

# Income Statement

Safeguard Realty Management Inc

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

As of: Apr 2019

Level of Detail: Detail View

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>				
Common Area Maintenance Chgs	6,342.01	18.12	26,898.08	43.44
Laundry Income	0.00	0.00	60.00	0.10
Special Assessment Income	28,656.13	81.88	34,959.13	56.46
<b>Total Operating Income</b>	<b>34,998.14</b>	<b>100.00</b>	<b>61,917.21</b>	<b>100.00</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	766.16	2.19	3,595.27	5.81
Utility - Electric Exp	307.61	0.88	1,300.93	2.10
Utility - Water & Sewer Exp	0.00	0.00	923.74	1.49
Utility - Telephone/Internet/ Cable Exp	35.39	0.10	111.37	0.18
<b>Total Utilities Expense</b>	<b>1,109.16</b>	<b>3.17</b>	<b>5,931.31</b>	<b>9.58</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Building Supplies	0.00	0.00	79.21	0.13
<b>Total Repairs &amp; Maintenance Exp</b>	<b>0.00</b>	<b>0.00</b>	<b>79.21</b>	<b>0.13</b>
<b>Maintenance &amp; Service Contracts</b>				
Maintenance - Elevator	283.07	0.81	2,433.35	3.93
<b>Total Maintenance &amp; Service Contracts</b>	<b>283.07</b>	<b>0.81</b>	<b>2,433.35</b>	<b>3.93</b>
<b>Services Exp</b>				
Service - Pest Control	0.00	0.00	473.60	0.76
Service - Engineering	0.00	0.00	1,500.00	2.42
Service - Elevator Inspection	294.38	0.84	1,177.52	1.90
<b>Total Services Exp</b>	<b>294.38</b>	<b>0.84</b>	<b>3,151.12</b>	<b>5.09</b>
<b>Insurance</b>				
Insurance - Package	782.05	2.23	2,236.19	3.61
Insurance - Worker's Comp	0.00	0.00	2,476.70	4.00
Insurance - Other	0.00	0.00	134.71	0.22
<b>Total Insurance</b>	<b>782.05</b>	<b>2.23</b>	<b>4,847.60</b>	<b>7.83</b>
Management Fees	495.00	1.41	1,980.00	3.20
Legal Fees	0.00	0.00	3,942.50	6.37
Accounting Expense	0.00	0.00	2,400.00	3.88
Consulting Fees	0.00	0.00	174.00	0.28
<b>Payroll Operations Expenses</b>				
Payroll Oper - Salary	0.00	0.00	2,500.00	4.04
<b>Total Payroll Operations Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>4.04</b>
Payroll Proc Fees	0.00	0.00	122.56	0.20
Payroll Taxes	0.00	0.00	206.25	0.33

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Admin &amp; Office Exps</b>				
Office - Postage & Courier	0.00	0.00	21.28	0.03
<b>Total Admin &amp; Office Exps</b>	<b>0.00</b>	<b>0.00</b>	<b>21.28</b>	<b>0.03</b>
Bank Charges	2.00	0.01	8.00	0.01
<b>Licenses/Permits/Fees</b>				
Violations & Fees	0.00	0.00	200.00	0.32
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.32</b>
Administrative - Other	0.00	0.00	407.88	0.66
<b>Income Tax Expense</b>				
City Corporation Tax	0.00	0.00	25.00	0.04
State Corporation Tax	0.00	0.00	9.00	0.01
<b>Total Income Tax Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>34.00</b>	<b>0.05</b>
<b>Total Operating Expense</b>	<b>2,965.66</b>	<b>8.47</b>	<b>28,439.06</b>	<b>45.93</b>
<b>NOI - Net Operating Income</b>				
	<b>32,032.48</b>	<b>91.53</b>	<b>33,478.15</b>	<b>54.07</b>
Total Income	34,998.14	100.00	61,917.21	100.00
Total Expense	2,965.66	8.47	28,439.06	45.93
Net Income	<b>32,032.48</b>	<b>91.53</b>	<b>33,478.15</b>	<b>54.07</b>

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Apr 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	Total
<b>Operating Income &amp; Expense</b>					
<b>Income</b>					
Common Area Maintenance Chgs	6,336.52	6,416.66	7,802.89	6,342.01	26,898.08
Laundry Income	30.00	30.00	0.00	0.00	60.00
Special Assessment Income	0.00	0.00	6,303.00	28,656.13	34,959.13
<b>Total Operating Income</b>	<b>6,366.52</b>	<b>6,446.66</b>	<b>14,105.89</b>	<b>34,998.14</b>	<b>61,917.21</b>
<b>Expense</b>					
<b>Utilities Expense</b>					
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	3,595.27
Utility - Electric Exp	317.37	326.49	349.46	307.61	1,300.93
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	923.74
Utility - Telephone/Internet/Cable Exp	0.00	35.48	40.50	35.39	111.37
<b>Total Utilities Expense</b>	<b>1,104.42</b>	<b>1,481.66</b>	<b>2,236.07</b>	<b>1,109.16</b>	<b>5,931.31</b>
<b>Repairs &amp; Maintenance Exp</b>					
R&M - Building Supplies	0.00	0.00	79.21	0.00	79.21
<b>Total Repairs &amp; Maintenance Exp</b>	<b>0.00</b>	<b>0.00</b>	<b>79.21</b>	<b>0.00</b>	<b>79.21</b>
<b>Maintenance &amp; Service Contracts</b>					
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	2,433.35
<b>Total Maintenance &amp; Service Contracts</b>	<b>832.89</b>	<b>1,317.39</b>	<b>0.00</b>	<b>283.07</b>	<b>2,433.35</b>
<b>Services Exp</b>					
Service - Pest Control	92.54	190.53	190.53	0.00	473.60
Service - Engineering	0.00	0.00	1,500.00	0.00	1,500.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	1,177.52
<b>Total Services Exp</b>	<b>386.92</b>	<b>484.91</b>	<b>1,984.91</b>	<b>294.38</b>	<b>3,151.12</b>
<b>Insurance</b>					
Insurance - Package	42.43	42.43	1,369.28	782.05	2,236.19
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	2,476.70
Insurance - Other	0.00	134.71	0.00	0.00	134.71
<b>Total Insurance</b>	<b>862.06</b>	<b>1,834.21</b>	<b>1,369.28</b>	<b>782.05</b>	<b>4,847.60</b>
Management Fees	495.00	495.00	495.00	495.00	1,980.00
Legal Fees	3,135.00	807.50	0.00	0.00	3,942.50
Accounting Expense	0.00	0.00	2,400.00	0.00	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	174.00
<b>Payroll Operations Expenses</b>					
Payroll Oper - Salary	0.00	2,500.00	0.00	0.00	2,500.00

## Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	Total
<b>Total Payroll Operations Expenses</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>
Payroll Proc Fees	0.00	122.56	0.00	0.00	122.56
Payroll Taxes	0.00	206.25	0.00	0.00	206.25
<b>Admin &amp; Office Exps</b>					
Office - Postage & Courier	21.28	0.00	0.00	0.00	21.28
<b>Total Admin &amp; Office Exps</b>	<b>21.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21.28</b>
Bank Charges	2.00	2.00	2.00	2.00	8.00
<b>Licenses/Permits/Fees</b>					
Violations & Fees	0.00	0.00	200.00	0.00	200.00
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>
Administrative - Other	407.88	0.00	0.00	0.00	407.88
<b>Income Tax Expense</b>					
City Corporation Tax	0.00	0.00	25.00	0.00	25.00
State Corporation Tax	0.00	0.00	9.00	0.00	9.00
<b>Total Income Tax Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>34.00</b>	<b>0.00</b>	<b>34.00</b>
<b>Total Operating Expense</b>	<b>7,421.45</b>	<b>9,251.48</b>	<b>8,800.47</b>	<b>2,965.66</b>	<b>28,439.06</b>
<b>NOI - Net Operating Income</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>33,478.15</b>
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	61,917.21
Total Expense	7,421.45	9,251.48	8,800.47	2,965.66	28,439.06
<b>Net Income</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>33,478.15</b>

## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2019 to Apr 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	Total
<b>Operating Income &amp; Expense</b>					
<b>Income</b>					
Common Area Maintenance Chgs	6,336.52	6,416.66	7,802.89	6,342.01	26,898.08
Laundry Income	30.00	30.00	0.00	0.00	60.00
Special Assessment Income	0.00	0.00	6,303.00	28,656.13	34,959.13
<b>Total Operating Income</b>	<b>6,366.52</b>	<b>6,446.66</b>	<b>14,105.89</b>	<b>34,998.14</b>	<b>61,917.21</b>
<b>Expense</b>					
<b>Utilities Expense</b>					
Gas Exp - Common Areas	787.05	1,119.69	922.37	766.16	3,595.27
Utility - Electric Exp	317.37	326.49	349.46	307.61	1,300.93
Utility - Water & Sewer Exp	0.00	0.00	923.74	0.00	923.74
Utility - Telephone/Internet/Cable Exp	0.00	35.48	40.50	35.39	111.37
<b>Total Utilities Expense</b>	<b>1,104.42</b>	<b>1,481.66</b>	<b>2,236.07</b>	<b>1,109.16</b>	<b>5,931.31</b>
<b>Repairs &amp; Maintenance Exp</b>					
R&M - Building Supplies	0.00	0.00	79.21	0.00	79.21
<b>Total Repairs &amp; Maintenance Exp</b>	<b>0.00</b>	<b>0.00</b>	<b>79.21</b>	<b>0.00</b>	<b>79.21</b>
<b>Maintenance &amp; Service Contracts</b>					
Maintenance - Elevator	832.89	1,317.39	0.00	283.07	2,433.35
<b>Total Maintenance &amp; Service Contracts</b>	<b>832.89</b>	<b>1,317.39</b>	<b>0.00</b>	<b>283.07</b>	<b>2,433.35</b>
<b>Services Exp</b>					
Service - Pest Control	92.54	190.53	190.53	0.00	473.60
Service - Engineering	0.00	0.00	1,500.00	0.00	1,500.00
Service - Elevator Inspection	294.38	294.38	294.38	294.38	1,177.52
<b>Total Services Exp</b>	<b>386.92</b>	<b>484.91</b>	<b>1,984.91</b>	<b>294.38</b>	<b>3,151.12</b>
<b>Insurance</b>					
Insurance - Package	42.43	42.43	1,369.28	782.05	2,236.19
Insurance - Worker's Comp	819.63	1,657.07	0.00	0.00	2,476.70
Insurance - Other	0.00	134.71	0.00	0.00	134.71
<b>Total Insurance</b>	<b>862.06</b>	<b>1,834.21</b>	<b>1,369.28</b>	<b>782.05</b>	<b>4,847.60</b>
Management Fees	495.00	495.00	495.00	495.00	1,980.00

## Cash Flow - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	Total
Legal Fees	3,135.00	807.50	0.00	0.00	3,942.50
Accounting Expense	0.00	0.00	2,400.00	0.00	2,400.00
Consulting Fees	174.00	0.00	0.00	0.00	174.00
<b>Payroll Operations Expenses</b>					
Payroll Oper - Salary	0.00	2,500.00	0.00	0.00	2,500.00
<b>Total Payroll Operations Expenses</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>
Payroll Proc Fees	0.00	122.56	0.00	0.00	122.56
Payroll Taxes	0.00	206.25	0.00	0.00	206.25
<b>Admin &amp; Office Exps</b>					
Office - Postage & Courier	21.28	0.00	0.00	0.00	21.28
<b>Total Admin &amp; Office Exps</b>	<b>21.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21.28</b>
Bank Charges	2.00	2.00	2.00	2.00	8.00
<b>Licenses/Permits/Fees</b>					
Violations & Fees	0.00	0.00	200.00	0.00	200.00
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>
Administrative - Other	407.88	0.00	0.00	0.00	407.88
<b>Income Tax Expense</b>					
City Corporation Tax	0.00	0.00	25.00	0.00	25.00
State Corporation Tax	0.00	0.00	9.00	0.00	9.00
<b>Total Income Tax Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>34.00</b>	<b>0.00</b>	<b>34.00</b>
<b>Total Operating Expense</b>	<b>7,421.45</b>	<b>9,251.48</b>	<b>8,800.47</b>	<b>2,965.66</b>	<b>28,439.06</b>
<b>NOI - Net Operating Income</b>					
	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>33,478.15</b>
Total Income	6,366.52	6,446.66	14,105.89	34,998.14	61,917.21
Total Expense	7,421.45	9,251.48	8,800.47	2,965.66	28,439.06
<b>Net Income</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>33,478.15</b>
<b>Cash Flow</b>	<b>-1,054.93</b>	<b>-2,804.82</b>	<b>5,305.42</b>	<b>32,032.48</b>	<b>33,478.15</b>
<b>Beginning Cash</b>	<b>7,126.04</b>	<b>6,071.11</b>	<b>3,266.29</b>	<b>8,571.71</b>	<b>7,126.04</b>
<b>Beginning Cash + Cash Flow</b>	<b>6,071.11</b>	<b>3,266.29</b>	<b>8,571.71</b>	<b>40,604.19</b>	<b>40,604.19</b>
<b>Actual Ending Cash</b>	<b>6,071.11</b>	<b>3,266.29</b>	<b>8,571.71</b>	<b>40,604.19</b>	<b>40,604.19</b>

## Balance Sheet

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

As of: 04/30/2019

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Acct	40,604.19
<b>Total Cash</b>	<b>40,604.19</b>
Utility Deposit	230.00
Funds to/from Manager	3,000.00
<b>TOTAL ASSETS</b>	<b>43,834.19</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
<b>Total Liabilities</b>	<b>8,737.42</b>
<b>Capital</b>	
Retained Earnings	9,043.30
Calculated Retained Earnings	33,478.15
Calculated Prior Years Retained Earnings	-7,424.68
<b>Total Capital</b>	<b>35,096.77</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>43,834.19</b>

**424 West 49th Street Condominium [424]**  
**424 West 49th Street, New York, NY 10019**

OPERATING  
[TD]

\$ 8,571.71

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\$ 43,569.85

—

2.00

\$ 40,604.19

\$ 40,887.26

—

283.07

283.07

—

\$ 40,604.19





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## STATEMENT OF ACCOUNT

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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: Apr 01 2019-Apr 30 2019  
Cust Ref #: 7920173353-720-T-###  
Primary Account #: 792-0173353

**Business Convenience Checking**

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

**ACCOUNT SUMMARY**

Statement Balance as of 04/01	7,775.14
Plus 8 Deposits and Other Credits	35,898.14
Less 7 Checks and Other Debits	2,784.02
Less Service Charges	2.00
Statement Balance as of 04/30	40,887.26

**ACCOUNT ACTIVITY****Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
04/01	Check #701	495.00		7,280.14
04/02	CCD DEPOSIT, PAYLEASE.COM CREDIT 125479569		900.00	8,180.14
04/04	CCD DEPOSIT, PAYLEASE.COM CREDIT 126251520		1,179.00	9,359.14
04/04	CCD DEPOSIT, PAYLEASE.COM CREDIT 126469542		702.40	10,061.54
04/05	Check #702	782.05		9,279.49
04/08	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000005753967309		490.07	9,769.56
04/11	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000005778420065		2,508.49	12,278.05
04/11	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	729.46		11,548.59
04/11	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	344.31		11,204.28
04/11	Check #692	103.43		11,100.85
04/12	DEPOSIT		26,189.20	37,290.05
04/15	Check #703	294.38		36,995.67
04/18	CCD DEPOSIT, PAYLEASE.COM CREDIT 127535053		2,952.52	39,948.19
04/29	DEPOSIT		976.46	40,924.65
04/29	Check #705	35.39		40,889.26
04/30	PAPER STATEMENT FEE	2.00		40,887.26

**Checks Paid**

No. Checks: 5

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
04/11	692	103.43	04/15	703	294.38
04/01	701*	495.00	04/29	705*	35.39
04/05	702	782.05			

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to [www.tdbank.com](http://www.tdbank.com)

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



279-1-2-000003





**Bank**

America's Most Convenient Bank®

**STATEMENT OF ACCOUNT**

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3  
Statement Period: Apr 01 2019-Apr 30 2019  
Cust Ref #: 7920173353-720-T-###  
Primary Account #: 792-0173353

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**INTEREST SUMMARY**

Beginning Interest Rate	0.00%
Number of days in this Statement Period	30
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](http://www.tdbank.com)

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

279.22-000000



## Cash Journal - Income Register Report

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

Date Range: 04/01/2019 to 04/30/2019

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>							
	04/01/2019			JE	-0.16		Reverse Prior Month Prepaid Allocation - Unit 3A
	04/01/2019	Daniel Chalk	4A	Receipt	488.15		
	04/01/2019	Lixing Chu	6B	Receipt	702.40	PL940496	April 2019
	04/01/2019	Nikolay Dimov	3A	Receipt	0.16		
	04/01/2019	TLH LLC	4B	Receipt	490.07	PL55999	April 2019
	04/01/2019	Travis Hime	6A	Receipt	688.93	PL11674	April 2019
	04/05/2019	Michael D'Andrea	5B	eCheck receipt	490.07	A607-EDA5	April 2019
	04/10/2019	Emmanuel Cornet	5A	eCheck receipt	415.74	A5D4-A7FC	April 2019
	04/12/2019	Linda Carroll	3B	Receipt	490.07	2147	April 2019
	04/12/2019	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2148	April 2019
	04/29/2019	Nikolay Dimov	3A	Receipt	487.99	08629206	April 2019
<b>Total Common Area Maintenance Chgs</b>					<b>6,342.01</b>		
<b>Special Assessment Income</b>							
	04/10/2019	Emmanuel Cornet	5A	eCheck receipt	2,092.75	A5D4-A7FC	Lintels Repair Assessment
	04/12/2019	Nikolay Dimov	3A	Receipt	6,277.29	2966335	Lintels Repair Assessment
	04/12/2019	Linda Carroll, William Riley	COMM	Receipt	8,954.00	2150	Lintels Repair Assessment
	04/12/2019	Linda Carroll	3B	Receipt	2,101.00	2149	Lintels Repair Assessment
	04/12/2019	Daniel Chalk	4A	Receipt	6,278.25	45768	Lintels Repair Assessment
	04/14/2019	Travis Hime	6A	Receipt	2,952.52	PL848163	Lintels Repair Assessment
	04/29/2019	Nikolay Dimov	3A	Receipt	0.32	08629206	Lintels Repair Assessment
<b>Total Special Assessment Income</b>					<b>28,656.13</b>		
<b>Total Operating Income</b>					<b>34,998.14</b>		
<b>Expense</b>							
<b>Total Operating Expense</b>					<b>0.00</b>		

## Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
<b>NOI - Net Operating Income</b>					<b>34,998.14</b>		
Total Income					34,998.14		
Total Expense					0.00		
<b>Net Income</b>					<b>34,998.14</b>		
<b>Other Items</b>							
<b>Prepaid Rent</b>							
	04/01/2019			JE	0.16		Reverse Prior Month Prepaid Allocation - Unit 3A
	04/01/2019	Daniel Chalk	4A	Receipt	-488.15		
	04/01/2019	Nikolay Dimov	3A	Receipt	-0.16		
	04/29/2019	Daniel Chalk	4A	Receipt	488.15	4977103	Prepaid Any
<b>Total Prepaid Rent</b>					<b>0.00</b>		
<b>Net Other Items</b>					<b>0.00</b>		
<b>Cash Flow</b>					<b>34,998.14</b>		

## Deposit Register - Operating

Date Range: 04/01/2019 to 04/30/2019

Bank Accounts: TD Bank [424-Oper-3353]

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
TD Bank [424-Oper-3353]								
3	04/04/2019						702.40	
	04/01/2019	6B	Lixing Chu		PL940496			702.40
2	04/04/2019						1,179.00	
	04/01/2019	6A	Travis Hime		PL11674			688.93
	04/01/2019	4B	TLH LLC		PL55999			490.07
4 - Automatic ACH Deposit	04/08/2019						490.07	
	04/05/2019	5B	D'Andrea, Michael	ACH	A607-EDA5			490.07
5 - Automatic ACH Deposit	04/11/2019						2,508.49	
	04/10/2019	5A	Emmanuel Cornet	ACH	A5D4-A7FC			2,508.49
6	04/12/2019						26,189.20	
	04/12/2019	3B	Linda Carroll		2147			490.07
	04/12/2019	3B	Linda Carroll		2149			2,101.00
	04/12/2019	COMM	Linda Carroll, William Riley		2148			2,088.59
	04/12/2019	COMM	Linda Carroll, William Riley		2150			8,954.00
	04/12/2019	4A	Daniel Chalk		45768			6,278.25
	04/12/2019	3A	Nikolay Dimov		2966335			6,277.29
7	04/14/2019						2,952.52	
	04/14/2019	6A	Travis Hime		PL848163			2,952.52
8	04/29/2019						976.46	
	04/29/2019	3A	Nikolay Dimov		08629206			488.31
	04/29/2019	4A	Daniel Chalk		4977103			488.15
							34,998.14	
Total							34,998.14	

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** Future, Current, Notice, Past, and Evict

**Date Range:** 04/01/2019 to 04/30/2019

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	04/29/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	04/01/2019	-0.80	0.00	0.16	-0.64
Special Assessment Income	04/29/2019	6,278.25	0.00	-6,277.61	0.64
		<b>6,277.45</b>	<b>488.15</b>	<b>-6,765.60</b>	<b>0.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll</b>					
Common Area Maintenance Chgs	04/12/2019	0.00	490.07	-490.07	0.00
Special Assessment Income	04/12/2019	6,303.00	0.00	-2,101.00	4,202.00
		<b>6,303.00</b>	<b>490.07</b>	<b>-2,591.07</b>	<b>4,202.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk</b>					
Common Area Maintenance Chgs	04/01/2019	0.00	488.15	-488.15	0.00
Prepaid Rent	04/29/2019	-976.30	0.00	0.00	-976.30
Special Assessment Income	04/12/2019	6,278.25	0.00	-6,278.25	0.00
		<b>5,301.95</b>	<b>488.15</b>	<b>-6,766.40</b>	<b>-976.30</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC</b>					
Common Area Maintenance Chgs	04/01/2019	0.00	490.07	-490.07	0.00
Special Assessment Income		6,303.00	0.00	0.00	6,303.00
		<b>6,303.00</b>	<b>490.07</b>	<b>-490.07</b>	<b>6,303.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet</b>					
Common Area Maintenance Chgs	04/10/2019	-72.41	488.15	-415.74	0.00
Special Assessment Income	04/10/2019	6,278.25	0.00	-2,092.75	4,185.50
		<b>6,205.84</b>	<b>488.15</b>	<b>-2,508.49</b>	<b>4,185.50</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael</b>					
Common Area Maintenance Chgs	04/05/2019	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	04/01/2019	0.00	688.93	-688.93	0.00
Prepaid Rent	02/01/2019	-2.95	0.00	0.00	-2.95
Special Assessment Income	04/14/2019	8,860.50	0.00	-2,952.52	5,907.98
		<b>8,857.55</b>	<b>688.93</b>	<b>-3,641.45</b>	<b>5,905.03</b>

## Detailed Rent Roll - Monthly Activity

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 6B - Lixing Chu</b>					
Common Area Maintenance Chgs	04/01/2019	0.00	702.40	-702.40	0.00
Noise Complaint - 1st Fine \$200		200.00	0.00	0.00	200.00
Noise Complaint - 2nd Fine \$500		0.00	500.00	0.00	500.00
Special Assessment Income		9,033.75	0.00	0.00	9,033.75
		<b>9,233.75</b>	<b>1,202.40</b>	<b>-702.40</b>	<b>9,733.75</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley</b>					
Common Area Maintenance Chgs	04/12/2019	0.00	2,088.59	-2,088.59	0.00
Special Assessment Income	04/12/2019	26,862.00	0.00	-8,954.00	17,908.00
		<b>26,862.00</b>	<b>2,088.59</b>	<b>-11,042.59</b>	<b>17,908.00</b>
<b>Total</b>		<b>75,344.54</b>	<b>6,914.58</b>	<b>-34,998.14</b>	<b>47,260.98</b>

Check Register Monthly Detail (by Date)

Properties: Corp - 424 West 49th St Condo - . . .  
Date Range: 04/01/2019 to 04/30/2019  
Bank Accounts: TD Bank [424-Oper-3353]

Check #	Check Date	Payee Name	Check Memo	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
701	04/01/2019	Safeguard Realty Mgmt Inc	4/2019	495.00					
						3/2019	6600-0000	Management Fees	495.00
702	04/01/2019	IPFS Corporation	NYT-421946	782.05	2019.0401-Ins-424		6300-1010	Insurance - Package	782.05
703	04/04/2019	Midtown Elevator Co. Inc.	69712	294.38	69712		5711-0000	Service - Elevator Inspection	294.38
DD0411032153	04/09/2019	Con Edison - DD	44-2027-1496-9501-6	344.31	02.21-03.22.19.ent	ent	5120-0000	Utility - Electric Exp	307.61
					02.21-03.22.19.ent	ent	5100-2000	Gas Exp - Common Areas	36.70
DD0411032450	04/09/2019	Con Edison - DD	44-2027-1496-9601-4	729.46	02.21-03.22.19.boil		5100-2000	Gas Exp - Common Areas	729.46
704	04/23/2019	Midtown Elevator Co. Inc.	68577	283.07	68577	Skipped Invoice	5601-0000	Maintenance - Elevator	283.07
705	04/23/2019	Verizon	212 649 4673 254 744	35.39	04.01-04.30.19.424		5130-4000	Utility - Telephone/Internet/Cable Exp	35.39
Total				2,963.66					



AP Expense Distribution

Properties: Corp - 424 West 49th St Condo - . . , .  
Date Range: 04/01/2019 to 04/30/2019

Payee / Payer	Description	Type	Reference	Date	Debit	Credit
5100-2000 - Gas Exp - Common Areas						
Con Edison - DD		Payment	DD0411032153	04/09/2019	36.70	
Con Edison - DD		Payment	DD0411032450	04/09/2019	729.46	
					766.16	0.00
5120-0000 - Utility - Electric Exp						
Con Edison - DD		Payment	DD0411032153	04/09/2019	307.61	
					307.61	0.00
5130-4000 - Utility - Telephone/Internet/Cable Exp						
Verizon		Check	705	04/23/2019	35.39	
					35.39	0.00
5601-0000 - Maintenance - Elevator						
Midtown Elevator Co. Inc.	Skipped Invoice	Check	704	04/23/2019	283.07	
					283.07	0.00
5711-0000 - Service - Elevator Inspection						
Midtown Elevator Co. Inc.		Check	703	04/04/2019	294.38	
					294.38	0.00
6300-1010 - Insurance - Package						
IPFS Corporation		Check	702	04/01/2019	782.05	
					782.05	0.00
6600-0000 - Management Fees						
Safeguard Realty Mgmt Inc	3/2019	Check	701	04/01/2019	495.00	
					495.00	0.00
Distribution Total					2,963.66	

## 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: 04/01/2019 to 04/30/2019

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1000-0000 - Operating Acct</b>							
Starting Balance							8,571.71
04/01/2019	Safeguard Realty Mgmt Inc	April 2019 - 2019.0301.MF	Check	701		495.00	8,076.71
04/01/2019	IPFS Corporation		Check	702		782.05	7,294.66
04/01/2019	Travis Hime	April 2019	Receipt	PL11674	688.93		7,983.59
04/01/2019	Lixing Chu	April 2019	Receipt	PL940496	702.40		8,685.99
04/01/2019	TLH LLC	April 2019	Receipt	PL55999	490.07		9,176.06
04/04/2019	Midtown Elevator Co. Inc.		Check	703		294.38	8,881.68
04/05/2019	Michael D'Andrea	April 2019	eCheck receipt	A607-EDA5	490.07		9,371.75
04/09/2019	Con Edison - DD	ent	Payment	DD0411032153		307.61	9,064.14
04/09/2019	Con Edison - DD	ent	Payment	DD0411032153		36.70	9,027.44
04/09/2019	Con Edison - DD		Payment	DD0411032450		729.46	8,297.98
04/10/2019	Emmanuel Cornet	Lintels Repair Assessment	eCheck receipt	A5D4-A7FC	2,092.75		10,390.73
04/10/2019	Emmanuel Cornet	April 2019	eCheck receipt	A5D4-A7FC	415.74		10,806.47
04/12/2019	Linda Carroll	April 2019	Receipt	2147	490.07		11,296.54
04/12/2019	Linda Carroll	Lintels Repair Assessment	Receipt	2149	2,101.00		13,397.54
04/12/2019	Linda Carroll, William Riley	April 2019	Receipt	2148	2,088.59		15,486.13
04/12/2019	Linda Carroll, William Riley	Lintels Repair Assessment	Receipt	2150	8,954.00		24,440.13
04/12/2019	Daniel Chalk	Lintels Repair Assessment	Receipt	45768	6,278.25		30,718.38
04/12/2019	Nikolay Dimov	Lintels Repair Assessment	Receipt	2966335	6,277.29		36,995.67
04/14/2019	Travis Hime	Lintels Repair Assessment	Receipt	PL848163	2,952.52		39,948.19
04/23/2019	Midtown Elevator Co. Inc.		Check	704		283.07	39,665.12
04/23/2019	Verizon		Check	705		35.39	39,629.73
04/29/2019	Nikolay Dimov	Lintels Repair Assessment	Receipt	08629206	0.32		39,630.05
04/29/2019	Nikolay Dimov	April 2019	Receipt	08629206	487.99		40,118.04
04/29/2019	Daniel Chalk	Prepaid Any	Receipt	4977103	488.15		40,606.19
04/30/2019		TD - Bank charges	JE			2.00	40,604.19
Net Change							32,032.48
					<b>34,998.14</b>	<b>2,965.66</b>	<b>40,604.19</b>

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<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>2220-0000 - Prepaid Rent</b>							
Starting Balance							0.00
04/01/2019	Daniel Chalk		Receipt		488.15		488.15
04/01/2019	Nikolay Dimov		Receipt		0.16		488.31
04/01/2019		Reverse Prior Month Prepaid Allocation - Unit 3A	JE			0.16	488.15
04/29/2019	Daniel Chalk	Prepaid Any	Receipt	4977103		488.15	0.00
Net Change							0.00
					488.31	488.31	0.00
<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

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>4410-0100 - Common Area Maintenance Chgs</b>							
Starting Balance							-20,556.07
04/01/2019	Daniel Chalk		Receipt			488.15	-21,044.22
04/01/2019	Nikolay Dimov		Receipt			0.16	-21,044.38
04/01/2019	Travis Hime	April 2019	Receipt	PL11674		688.93	-21,733.31
04/01/2019	Lixing Chu	April 2019	Receipt	PL940496		702.40	-22,435.71
04/01/2019	TLH LLC	April 2019	Receipt	PL55999		490.07	-22,925.78
04/01/2019		Reverse Prior Month Prepaid Allocation - Unit 3A	JE		0.16		-22,925.62
04/05/2019	Michael D'Andrea	April 2019	eCheck receipt	A607-EDA5		490.07	-23,415.69
04/10/2019	Emmanuel Cornet	April 2019	eCheck receipt	A5D4-A7FC		415.74	-23,831.43
04/12/2019	Linda Carroll	April 2019	Receipt	2147		490.07	-24,321.50
04/12/2019	Linda Carroll, William Riley	April 2019	Receipt	2148		2,088.59	-26,410.09
04/29/2019	Nikolay Dimov	April 2019	Receipt	08629206		487.99	-26,898.08
Net Change							-6,342.01
					0.16	6,342.17	-26,898.08
<b>4835-0000 - Laundry Income</b>							
Starting Balance							-60.00
Net Change							0.00
					0.00	0.00	-60.00
<b>4850-0000 - Special Assessment Income</b>							
Starting Balance							-6,303.00
04/10/2019	Emmanuel Cornet	Lintels Repair Assessment	eCheck receipt	A5D4-A7FC		2,092.75	-8,395.75
04/12/2019	Linda Carroll	Lintels Repair Assessment	Receipt	2149		2,101.00	-10,496.75
04/12/2019	Linda Carroll, William Riley	Lintels Repair Assessment	Receipt	2150		8,954.00	-19,450.75
04/12/2019	Daniel Chalk	Lintels Repair Assessment	Receipt	45768		6,278.25	-25,729.00
04/12/2019	Nikolay Dimov	Lintels Repair Assessment	Receipt	2966335		6,277.29	-32,006.29
04/14/2019	Travis Hime	Lintels Repair Assessment	Receipt	PL848163		2,952.52	-34,958.81
04/29/2019	Nikolay Dimov	Lintels Repair Assessment	Receipt	08629206		0.32	-34,959.13
Net Change							-28,656.13
					0.00	28,656.13	-34,959.13

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5100-2000 - Gas Exp - Common Areas</b>							
Starting Balance							2,829.11
04/09/2019	Con Edison - DD		Payment	DD0411032153	36.70		2,865.81
04/09/2019	Con Edison - DD		Payment	DD0411032450	729.46		3,595.27
Net Change							766.16
					766.16	0.00	3,595.27
<b>5120-0000 - Utility - Electric Exp</b>							
Starting Balance							993.32
04/09/2019	Con Edison - DD		Payment	DD0411032153	307.61		1,300.93
Net Change							307.61
					307.61	0.00	1,300.93
<b>5130-3000 - Utility - Water &amp; Sewer Exp</b>							
Starting Balance							923.74
Net Change							0.00
					0.00	0.00	923.74
<b>5130-4000 - Utility - Telephone/Internet/Cable Exp</b>							
Starting Balance							75.98
04/23/2019	Verizon		Check	705	35.39		111.37
Net Change							35.39
					35.39	0.00	111.37
<b>5400-0000 - R&amp;M - Building Supplies</b>							
Starting Balance							79.21
Net Change							0.00
					0.00	0.00	79.21
<b>5601-0000 - Maintenance - Elevator</b>							
Starting Balance							2,150.28
04/23/2019	Midtown Elevator Co. Inc.	Skipped Invoice	Check	704	283.07		2,433.35
Net Change							283.07
					283.07	0.00	2,433.35

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5702-0000 - Service - Pest Control</b>							
Starting Balance							473.60
Net Change							0.00
					0.00	0.00	473.60
<b>5706-0000 - Service - Engineering</b>							
Starting Balance							1,500.00
Net Change							0.00
					0.00	0.00	1,500.00
<b>5711-0000 - Service - Elevator Inspection</b>							
Starting Balance							883.14
04/04/2019	Midtown Elevator Co. Inc.		Check	703	294.38		1,177.52
Net Change							294.38
					294.38	0.00	1,177.52
<b>6300-1010 - Insurance - Package</b>							
Starting Balance							1,454.14
04/01/2019	IPFS Corporation		Check	702	782.05		2,236.19
Net Change							782.05
					782.05	0.00	2,236.19
<b>6300-4000 - Insurance - Worker's Comp</b>							
Starting Balance							2,476.70
Net Change							0.00
					0.00	0.00	2,476.70
<b>6300-9000 - Insurance - Other</b>							
Starting Balance							134.71
Net Change							0.00
					0.00	0.00	134.71

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>6600-0000 - Management Fees</b>							
Starting Balance							1,485.00
04/01/2019	Safeguard Realty Mgmt Inc	3/2019	Check	701	495.00		1,980.00
Net Change							495.00
					495.00	0.00	1,980.00
<b>6700-1000 - Legal Fees</b>							
Starting Balance							3,942.50
Net Change							0.00
					0.00	0.00	3,942.50
<b>6700-8000 - Accounting Expense</b>							
Starting Balance							2,400.00
Net Change							0.00
					0.00	0.00	2,400.00
<b>6710-0000 - Consulting Fees</b>							
Starting Balance							174.00
Net Change							0.00
					0.00	0.00	174.00
<b>7000-1000 - Payroll Oper - Salary</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							122.56
Net Change							0.00
					0.00	0.00	122.56
<b>7300-0000 - Payroll Taxes</b>							
Starting Balance							206.25
Net Change							0.00
					0.00	0.00	206.25

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>8310-0000 - Office - Postage &amp; Courier</b>							
Starting Balance							21.28
Net Change							0.00
					0.00	0.00	21.28
<b>8320-0000 - Bank Charges</b>							
Starting Balance							6.00
04/30/2019		Paper Bank Stmt Fee	JE		2.00		8.00
Net Change							2.00
					2.00	0.00	8.00
<b>8360-7000 - Violations &amp; Fees</b>							
Starting Balance							200.00
Net Change							0.00
					0.00	0.00	200.00
<b>8360-9900 - Administrative - Other</b>							
Starting Balance							407.88
Net Change							0.00
					0.00	0.00	407.88
<b>9600-2000 - City Corporation Tax</b>							
Starting Balance							25.00
Net Change							0.00
					0.00	0.00	25.00
<b>9600-3000 - State Corporation Tax</b>							
Starting Balance							9.00
Net Change							0.00
					0.00	0.00	9.00
<b>Total</b>					<b>38,452.27</b>	<b>38,452.27</b>	<b>-7,424.68</b>



## Trial Balance

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

**Date Range:** 04/01/2019 to 04/30/2019

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	8,571.71	32,032.48		40,604.19
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
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	-20,556.07		6,342.01	-26,898.08
4835-0000: Laundry Income	-60.00			-60.00
4850-0000: Special Assessment Income	-6,303.00		28,656.13	-34,959.13
5100-2000: Gas Exp - Common Areas	2,829.11	766.16		3,595.27
5120-0000: Utility - Electric Exp	993.32	307.61		1,300.93
5130-3000: Utility - Water & Sewer Exp	923.74			923.74
5130-4000: Utility - Telephone/Internet/Cable Exp	75.98	35.39		111.37
5400-0000: R&M - Building Supplies	79.21			79.21
5601-0000: Maintenance - Elevator	2,150.28	283.07		2,433.35
5702-0000: Service - Pest Control	473.60			473.60
5706-0000: Service - Engineering	1,500.00			1,500.00
5711-0000: Service - Elevator Inspection	883.14	294.38		1,177.52
6300-1010: Insurance - Package	1,454.14	782.05		2,236.19
6300-4000: Insurance - Worker's Comp	2,476.70			2,476.70
6300-9000: Insurance - Other	134.71			134.71
6600-0000: Management Fees	1,485.00	495.00		1,980.00
6700-1000: Legal Fees	3,942.50			3,942.50
6700-8000: Accounting Expense	2,400.00			2,400.00
6710-0000: Consulting Fees	174.00			174.00
7000-1000: Payroll Oper - Salary	2,500.00			2,500.00
7200-0000: Payroll Proc Fees	122.56			122.56
7300-0000: Payroll Taxes	206.25			206.25
8310-0000: Office - Postage & Courier	21.28			21.28
8320-0000: Bank Charges	6.00	2.00		8.00
8360-7000: Violations & Fees	200.00			200.00
8360-9900: Administrative - Other	407.88			407.88
9600-2000: City Corporation Tax	25.00			25.00
9600-3000: State Corporation Tax	9.00			9.00
Calculated Prior Years Retained Earnings	7,424.68			7,424.68
<b>Total</b>	<b>0.00</b>	<b>34,998.14</b>	<b>34,998.14</b>	<b>0.00</b>