

Income Statement

Safeguard Realty Management Inc

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

As of: Feb 2021

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	8,993.24	100.00	15,407.82	100.00
Special Assessment Income	0.00	0.00	0.00	0.00
Total Operating Income	8,993.24	100.00	15,407.82	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	0.00	0.00	0.00	0.00
Total Utilities Expense	0.00	0.00	0.00	0.00
Repairs & Maintenance Exp				
R&M - Plumbing/Heating	0.00	0.00	-387.20	-2.51
R&M - Elevator	7,917.46	88.04	7,917.46	51.39
R&M - Heating Equipment	13,701.47	152.35	13,701.47	88.93
R&M - Pest Control	0.00	0.00	0.00	0.00
R&M - Other	0.00	0.00	5,118.13	33.22
Total Repairs & Maintenance Exp	21,618.93	240.39	26,349.86	171.02
Maintenance Contracts				
Maintenance - Elevator	294.38	3.27	294.38	1.91
Total Maintenance Contracts	294.38	3.27	294.38	1.91
Services Contracts				
Service - Pest Control	0.00	0.00	0.00	0.00
Service - Elevator Inspection	618.20	6.87	618.20	4.01
Total Services Contracts	618.20	6.87	618.20	4.01
Insurance				
Insurance - Package	363.08	4.04	1,560.14	10.13
Insurance - Worker's Comp	0.00	0.00	31.98	0.21
Total Insurance	363.08	4.04	1,592.12	10.33
Management Fees	700.00	7.78	1,400.00	9.09
Legal Fees	0.00	0.00	0.00	0.00
Consulting Fees	36.80	0.41	36.80	0.24

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Payroll Operations Expenses				
Payroll Oper - Bonus	0.00	0.00	640.00	4.15
Payroll Oper - Porter	500.00	5.56	1,000.00	6.49
Total Payroll Operations Expenses	500.00	5.56	1,640.00	10.64
Payroll Proc Fees	20.00	0.22	60.00	0.39
Payroll Taxes	41.25	0.46	131.77	0.86
Admin & Office Exps				
Telephone & Mobile - Office	0.00	0.00	0.00	0.00
Total Admin & Office Exps	0.00	0.00	0.00	0.00
Bank Charges	3.00	0.03	6.00	0.04
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	0.00	0.00
Total Licenses/Permits/Fees	0.00	0.00	0.00	0.00
Income Tax Expense	0.00	0.00	0.00	0.00
Total Operating Expense	24,195.64	269.04	32,129.13	208.52
NOI - Net Operating Income				
	-15,202.40	-169.04	-16,721.31	-108.52
Total Income	8,993.24	100.00	15,407.82	100.00
Total Expense	24,195.64	269.04	32,129.13	208.52
Net Income	-15,202.40	-169.04	-16,721.31	-108.52

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Feb 2021

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Total
Operating Income & Expense			
Income			
Common Area Maintenance Chgs	6,414.58	8,993.24	15,407.82
Total Operating Income	6,414.58	8,993.24	15,407.82
Expense			
Repairs & Maintenance Exp			
R&M - Plumbing/Heating	-387.20	0.00	-387.20
R&M - Elevator	0.00	7,917.46	7,917.46
R&M - Heating Equipment	0.00	13,701.47	13,701.47
R&M - Other	5,118.13	0.00	5,118.13
Total Repairs & Maintenance Exp	4,730.93	21,618.93	26,349.86
Maintenance Contracts			
Maintenance - Elevator	0.00	294.38	294.38
Total Maintenance Contracts	0.00	294.38	294.38
Services Contracts			
Service - Elevator Inspection	0.00	618.20	618.20
Total Services Contracts	0.00	618.20	618.20
Insurance			
Insurance - Package	1,197.06	363.08	1,560.14
Insurance - Worker's Comp	31.98	0.00	31.98
Total Insurance	1,229.04	363.08	1,592.12
Management Fees	700.00	700.00	1,400.00
Consulting Fees	0.00	36.80	36.80
Payroll Operations Expenses			
Payroll Oper - Bonus	640.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	1,000.00
Total Payroll Operations Expenses	1,140.00	500.00	1,640.00
Payroll Proc Fees	40.00	20.00	60.00
Payroll Taxes	90.52	41.25	131.77
Bank Charges	3.00	3.00	6.00
Total Operating Expense	7,933.49	24,195.64	32,129.13

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Total
NOI - Net Operating Income	-1,518.91	-15,202.40	-16,721.31
Total Income	6,414.58	8,993.24	15,407.82
Total Expense	7,933.49	24,195.64	32,129.13
Net Income	-1,518.91	-15,202.40	-16,721.31

Balance Sheet

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

As of: 02/28/2021

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	40,533.50
Total Cash	40,533.50
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	146,363.50
LIABILITIES & CAPITAL	
Liabilities	
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
Total Liabilities	10,573.08
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	-16,721.31
Calculated Prior Years Retained Earnings	143,468.43
Total Capital	135,790.42
TOTAL LIABILITIES & CAPITAL	146,363.50

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Feb 2021

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Total
Operating Income & Expense			
Income			
Common Area Maintenance Chgs	6,414.58	8,993.24	15,407.82
Total Operating Income	6,414.58	8,993.24	15,407.82
Expense			
Repairs & Maintenance Exp			
R&M - Plumbing/Heating	-387.20	0.00	-387.20
R&M - Elevator	0.00	7,917.46	7,917.46
R&M - Heating Equipment	0.00	13,701.47	13,701.47
R&M - Other	5,118.13	0.00	5,118.13
Total Repairs & Maintenance Exp	4,730.93	21,618.93	26,349.86
Maintenance Contracts			
Maintenance - Elevator	0.00	294.38	294.38
Total Maintenance Contracts	0.00	294.38	294.38
Services Contracts			
Service - Elevator Inspection	0.00	618.20	618.20
Total Services Contracts	0.00	618.20	618.20
Insurance			
Insurance - Package	1,197.06	363.08	1,560.14
Insurance - Worker's Comp	31.98	0.00	31.98
Total Insurance	1,229.04	363.08	1,592.12
Management Fees	700.00	700.00	1,400.00
Consulting Fees	0.00	36.80	36.80
Payroll Operations Expenses			
Payroll Oper - Bonus	640.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	1,000.00
Total Payroll Operations Expenses	1,140.00	500.00	1,640.00
Payroll Proc Fees	40.00	20.00	60.00
Payroll Taxes	90.52	41.25	131.77
Bank Charges	3.00	3.00	6.00
Total Operating Expense	7,933.49	24,195.64	32,129.13

Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Total
NOI - Net Operating Income	-1,518.91	-15,202.40	-16,721.31
Total Income	6,414.58	8,993.24	15,407.82
Total Expense	7,933.49	24,195.64	32,129.13
Net Income	-1,518.91	-15,202.40	-16,721.31
Cash Flow	-1,518.91	-15,202.40	-16,721.31
Beginning Cash	57,254.81	55,735.90	57,254.81
Beginning Cash + Cash Flow	55,735.90	40,533.50	40,533.50
Actual Ending Cash	55,735.90	40,533.50	40,533.50

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	02/28/2021

Summary

Bank Statement Starting Balance on 01/31/2021	55,980.95
Cleared Deposits and other Increases	8,993.24
Cleared Checks and other Decreases	16,508.68
Cleared ACH Batches and Reversals	0.00
Cleared Balance	48,465.51

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (5 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #847 - Midtown Elevator Co. Inc.	02/22/2021	309.10
Check #848 - Midtown Elevator Co. Inc.	02/22/2021	24.02
Check #849 - Midtown Elevator Co. Inc.	02/22/2021	7,893.44
Check #850 - Midtown Elevator Co. Inc.	02/22/2021	294.38
Total		8,620.94

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	40,533.50
1140-0000: Security Deposit	0.00
Total Cash Balance	40,533.50
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	8,620.94
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	48,465.51
Bank Statement Balance on 02/28/2021	48,465.51
	In Balance

**Bank**

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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: Feb 01 2021-Feb 28 2021
 Cust Ref #: 7920173353-717-T-###
 Primary Account #: 792-0173353

**TD Business Convenience Plus**

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 02/01	55,980.95
Plus 0 Deposits and Other Credits	8,993.24
Less 8 Checks and Other Debits	16,505.68
Less Service Charges	3.00
Statement Balance as of 02/28	48,465.51

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
02/03	Check #838	833.98		55,146.97
02/04	CCD DEPOSIT, PAYLEASE.COM CREDIT 195013077		1,179.00	56,325.97
02/04	CCD DEPOSIT, PAYLEASE.COM CREDIT 195283331		702.40	57,028.37
02/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000010403432122		490.07	57,518.44
02/08	DEPOSIT		3,066.81	60,585.25
02/08	Check #839	700.00		59,885.25
02/08	Check #843	561.25		59,324.00
02/09	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000010449311510		976.30	60,300.30
02/11	Check #841	309.10		59,991.20
02/12	Check #844	12,150.00		47,841.20
02/16	Check #845	1,551.47		46,289.73
02/16	Check #840	36.80		46,252.93
02/23	DEPOSIT		2,578.66	48,831.59
02/23	Check #846	363.08		48,468.51
02/26	PAPER STATEMENT FEE	3.00		48,465.51

Checks Paid

No. Checks: 8

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
02/03	838	833.98	02/08	843*	561.25
02/08	839	700.00	02/12	844	12,150.00
02/16	840	36.80	02/16	845	1,551.47
02/11	841	309.10	02/23	846	363.08

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How to Balance your Account

Page:

2 of 3

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.

①	Ending Balance	48,466.51
②	Total Deposits	+
③	Sub Total	_____
④	Total Withdrawals	-
⑤	Adjusted Balance	_____

② DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
Total Deposits		②

④ WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		④

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

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STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Feb 01 2021-Feb 28 2021
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353

INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	28
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

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SIGNATURE BANK

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

Statement Period
From February 01, 2021
To February 28, 2021
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 February 01, 2021
To February 28, 2021
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 February 01, 2021 .00

There was no deposit activity during this statement period

Ending Balance as of February 28, 2021 .00

Rates for this statement period - Overdraft
Feb 01, 2021 13.000000 %

Cash Journal - Income Register Report

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

Date Range: 02/01/2021 to 02/28/2021

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	02/01/2021	Daniel Chalk	4A	Receipt	488.15		
	02/01/2021	Lixing Chu	6B	Receipt	702.40	PL83237	February 2021
	02/01/2021	TLH LLC	4B	Receipt	490.07	PL64983	February 2021
	02/01/2021	Travis Hime	6A	Receipt	588.93		
	02/01/2021	Travis Hime	6A	Receipt	100.00	PL73702	February 2021
	02/03/2021	Michael D'Andrea	5B	eCheck receipt	490.07	79E4-0300	February 2021
	02/06/2021	Nikolay Dimov	3A	eCheck receipt	488.15	2B4C-A3A0	February 2021
	02/07/2021	Emmanuel Cornet	5A	eCheck receipt	488.15	E31A-C6A0	February 2021
	02/08/2021	Linda Carroll	3B	Receipt	490.07	551	January 2021
	02/08/2021	Linda Carroll, William Riley	COMM	Receipt	2,088.59	550	January 2021
	02/23/2021	Linda Carroll	3B	Receipt	490.07	555	February 2021
	02/23/2021	Linda Carroll, William Riley	COMM	Receipt	2,088.59	9340	February 2021
Total Common Area Maintenance Chgs					8,993.24		
Total Operating Income					8,993.24		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					8,993.24		
Total Income					8,993.24		
Total Expense					0.00		
Net Income					8,993.24		
Other Items							
Prepaid Rent / Charges							
	02/01/2021	Travis Hime	6A	Receipt	-588.93		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	02/01/2021	Daniel Chalk	4A	Receipt	-488.15		
	02/01/2021	Travis Hime	6A	Receipt	588.93	PL73702	Prepaid Any
	02/08/2021	Daniel Chalk	4A	Receipt	488.15	1628100	Prepaid Any
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					8,993.24		

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

Date Range: 02/01/2021 to 02/28/2021

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	02/06/2021	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	02/23/2021	490.07	490.07	-980.14	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	02/01/2021	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	02/08/2021	-488.15	0.00	0.00	-488.15
		-488.15	488.15	-488.15	-488.15
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	02/01/2021	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	02/07/2021	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	02/03/2021	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	02/01/2021	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	02/01/2021	-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	02/01/2021	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	02/23/2021	2,088.59	2,088.59	-4,177.18	0.00
Total		1,701.58	6,414.58	-8,993.24	-877.08

Deposit Register - Operating

Date Range: 02/01/2021 to 02/28/2021

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	02/01/2021						1,881.40	
	02/01/2021	4B	TLH LLC		PL64983			490.07
	02/01/2021	6A	Travis Hime		PL73702			688.93
	02/01/2021	6B	Lixing Chu		PL83237			702.40
Automatic ACH Deposit	02/04/2021						490.07	
	02/03/2021	5B	D'Andrea, Michael	ACH	79E4-0300			490.07
3	02/08/2021						3,066.81	
	02/08/2021	3B	Linda Carroll		551			490.07
	02/08/2021	COMM	Linda Carroll, William Riley		550			2,088.59
	02/08/2021	4A	Daniel Chalk		1628100			488.15
Automatic ACH Deposit	02/09/2021						976.30	
	02/06/2021	3A	Nikolay Dimov	ACH	2B4C-A3A0			488.15
	02/07/2021	5A	Emmanuel Cornet	ACH	E31A-C6A0			488.15
2	02/23/2021						2,578.66	
	02/23/2021	3B	Linda Carroll		555			490.07
	02/23/2021	COMM	Linda Carroll, William Riley		9340			2,088.59
							8,993.24	
Total							8,993.24	

Check Register Monthly Detail (by Date)

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

Date Range: 02/01/2021 to 02/28/2021

Bank Accounts: 424-Oper-3353-TD

Payees: All

Payment Type: All

Include Voided Checks: No

Group GL Totals per Check: No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
839	02/04/2021	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
840	02/04/2021	Jack Jaffa & Associates	36.80					
				M73661		6710-0000	Consulting Fees	36.80
841	02/04/2021	Midtown Elevator Co. Inc.	309.10					
				79156		5711-0000	Service - Elevator Inspection	309.10
843	02/04/2021	Safeguard Realty Mgmt Inc	561.25					
				4242101PR		7000-1400	Payroll Oper - Porter	500.00
				4242101PR		7200-0000	Payroll Proc Fees	20.00
				4242101PR		7300-0000	Payroll Taxes	41.25
844	02/11/2021	New York Heating Corp	12,150.00					
						5475-1000	R&M - Heating Equipment	12,150.00
845	02/12/2021	Michael D'Andrea	1,551.47					
				3278		5475-1000	R&M - Heating Equipment	1,551.47
846	02/17/2021	Bank Direct Capital Finance	363.08					
				862521		6300-1010	Insurance - Package	363.08
847	02/22/2021	Midtown Elevator Co. Inc.	309.10					
				79511		5711-0000	Service - Elevator Inspection	309.10
848	02/22/2021	Midtown Elevator Co. Inc.	24.02					
				73682		5415-1000	R&M - Elevator	24.02
849	02/22/2021	Midtown Elevator Co. Inc.	7,893.44					
				73092		5415-1000	R&M - Elevator	7,893.44
850	02/22/2021	Midtown Elevator Co. Inc.	294.38					
				77989		5601-0000	Maintenance - Elevator	294.38

Total 24,192.64

Expense Distribution Summary

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

Date Range: 02/01/2021 to 02/28/2021 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		24,195.64
1335-0000: Utility Deposit		
1455-0000: Funds to/from Manager		
1840-2019: Improvements - 2019		
1840-2020: Improvements - 2020		
2480-0000: Other Liabilities		
2540-3000: Funding of Prop Mgmt		
3045-0000: Retained Earnings		
5300-1000: R&M - Plumbing/Heating		
5415-1000: R&M - Elevator	7,917.46	
5475-1000: R&M - Heating Equipment	13,701.47	
5490-0000: R&M - Other		
5601-0000: Maintenance - Elevator	294.38	
5711-0000: Service - Elevator Inspection	618.20	
6300-1010: Insurance - Package	363.08	
6300-4000: Insurance - Worker's Comp		
6600-0000: Management Fees	700.00	
6710-0000: Consulting Fees	36.80	
7000-1200: Payroll Oper - Bonus		
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	
Calculated Prior Years Retained Earnings		
Total	24,195.64	24,195.64

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: 02/01/2021 to 02/28/2021

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							55,735.90
02/01/2021	TLH LLC	February 2021	Receipt	PL64983	490.07		56,225.97
02/01/2021	Travis Hime	February 2021	Receipt	PL73702	100.00		56,325.97
02/01/2021	Travis Hime	Prepaid Any	Receipt	PL73702	588.93		56,914.90
02/01/2021	Lixing Chu	February 2021	Receipt	PL83237	702.40		57,617.30
02/03/2021	Michael D'Andrea	February 2021	eCheck receipt	79E4-0300	490.07		58,107.37
02/04/2021	Safeguard Realty Mgmt Inc	3/2019	Check	839		700.00	57,407.37
02/04/2021	Jack Jaffa & Associates		Check	840		36.80	57,370.57
02/04/2021	Midtown Elevator Co. Inc.		Check	841		309.10	57,061.47
02/04/2021	Safeguard Realty Mgmt Inc		Check	843		500.00	56,561.47
02/04/2021	Safeguard Realty Mgmt Inc		Check	843		20.00	56,541.47
02/04/2021	Safeguard Realty Mgmt Inc		Check	843		41.25	56,500.22
02/06/2021	Nikolay Dimov	February 2021	eCheck receipt	2B4C-A3A0	488.15		56,988.37
02/07/2021	Emmanuel Cornet	February 2021	eCheck receipt	E31A-C6A0	488.15		57,476.52
02/08/2021	Linda Carroll	January 2021	Receipt	551	490.07		57,966.59
02/08/2021	Linda Carroll, William Riley	January 2021	Receipt	550	2,088.59		60,055.18
02/08/2021	Daniel Chalk	Prepaid Any	Receipt	1628100	488.15		60,543.33
02/11/2021	New York Heating Corp		Check	844		12,150.00	48,393.33
02/12/2021	Michael D'Andrea		Check	845		1,551.47	46,841.86
02/17/2021	Bank Direct Capital Finance		Check	846		363.08	46,478.78
02/22/2021	Midtown Elevator Co. Inc.		Check	847		309.10	46,169.68
02/22/2021	Midtown Elevator Co. Inc.		Check	848		24.02	46,145.66
02/22/2021	Midtown Elevator Co. Inc.		Check	849		7,893.44	38,252.22
02/22/2021	Midtown Elevator Co. Inc.		Check	850		294.38	37,957.84
02/23/2021	Linda Carroll	February 2021	Receipt	555	490.07		38,447.91
02/23/2021	Linda Carroll, William Riley	February 2021	Receipt	9340	2,088.59		40,536.50

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
02/28/2021		Bank Fee	JE	1515		3.00	40,533.50
Net Change							-15,202.40
					8,993.24	24,195.64	40,533.50
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							-585.66
02/01/2021	Daniel Chalk		Receipt		488.15		-97.51
02/01/2021	Travis Hime		Receipt		588.93		491.42
02/01/2021	Travis Hime	Prepaid Any	Receipt	PL73702		588.93	-97.51
02/08/2021	Daniel Chalk	Prepaid Any	Receipt	1628100		488.15	-585.66
Net Change							0.00
					1,077.08	1,077.08	-585.66

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
2300-2000 - Unit Owner Move-In /Out Deposit							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
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							-6,414.58
02/01/2021	Daniel Chalk		Receipt			488.15	-6,902.73
02/01/2021	Travis Hime		Receipt			588.93	-7,491.66
02/01/2021	TLH LLC	February 2021	Receipt	PL64983		490.07	-7,981.73
02/01/2021	Travis Hime	February 2021	Receipt	PL73702		100.00	-8,081.73
02/01/2021	Lixing Chu	February 2021	Receipt	PL83237		702.40	-8,784.13
02/03/2021	Michael D'Andrea	February 2021	eCheck receipt	79E4-0300		490.07	-9,274.20
02/06/2021	Nikolay Dimov	February 2021	eCheck receipt	2B4C-A3A0		488.15	-9,762.35
02/07/2021	Emmanuel Cornet	February 2021	eCheck receipt	E31A-C6A0		488.15	-10,250.50
02/08/2021	Linda Carroll	January 2021	Receipt	551		490.07	-10,740.57
02/08/2021	Linda Carroll, William Riley	January 2021	Receipt	550		2,088.59	-12,829.16
02/23/2021	Linda Carroll	February 2021	Receipt	555		490.07	-13,319.23

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
02/23/2021	Linda Carroll, William Riley	February 2021	Receipt	9340		2,088.59	-15,407.82
Net Change							-8,993.24
					0.00	8,993.24	-15,407.82
5300-1000 - R&M - Plumbing/Heating							
Starting Balance							-387.20
Net Change							0.00
					0.00	0.00	-387.20
5415-1000 - R&M - Elevator							
Starting Balance							0.00
02/22/2021	Midtown Elevator Co. Inc.		Check	848	24.02		24.02
02/22/2021	Midtown Elevator Co. Inc.		Check	849	7,893.44		7,917.46
Net Change							7,917.46
					7,917.46	0.00	7,917.46
5475-1000 - R&M - Heating Equipment							
Starting Balance							0.00
02/11/2021	New York Heating Corp		Check	844	12,150.00		12,150.00
02/12/2021	Michael D'Andrea		Check	845	1,551.47		13,701.47
Net Change							13,701.47
					13,701.47	0.00	13,701.47
5490-0000 - R&M - Other							
Starting Balance							5,118.13
Net Change							0.00
					0.00	0.00	5,118.13
5601-0000 - Maintenance - Elevator							
Starting Balance							0.00
02/22/2021	Midtown Elevator Co. Inc.		Check	850	294.38		294.38
Net Change							294.38
					294.38	0.00	294.38

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5711-0000 - Service - Elevator Inspection							
Starting Balance							0.00
02/04/2021	Midtown Elevator Co. Inc.		Check	841	309.10		309.10
02/22/2021	Midtown Elevator Co. Inc.		Check	847	309.10		618.20
Net Change							618.20
					618.20	0.00	618.20
6300-1010 - Insurance - Package							
Starting Balance							1,197.06
02/17/2021	Bank Direct Capital Finance		Check	846	363.08		1,560.14
Net Change							363.08
					363.08	0.00	1,560.14
6300-4000 - Insurance - Worker's Comp							
Starting Balance							31.98
Net Change							0.00
					0.00	0.00	31.98
6600-0000 - Management Fees							
Starting Balance							700.00
02/04/2021	Safeguard Realty Mgmt Inc	3/2019	Check	839	700.00		1,400.00
Net Change							700.00
					700.00	0.00	1,400.00
6710-0000 - Consulting Fees							
Starting Balance							0.00
02/04/2021	Jack Jaffa & Associates		Check	840	36.80		36.80
Net Change							36.80
					36.80	0.00	36.80
7000-1200 - Payroll Oper - Bonus							
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7000-1400 - Payroll Oper - Porter							
Starting Balance							500.00
02/04/2021	Safeguard Realty Mgmt Inc		Check	843	500.00		1,000.00
Net Change							500.00
					500.00	0.00	1,000.00
7200-0000 - Payroll Proc Fees							
Starting Balance							40.00
02/04/2021	Safeguard Realty Mgmt Inc		Check	843	20.00		60.00
Net Change							20.00
					20.00	0.00	60.00
7300-0000 - Payroll Taxes							
Starting Balance							90.52
02/04/2021	Safeguard Realty Mgmt Inc		Check	843	41.25		131.77
Net Change							41.25
					41.25	0.00	131.77
8320-0000 - Bank Charges							
Starting Balance							3.00
02/28/2021		Bank Fee	JE	1515	3.00		6.00
Net Change							3.00
					3.00	0.00	6.00
Total					34,265.96	34,265.96	143,468.43

Trial Balance

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

Date Range: 02/01/2021 to 02/28/2021

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	55,735.90		15,202.40	40,533.50
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	-6,414.58		8,993.24	-15,407.82
5300-1000: R&M - Plumbing/Heating	-387.20			-387.20
5415-1000: R&M - Elevator	0.00	7,917.46		7,917.46
5475-1000: R&M - Heating Equipment	0.00	13,701.47		13,701.47
5490-0000: R&M - Other	5,118.13			5,118.13
5601-0000: Maintenance - Elevator	0.00	294.38		294.38
5711-0000: Service - Elevator Inspection	0.00	618.20		618.20
6300-1010: Insurance - Package	1,197.06	363.08		1,560.14
6300-4000: Insurance - Worker's Comp	31.98			31.98
6600-0000: Management Fees	700.00	700.00		1,400.00
6710-0000: Consulting Fees	0.00	36.80		36.80
7000-1200: Payroll Oper - Bonus	640.00			640.00
7000-1400: Payroll Oper - Porter	500.00	500.00		1,000.00
7200-0000: Payroll Proc Fees	40.00	20.00		60.00
7300-0000: Payroll Taxes	90.52	41.25		131.77
8320-0000: Bank Charges	3.00	3.00		6.00
Calculated Prior Years Retained Earnings	-143,468.43			-143,468.43
Total	0.00	24,195.64	24,195.64	0.00