00
Net Change							1,500.00
					1,500.00	0.00	1,500.00
<b>8360-7000 - Violations &amp; Fees</b>							
Starting Balance							306.55
Net Change							0.00
					0.00	0.00	306.55
<b>8360-8000 - Registration Fees</b>							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
<b>9600-5000 - Tax Filing Expense</b>							
Starting Balance							39.00
Net Change							0.00
					0.00	0.00	39.00
<b>Total</b>					<b>14,486.99</b>	<b>14,486.99</b>	<b>143,468.43</b>

## Trial Balance

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

**Date Range:** 06/01/2021 to 06/30/2021

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	29,871.10	3,596.61		33,467.71
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
1660-0011: CIP - DOB Filing Fees	30.60			30.60
1840-2019: Improvements - 2019	90,093.00			90,093.00
1840-2020: Improvements - 2020	12,507.00			12,507.00
2220-0000: Prepaid Rent / Charges	-1,075.73		490.07	-1,565.80
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
4005-0000: Base Rent - Residential	-490.07			-490.07
4410-0100: Common Area Maintenance Chgs	-32,072.81		8,013.19	-40,086.00
4860-0000: Insurance Claim Proceeds	-2,750.51			-2,750.51
5100-2000: Gas Exp - Common Areas	5,912.00			5,912.00
5120-3000: Electric Exp - Common Areas	2,707.90			2,707.90
5300-1000: R&M - Plumbing/Heating	2,269.30			2,269.30
5415-1000: R&M - Elevator	8,870.12			8,870.12
5475-1000: R&M - Heating Equipment	15,051.47			15,051.47
5486-0000: R&M - Pest Control	0.00	675.02		675.02
5490-0000: R&M - Other	9,364.26			9,364.26
5601-0000: Maintenance - Elevator	294.38			294.38
5702-0000: Service - Pest Control	1,633.20	108.88		1,742.08
5710-0000: Service - Boiler Inspection	0.00	250.00		250.00
5711-0000: Service - Elevator Inspection	1,236.40	618.20		1,854.60
6300-1010: Insurance - Package	5,186.69	900.05		6,086.74
6300-1040: Insurance - D & O	129.00			129.00
6300-4000: Insurance - Worker's Comp	31.98			31.98
6600-0000: Management Fees	3,500.00	700.00		4,200.00
6700-1000: Legal Fees	0.00	151.50		151.50
6700-8000: Accounting Expense	2,600.00			2,600.00
6710-0000: Consulting Fees	480.80			480.80

**Trial Balance**

GL Account	Balance Forward	Debit	Credit	Ending Balance
7000-1200: Payroll Oper - Bonus	640.00			640.00
7000-1400: Payroll Oper - Porter	2,500.00			2,500.00
7200-0000: Payroll Proc Fees	120.00			120.00
7300-0000: Payroll Taxes	255.52			255.52
8320-0000: Bank Charges	15.00	3.00		18.00
8360-3000: Licenses/ Building Permits/Fees	0.00	1,500.00		1,500.00
8360-7000: Violations & Fees	306.55			306.55
8360-8000: Registration Fees	13.00			13.00
9600-5000: Tax Filing Expense	39.00			39.00
Calculated Prior Years Retained Earnings	-143,468.43			-143,468.43
<b>Total</b>	<b>0.00</b>	<b>8,503.26</b>	<b>8,503.26</b>	<b>0.00</b>