

## Income Statement

Safeguard Realty Management Inc

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

As of: Dec 2020

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	3,835.92	54.24	75,085.23	88.78
Utility: Reimb Income	101.26	1.43	101.26	0.12
Reimbursed Exp - Income	0.00	0.00	0.00	0.00
Reimbursed Exp - Legal Fee	0.00	0.00	0.00	0.00
NSF Processing Fee Income	0.00	0.00	20.00	0.02
Bank Charge - Handling Fee	0.00	0.00	-26.00	-0.03
Laundry Income	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	3,256.00	3.85
<b>Condo Rules Violations</b>				
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
<b>Total Condo Rules Violations</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Insurance Claim Proceeds	3,135.52	44.33	6,137.23	7.26
<b>Total Operating Income</b>	<b>7,072.70</b>	<b>100.00</b>	<b>84,573.72</b>	<b>100.00</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	1,098.27	15.53	5,994.13	7.09
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	0.00	0.00	2,963.55	3.50
Utility - Water & Sewer Exp	822.03	11.62	3,629.17	4.29
Utility - Telephone/Internet/Cable Exp	0.00	0.00	0.00	0.00
<b>Total Utilities Expense</b>	<b>1,920.30</b>	<b>27.15</b>	<b>12,586.85</b>	<b>14.88</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Plumbing	387.20	5.47	1,122.11	1.33
R&M - Building Supplies	0.00	0.00	145.78	0.17
R&M - Elevator	0.00	0.00	593.79	0.70
R&M - Heating Equipment	387.20	5.47	387.20	0.46
R&M - Pest Control	0.00	0.00	136.09	0.16
R&M - Other	1,197.63	16.93	1,197.63	1.42

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Total Repairs &amp; Maintenance Exp</b>	<b>1,972.03</b>	<b>27.88</b>	<b>3,582.60</b>	<b>4.24</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	0.00	0.00	0.00
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Services Contracts</b>				
Service - Pest Control	0.00	0.00	668.69	0.79
Service - Boiler Inspection	0.00	0.00	789.34	0.93
Service - Elevator Inspection	1,169.38	16.53	4,814.78	5.69
Service - Boiler	0.00	0.00	0.00	0.00
Service - HVAC/Heat/HW	0.00	0.00	1,034.31	1.22
<b>Total Services Contracts</b>	<b>1,169.38</b>	<b>16.53</b>	<b>7,307.12</b>	<b>8.64</b>
<b>Real Estate Taxes</b>				
Real Estate Taxes - Property	0.00	0.00	13.00	0.02
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.02</b>
<b>Insurance</b>				
Insurance - Package	1,197.06	16.93	5,393.79	6.38
Insurance - Worker's Comp	0.00	0.00	0.00	0.00
Insurance - Umbrella	0.00	0.00	0.00	0.00
Insurance - Other	0.00	0.00	0.00	0.00
<b>Total Insurance</b>	<b>1,197.06</b>	<b>16.93</b>	<b>5,393.79</b>	<b>6.38</b>
Management Fees	700.00	9.90	8,400.00	9.93
Construction Mgt. Fees	0.00	0.00	3,000.00	3.55
Legal Fees	127.50	1.80	5,276.62	6.24
Accounting Expense	2,600.00	36.76	2,600.00	3.07
Consulting Fees	0.00	0.00	549.80	0.65
<b>Payroll Operations Expenses</b>				
Payroll Oper - Salary	0.00	0.00	500.00	0.59
Payroll Oper - Porter	500.00	7.07	6,500.00	7.69
<b>Total Payroll Operations Expenses</b>	<b>500.00</b>	<b>7.07</b>	<b>7,000.00</b>	<b>8.28</b>
Payroll Proc Fees	20.00	0.28	295.00	0.35
Payroll Taxes	41.25	0.58	574.50	0.68
Reimbursable Expense	0.00	0.00	0.00	0.00
<b>Admin &amp; Office Exps</b>				
Telephone & Mobile - Office	0.00	0.00	324.87	0.38

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Office - Postage & Courier	0.00	0.00	0.00	0.00
<b>Total Admin &amp; Office Exps</b>	<b>0.00</b>	<b>0.00</b>	<b>324.87</b>	<b>0.38</b>
Bank Charges	3.00	0.04	30.00	0.04
<b>Licenses/Permits/Fees</b>				
City - Building - Elevator Insp Exp	0.00	0.00	500.00	0.59
Violations & Fees	0.00	0.00	300.00	0.35
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>800.00</b>	<b>0.95</b>
Income Tax Expense	0.00	0.00	85.00	0.10
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
<b>Total Operating Expense</b>	<b>10,250.52</b>	<b>144.93</b>	<b>57,819.15</b>	<b>68.37</b>
<b>NOI - Net Operating Income</b>	<b>-3,177.82</b>	<b>-44.93</b>	<b>26,754.57</b>	<b>31.63</b>
Total Income	7,072.70	100.00	84,573.72	100.00
Total Expense	10,250.52	144.93	57,819.15	68.37
Net Income	<b>-3,177.82</b>	<b>-44.93</b>	<b>26,754.57</b>	<b>31.63</b>

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Dec 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
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	6,414.58	6,414.58	6,414.58	6,414.58	3,835.92	75,085.23
Utility: Reimb Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.26	101.26
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
Insurance Claim Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,001.71	3,135.52	6,137.23
<b>Total Operating Income</b>	<b>10,259.51</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,491.58</b>	<b>6,411.58</b>	<b>6,434.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>9,416.29</b>	<b>7,072.70</b>	<b>84,573.72</b>
<b>Expense</b>													
<b>Utilities Expense</b>													
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,272.03	174.12	0.00	0.00	1,098.27	5,994.13
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,530.47	323.27	0.00	0.00	0.00	2,963.55
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	0.00	0.00	2,073.42	0.00	822.03	3,629.17
<b>Total Utilities Expense</b>	<b>1,017.63</b>	<b>1,280.82</b>	<b>1,261.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>733.72</b>	<b>3,802.50</b>	<b>497.39</b>	<b>2,073.42</b>	<b>0.00</b>	<b>1,920.30</b>	<b>12,586.85</b>
<b>Repairs &amp; Maintenance Exp</b>													
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	387.20	1,122.11

## Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
R&M - Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.78	0.00	0.00	0.00	145.78
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	593.79	0.00	0.00	0.00	593.79
R&M - Heating Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	387.20	387.20
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09
R&M - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,197.63	1,197.63
<b>Total Repairs &amp; Maintenance Exp</b>	<b>871.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>739.57</b>	<b>0.00</b>	<b>0.00</b>	<b>1,972.03</b>	<b>3,582.60</b>
<b>Services Contracts</b>													
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	668.69
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	789.34	0.00	0.00	789.34
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	0.00	588.76	564.74	934.38	1,169.38	4,814.78
Service - HVAC/Heat/HW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	0.00	0.00	1,034.31
<b>Total Services Contracts</b>	<b>668.69</b>	<b>674.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>883.14</b>	<b>0.00</b>	<b>588.76</b>	<b>2,388.39</b>	<b>934.38</b>	<b>1,169.38</b>	<b>7,307.12</b>
<b>Real Estate Taxes</b>													
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>
<b>Insurance</b>													
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	-5,963.68	1,568.98	1,197.06	1,197.06	5,393.79
<b>Total Insurance</b>	<b>782.05</b>	<b>0.00</b>	<b>1,364.24</b>	<b>794.27</b>	<b>833.98</b>	<b>833.98</b>	<b>1,597.63</b>	<b>1,188.22</b>	<b>-5,963.68</b>	<b>1,568.98</b>	<b>1,197.06</b>	<b>1,197.06</b>	<b>5,393.79</b>
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00

## Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
Construction Mgt. Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	3,000.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127.50	5,276.62
Accounting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00	2,600.00
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	549.80
<b>Payroll Operations Expenses</b>													
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	500.00	0.00	500.00	500.00	500.00	500.00	500.00	6,500.00
<b>Total Payroll Operations Expenses</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>7,000.00</b>
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	295.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	41.25	41.25	41.25	41.25	574.50
<b>Admin &amp; Office Exps</b>													
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	0.00	0.00	0.00	0.00	324.87
<b>Total Admin &amp; Office Exps</b>	<b>81.68</b>	<b>40.67</b>	<b>0.00</b>	<b>0.00</b>	<b>65.59</b>	<b>0.00</b>	<b>136.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>324.87</b>
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	30.00
<b>Licenses/ Permits/Fees</b>													
City - Building - Elevator Insp Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	300.00
<b>Total Licenses/ Permits/Fees</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>100.00</b>	<b>0.00</b>	<b>800.00</b>
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00
<b>Total Operating Expense</b>	<b>5,882.60</b>	<b>7,827.99</b>	<b>3,751.31</b>	<b>3,558.02</b>	<b>2,165.82</b>	<b>2,098.23</b>	<b>4,612.67</b>	<b>6,254.97</b>	<b>-2,873.71</b>	<b>7,795.04</b>	<b>6,495.69</b>	<b>10,250.52</b>	<b>57,819.15</b>

## Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>NOI - Net Operating Income</b>	<b>4,376.91</b>	<b>-1,413.41</b>	<b>2,663.27</b>	<b>2,933.56</b>	<b>4,245.76</b>	<b>4,336.35</b>	<b>1,801.91</b>	<b>159.61</b>	<b>9,288.29</b>	<b>-1,380.46</b>	<b>2,920.60</b>	<b>-3,177.82</b>	<b>26,754.57</b>
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	6,414.58	6,414.58	6,414.58	9,416.29	7,072.70	84,573.72
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	-2,873.71	7,795.04	6,495.69	10,250.52	57,819.15
Net Income	<u>4,376.91</u>	<u>-1,413.41</u>	<u>2,663.27</u>	<u>2,933.56</u>	<u>4,245.76</u>	<u>4,336.35</u>	<u>1,801.91</u>	<u>159.61</u>	<u>9,288.29</u>	<u>-1,380.46</u>	<u>2,920.60</u>	<u>-3,177.82</u>	<u>26,754.57</u>

## Balance Sheet

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

As of: 12/31/2020

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Acct	57,254.81
<b>Total Cash</b>	<b>57,254.81</b>
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
<b>TOTAL ASSETS</b>	<b>163,084.81</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent / Charges	585.66
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>10,573.08</b>
<b>Capital</b>	
Retained Earnings	9,043.30
Calculated Retained Earnings	26,754.57
Calculated Prior Years Retained Earnings	116,713.86
<b>Total Capital</b>	<b>152,511.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>163,084.81</b>



## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Dec 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
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	6,414.58	6,414.58	6,414.58	6,414.58	3,835.92	75,085.23
Utility: Reimb Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.26	101.26
NSF Processing Fee Income	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
Bank Charge - Handling Fee	0.00	0.00	0.00	-23.00	-3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-26.00
Special Assessment Income	3,256.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,256.00
Insurance Claim Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,001.71	3,135.52	6,137.23
<b>Total Operating Income</b>	<b>10,259.51</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,491.58</b>	<b>6,411.58</b>	<b>6,434.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>6,414.58</b>	<b>9,416.29</b>	<b>7,072.70</b>	<b>84,573.72</b>
<b>Expense</b>													
<b>Utilities Expense</b>													
Gas Exp - Common Areas	677.45	897.02	875.24	0.00	0.00	0.00	0.00	2,272.03	174.12	0.00	0.00	1,098.27	5,994.13
Electric Exp - Common Areas	340.18	383.80	385.83	0.00	0.00	0.00	0.00	1,530.47	323.27	0.00	0.00	0.00	2,963.55
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	733.72	0.00	0.00	2,073.42	0.00	822.03	3,629.17
<b>Total Utilities Expense</b>	<b>1,017.63</b>	<b>1,280.82</b>	<b>1,261.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>733.72</b>	<b>3,802.50</b>	<b>497.39</b>	<b>2,073.42</b>	<b>0.00</b>	<b>1,920.30</b>	<b>12,586.85</b>
<b>Repairs &amp; Maintenance Exp</b>													
R&M - Plumbing	734.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	387.20	1,122.11

## Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
R&M - Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.78	0.00	0.00	0.00	145.78
R&M - Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	593.79	0.00	0.00	0.00	593.79
R&M - Heating Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	387.20	387.20
R&M - Pest Control	136.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.09
R&M - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,197.63	1,197.63
<b>Total Repairs &amp; Maintenance Exp</b>	<b>871.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>739.57</b>	<b>0.00</b>	<b>0.00</b>	<b>1,972.03</b>	<b>3,582.60</b>
<b>Services Contracts</b>													
Service - Pest Control	668.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	668.69
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	789.34	0.00	0.00	789.34
Service - Elevator Inspection	0.00	674.38	0.00	0.00	0.00	0.00	883.14	0.00	588.76	564.74	934.38	1,169.38	4,814.78
Service - HVAC/Heat/HW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.31	0.00	0.00	1,034.31
<b>Total Services Contracts</b>	<b>668.69</b>	<b>674.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>883.14</b>	<b>0.00</b>	<b>588.76</b>	<b>2,388.39</b>	<b>934.38</b>	<b>1,169.38</b>	<b>7,307.12</b>
<b>Real Estate Taxes</b>													
Real Estate Taxes - Property	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>
<b>Insurance</b>													
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	-5,963.68	1,568.98	1,197.06	1,197.06	5,393.79
<b>Total Insurance</b>	<b>782.05</b>	<b>0.00</b>	<b>1,364.24</b>	<b>794.27</b>	<b>833.98</b>	<b>833.98</b>	<b>1,597.63</b>	<b>1,188.22</b>	<b>-5,963.68</b>	<b>1,568.98</b>	<b>1,197.06</b>	<b>1,197.06</b>	<b>5,393.79</b>
Management Fees	495.00	495.00	1,110.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00

## Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
Construction Mgt. Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	3,000.00
Legal Fees	0.00	5,149.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127.50	5,276.62
Accounting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00	2,600.00
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	549.80
<b>Payroll Operations Expenses</b>													
Payroll Oper - Salary	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00
Payroll Oper - Porter	1,500.00	0.00	0.00	1,500.00	500.00	500.00	0.00	500.00	500.00	500.00	500.00	500.00	6,500.00
<b>Total Payroll Operations Expenses</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>7,000.00</b>
Payroll Proc Fees	65.00	0.00	0.00	65.00	25.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	295.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	41.25	41.25	41.25	41.25	574.50
<b>Admin &amp; Office Exps</b>													
Telephone & Mobile - Office	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	0.00	0.00	0.00	0.00	324.87
<b>Total Admin &amp; Office Exps</b>	<b>81.68</b>	<b>40.67</b>	<b>0.00</b>	<b>0.00</b>	<b>65.59</b>	<b>0.00</b>	<b>136.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>324.87</b>
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	30.00
<b>Licenses/ Permits/Fees</b>													
City - Building - Elevator Insp Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00
Violations & Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	300.00
<b>Total Licenses/ Permits/Fees</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>100.00</b>	<b>0.00</b>	<b>800.00</b>
Income Tax Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00
<b>Total Operating Expense</b>	<b>5,882.60</b>	<b>7,827.99</b>	<b>3,751.31</b>	<b>3,558.02</b>	<b>2,165.82</b>	<b>2,098.23</b>	<b>4,612.67</b>	<b>6,254.97</b>	<b>-2,873.71</b>	<b>7,795.04</b>	<b>6,495.69</b>	<b>10,250.52</b>	<b>57,819.15</b>

## Cash Flow - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>NOI - Net Operating Income</b>	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	159.61	9,288.29	-1,380.46	2,920.60	-3,177.82	26,754.57
Total Income	10,259.51	6,414.58	6,414.58	6,491.58	6,411.58	6,434.58	6,414.58	6,414.58	6,414.58	6,414.58	9,416.29	7,072.70	84,573.72
Total Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	-2,873.71	7,795.04	6,495.69	10,250.52	57,819.15
<b>Net Income</b>	<b>4,376.91</b>	<b>-1,413.41</b>	<b>2,663.27</b>	<b>2,933.56</b>	<b>4,245.76</b>	<b>4,336.35</b>	<b>1,801.91</b>	<b>159.61</b>	<b>9,288.29</b>	<b>-1,380.46</b>	<b>2,920.60</b>	<b>-3,177.82</b>	<b>26,754.57</b>
<b>Other Items</b>													
Improvements - 2020	-12,507.00	0.00	0.00	0.00	0.00	0.00	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	488.15	488.15	0.00	-488.15	0.00	-489.27
<b>Net Other Items</b>	<b>-13,095.77</b>	<b>-487.99</b>	<b>689.09</b>	<b>-101.60</b>	<b>0.00</b>	<b>-488.15</b>	<b>0.00</b>	<b>488.15</b>	<b>488.15</b>	<b>0.00</b>	<b>-488.15</b>	<b>0.00</b>	<b>-12,996.27</b>
<b>Cash Flow</b>	<b>-8,718.86</b>	<b>-1,901.40</b>	<b>3,352.36</b>	<b>2,831.96</b>	<b>4,245.76</b>	<b>3,848.20</b>	<b>1,801.91</b>	<b>647.76</b>	<b>9,776.44</b>	<b>-1,380.46</b>	<b>2,432.45</b>	<b>-3,177.82</b>	<b>13,758.30</b>
<b>Beginning Cash</b>	<b>43,496.51</b>	<b>34,777.65</b>	<b>32,876.25</b>	<b>36,228.61</b>	<b>39,060.57</b>	<b>43,306.33</b>	<b>47,154.53</b>	<b>48,956.44</b>	<b>49,604.20</b>	<b>59,380.64</b>	<b>58,000.18</b>	<b>60,432.63</b>	<b>43,496.51</b>
<b>Beginning Cash + Cash Flow</b>	<b>34,777.65</b>	<b>32,876.25</b>	<b>36,228.61</b>	<b>39,060.57</b>	<b>43,306.33</b>	<b>47,154.53</b>	<b>48,956.44</b>	<b>49,604.20</b>	<b>59,380.64</b>	<b>58,000.18</b>	<b>60,432.63</b>	<b>57,254.81</b>	<b>57,254.81</b>
<b>Actual Ending Cash</b>	<b>34,777.65</b>	<b>32,876.25</b>	<b>36,228.61</b>	<b>39,060.57</b>	<b>43,306.33</b>	<b>47,154.53</b>	<b>48,956.44</b>	<b>49,604.20</b>	<b>59,380.64</b>	<b>58,000.18</b>	<b>60,432.63</b>	<b>57,254.81</b>	<b>57,254.81</b>

## Reconciliation Report

## TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	12/31/2020

## Summary

Bank Statement Starting Balance on 11/30/2020	59,843.70
Cleared Deposits and other Increases	7,560.85
Cleared Checks and other Decreases	5,540.69
Cleared ACH Batches and Reversals	0.00
Cleared Balance	61,863.86

## 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 (7 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #822 - Safeguard Realty Mgmt Inc	12/01/2020	700.00
Check #823 - Safeguard Realty Mgmt Inc	12/01/2020	561.25
Check #824 - Hal Model CPA PA	12/01/2020	2,600.00
Check #827 - Kagan Lubic Lepper Finkelstein & Gold LLP	12/15/2020	127.50
Check #829 - NYC Water Board	12/15/2020	822.03
Check #830 - New York Heating Corp	12/15/2020	387.20
<b>Total</b>		<b>5,297.98</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>
--------------	-------------

**Cash Accounts**

1000-0000: Operating Acct	57,254.81
1140-0000: Security Deposit	0.00
<b>Total Cash Balance</b>	<b>57,254.81</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	5,297.98
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>61,863.86</b>
Bank Statement Balance on 12/31/2020	61,863.86
	In Balance



SIGNATURE BANK

565 Fifth Avenue, 12<sup>th</sup> Floor  
New York, NY 10017

Statement Period  
From December 01, 2020  
To December 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

IMPORTANT MESSAGE ABOUT IDENTITY THEFT! SIGNATURE BANK WILL NEVER  
ASK YOU TO PROVIDE PERSONAL OR BUSINESS ACCOUNT INFORMATION THROUGH  
E-MAIL. IF YOU RECEIVE ANY E-MAIL OR OTHER INQUIRY THAT APPEARS TO COME  
FROM SIGNATURE, DO NOT RESPOND TO IT OR CLICK ON ANY LINKS INCLUDED IN  
THE E-MAIL. INSTEAD, CALL US TOLL-FREE AT 1-866-SIGLINE OR CONTACT  
YOUR ACCOUNT OFFICER. FOR MORE INFORMATION ON IDENTITY THEFT, VISIT  
OUR WEBSITE AT WWW.SIGNATURENY.COM. CLICK ON "ABOUT US", "PRIVACY  
& SECURITY", "IDENTITY THEFT" FOR MORE INFORMATION ON SAFEGUARDING YOUR  
IDENTITY AND PERSONAL INFORMATION.

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

1503911562	MONOGRAM CHECKING	.00	.00
RELATIONSHIP TOTAL			.00



SIGNATURE BANK

Statement Period  
From December 01, 2020  
To December 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 December 01, 2020 .00

There was no deposit activity during this statement period

Ending Balance as of December 31, 2020 .00

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





SIGNATURE BANK

565 Fifth Avenue, 12<sup>th</sup> Floor  
New York, NY 10017

Statement Period  
From December 01, 2020  
To December 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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& SECURITY", "IDENTITY THEFT" FOR MORE INFORMATION ON SAFEGUARDING YOUR  
IDENTITY AND PERSONAL INFORMATION.

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

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



SIGNATURE BANK

Statement Period  
From December 01, 2020  
To December 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 December 01, 2020 .00

There was no deposit activity during this statement period

Ending Balance as of December 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: 12/01/2020 to 12/31/2020

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>							
	12/01/2020	Daniel Chalk	4A	Receipt	488.15		
	12/01/2020	Lixing Chu	6B	Receipt	702.40	PL014091	December 2020
	12/01/2020	TLH LLC	4B	Receipt	490.07	PL982822	December 2020
	12/01/2020	Travis Hime	6A	Receipt	588.93		
	12/01/2020	Travis Hime	6A	Receipt	100.00	PL005525	December 2020
	12/03/2020	Michael D'Andrea	5B	eCheck receipt	490.07	CF09-8DB0	December 2020
	12/06/2020	Nikolay Dimov	3A	eCheck receipt	488.15	4AA0-51E0	December 2020
	12/13/2020	Emmanuel Cornet	5A	Reversed eCheck receipt	488.15	B96B-22C0	December 2020
	12/16/2020	Emmanuel Cornet	5A	Reverse Receipt	-488.15		NSF reversal receipt for Reference #B96B-22C0
	12/22/2020	Emmanuel Cornet	5A	eCheck receipt	488.15	AFA4-5270	December 2020
<b>Total Common Area Maintenance Chgs</b>					3,835.92		
<b>Utility: Reimb Income</b>							
	12/04/2020	Verizon		Receipt	101.26	2731340	
<b>Total Utility: Reimb Income</b>					101.26		
<b>Insurance Claim Proceeds</b>							
	12/04/2020	HDI Global Insurance Company		Receipt	2,217.73	25126	
	12/04/2020	HDI Global Insurance Company		Receipt	917.79	25069	
<b>Total Insurance Claim Proceeds</b>					3,135.52		
<b>Total Operating Income</b>					7,072.70		
<b>Expense</b>							
<b>Total Operating Expense</b>					0.00		
<b>NOI - Net Operating Income</b>							
					7,072.70		
<b>Total Income</b>							
					7,072.70		

## Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Total Expense					0.00		
Net Income					7,072.70		
Other Items							
Prepaid Rent / Charges							
	12/01/2020	Daniel Chalk	4A	Receipt	-488.15		
	12/01/2020	Travis Hime	6A	Receipt	-588.93		
	12/01/2020	Travis Hime	6A	Receipt	588.93	PL005525	Prepaid Any
	12/04/2020	Daniel Chalk	4A	Receipt	488.15	585508	Prepaid Any
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					7,072.70		

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** Current

**Date Range:** 12/01/2020 to 12/31/2020

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	12/06/2020	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll</b>					
Common Area Maintenance Chgs	11/23/2020	0.00	490.07	0.00	490.07
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk</b>					
Common Area Maintenance Chgs	12/01/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	12/04/2020	-488.15	0.00	0.00	-488.15
		-488.15	488.15	-488.15	-488.15
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC</b>					
Common Area Maintenance Chgs	12/01/2020	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	12/22/2020	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	12/03/2020	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	12/01/2020	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	12/01/2020	-588.93	0.00	0.00	-588.93
		-588.93	688.93	-688.93	-588.93
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu</b>					
Common Area Maintenance Chgs	12/01/2020	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
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley</b>					
Common Area Maintenance Chgs	11/23/2020	0.00	2,088.59	0.00	2,088.59
<b>Total</b>		-877.08	6,414.58	-3,835.92	1,701.58

## Deposit Register - Operating

Date Range: 12/01/2020 to 12/31/2020

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	12/01/2020						1,881.40	
	12/01/2020	4B	TLH LLC		PL982822			490.07
	12/01/2020	6A	Travis Hime		PL005525			688.93
	12/01/2020	6B	Lixing Chu		PL014091			702.40
Automatic ACH Deposit	12/04/2020						490.07	
	12/03/2020	5B	D'Andrea, Michael	ACH	CF09-8DB0			490.07
4	12/04/2020						3,724.93	
	12/04/2020	424 West 49th Street	Verizon		2731340			101.26
	12/04/2020	424 West 49th Street	HDI Global Insurance Company		25126			2,217.73
	12/04/2020	424 West 49th Street	HDI Global Insurance Company		25069			917.79
	12/04/2020	4A	Daniel Chalk		585508			488.15
Automatic ACH Deposit	12/07/2020						488.15	
	12/06/2020	3A	Nikolay Dimov	ACH	4AA0-51E0			488.15
Automatic ACH Deposit	12/15/2020						488.15	
	12/13/2020	5A	Emmanuel Cornet	ACH	B96B-22C0 NSF Reversed	Reversed by NSF		488.15
Automatic ACH Deposit NSF 1	12/16/2020					Returned item from Emmanuel Cornet on 12/16/2020	-488.15	
	12/16/2020	5A	Emmanuel Cornet			NSF reversal receipt for Reference #B96B-22C0		-488.15
Automatic ACH Deposit	12/23/2020						488.15	
	12/22/2020	5A	Emmanuel Cornet	ACH	AFA4-5270			488.15
							7,072.70	
<b>Total</b>							7,072.70	

## Check Register Monthly Detail (by Date)

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

**Date Range:** 12/01/2020 to 12/31/2020

**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
822	12/01/2020	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
823	12/01/2020	Safeguard Realty Mgmt Inc	561.25					
				424202111PR		7000-1400	Payroll Oper - Porter	500.00
				424202111PR		7200-0000	Payroll Proc Fees	20.00
				424202111PR		7300-0000	Payroll Taxes	41.25
824	12/01/2020	Hal Model CPA PA	2,600.00					
				2020.0302-424		6700-8000	Accounting Expense	2,600.00
825	12/01/2020	New York Heating Corp	387.20					
						5475-1000	R&M - Heating Equipment	387.20
826	12/03/2020	IJP Construction Corp	1,197.63					
				424-1232020		5490-0000	R&M - Other	1,197.63
827	12/15/2020	Kagan Lubic Lepper Finkelstein & Gold LLP	127.50					
				82666		6700-1000	Legal Fees	127.50
828	12/15/2020	Midtown Elevator Co. Inc.	1,169.38					
				78425		5711-0000	Service - Elevator Inspection	875.00
				78677		5711-0000	Service - Elevator Inspection	294.38
829	12/15/2020	NYC Water Board	822.03					
				2020.1130.30001-22443-001		5130-3000	Utility - Water & Sewer Exp	822.03
830	12/15/2020	New York Heating Corp	387.20					
				77131		5300-1000	R&M - Plumbing	387.20
831	12/22/2020	Bank Direct Capital Finance	363.08					
						6300-1010	Insurance - Package	363.08
DD1217012212	12/17/2020	Con Edison	391.16					
				2020.1021-424boil		5100-2000	Gas Exp - Common Areas	391.16
DD1217022819	12/17/2020	Con Edison	707.11					

Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
						5100-2000	Gas Exp - Common Areas	707.11
DD1229104319	12/29/2020	IPFS Corporation	833.98					
						6300-1010	Insurance - Package	833.98
Total			10,247.52					



## Expense Distribution Summary

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

**Date Range:** 12/01/2020 to 12/31/2020 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		10,250.52
5100-2000: Gas Exp - Common Areas	1,098.27	
5130-3000: Utility - Water & Sewer Exp	822.03	
5300-1000: R&M - Plumbing	774.40	
5490-0000: R&M - Other	1,197.63	
5711-0000: Service - Elevator Inspection	1,169.38	
6300-1010: Insurance - Package	1,197.06	
6600-0000: Management Fees	700.00	
6700-1000: Legal Fees	127.50	
6700-8000: Accounting Expense	2,600.00	
7000-1400: Payroll Oper - Porter	500.00	
7200-0000: Payroll Proc Fees	20.00	
7300-0000: Payroll Taxes	41.25	
8320-0000: Bank Charges	3.00	
<b>Total</b>	<b>10,250.52</b>	<b>10,250.52</b>

## 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:** 12/01/2020 to 12/31/2020

**Show Reversed Transactions:** No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1000-0000 - Operating Acct</b>							
Starting Balance							60,432.63
12/01/2020	Safeguard Realty Mgmt Inc	3/2019	Check	822		700.00	59,732.63
12/01/2020	Safeguard Realty Mgmt Inc		Check	823		500.00	59,232.63
12/01/2020	Safeguard Realty Mgmt Inc		Check	823		20.00	59,212.63
12/01/2020	Safeguard Realty Mgmt Inc		Check	823		41.25	59,171.38
12/01/2020	Hal Model CPA PA		Check	824		2,600.00	56,571.38
12/01/2020	New York Heating Corp		Check	825		387.20	56,184.18
12/01/2020	TLH LLC	December 2020	Receipt	PL982822	490.07		56,674.25
12/01/2020	Travis Hime	December 2020	Receipt	PL005525	100.00		56,774.25
12/01/2020	Travis Hime	Prepaid Any	Receipt	PL005525	588.93		57,363.18
12/01/2020	Lixing Chu	December 2020	Receipt	PL014091	702.40		58,065.58
12/03/2020	Michael D'Andrea	December 2020	eCheck receipt	CF09-8DB0	490.07		58,555.65
12/03/2020	IJP Construction Corp		Check	826		1,197.63	57,358.02
12/04/2020	Verizon		Receipt	2731340	101.26		57,459.28
12/04/2020	HDI Global Insurance Company		Receipt	25126	2,217.73		59,677.01
12/04/2020	HDI Global Insurance Company		Receipt	25069	917.79		60,594.80
12/04/2020	Daniel Chalk	Prepaid Any	Receipt	585508	488.15		61,082.95
12/06/2020	Nikolay Dimov	December 2020	eCheck receipt	4AA0-51E0	488.15		61,571.10
12/13/2020	Emmanuel Cornet	December 2020	Reversed eCheck receipt	B96B-22C0	488.15		62,059.25
12/15/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	827		127.50	61,931.75
12/15/2020	Midtown Elevator Co. Inc.		Check	828		875.00	61,056.75
12/15/2020	Midtown Elevator Co. Inc.		Check	828		294.38	60,762.37
12/15/2020	NYC Water Board		Check	829		822.03	59,940.34
12/15/2020	New York Heating Corp		Check	830		387.20	59,553.14
12/16/2020	Emmanuel Cornet	NSF reversal receipt for Reference #B96B-22C0	Reverse Receipt			488.15	59,064.99
12/17/2020	Con Edison		Payment	DD1217012212		391.16	58,673.83

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
12/17/2020	Con Edison		Payment	DD1217022819		707.11	57,966.72
12/22/2020	Emmanuel Cornet	December 2020	eCheck receipt	AFA4-5270	488.15		58,454.87
12/22/2020	Bank Direct Capital Finance		Check	831		363.08	58,091.79
12/29/2020	IPFS Corporation		Payment	DD1229104319		833.98	57,257.81
12/31/2020		Bank Fee	JE	1348		3.00	57,254.81
Net Change							-3,177.82
					7,560.85	10,738.67	57,254.81
<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>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							-585.66
12/01/2020	Daniel Chalk		Receipt		488.15		-97.51
12/01/2020	Travis Hime		Receipt		588.93		491.42
12/01/2020	Travis Hime	Prepaid Any	Receipt	PL005525		588.93	-97.51

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
12/04/2020	Daniel Chalk	Prepaid Any	Receipt	585508		488.15	-585.66
Net Change							0.00
					1,077.08	1,077.08	-585.66
<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>4410-0100 - Common Area Maintenance Chgs</b>							
Starting Balance							-71,249.31
12/01/2020	Daniel Chalk		Receipt			488.15	-71,737.46
12/01/2020	Travis Hime		Receipt			588.93	-72,326.39
12/01/2020	TLH LLC	December 2020	Receipt	PL982822		490.07	-72,816.46
12/01/2020	Travis Hime	December 2020	Receipt	PL005525		100.00	-72,916.46
12/01/2020	Lixing Chu	December 2020	Receipt	PL014091		702.40	-73,618.86
12/03/2020	Michael D'Andrea	December 2020	eCheck receipt	CF09-8DB0		490.07	-74,108.93
12/06/2020	Nikolay Dimov	December 2020	eCheck receipt	4AA0-51E0		488.15	-74,597.08
12/13/2020	Emmanuel Cornet	December 2020	Reversed eCheck receipt	B96B-22C0		488.15	-75,085.23

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
12/16/2020	Emmanuel Cornet	NSF reversal receipt for Reference #B96B-22C0	Reverse Receipt		488.15		-74,597.08
12/22/2020	Emmanuel Cornet	December 2020	eCheck receipt	AFA4-5270		488.15	-75,085.23
Net Change							-3,835.92
					488.15	4,324.07	-75,085.23
<b>4440-0100 - Utility: Reimb Income</b>							
Starting Balance							0.00
12/04/2020	Verizon		Receipt	2731340		101.26	-101.26
Net Change							-101.26
					0.00	101.26	-101.26
<b>4805-0000 - NSF Processing Fee Income</b>							
Starting Balance							-20.00
Net Change							0.00
					0.00	0.00	-20.00
<b>4820-0000 - Bank Charge - Handling Fee</b>							
Starting Balance							26.00
Net Change							0.00
					0.00	0.00	26.00
<b>4850-0000 - Special Assessment Income</b>							
Starting Balance							-3,256.00
Net Change							0.00
					0.00	0.00	-3,256.00
<b>4860-0000 - Insurance Claim Proceeds</b>							
Starting Balance							-3,001.71
12/04/2020	HDI Global Insurance Company		Receipt	25126		2,217.73	-5,219.44
12/04/2020	HDI Global Insurance Company		Receipt	25069		917.79	-6,137.23
Net Change							-3,135.52
					0.00	3,135.52	-6,137.23

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5100-2000 - Gas Exp - Common Areas</b>							
Starting Balance							4,895.86
12/17/2020	Con Edison		Payment	DD1217012212	391.16		5,287.02
12/17/2020	Con Edison		Payment	DD1217022819	707.11		5,994.13
Net Change							1,098.27
					<b>1,098.27</b>	<b>0.00</b>	<b>5,994.13</b>
<b>5120-3000 - Electric Exp - Common Areas</b>							
Starting Balance							2,963.55
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>2,963.55</b>
<b>5130-3000 - Utility - Water &amp; Sewer Exp</b>							
Starting Balance							2,807.14
12/15/2020	NYC Water Board		Check	829	822.03		3,629.17
Net Change							822.03
					<b>822.03</b>	<b>0.00</b>	<b>3,629.17</b>
<b>5300-1000 - R&amp;M - Plumbing</b>							
Starting Balance							734.91
12/15/2020	New York Heating Corp		Check	830	387.20		1,122.11
Net Change							387.20
					<b>387.20</b>	<b>0.00</b>	<b>1,122.11</b>
<b>5400-0000 - R&amp;M - Building Supplies</b>							
Starting Balance							145.78
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>145.78</b>
<b>5415-1000 - R&amp;M - Elevator</b>							
Starting Balance							593.79
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>593.79</b>

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5475-1000 - R&amp;M - Heating Equipment</b>							
Starting Balance							0.00
12/01/2020	New York Heating Corp		Check	825	387.20		387.20
Net Change							387.20
					<b>387.20</b>	<b>0.00</b>	<b>387.20</b>
<b>5486-0000 - R&amp;M - Pest Control</b>							
Starting Balance							136.09
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>136.09</b>
<b>5490-0000 - R&amp;M - Other</b>							
Starting Balance							0.00
12/03/2020	IJP Construction Corp		Check	826	1,197.63		1,197.63
Net Change							1,197.63
					<b>1,197.63</b>	<b>0.00</b>	<b>1,197.63</b>
<b>5702-0000 - Service - Pest Control</b>							
Starting Balance							668.69
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>668.69</b>
<b>5710-0000 - Service - Boiler Inspection</b>							
Starting Balance							789.34
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>789.34</b>
<b>5711-0000 - Service - Elevator Inspection</b>							
Starting Balance							3,645.40
12/15/2020	Midtown Elevator Co. Inc.		Check	828	875.00		4,520.40
12/15/2020	Midtown Elevator Co. Inc.		Check	828	294.38		4,814.78
Net Change							1,169.38
					<b>1,169.38</b>	<b>0.00</b>	<b>4,814.78</b>

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5736-0000 - Service - HVAC/Heat/HW</b>							
Starting Balance							1,034.31
Net Change							0.00
					0.00	0.00	1,034.31
<b>6200-0100 - Real Estate Taxes - Property</b>							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
<b>6300-1010 - Insurance - Package</b>							
Starting Balance							4,196.73
12/22/2020	Bank Direct Capital Finance		Check	831	363.08		4,559.81
12/29/2020	IPFS Corporation		Payment	DD1229104319	833.98		5,393.79
Net Change							1,197.06
					1,197.06	0.00	5,393.79
<b>6600-0000 - Management Fees</b>							
Starting Balance							7,700.00
12/01/2020	Safeguard Realty Mgmt Inc	3/2019	Check	822	700.00		8,400.00
Net Change							700.00
					700.00	0.00	8,400.00
<b>6610-1000 - Construction Mgt. Fees</b>							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
<b>6700-1000 - Legal Fees</b>							
Starting Balance							5,149.12
12/15/2020	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	827	127.50		5,276.62
Net Change							127.50
					127.50	0.00	5,276.62



## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>6700-8000 - Accounting Expense</b>							
Starting Balance							0.00
12/01/2020	Hal Model CPA PA		Check	824	2,600.00		2,600.00
Net Change							2,600.00
					<b>2,600.00</b>	<b>0.00</b>	<b>2,600.00</b>
<b>6710-0000 - Consulting Fees</b>							
Starting Balance							549.80
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>549.80</b>
<b>7000-1000 - Payroll Oper - Salary</b>							
Starting Balance							500.00
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>7000-1400 - Payroll Oper - Porter</b>							
Starting Balance							6,000.00
12/01/2020	Safeguard Realty Mgmt Inc		Check	823	500.00		6,500.00
Net Change							500.00
					<b>500.00</b>	<b>0.00</b>	<b>6,500.00</b>
<b>7200-0000 - Payroll Proc Fees</b>							
Starting Balance							275.00
12/01/2020	Safeguard Realty Mgmt Inc		Check	823	20.00		295.00
Net Change							20.00
					<b>20.00</b>	<b>0.00</b>	<b>295.00</b>
<b>7300-0000 - Payroll Taxes</b>							
Starting Balance							533.25
12/01/2020	Safeguard Realty Mgmt Inc		Check	823	41.25		574.50
Net Change							41.25
					<b>41.25</b>	<b>0.00</b>	<b>574.50</b>

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>8300-2000 - Telephone &amp; Mobile - Office</b>							
Starting Balance							324.87
Net Change							0.00
					0.00	0.00	324.87
<b>8320-0000 - Bank Charges</b>							
Starting Balance							27.00
12/31/2020		Bank Fee	JE	1348	3.00		30.00
Net Change							3.00
					3.00	0.00	30.00
<b>8360-1000 - City - Building - Elevator Insp Exp</b>							
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00
<b>8360-7000 - Violations &amp; Fees</b>							
Starting Balance							300.00
Net Change							0.00
					0.00	0.00	300.00
<b>9600-0000 - Income Tax Expense</b>							
Starting Balance							85.00
Net Change							0.00
					0.00	0.00	85.00
<b>Total</b>					<b>19,376.60</b>	<b>19,376.60</b>	<b>116,713.86</b>

## Trial Balance

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

**Date Range:** 12/01/2020 to 12/31/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	60,432.63		3,177.82	57,254.81
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	-585.66			-585.66
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	-71,249.31		3,835.92	-75,085.23
4440-0100: Utility: Reimb Income	0.00		101.26	-101.26
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
4860-0000: Insurance Claim Proceeds	-3,001.71		3,135.52	-6,137.23
5100-2000: Gas Exp - Common Areas	4,895.86	1,098.27		5,994.13
5120-3000: Electric Exp - Common Areas	2,963.55			2,963.55
5130-3000: Utility - Water & Sewer Exp	2,807.14	822.03		3,629.17
5300-1000: R&M - Plumbing	734.91	387.20		1,122.11
5400-0000: R&M - Building Supplies	145.78			145.78
5415-1000: R&M - Elevator	593.79			593.79
5475-1000: R&M - Heating Equipment	0.00	387.20		387.20
5486-0000: R&M - Pest Control	136.09			136.09
5490-0000: R&M - Other	0.00	1,197.63		1,197.63
5702-0000: Service - Pest Control	668.69			668.69
5710-0000: Service - Boiler Inspection	789.34			789.34
5711-0000: Service - Elevator Inspection	3,645.40	1,169.38		4,814.78
5736-0000: Service - HVAC/Heat/HW	1,034.31			1,034.31
6200-0100: Real Estate Taxes - Property	13.00			13.00
6300-1010: Insurance - Package	4,196.73	1,197.06		5,393.79
6600-0000: Management Fees	7,700.00	700.00		8,400.00

## Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
6610-1000: Construction Mgt. Fees	3,000.00			3,000.00
6700-1000: Legal Fees	5,149.12	127.50		5,276.62
6700-8000: Accounting Expense	0.00	2,600.00		2,600.00
6710-0000: Consulting Fees	549.80			549.80
7000-1000: Payroll Oper - Salary	500.00			500.00
7000-1400: Payroll Oper - Porter	6,000.00	500.00		6,500.00
7200-0000: Payroll Proc Fees	275.00	20.00		295.00
7300-0000: Payroll Taxes	533.25	41.25		574.50
8300-2000: Telephone & Mobile - Office	324.87			324.87
8320-0000: Bank Charges	27.00	3.00		30.00
8360-1000: City - Building - Elevator Insp Exp	500.00			500.00
8360-7000: Violations & Fees	300.00			300.00
9600-0000: Income Tax Expense	85.00			85.00
Calculated Prior Years Retained Earnings	-116,713.86			-116,713.86
<b>Total</b>	0.00	10,250.52	10,250.52	0.00