

Income Statement

Safeguard Realty Management Inc

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

As of: Jul 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	45,590.99	93.35
Reimbursed Exp - Income	0.00	0.00	0.00	0.00
NSF Processing Fee Income	0.00	0.00	20.00	0.04
Bank Charge - Handling Fee	0.00	0.00	-26.00	-0.05
Laundry Income	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	3,256.00	6.67
Condo Rules Violations				
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00
Total Operating Income	6,414.58	100.00	48,840.99	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	0.00	0.00	2,449.71	5.02
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	0.00	0.00	1,109.81	2.27
Utility - Water & Sewer Exp	733.72	11.44	733.72	1.50
Utility - Telephone/Internet/Cable Exp	0.00	0.00	0.00	0.00
Total Utilities Expense	733.72	11.44	4,293.24	8.79
Repairs & Maintenance Exp				
R&M - Plumbing	0.00	0.00	734.91	1.50
R&M - Building Supplies	0.00	0.00	0.00	0.00
R&M - Elevator	0.00	0.00	0.00	0.00
R&M - Pest Control	0.00	0.00	136.09	0.28
Total Repairs & Maintenance Exp	0.00	0.00	871.00	1.78
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	0.00	0.00
Total Maintenance Contracts	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Services Contracts				
Service - Pest Control	0.00	0.00	668.69	1.37
Service - Elevator Inspection	883.14	13.77	1,557.52	3.19
Total Services Contracts	883.14	13.77	2,226.21	4.56
Real Estate Taxes				
Real Estate Taxes - Property	0.00	0.00	13.00	0.03
Total Real Estate Taxes	0.00	0.00	13.00	0.03
Insurance				
Insurance - Package	1,597.63	24.91	6,206.15	12.71
Insurance - Worker's Comp	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00
Total Insurance	1,597.63	24.91	6,206.15	12.71
Management Fees	700.00	10.91	4,900.00	10.03
Legal Fees	0.00	0.00	5,149.12	10.54
Accounting Expense	0.00	0.00	0.00	0.00
Consulting Fees	0.00	0.00	549.80	1.13
Payroll Operations Expenses				
Payroll Oper - Salary	500.00	7.79	500.00	1.02
Payroll Oper - Porter	0.00	0.00	4,000.00	8.19
Total Payroll Operations Expenses	500.00	7.79	4,500.00	9.21
Payroll Proc Fees	20.00	0.31	195.00	0.40
Payroll Taxes	38.25	0.60	368.25	0.75
Reimbursable Expense	0.00	0.00	0.00	0.00
Admin & Office Exps				
Telephone & Mobile - Office	136.93	2.13	324.87	0.67
Office - Postage & Courier	0.00	0.00	0.00	0.00
Total Admin & Office Exps	136.93	2.13	324.87	0.67
Bank Charges	3.00	0.05	15.00	0.03
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	200.00	0.41
Total Licenses/Permits/Fees	0.00	0.00	200.00	0.41
Income Tax Expense	0.00	0.00	85.00	0.17
City Corp - Income Tax	0.00	0.00	0.00	0.00
State Corp/LLC - Income Tax	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	4,612.67	71.91	29,896.64	61.21
NOI - Net Operating Income	1,801.91	28.09	18,944.35	38.79
Total Income	6,414.58	100.00	48,840.99	100.00
Total Expense	4,612.67	71.91	29,896.64	61.21
Net Income	1,801.91	28.09	18,944.35	38.79

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Jul 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Operating Income & Expense								
Income								
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	6,414.58	6,414.58	45,590.99
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	20.00
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	0.00	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	48,840.99
Expense								
Utilities Expense								
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,449.71
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,109.81
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	733.72
Total Utilities Expense	1,017.63	1,280.82	1,261.07	0.00	0.00	0.00	733.72	4,293.24
Repairs & Maintenance Exp								
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	0.00	0.00	0.00	0.00	871.00
Services Contracts								
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	1,557.52
Total Services Contracts	668.69	674.38	0.00	0.00	0.00	0.00	883.14	2,226.21

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Real Estate Taxes								
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	13.00
Total Real Estate Taxes	0.00	0.00	13.00	0.00	0.00	0.00	0.00	13.00
Insurance								
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	6,206.15
Total Insurance	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	6,206.15
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	4,900.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	0.00	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	549.80
Payroll Operations Expenses								
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	500.00	0.00	4,000.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00	500.00	500.00	500.00	4,500.00
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	195.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	368.25
Admin & Office Exps								
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	324.87
Total Admin & Office Exps	81.68	40.67	0.00	0.00	65.59	0.00	136.93	324.87
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	15.00
Licenses/Permits/Fees								
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	200.00
Total Licenses/Permits/Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	200.00
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	29,896.64
NOI - Net Operating Income								
NOI - Net Operating Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	18,944.35
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	48,840.99
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	29,896.64

Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Net Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	18,944.35

Balance Sheet

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

As of: 07/31/2020

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	48,956.44
Total Cash	48,956.44
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	154,786.44
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent / Charges	97.51
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	10,084.93
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	18,944.35
Calculated Prior Years Retained Earnings	116,713.86
Total Capital	144,701.51
TOTAL LIABILITIES & CAPITAL	154,786.44

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Jul 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Operating Income & Expense								
Income								
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	6,414.58	6,414.58	45,590.99
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	20.00
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	0.00	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
Total Operating Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	48,840.99
Expense								
Utilities Expense								
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,449.71
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,109.81
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	733.72
Total Utilities Expense	1,017.63	1,280.82	1,261.07	0.00	0.00	0.00	733.72	4,293.24
Repairs & Maintenance Exp								
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	734.91
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	0.00	0.00	0.00	0.00	871.00
Services Contracts								
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	668.69
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	1,557.52
Total Services Contracts	668.69	674.38	0.00	0.00	0.00	0.00	883.14	2,226.21

Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Real Estate Taxes								
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	13.00
Total Real Estate Taxes	0.00	0.00	13.00	0.00	0.00	0.00	0.00	13.00
Insurance								
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	6,206.15
Total Insurance	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	6,206.15
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	4,900.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	0.00	0.00	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	549.80
Payroll Operations Expenses								
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	500.00	0.00	4,000.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00	500.00	500.00	500.00	4,500.00
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	195.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	368.25
Admin & Office Exps								
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	324.87
Total Admin & Office Exps	81.68	40.67	0.00	0.00	65.59	0.00	136.93	324.87
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	15.00
Licenses/Permits/Fees								
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	200.00
Total Licenses/Permits/Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	200.00
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	29,896.64
NOI - Net Operating Income								
NOI - Net Operating Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	18,944.35
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	48,840.99
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	29,896.64

Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Net Income	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	18,944.35
Other Items								
Improvements - 2020	-12,507.00	0.00	0.00	0.00	0.00	0.00	0.00	-12,507.00
Prepaid Rent / Charges	-588.77	-487.99	689.09	-101.60	0.00	-488.15	0.00	-977.42
Net Other Items	-13,095.77	-487.99	689.09	-101.60	0.00	-488.15	0.00	-13,484.42
Cash Flow	-8,718.86	-1,901.40	3,352.36	2,831.96	4,245.76	3,848.20	1,801.91	5,459.93
Beginning Cash	43,496.51	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	43,496.51
Beginning Cash + Cash Flow	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	48,956.44
Actual Ending Cash	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	48,956.44

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	07/31/2020

Summary

Bank Statement Starting Balance on 06/30/2020	46,565.60
Cleared Deposits and other Increases	6,414.58
Cleared Checks and other Decreases	2,232.16
Cleared ACH Batches and Reversals	0.00
Cleared Balance	50,748.02

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (4 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #793 - Midtown Elevator Co. Inc.	07/28/2020	883.14
Check #794 - NYC Water Board	07/28/2020	733.72
Check #796 - Garber Atlas Fries and Associates, Inc.	07/31/2020	763.65
Total		2,480.51

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cash Accounts

1000-0000: Operating Acct	48,956.44
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1140-0000: Security Deposit	0.00
Total Cash Balance	48,956.44
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	2,480.51
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	50,748.02
Bank Statement Balance on 07/31/2020	50,748.02
	In Balance

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION
CO SAFEGUARD REALTY MANAGEMENT INC
120 W 31ST ST FL
NEW YORK NY 10001-3407

Page: 1 of 3
Statement Period: Jul 01 2020-Jul 31 2020
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353

Upcoming REG CC Changes Effective July 1, 2020

Reminder: We have updated our policy to comply with the upcoming Regulation CC Changes. TD Banks Funds Availability policy will continue to make \$100 available immediately at the time of deposit & the remaining funds will be available by the end of the next business day. Sometimes we may need to place a hold to verify funds are available. If this occurs, we will make an additional \$125 available by the end of the first business day after we receive your deposit if a hold is applied. For additional information, please refer to the Funds Availability Policy in the Personal Deposit Account Agreement & Business Deposit Account Agreement, available at td.com

TD Business Convenience Plus

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 07/01		46,565.60
Plus	6 Deposits and Other Credits	6,414.58
Less	4 Checks and Other Debits	2,229.16
Less	Service Charges	3.00
Statement Balance as of 07/31		50,748.02

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
07/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 170541977		1,179.00	47,744.60
07/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 170771928		702.40	48,447.00
07/06	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008729367702		490.07	48,937.07
07/06	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008739960610		488.15	49,425.22
07/06	Check #791	700.00		48,725.22
07/06	Check #792	558.25		48,166.97
07/07	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000008749195298		488.15	48,655.12
07/16	DEPOSIT		3,066.81	51,721.93
07/27	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 439469	833.98		50,887.95
07/31	Check #795	136.93		50,751.02
07/31	PAPER STATEMENT FEE	3.00		50,748.02

Checks Paid

No. Checks: 3

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
07/06	791	700.00	07/31	795*	136.93
07/06	792	558.25			

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

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

How to Balance your Account

Begin by adjusting your account register as follows:

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

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

Ending Balance	50,748.02
Total Deposits	+
Sub Total	
Total Withdrawals	-
Adjusted Balance	

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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 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

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

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

INTEREST SUMMARY

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

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

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



SIGNATURE BANK

565 Fifth Avenue, 12th Floor
New York, NY 10017

Statement Period
From July 01, 2020
To July 31, 2020
Page 1 of 2

PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911562 0

AVOID BUSINESS E-MAIL FINANCIAL FRAUD! PLEASE VISIT THE "PRIVACY & SECURITY"
SECTION LOCATED UNDER THE "ABOUT US" HEADING AT WWW.SIGNATURENY.COM. SELECT
"BUSINESS E-MAIL COMPROMISE" TO READ THE RECENT NEWS FROM THE FEDERAL
BUREAU OF INVESTIGATION REGARDING FRAUD TARGETING BUSINESSES, INCLUDING
GUIDANCE ON WHAT YOU CAN DO TO REDUCE YOUR RISK OF BECOMING A VICTIM.
SIGNATURE BANK BELIEVES THAT THIS IS IMPORTANT NEWS TO SHARE WITH OUR
CLIENTS. WE ARE MAKING IT AVAILABLE TO YOU FOR YOUR INFORMATION AND ANY
ACTION THAT YOU MAY CONSIDER APPROPRIATE.

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

1503911562	MONOGRAM CHECKING	.00	.00
RELATIONSHIP	TOTAL		.00



SIGNATURE BANK

Statement Period
From July 01, 2020
To July 31, 2020
Page 2 of 2

PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911562 0

MONOGRAM CHECKING 1503911562

Summary

Previous Balance as of July 01, 2020 .00

There was no deposit activity during this statement period

Ending Balance as of July 31, 2020 .00

Rates for this statement period - Overdraft
Jul 01, 2020 13.000000 %



SIGNATURE BANK

565 Fifth Avenue, 12th Floor
New York, NY 10017

Statement Period
From July 01, 2020
To July 31, 2020
Page 1 of 2

PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
MONEY MARKET ACCOUNT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911708 0

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SECTION LOCATED UNDER THE "ABOUT US" HEADING AT WWW.SIGNATURENY.COM. SELECT
"BUSINESS E-MAIL COMPROMISE" TO READ THE RECENT NEWS FROM THE FEDERAL
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SIGNATURE BANK BELIEVES THAT THIS IS IMPORTANT NEWS TO SHARE WITH OUR
CLIENTS. WE ARE MAKING IT AVAILABLE TO YOU FOR YOUR INFORMATION AND ANY
ACTION THAT YOU MAY CONSIDER APPROPRIATE.

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

1503911708	MONOGRAM INSURED MMA	.00	.00
RELATIONSHIP	TOTAL		.00



SIGNATURE BANK

Statement Period
From July 01, 2020
To July 31, 2020
Page 2 of 2

PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
MONEY MARKET ACCOUNT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911708 0

MONOGRAM INSURED MMA 1503911708

Summary

Previous Balance as of July 01, 2020 .00

There was no deposit activity during this statement period

Ending Balance as of July 31, 2020 .00

===== Interest Summary =====
* Year-To-Date Interest .00 *
* Interest Paid This Period .00 Annual Percentage Yield Earned 0.00 % *
* Avg. Balance this Period .00 Days in Period 31 *
=====

Cash Journal - Income Register Report

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

Date Range: 07/01/2020 to 07/31/2020

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	07/01/2020	Lixing Chu	6B	Receipt	702.40	PL2136267	July 2020
	07/01/2020	TLH LLC	4B	Receipt	490.07	PL094068	July 2020
	07/01/2020	Travis Hime	6A	Receipt	588.93		
	07/01/2020	Travis Hime	6A	Receipt	100.00	PL125736	July 2020
	07/03/2020	Michael D'Andrea	5B	eCheck receipt	490.07	5F1F-BAB0	July 2020
	07/04/2020	Emmanuel Cornet	5A	eCheck receipt	488.15	146E-4BF0	July 2020
	07/06/2020	Nikolay Dimov	3A	eCheck receipt	488.15	F4F2-3760	July 2020
	07/16/2020	Daniel Chalk	4A	Receipt	488.15	3638698	July 2020
	07/16/2020	Linda Carroll	3B	Receipt	490.07	534	July 2020
	07/16/2020	Linda Carroll, William Riley	COMM	Receipt	2,088.59	533	July 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							
	07/01/2020	Travis Hime	6A	Receipt	-588.93		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	07/01/2020	Travis Hime	6A	Receipt	588.93	PL125736	Prepaid Any
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					6,414.58		

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

Date Range: 07/01/2020 to 07/31/2020

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov					
Common Area Maintenance Chgs	07/06/2020	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	07/16/2020	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	07/16/2020	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	07/01/2020	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	07/04/2020	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael					
Common Area Maintenance Chgs	07/03/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime					
Common Area Maintenance Chgs	07/01/2020	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	07/01/2020	-588.93	0.00	0.00	-588.93
		-588.93	688.93	-688.93	-588.93
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	07/01/2020	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	07/16/2020	0.00	2,088.59	-2,088.59	0.00
Total		-388.93	6,414.58	-6,414.58	-388.93

Deposit Register - Operating

Date Range: 07/01/2020 to 07/31/2020

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	07/01/2020						1,881.40	
	07/01/2020	4B	TLH LLC		PL094068			490.07
	07/01/2020	6A	Travis Hime		PL125736			688.93
	07/01/2020	6B	Lixing Chu		PL2136267			702.40
Automatic ACH Deposit	07/06/2020						490.07	
	07/03/2020	5B	D'Andrea, Michael	ACH	5F1F-BAB0			490.07
Automatic ACH Deposit	07/06/2020						488.15	
	07/04/2020	5A	Emmanuel Cornet	ACH	146E-4BF0			488.15
Automatic ACH Deposit	07/07/2020						488.15	
	07/06/2020	3A	Nikolay Dimov	ACH	F4F2-3760			488.15
3	07/16/2020						3,066.81	
	07/16/2020	3B	Linda Carroll		534			490.07
	07/16/2020	COMM	Linda Carroll, William Riley		533			2,088.59
	07/16/2020	4A	Daniel Chalk		3638698			488.15
							6,414.58	
Total							6,414.58	

Check Register Monthly Detail (by Date)

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

Date Range: 07/01/2020 to 07/31/2020

Bank Accounts: 424-Oper-3353-TD

Payees: All

Payment Type: All

Include Voided Checks: No

Group GL Totals per Check: No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
791	07/01/2020	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
792	07/01/2020	Safeguard Realty Mgmt Inc	558.25					
				424202006PR		7000-1000	Payroll Oper - Salary	500.00
				424202006PR		7300-0000	Payroll Taxes	38.25
				424202006PR		7200-0000	Payroll Proc Fees	20.00
793	07/28/2020	Midtown Elevator Co. Inc.	883.14					
				74570		5711-0000	Service - Elevator Inspection	294.38
				74877		5711-0000	Service - Elevator Inspection	294.38
				75298		5711-0000	Service - Elevator Inspection	294.38
794	07/28/2020	NYC Water Board	733.72					
						5130-3000	Utility - Water & Sewer Exp	733.72
795	07/28/2020	Verizon	136.93					
						8300-2000	Telephone & Mobile - Office	35.67
				2020.0430.651-417-749-0001-78		8300-2000	Telephone & Mobile - Office	101.26
796	07/31/2020	Garber Atlas Fries and Associates, Inc.	763.65					
				2020-2021-InsPackage		6300-1010	Insurance - Package	763.65
DD0728095535	07/24/2020	IPFS Corporation	833.98					
						6300-1010	Insurance - Package	833.98
Total			4,609.67					

Expense Distribution Summary

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

Date Range: 07/01/2020 to 07/31/2020 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		4,612.67
5130-3000: Utility - Water & Sewer Exp	733.72	
5711-0000: Service - Elevator Inspection	883.14	
6300-1010: Insurance - Package	1,597.63	
6600-0000: Management Fees	700.00	
7000-1000: Payroll Oper - Salary	500.00	
7200-0000: Payroll Proc Fees	20.00	
7300-0000: Payroll Taxes	38.25	
8300-2000: Telephone & Mobile - Office	136.93	
8320-0000: Bank Charges	3.00	
Total	4,612.67	4,612.67

Monthly General Ledger

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

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 07/01/2020 to 07/31/2020

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							47,154.53
07/01/2020	Safeguard Realty Mgmt Inc	3/2019	Check	791		700.00	46,454.53
07/01/2020	Safeguard Realty Mgmt Inc		Check	792		500.00	45,954.53
07/01/2020	Safeguard Realty Mgmt Inc		Check	792		38.25	45,916.28
07/01/2020	Safeguard Realty Mgmt Inc		Check	792		20.00	45,896.28
07/01/2020	TLH LLC	July 2020	Receipt	PL094068	490.07		46,386.35
07/01/2020	Travis Hime	July 2020	Receipt	PL125736	100.00		46,486.35
07/01/2020	Travis Hime	Prepaid Any	Receipt	PL125736	588.93		47,075.28
07/01/2020	Lixing Chu	July 2020	Receipt	PL2136267	702.40		47,777.68
07/03/2020	Michael D'Andrea	July 2020	eCheck receipt	5F1F-BAB0	490.07		48,267.75
07/04/2020	Emmanuel Cornet	July 2020	eCheck receipt	146E-4BF0	488.15		48,755.90
07/06/2020	Nikolay Dimov	July 2020	eCheck receipt	F4F2-3760	488.15		49,244.05
07/16/2020	Linda Carroll	July 2020	Receipt	534	490.07		49,734.12
07/16/2020	Linda Carroll, William Riley	July 2020	Receipt	533	2,088.59		51,822.71
07/16/2020	Daniel Chalk	July 2020	Receipt	3638698	488.15		52,310.86
07/24/2020	IPFS Corporation		Payment	DD0728095535		833.98	51,476.88
07/28/2020	Midtown Elevator Co. Inc.		Check	793		294.38	51,182.50
07/28/2020	Midtown Elevator Co. Inc.		Check	793		294.38	50,888.12
07/28/2020	Midtown Elevator Co. Inc.		Check	793		294.38	50,593.74
07/28/2020	NYC Water Board		Check	794		733.72	49,860.02
07/28/2020	Verizon		Check	795		35.67	49,824.35
07/28/2020	Verizon		Check	795		101.26	49,723.09
07/31/2020	Garber Atlas Fries and Associates, Inc.		Check	796		763.65	48,959.44
07/31/2020		Bank Fee	JE	858		3.00	48,956.44
Net Change							1,801.91
					6,414.58	4,612.67	48,956.44

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1335-0000 - Utility Deposit							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - Funds to/from Manager							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1840-2019 - Improvements - 2019							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
1840-2020 - Improvements - 2020							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
2220-0000 - Prepaid Rent / Charges							
Starting Balance							-97.51
07/01/2020	Travis Hime		Receipt		588.93		491.42
07/01/2020	Travis Hime	Prepaid Any	Receipt	PL125736		588.93	-97.51
Net Change							0.00
					588.93	588.93	-97.51
2300-2000 - Unit Owner Move-In /Out Deposit							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
2480-0000 - Other Liabilities							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - Funding of Prop Mgmt							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-39,176.41
07/01/2020	Travis Hime		Receipt			588.93	-39,765.34
07/01/2020	TLH LLC	July 2020	Receipt	PL094068		490.07	-40,255.41
07/01/2020	Travis Hime	July 2020	Receipt	PL125736		100.00	-40,355.41
07/01/2020	Lixing Chu	July 2020	Receipt	PL2136267		702.40	-41,057.81
07/03/2020	Michael D'Andrea	July 2020	eCheck receipt	5F1F-BAB0		490.07	-41,547.88
07/04/2020	Emmanuel Cornet	July 2020	eCheck receipt	146E-4BF0		488.15	-42,036.03
07/06/2020	Nikolay Dimov	July 2020	eCheck receipt	F4F2-3760		488.15	-42,524.18
07/16/2020	Linda Carroll	July 2020	Receipt	534		490.07	-43,014.25
07/16/2020	Linda Carroll, William Riley	July 2020	Receipt	533		2,088.59	-45,102.84
07/16/2020	Daniel Chalk	July 2020	Receipt	3638698		488.15	-45,590.99
Net Change							-6,414.58
					0.00	6,414.58	-45,590.99
4805-0000 - NSF Processing Fee Income							
Starting Balance							-20.00
Net Change							0.00
					0.00	0.00	-20.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
4820-0000 - Bank Charge - Handling Fee							
Starting Balance							26.00
Net Change							0.00
					0.00	0.00	26.00
4850-0000 - Special Assessment Income							
Starting Balance							-3,256.00
Net Change							0.00
					0.00	0.00	-3,256.00
5100-2000 - Gas Exp - Common Areas							
Starting Balance							2,449.71
Net Change							0.00
					0.00	0.00	2,449.71
5120-3000 - Electric Exp - Common Areas							
Starting Balance							1,109.81
Net Change							0.00
					0.00	0.00	1,109.81
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							0.00
07/28/2020	NYC Water Board		Check	794	733.72		733.72
Net Change							733.72
					733.72	0.00	733.72
5300-1000 - R&M - Plumbing							
Starting Balance							734.91
Net Change							0.00
					0.00	0.00	734.91
5486-0000 - R&M - Pest Control							
Starting Balance							136.09
Net Change							0.00
					0.00	0.00	136.09

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5702-0000 - Service - Pest Control							
Starting Balance							668.69
Net Change							0.00
					0.00	0.00	668.69
5711-0000 - Service - Elevator Inspection							
Starting Balance							674.38
07/28/2020	Midtown Elevator Co. Inc.		Check	793	294.38		968.76
07/28/2020	Midtown Elevator Co. Inc.		Check	793	294.38		1,263.14
07/28/2020	Midtown Elevator Co. Inc.		Check	793	294.38		1,557.52
Net Change							883.14
					883.14	0.00	1,557.52
6200-0100 - Real Estate Taxes - Property							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
6300-1010 - Insurance - Package							
Starting Balance							4,608.52
07/24/2020	IPFS Corporation		Payment	DD0728095535	833.98		5,442.50
07/31/2020	Garber Atlas Fries and Associates, Inc.		Check	796	763.65		6,206.15
Net Change							1,597.63
					1,597.63	0.00	6,206.15
6600-0000 - Management Fees							
Starting Balance							4,200.00
07/01/2020	Safeguard Realty Mgmt Inc	3/2019	Check	791	700.00		4,900.00
Net Change							700.00
					700.00	0.00	4,900.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6700-1000 - Legal Fees							
Starting Balance							5,149.12
Net Change							0.00
					0.00	0.00	5,149.12
6710-0000 - Consulting Fees							
Starting Balance							549.80
Net Change							0.00
					0.00	0.00	549.80
7000-1000 - Payroll Oper - Salary							
Starting Balance							0.00
07/01/2020	Safeguard Realty Mgmt Inc		Check	792	500.00		500.00
Net Change							500.00
					500.00	0.00	500.00
7000-1400 - Payroll Oper - Porter							
Starting Balance							4,000.00
Net Change							0.00
					0.00	0.00	4,000.00
7200-0000 - Payroll Proc Fees							
Starting Balance							175.00
07/01/2020	Safeguard Realty Mgmt Inc		Check	792	20.00		195.00
Net Change							20.00
					20.00	0.00	195.00
7300-0000 - Payroll Taxes							
Starting Balance							330.00
07/01/2020	Safeguard Realty Mgmt Inc		Check	792	38.25		368.25
Net Change							38.25
					38.25	0.00	368.25

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8300-2000 - Telephone & Mobile - Office							
Starting Balance							187.94
07/28/2020	Verizon		Check	795	35.67		223.61
07/28/2020	Verizon		Check	795	101.26		324.87
Net Change							136.93
					136.93	0.00	324.87
8320-0000 - Bank Charges							
Starting Balance							12.00
07/31/2020		Bank Fee	JE	858	3.00		15.00
Net Change							3.00
					3.00	0.00	15.00
8360-7000 - Violations & Fees							
Starting Balance							200.00
Net Change							0.00
					0.00	0.00	200.00
9600-0000 - Income Tax Expense							
Starting Balance							85.00
Net Change							0.00
					0.00	0.00	85.00
Total					11,616.18	11,616.18	116,713.86

Trial Balance

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

Date Range: 07/01/2020 to 07/31/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	47,154.53	1,801.91		48,956.44
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	-97.51			-97.51
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	-39,176.41		6,414.58	-45,590.99
4805-0000: NSF Processing Fee Income	-20.00			-20.00
4820-0000: Bank Charge - Handling Fee	26.00			26.00
4850-0000: Special Assessment Income	-3,256.00			-3,256.00
5100-2000: Gas Exp - Common Areas	2,449.71			2,449.71
5120-3000: Electric Exp - Common Areas	1,109.81			1,109.81
5130-3000: Utility - Water & Sewer Exp	0.00	733.72		733.72
5300-1000: R&M - Plumbing	734.91			734.91
5486-0000: R&M - Pest Control	136.09			136.09
5702-0000: Service - Pest Control	668.69			668.69
5711-0000: Service - Elevator Inspection	674.38	883.14		1,557.52
6200-0100: Real Estate Taxes - Property	13.00			13.00
6300-1010: Insurance - Package	4,608.52	1,597.63		6,206.15
6600-0000: Management Fees	4,200.00	700.00		4,900.00
6700-1000: Legal Fees	5,149.12			5,149.12
6710-0000: Consulting Fees	549.80			549.80
7000-1000: Payroll Oper - Salary	0.00	500.00		500.00
7000-1400: Payroll Oper - Porter	4,000.00			4,000.00
7200-0000: Payroll Proc Fees	175.00	20.00		195.00
7300-0000: Payroll Taxes	330.00	38.25		368.25
8300-2000: Telephone & Mobile - Office	187.94	136.93		324.87
8320-0000: Bank Charges	12.00	3.00		15.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8360-7000: Violations & Fees	200.00			200.00
9600-0000: Income Tax Expense	85.00			85.00
Calculated Prior Years Retained Earnings	-116,713.86			-116,713.86
Total	0.00	6,414.58	6,414.58	0.00