

Income Statement

Safeguard Realty Management Inc

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

As of: Apr 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	8,993.15	76.58	28,236.89	91.12
Bank Charge - Handling Fee	0.00	0.00	0.00	0.00
Special Assessment Income	0.00	0.00	0.00	0.00
Insurance Claim Proceeds	2,750.51	23.42	2,750.51	8.88
Total Operating Income	11,743.66	100.00	30,987.40	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	5,118.93	43.59	5,867.08	18.93
Utility - Electric Exp	1,121.77	9.55	1,121.77	3.62
Electric Exp - Common Areas	877.47	7.47	1,204.33	3.89
Total Utilities Expense	7,118.17	60.61	8,193.18	26.44
Repairs & Maintenance Exp				
R&M - Plumbing/Heating	1,306.50	11.13	2,269.30	7.32
R&M - Elevator	0.00	0.00	8,870.12	28.62
R&M - Heating Equipment	0.00	0.00	15,051.47	48.57
R&M - Pest Control	0.00	0.00	0.00	0.00
R&M - Other	4,246.13	36.16	9,364.26	30.22
Total Repairs & Maintenance Exp	5,552.63	47.28	35,555.15	114.74
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	294.38	0.95
Total Maintenance Contracts	0.00	0.00	294.38	0.95
Services Contracts				
Service - Pest Control	217.76	1.85	217.76	0.70
Service - Elevator Inspection	618.20	5.26	1,236.40	3.99
Total Services Contracts	835.96	7.12	1,454.16	4.69
Real Estate Taxes				
Real Estate Taxes - Property	0.00	0.00	0.00	0.00
Total Real Estate Taxes	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Insurance				
Insurance - Package	932.70	7.94	4,286.64	13.83
Insurance - D & O	0.00	0.00	129.00	0.42
Insurance - Worker's Comp	0.00	0.00	31.98	0.10
Total Insurance	932.70	7.94	4,447.62	14.35
Management Fees	700.00	5.96	2,800.00	9.04
Legal Fees	0.00	0.00	0.00	0.00
Accounting Expense	0.00	0.00	2,600.00	8.39
Consulting Fees	444.00	3.78	480.80	1.55
Payroll Operations Expenses				
Payroll Oper - Bonus	0.00	0.00	640.00	2.07
Payroll Oper - Porter	500.00	4.26	2,000.00	6.45
Total Payroll Operations Expenses	500.00	4.26	2,640.00	8.52
Payroll Proc Fees	20.00	0.17	100.00	0.32
Payroll Taxes	41.25	0.35	214.27	0.69
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	0.00	0.00	12.00	0.04
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	206.55	0.67
Registration Fees	0.00	0.00	13.00	0.04
Total Licenses/Permits/Fees	0.00	0.00	219.55	0.71
Income Tax Expense	0.00	0.00	0.00	0.00
Tax Filing Expense	0.00	0.00	39.00	0.13
Total Operating Expense	16,144.71	137.48	59,050.11	190.56
NOI - Net Operating Income				
	-4,401.05	-37.48	-28,062.71	-90.56
Total Income	11,743.66	100.00	30,987.40	100.00
Total Expense	16,144.71	137.48	59,050.11	190.56
Net Income	-4,401.05	-37.48	-28,062.71	-90.56

Monthly Income Statement

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Apr 2021

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
Operating Income & Expense					
Income					
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	8,993.15	28,236.89
Insurance Claim Proceeds	0.00	0.00	0.00	2,750.51	2,750.51
Total Operating Income	6,414.58	8,993.24	3,835.92	11,743.66	30,987.40
Expense					
Utilities Expense					
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	5,867.08
Utility - Electric Exp	0.00	0.00	0.00	1,121.77	1,121.77
Electric Exp - Common Areas	0.00	0.00	326.86	877.47	1,204.33
Total Utilities Expense	0.00	0.00	1,075.01	7,118.17	8,193.18
Repairs & Maintenance Exp					
R&M - Plumbing/Heating	-387.20	0.00	1,350.00	1,306.50	2,269.30
R&M - Elevator	0.00	7,917.46	952.66	0.00	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	15,051.47
R&M - Other	5,118.13	0.00	0.00	4,246.13	9,364.26
Total Repairs & Maintenance Exp	4,730.93	21,618.93	3,652.66	5,552.63	35,555.15
Maintenance Contracts					
Maintenance - Elevator	0.00	294.38	0.00	0.00	294.38
Total Maintenance Contracts	0.00	294.38	0.00	0.00	294.38
Services Contracts					
Service - Pest Control	0.00	0.00	0.00	217.76	217.76
Service - Elevator Inspection	0.00	618.20	0.00	618.20	1,236.40
Total Services Contracts	0.00	618.20	0.00	835.96	1,454.16
Insurance					
Insurance - Package	1,197.06	363.08	1,793.80	932.70	4,286.64
Insurance - D & O	0.00	0.00	129.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	31.98
Total Insurance	1,229.04	363.08	1,922.80	932.70	4,447.62
Management Fees	700.00	700.00	700.00	700.00	2,800.00
Accounting Expense	0.00	0.00	2,600.00	0.00	2,600.00

Monthly Income Statement

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
Consulting Fees	0.00	36.80	0.00	444.00	480.80
Payroll Operations Expenses					
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	2,000.00
Total Payroll Operations Expenses	1,140.00	500.00	500.00	500.00	2,640.00
Payroll Proc Fees	40.00	20.00	20.00	20.00	100.00
Payroll Taxes	90.52	41.25	41.25	41.25	214.27
Bank Charges	3.00	3.00	6.00	0.00	12.00
Licenses/Permits/Fees					
Violations & Fees	0.00	0.00	206.55	0.00	206.55
Registration Fees	0.00	0.00	13.00	0.00	13.00
Total Licenses/Permits/Fees	0.00	0.00	219.55	0.00	219.55
Tax Filing Expense	0.00	0.00	39.00	0.00	39.00
Total Operating Expense	7,933.49	24,195.64	10,776.27	16,144.71	59,050.11
NOI - Net Operating Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	-28,062.71
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	30,987.40
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	59,050.11
Net Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	-28,062.71
Other Items					
Prepaid Rent / Charges	0.00	0.00	0.00	490.07	490.07
Net Other Items	0.00	0.00	0.00	490.07	490.07
Cash Flow	-1,518.91	-15,202.40	-6,940.35	-3,910.98	-27,572.64
Beginning Cash	57,254.81	55,735.90	40,533.50	33,562.55	57,254.81
Beginning Cash + Cash Flow	55,735.90	40,533.50	33,593.15	29,651.57	29,682.17
Actual Ending Cash	55,735.90	40,533.50	33,562.55	29,651.57	29,651.57

Balance Sheet

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

As of: 04/30/2021

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	29,651.57
Total Cash	29,651.57
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Construction In Progress	
CIP - DOB Filing Fees	30.60
Total Construction In Progress	30.60
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	135,512.17
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent / Charges	1,075.73
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	11,063.15
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	-28,062.71
Calculated Prior Years Retained Earnings	143,468.43
Total Capital	124,449.02
TOTAL LIABILITIES & CAPITAL	135,512.17

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Apr 2021

Level of Detail: Detail View

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Operating Income & Expense					
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Expense					
Utilities Expense					
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	5,867.08
Utility - Electric Exp	0.00	0.00	0.00	1,121.77	1,121.77
Electric Exp - Common Areas	0.00	0.00	326.86	877.47	1,204.33
Total Utilities Expense	0.00	0.00	1,075.01	7,118.17	8,193.18
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R&M - Plumbing/Heating	-387.20	0.00	1,350.00	1,306.50	2,269.30
R&M - Elevator	0.00	7,917.46	952.66	0.00	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	15,051.47
R&M - Other	5,118.13	0.00	0.00	4,246.13	9,364.26
Total Repairs & Maintenance Exp	4,730.93	21,618.93	3,652.66	5,552.63	35,555.15
Maintenance Contracts					
Maintenance - Elevator	0.00	294.38	0.00	0.00	294.38
Total Maintenance Contracts	0.00	294.38	0.00	0.00	294.38
Services Contracts					
Service - Pest Control	0.00	0.00	0.00	217.76	217.76
Service - Elevator Inspection	0.00	618.20	0.00	618.20	1,236.40
Total Services Contracts	0.00	618.20	0.00	835.96	1,454.16
Insurance					
Insurance - Package	1,197.06	363.08	1,793.80	932.70	4,286.64
Insurance - D & O	0.00	0.00	129.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	31.98
Total Insurance	1,229.04	363.08	1,922.80	932.70	4,447.62
Management Fees	700.00	700.00	700.00	700.00	2,800.00
Accounting Expense	0.00	0.00	2,600.00	0.00	2,600.00

Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
Consulting Fees	0.00	36.80	0.00	444.00	480.80
Payroll Operations Expenses					
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	2,000.00
Total Payroll Operations Expenses	1,140.00	500.00	500.00	500.00	2,640.00
Payroll Proc Fees	40.00	20.00	20.00	20.00	100.00
Payroll Taxes	90.52	41.25	41.25	41.25	214.27
Bank Charges	3.00	3.00	6.00	0.00	12.00
Licenses/Permits/Fees					
Violations & Fees	0.00	0.00	206.55	0.00	206.55
Registration Fees	0.00	0.00	13.00	0.00	13.00
Total Licenses/Permits/Fees	0.00	0.00	219.55	0.00	219.55
Tax Filing Expense	0.00	0.00	39.00	0.00	39.00
Total Operating Expense	7,933.49	24,195.64	10,776.27	16,144.71	59,050.11
NOI - Net Operating Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	-28,062.71
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	30,987.40
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	59,050.11
Net Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	-28,062.71
Other Items					
Prepaid Rent / Charges	0.00	0.00	0.00	490.07	490.07
Net Other Items	0.00	0.00	0.00	490.07	490.07
Cash Flow	-1,518.91	-15,202.40	-6,940.35	-3,910.98	-27,572.64
Beginning Cash	57,254.81	55,735.90	40,533.50	33,562.55	57,254.81
Beginning Cash + Cash Flow	55,735.90	40,533.50	33,593.15	29,651.57	29,682.17
Actual Ending Cash	55,735.90	40,533.50	33,562.55	29,651.57	29,651.57

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	04/30/2021

Summary

Bank Statement Starting Balance on 03/31/2021	36,068.70
Cleared Deposits and other Increases	12,721.88
Cleared Checks and other Decreases	18,166.13
Cleared ACH Batches and Reversals	0.00
Cleared Balance	30,624.45

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (4 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #865 - IPFS Corporation	04/26/2021	900.05
Check #866 - Castro Exterminating Inc.	04/26/2021	217.76
Check #867 - Jack Jaffa & Associates	04/28/2021	444.00
Total		1,661.81

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	29,651.57
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1140-0000: Security Deposit	0.00
Total Cash Balance	29,651.57
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	1,661.81
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	30,624.45
Bank Statement Balance on 04/30/2021	30,624.45
	In Balance

Cash Journal - Income Register Report

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

Date Range: 04/01/2021 to 04/30/2021

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	04/01/2021	Daniel Chalk	4A	Receipt	488.15		
	04/01/2021	Lixing Chu	6B	Receipt	702.40	PL81152	April 2021
	04/01/2021	TLH LLC	4B	Receipt	490.07	PL763037	April 2021
	04/01/2021	Travis Hime	6A	Receipt	588.93		
	04/01/2021	Travis Hime	6A	Receipt	100.00	PL776158	April 2021
	04/02/2021	Emmanuel Cornet	5A	Reversed eCheck receipt	488.15	FA19-0160	April 2021
	04/03/2021	Michael D'Andrea	5B	eCheck receipt	490.07	485F-FB70	April 2021
	04/06/2021	Emmanuel Cornet	5A	Reverse Receipt	-488.15		NSF reversal receipt for Reference #FA19-0160
	04/06/2021	Emmanuel Cornet	5A	eCheck receipt	488.15	06D7-41A0	April 2021
	04/06/2021	Nikolay Dimov	3A	eCheck receipt	488.15	5A18-0F90	April 2021
	04/08/2021	Linda Carroll	3B	Receipt	490.07	558	March 2021
	04/08/2021	Linda Carroll, William Riley	COMM	Receipt	2,088.59	9347	March 2021
	04/08/2021	Linda Carroll	3B	Receipt	490.07	2207	April 2021
	04/26/2021	NY Institute of Go	COMM	Receipt	2,088.50	184	April 2021
Total Common Area Maintenance Chgs					8,993.15		
Insurance Claim Proceeds							
	04/08/2021	HDI Global Insurance Company		Receipt	2,750.51	26211	
Total Insurance Claim Proceeds					2,750.51		
Total Operating Income					11,743.66		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income					11,743.66		
Total Income					11,743.66		

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Total Expense					0.00		
Net Income					11,743.66		
Other Items							
Prepaid Rent / Charges							
	04/01/2021	Travis Hime	6A	Receipt	-588.93		
	04/01/2021	Daniel Chalk	4A	Receipt	-488.15		
	04/01/2021	Travis Hime	6A	Receipt	588.93	PL776158	Prepaid Any
	04/08/2021	Daniel Chalk	4A	Receipt	488.15	127754	Prepaid Any
	04/26/2021	Edward Elles	3B	Receipt	490.07	5183	Prepaid Any
Total Prepaid Rent / Charges					490.07		
Net Other Items					490.07		
Cash Flow					12,233.73		

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

Date Range: 04/01/2021 to 04/30/2021

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	04/06/2021	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Elles, Edward					
Prepaid Rent / Charges	04/26/2021	0.00	0.00	-490.07	-490.07
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	04/01/2021	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	04/08/2021	-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	04/01/2021	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	04/06/2021	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	04/03/2021	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	04/01/2021	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	04/01/2021	-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	04/01/2021	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 - NY Institute of Go					
Common Area Maintenance Chgs	04/26/2021	0.00	2,088.59	-2,088.50	0.09
Total		-877.08	5,924.51	-6,414.49	-1,367.06

Deposit Register - Operating

Date Range: 04/01/2021 to 04/30/2021

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	04/01/2021						1,881.40	
	04/01/2021	4B	TLH LLC		PL763037			490.07
	04/01/2021	6A	Travis Hime		PL776158			688.93
	04/01/2021	6B	Lixing Chu		PL811152			702.40
Automatic ACH Deposit	04/05/2021						488.15	
	04/02/2021	5A	Emmanuel Cornet	ACH	FA19-0160 NSF Reversed	Reversed by NSF		488.15
Automatic ACH Deposit NSF 1	04/06/2021					Returned item from Emmanuel Cornet on 04/06/2021	-488.15	
	04/06/2021	5A	Emmanuel Cornet			NSF reversal receipt for Reference #FA19-0160		-488.15
Automatic ACH Deposit	04/05/2021						490.07	
	04/03/2021	5B	D'Andrea, Michael	ACH	485F-FB70			490.07
Automatic ACH Deposit	04/07/2021						976.30	
	04/06/2021	5A	Emmanuel Cornet	ACH	06D7-41A0			488.15
	04/06/2021	3A	Nikolay Dimov	ACH	5A18-0F90			488.15
5	04/08/2021						6,307.39	
	04/08/2021	3B	Linda Carroll		558			490.07
	04/08/2021	3B	Linda Carroll		2207			490.07
	04/08/2021	COMM	Linda Carroll, William Riley		9347			2,088.59
	04/08/2021	4A	Daniel Chalk		127754			488.15
	04/08/2021	424 West 49th Street	HDI Global Insurance Company		26211			2,750.51
2	04/26/2021						2,578.57	
	04/26/2021	COMM	NY Institute of Go		184			2,088.50
	04/26/2021	3B	Elles, Edward		5183			490.07
							12,233.73	
Total							12,233.73	

Check Register Monthly Detail (by Date)

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

Date Range: 04/01/2021 to 04/30/2021

Bank Accounts: 424-Oper-3353-TD

Payees: All

Payment Type: All

Include Voided Checks: No

Group GL Totals per Check: No

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
4052337	04/05/2021	Con Edison	960.26					
						5100-2000	Gas Exp - Common Areas	960.26
4077098	04/07/2021	Con Edison	825.80					
						5120-3000	Electric Exp - Common Areas	422.61
						5100-2000	Gas Exp - Common Areas	403.19
4077254	04/07/2021	Con Edison	1,340.60					
						5100-2000	Gas Exp - Common Areas	1,340.60
4093309	04/09/2021	Con Edison	1,314.76					
				012521.424.boil5100		5100-2000	Gas Exp - Common Areas	1,314.76
4093376	04/09/2021	Con Edison	565.75					
				012521.424.ENT		5120-3000	Electric Exp - Common Areas	454.86
				012521.424.ENT		5100-2000	Gas Exp - Common Areas	110.89
4124772	04/12/2021	Con Edison	989.23					
				022421.424.BOIL		5100-2000	Gas Exp - Common Areas	989.23
860	04/06/2021	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
861	04/06/2021	Safeguard Realty Mgmt Inc	561.25					
				42420210331PR		7000-1400	Payroll Oper - Porter	500.00
				42420210331PR		7200-0000	Payroll Proc Fees	20.00
				42420210331PR		7300-0000	Payroll Taxes	41.25
862	04/08/2021	Bank Direct Capital Finance	32.65					
						6300-1010	Insurance - Package	32.65
863	04/16/2021	IJP Construction Corp	5,552.63					
				2434		5490-0000	R&M - Other	1,633.13
				2435		5490-0000	R&M - Other	2,613.00
				2441		5300-1000	R&M - Plumbing/Heating	1,306.50

Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
864	04/19/2021	Midtown Elevator Co. Inc.	618.20					
				79862		5711-0000	Service - Elevator Inspection	309.10
				80325		5711-0000	Service - Elevator Inspection	309.10
865	04/26/2021	IPFS Corporation	900.05					
						6300-1010	Insurance - Package	900.05
866	04/26/2021	Castro Exterminating Inc.	217.76					
				026437		5702-0000	Service - Pest Control	108.88
				24965		5702-0000	Service - Pest Control	108.88
867	04/28/2021	Jack Jaffa & Associates	444.00					
				HPA567418		6710-0000	Consulting Fees	144.00
				1235448		6710-0000	Consulting Fees	300.00
DD041402241904	04/12/2021	Con Edison	1,121.77					
						5120-0000	Utility - Electric Exp	1,121.77
Total			16,144.71					

Expense Distribution

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

Payees: All

Bill Date Range: 04/01/2021 to 04/30/2021

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
5100-2000 - Gas Exp - Common Areas											
042321.424.ENT	04/23/2021	Corp - 424 West 49th St Condo		. . , .	Con Edison	2000-0000	44.92	0.00	4056990	05/05/2021	
5120-0000 - Utility - Electric Exp											
	04/12/2021	Corp - 424 West 49th St Condo		. . , .	Con Edison	2000-0000	1,121.77	0.00	DD0414022419	04/12/2021	
5120-3000 - Electric Exp - Common Areas											
042321.424.ENT	04/23/2021	Corp - 424 West 49th St Condo		. . , .	Con Edison	2000-0000	381.80	0.00	4056990	05/05/2021	
5300-1000 - R&M - Plumbing/Heating											
2441	04/15/2021	Corp - 424 West 49th St Condo		. . , .	IJP Construction Corp	2000-0000	1,306.50	0.00	863	04/16/2021	
5702-0000 - Service - Pest Control											
26122	04/30/2021	Corp - 424 West 49th St Condo		. . , .	Castro Exterminating Inc.	2000-0000	108.88	0.00	872	05/19/2021	
5711-0000 - Service - Elevator Inspection											
80325	04/01/2021	Corp - 424 West 49th St Condo		. . , .	Midtown Elevator Co. Inc.	2000-0000	309.10	0.00	864	04/19/2021	
6300-1010 - Insurance - Package											
	04/08/2021	Corp - 424 West 49th St Condo		. . , .	Bank Direct Capital Finance	2000-0000	32.65	0.00	862	04/08/2021	
	04/26/2021	Corp - 424 West 49th St Condo		. . , .	IPFS Corporation	2000-0000	900.05	0.00	865	04/26/2021	
							932.70	0.00			
6600-0000 - Management Fees											
	04/01/2021	Corp - 424 West 49th St Condo		. . , .	Safeguard Realty Mgmt Inc	2000-0000	700.00	0.00	860	04/06/2021	3/2019
8360-7000 - Violations & Fees											
E047139726Z	04/19/2021	Corp - 424 West 49th St Condo		. . , .	Finance Commissioner, City of New York	2000-0000	100.00	0.00	870	05/17/2021	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Total							5,005.67	0.00			

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: 04/01/2021 to 04/30/2021

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							33,562.55
04/01/2021	TLH LLC	April 2021	Receipt	PL763037	490.07		34,052.62
04/01/2021	Travis Hime	April 2021	Receipt	PL776158	100.00		34,152.62
04/01/2021	Travis Hime	Prepaid Any	Receipt	PL776158	588.93		34,741.55
04/01/2021	Lixing Chu	April 2021	Receipt	PL81152	702.40		35,443.95
04/02/2021	Emmanuel Cornet	April 2021	Reversed eCheck receipt	FA19-0160	488.15		35,932.10
04/03/2021	Michael D'Andrea	April 2021	eCheck receipt	485F-FB70	490.07		36,422.17
04/05/2021	Con Edison		Payment	4052337		960.26	35,461.91
04/06/2021	Nikolay Dimov	April 2021	eCheck receipt	5A18-0F90	488.15		35,950.06
04/06/2021	Safeguard Realty Mgmt Inc	3/2019	Check	860		700.00	35,250.06
04/06/2021	Emmanuel Cornet	NSF reversal receipt for Reference #FA19-0160	Reverse Receipt			488.15	34,761.91
04/06/2021	Safeguard Realty Mgmt Inc		Check	861		500.00	34,261.91
04/06/2021	Safeguard Realty Mgmt Inc		Check	861		20.00	34,241.91
04/06/2021	Safeguard Realty Mgmt Inc		Check	861		41.25	34,200.66
04/06/2021	Emmanuel Cornet	April 2021	eCheck receipt	06D7-41A0	488.15		34,688.81
04/07/2021	Con Edison		Payment	4077098		422.61	34,266.20
04/07/2021	Con Edison		Payment	4077098		403.19	33,863.01
04/07/2021	Con Edison		Payment	4077254		1,340.60	32,522.41
04/08/2021	Bank Direct Capital Finance		Check	862		32.65	32,489.76
04/08/2021	Linda Carroll	March 2021	Receipt	558	490.07		32,979.83
04/08/2021	Linda Carroll	April 2021	Receipt	2207	490.07		33,469.90
04/08/2021	Linda Carroll, William Riley	March 2021	Receipt	9347	2,088.59		35,558.49
04/08/2021	Daniel Chalk	Prepaid Any	Receipt	127754	488.15		36,046.64
04/08/2021	HDI Global Insurance Company		Receipt	26211	2,750.51		38,797.15
04/09/2021	Con Edison		Payment	4093309		1,314.76	37,482.39
04/09/2021	Con Edison		Payment	4093376		454.86	37,027.53
04/09/2021	Con Edison		Payment	4093376		110.89	36,916.64

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
04/12/2021	Con Edison		Payment	4124772		989.23	35,927.41
04/12/2021	Con Edison		Payment	DD0414022419		1,121.77	34,805.64
04/16/2021	IJP Construction Corp		Check	863		1,633.13	33,172.51
04/16/2021	IJP Construction Corp		Check	863		2,613.00	30,559.51
04/16/2021	IJP Construction Corp		Check	863		1,306.50	29,253.01
04/19/2021	Midtown Elevator Co. Inc.		Check	864		309.10	28,943.91
04/19/2021	Midtown Elevator Co. Inc.		Check	864		309.10	28,634.81
04/26/2021	IPFS Corporation		Check	865		900.05	27,734.76
04/26/2021	Castro Exterminating Inc.		Check	866		108.88	27,625.88
04/26/2021	Castro Exterminating Inc.		Check	866		108.88	27,517.00
04/26/2021	NY Institute of Go	April 2021	Receipt	184	2,088.50		29,605.50
04/26/2021	Edward Elles	Prepaid Any	Receipt	5183	490.07		30,095.57
04/28/2021	Jack Jaffa & Associates		Check	867		300.00	29,795.57
04/28/2021	Jack Jaffa & Associates		Check	867		144.00	29,651.57
Net Change							-3,910.98
					12,721.88	16,632.86	29,651.57

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

1660-0011 - CIP - DOB Filing Fees

Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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
04/01/2021	Daniel Chalk		Receipt		488.15		-97.51
04/01/2021	Travis Hime		Receipt		588.93		491.42
04/01/2021	Travis Hime	Prepaid Any	Receipt	PL776158		588.93	-97.51
04/08/2021	Daniel Chalk	Prepaid Any	Receipt	127754		488.15	-585.66
04/26/2021	Edward Elles	Prepaid Any	Receipt	5183		490.07	-1,075.73
Net Change							-490.07
					1,077.08	1,567.15	-1,075.73
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

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							-19,243.74
04/01/2021	Daniel Chalk		Receipt			488.15	-19,731.89
04/01/2021	Travis Hime		Receipt			588.93	-20,320.82
04/01/2021	TLH LLC	April 2021	Receipt	PL763037		490.07	-20,810.89
04/01/2021	Travis Hime	April 2021	Receipt	PL776158		100.00	-20,910.89
04/01/2021	Lixing Chu	April 2021	Receipt	PL811152		702.40	-21,613.29
04/02/2021	Emmanuel Cornet	April 2021	Reversed eCheck receipt	FA19-0160		488.15	-22,101.44
04/03/2021	Michael D'Andrea	April 2021	eCheck receipt	485F-FB70		490.07	-22,591.51
04/06/2021	Nikolay Dimov	April 2021	eCheck receipt	5A18-0F90		488.15	-23,079.66
04/06/2021	Emmanuel Cornet	NSF reversal receipt for Reference #FA19-0160	Reverse Receipt		488.15		-22,591.51
04/06/2021	Emmanuel Cornet	April 2021	eCheck receipt	06D7-41A0		488.15	-23,079.66
04/08/2021	Linda Carroll	March 2021	Receipt	558		490.07	-23,569.73
04/08/2021	Linda Carroll	April 2021	Receipt	2207		490.07	-24,059.80
04/08/2021	Linda Carroll, William Riley	March 2021	Receipt	9347		2,088.59	-26,148.39
04/26/2021	NY Institute of Go	April 2021	Receipt	184		2,088.50	-28,236.89
Net Change							-8,993.15
					488.15	9,481.30	-28,236.89
4860-0000 - Insurance Claim Proceeds							
Starting Balance							0.00
04/08/2021	HDI Global Insurance Company		Receipt	26211		2,750.51	-2,750.51
Net Change							-2,750.51
					0.00	2,750.51	-2,750.51
5100-2000 - Gas Exp - Common Areas							
Starting Balance							748.15
04/05/2021	Con Edison		Payment	4052337	960.26		1,708.41

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
04/07/2021	Con Edison		Payment	4077098	403.19		2,111.60
04/07/2021	Con Edison		Payment	4077254	1,340.60		3,452.20
04/09/2021	Con Edison		Payment	4093309	1,314.76		4,766.96
04/09/2021	Con Edison		Payment	4093376	110.89		4,877.85
04/12/2021	Con Edison		Payment	4124772	989.23		5,867.08
Net Change							5,118.93
					5,118.93	0.00	5,867.08
5120-0000 - Utility - Electric Exp							
Starting Balance							0.00
04/12/2021	Con Edison		Payment	DD0414022419	1,121.77		1,121.77
Net Change							1,121.77
					1,121.77	0.00	1,121.77
5120-3000 - Electric Exp - Common Areas							
Starting Balance							326.86
04/07/2021	Con Edison		Payment	4077098	422.61		749.47
04/09/2021	Con Edison		Payment	4093376	454.86		1,204.33
Net Change							877.47
					877.47	0.00	1,204.33
5300-1000 - R&M - Plumbing/Heating							
Starting Balance							962.80
04/16/2021	IJP Construction Corp		Check	863	1,306.50		2,269.30
Net Change							1,306.50
					1,306.50	0.00	2,269.30
5415-1000 - R&M - Elevator							
Starting Balance							8,870.12
Net Change							0.00
					0.00	0.00	8,870.12

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5475-1000 - R&M - Heating Equipment							
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	15,051.47
5490-0000 - R&M - Other							
Starting Balance							5,118.13
04/16/2021	IJP Construction Corp		Check	863	1,633.13		6,751.26
04/16/2021	IJP Construction Corp		Check	863	2,613.00		9,364.26
Net Change							4,246.13
					4,246.13	0.00	9,364.26
5601-0000 - Maintenance - Elevator							
Starting Balance							294.38
Net Change							0.00
					0.00	0.00	294.38
5702-0000 - Service - Pest Control							
Starting Balance							0.00
04/26/2021	Castro Exterminating Inc.		Check	866	108.88		108.88
04/26/2021	Castro Exterminating Inc.		Check	866	108.88		217.76
Net Change							217.76
					217.76	0.00	217.76
5711-0000 - Service - Elevator Inspection							
Starting Balance							618.20
04/19/2021	Midtown Elevator Co. Inc.		Check	864	309.10		927.30
04/19/2021	Midtown Elevator Co. Inc.		Check	864	309.10		1,236.40
Net Change							618.20
					618.20	0.00	1,236.40
6300-1010 - Insurance - Package							
Starting Balance							3,353.94
04/08/2021	Bank Direct Capital Finance		Check	862	32.65		3,386.59

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
04/26/2021	IPFS Corporation		Check	865	900.05		4,286.64
Net Change							932.70
					932.70	0.00	4,286.64
6300-1040 - Insurance - D & O							
Starting Balance							129.00
Net Change							0.00
					0.00	0.00	129.00
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							2,100.00
04/06/2021	Safeguard Realty Mgmt Inc	3/2019	Check	860	700.00		2,800.00
Net Change							700.00
					700.00	0.00	2,800.00
6700-8000 - Accounting Expense							
Starting Balance							2,600.00
Net Change							0.00
					0.00	0.00	2,600.00
6710-0000 - Consulting Fees							
Starting Balance							36.80
04/28/2021	Jack Jaffa & Associates		Check	867	300.00		336.80
04/28/2021	Jack Jaffa & Associates		Check	867	144.00		480.80
Net Change							444.00
					444.00	0.00	480.80

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7000-1200 - Payroll Oper - Bonus							
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00
7000-1400 - Payroll Oper - Porter							
Starting Balance							1,500.00
04/06/2021	Safeguard Realty Mgmt Inc		Check	861	500.00		2,000.00
Net Change							500.00
					500.00	0.00	2,000.00
7200-0000 - Payroll Proc Fees							
Starting Balance							80.00
04/06/2021	Safeguard Realty Mgmt Inc		Check	861	20.00		100.00
Net Change							20.00
					20.00	0.00	100.00
7300-0000 - Payroll Taxes							
Starting Balance							173.02
04/06/2021	Safeguard Realty Mgmt Inc		Check	861	41.25		214.27
Net Change							41.25
					41.25	0.00	214.27
8320-0000 - Bank Charges							
Starting Balance							12.00
Net Change							0.00
					0.00	0.00	12.00
8360-7000 - Violations & Fees							
Starting Balance							206.55
Net Change							0.00
					0.00	0.00	206.55

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8360-8000 - Registration Fees							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
9600-5000 - Tax Filing Expense							
Starting Balance							39.00
Net Change							0.00
					0.00	0.00	39.00
Total					30,431.82	30,431.82	143,468.43

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: 04/01/2021 to 04/30/2021

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							33,562.55
04/01/2021	TLH LLC	April 2021	Receipt	PL763037	490.07		34,052.62
04/01/2021	Travis Hime	April 2021	Receipt	PL776158	100.00		34,152.62
04/01/2021	Travis Hime	Prepaid Any	Receipt	PL776158	588.93		34,741.55
04/01/2021	Lixing Chu	April 2021	Receipt	PL81152	702.40		35,443.95
04/02/2021	Emmanuel Cornet	April 2021	Reversed eCheck receipt	FA19-0160	488.15		35,932.10
04/03/2021	Michael D'Andrea	April 2021	eCheck receipt	485F-FB70	490.07		36,422.17
04/05/2021	Con Edison		Payment	4052337		960.26	35,461.91
04/06/2021	Nikolay Dimov	April 2021	eCheck receipt	5A18-0F90	488.15		35,950.06
04/06/2021	Safeguard Realty Mgmt Inc	3/2019	Check	860		700.00	35,250.06
04/06/2021	Emmanuel Cornet	NSF reversal receipt for Reference #FA19-0160	Reverse Receipt			488.15	34,761.91
04/06/2021	Safeguard Realty Mgmt Inc		Check	861		500.00	34,261.91
04/06/2021	Safeguard Realty Mgmt Inc		Check	861		20.00	34,241.91
04/06/2021	Safeguard Realty Mgmt Inc		Check	861		41.25	34,200.66
04/06/2021	Emmanuel Cornet	April 2021	eCheck receipt	06D7-41A0	488.15		34,688.81
04/07/2021	Con Edison		Payment	4077098		422.61	34,266.20
04/07/2021	Con Edison		Payment	4077098		403.19	33,863.01
04/07/2021	Con Edison		Payment	4077254		1,340.60	32,522.41
04/08/2021	Bank Direct Capital Finance		Check	862		32.65	32,489.76
04/08/2021	Linda Carroll	March 2021	Receipt	558	490.07		32,979.83
04/08/2021	Linda Carroll	April 2021	Receipt	2207	490.07		33,469.90
04/08/2021	Linda Carroll, William Riley	March 2021	Receipt	9347	2,088.59		35,558.49
04/08/2021	Daniel Chalk	Prepaid Any	Receipt	127754	488.15		36,046.64
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04/09/2021	Con Edison		Payment	4093309		1,314.76	37,482.39
04/09/2021	Con Edison		Payment	4093376		454.86	37,027.53
04/09/2021	Con Edison		Payment	4093376		110.89	36,916.64

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
04/12/2021	Con Edison		Payment	4124772		989.23	35,927.41
04/12/2021	Con Edison		Payment	DD0414022419		1,121.77	34,805.64
04/16/2021	IJP Construction Corp		Check	863		1,633.13	33,172.51
04/16/2021	IJP Construction Corp		Check	863		2,613.00	30,559.51
04/16/2021	IJP Construction Corp		Check	863		1,306.50	29,253.01
04/19/2021	Midtown Elevator Co. Inc.		Check	864		309.10	28,943.91
04/19/2021	Midtown Elevator Co. Inc.		Check	864		309.10	28,634.81
04/26/2021	IPFS Corporation		Check	865		900.05	27,734.76
04/26/2021	Castro Exterminating Inc.		Check	866		108.88	27,625.88
04/26/2021	Castro Exterminating Inc.		Check	866		108.88	27,517.00
04/26/2021	NY Institute of Go	April 2021	Receipt	184	2,088.50		29,605.50
04/26/2021	Edward Elles	Prepaid Any	Receipt	5183	490.07		30,095.57
04/28/2021	Jack Jaffa & Associates		Check	867		300.00	29,795.57
04/28/2021	Jack Jaffa & Associates		Check	867		144.00	29,651.57
Net Change							-3,910.98
					12,721.88	16,632.86	29,651.57

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

1660-0011 - CIP - DOB Filing Fees

Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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
04/01/2021	Daniel Chalk		Receipt		488.15		-97.51
04/01/2021	Travis Hime		Receipt		588.93		491.42
04/01/2021	Travis Hime	Prepaid Any	Receipt	PL776158		588.93	-97.51
04/08/2021	Daniel Chalk	Prepaid Any	Receipt	127754		488.15	-585.66
04/26/2021	Edward Elles	Prepaid Any	Receipt	5183		490.07	-1,075.73
Net Change							-490.07
					1,077.08	1,567.15	-1,075.73
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

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							-19,243.74
04/01/2021	Daniel Chalk		Receipt			488.15	-19,731.89
04/01/2021	Travis Hime		Receipt			588.93	-20,320.82
04/01/2021	TLH LLC	April 2021	Receipt	PL763037		490.07	-20,810.89
04/01/2021	Travis Hime	April 2021	Receipt	PL776158		100.00	-20,910.89
04/01/2021	Lixing Chu	April 2021	Receipt	PL811152		702.40	-21,613.29
04/02/2021	Emmanuel Cornet	April 2021	Reversed eCheck receipt	FA19-0160		488.15	-22,101.44
04/03/2021	Michael D'Andrea	April 2021	eCheck receipt	485F-FB70		490.07	-22,591.51
04/06/2021	Nikolay Dimov	April 2021	eCheck receipt	5A18-0F90		488.15	-23,079.66
04/06/2021	Emmanuel Cornet	NSF reversal receipt for Reference #FA19-0160	Reverse Receipt		488.15		-22,591.51
04/06/2021	Emmanuel Cornet	April 2021	eCheck receipt	06D7-41A0		488.15	-23,079.66
04/08/2021	Linda Carroll	March 2021	Receipt	558		490.07	-23,569.73
04/08/2021	Linda Carroll	April 2021	Receipt	2207		490.07	-24,059.80
04/08/2021	Linda Carroll, William Riley	March 2021	Receipt	9347		2,088.59	-26,148.39
04/26/2021	NY Institute of Go	April 2021	Receipt	184		2,088.50	-28,236.89
Net Change							-8,993.15
					488.15	9,481.30	-28,236.89
4860-0000 - Insurance Claim Proceeds							
Starting Balance							0.00
04/08/2021	HDI Global Insurance Company		Receipt	26211		2,750.51	-2,750.51
Net Change							-2,750.51
					0.00	2,750.51	-2,750.51
5100-2000 - Gas Exp - Common Areas							
Starting Balance							748.15
04/05/2021	Con Edison		Payment	4052337	960.26		1,708.41

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
04/07/2021	Con Edison		Payment	4077098	403.19		2,111.60
04/07/2021	Con Edison		Payment	4077254	1,340.60		3,452.20
04/09/2021	Con Edison		Payment	4093309	1,314.76		4,766.96
04/09/2021	Con Edison		Payment	4093376	110.89		4,877.85
04/12/2021	Con Edison		Payment	4124772	989.23		5,867.08
Net Change							5,118.93
					5,118.93	0.00	5,867.08
5120-0000 - Utility - Electric Exp							
Starting Balance							0.00
04/12/2021	Con Edison		Payment	DD0414022419	1,121.77		1,121.77
Net Change							1,121.77
					1,121.77	0.00	1,121.77
5120-3000 - Electric Exp - Common Areas							
Starting Balance							326.86
04/07/2021	Con Edison		Payment	4077098	422.61		749.47
04/09/2021	Con Edison		Payment	4093376	454.86		1,204.33
Net Change							877.47
					877.47	0.00	1,204.33
5300-1000 - R&M - Plumbing/Heating							
Starting Balance							962.80
04/16/2021	IJP Construction Corp		Check	863	1,306.50		2,269.30
Net Change							1,306.50
					1,306.50	0.00	2,269.30
5415-1000 - R&M - Elevator							
Starting Balance							8,870.12
Net Change							0.00
					0.00	0.00	8,870.12

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5475-1000 - R&M - Heating Equipment							
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	15,051.47
5490-0000 - R&M - Other							
Starting Balance							5,118.13
04/16/2021	IJP Construction Corp		Check	863	1,633.13		6,751.26
04/16/2021	IJP Construction Corp		Check	863	2,613.00		9,364.26
Net Change							4,246.13
					4,246.13	0.00	9,364.26
5601-0000 - Maintenance - Elevator							
Starting Balance							294.38
Net Change							0.00
					0.00	0.00	294.38
5702-0000 - Service - Pest Control							
Starting Balance							0.00
04/26/2021	Castro Exterminating Inc.		Check	866	108.88		108.88
04/26/2021	Castro Exterminating Inc.		Check	866	108.88		217.76
Net Change							217.76
					217.76	0.00	217.76
5711-0000 - Service - Elevator Inspection							
Starting Balance							618.20
04/19/2021	Midtown Elevator Co. Inc.		Check	864	309.10		927.30
04/19/2021	Midtown Elevator Co. Inc.		Check	864	309.10		1,236.40
Net Change							618.20
					618.20	0.00	1,236.40
6300-1010 - Insurance - Package							
Starting Balance							3,353.94
04/08/2021	Bank Direct Capital Finance		Check	862	32.65		3,386.59

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
04/26/2021	IPFS Corporation		Check	865	900.05		4,286.64
Net Change							932.70
					932.70	0.00	4,286.64
6300-1040 - Insurance - D & O							
Starting Balance							129.00
Net Change							0.00
					0.00	0.00	129.00
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							2,100.00
04/06/2021	Safeguard Realty Mgmt Inc	3/2019	Check	860	700.00		2,800.00
Net Change							700.00
					700.00	0.00	2,800.00
6700-8000 - Accounting Expense							
Starting Balance							2,600.00
Net Change							0.00
					0.00	0.00	2,600.00
6710-0000 - Consulting Fees							
Starting Balance							36.80
04/28/2021	Jack Jaffa & Associates		Check	867	300.00		336.80
04/28/2021	Jack Jaffa & Associates		Check	867	144.00		480.80
Net Change							444.00
					444.00	0.00	480.80

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7000-1200 - Payroll Oper - Bonus							
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00
7000-1400 - Payroll Oper - Porter							
Starting Balance							1,500.00
04/06/2021	Safeguard Realty Mgmt Inc		Check	861	500.00		2,000.00
Net Change							500.00
					500.00	0.00	2,000.00
7200-0000 - Payroll Proc Fees							
Starting Balance							80.00
04/06/2021	Safeguard Realty Mgmt Inc		Check	861	20.00		100.00
Net Change							20.00
					20.00	0.00	100.00
7300-0000 - Payroll Taxes							
Starting Balance							173.02
04/06/2021	Safeguard Realty Mgmt Inc		Check	861	41.25		214.27
Net Change							41.25
					41.25	0.00	214.27
8320-0000 - Bank Charges							
Starting Balance							12.00
Net Change							0.00
					0.00	0.00	12.00
8360-7000 - Violations & Fees							
Starting Balance							206.55
Net Change							0.00
					0.00	0.00	206.55

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8360-8000 - Registration Fees							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
9600-5000 - Tax Filing Expense							
Starting Balance							39.00
Net Change							0.00
					0.00	0.00	39.00
Total					30,431.82	30,431.82	143,468.43

Trial Balance

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

Date Range: 04/01/2021 to 04/30/2021

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	33,562.55		3,910.98	29,651.57
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
1660-0011: CIP - DOB Filing Fees	30.60			30.60
1840-2019: Improvements - 2019	90,093.00			90,093.00
1840-2020: Improvements - 2020	12,507.00			12,507.00
2220-0000: Prepaid Rent / Charges	-585.66		490.07	-1,075.73
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	-19,243.74		8,993.15	-28,236.89
4860-0000: Insurance Claim Proceeds	0.00		2,750.51	-2,750.51
5100-2000: Gas Exp - Common Areas	748.15	5,118.93		5,867.08
5120-0000: Utility - Electric Exp	0.00	1,121.77		1,121.77
5120-3000: Electric Exp - Common Areas	326.86	877.47		1,204.33
5300-1000: R&M - Plumbing/Heating	962.80	1,306.50		2,269.30
5415-1000: R&M - Elevator	8,870.12			8,870.12
5475-1000: R&M - Heating Equipment	15,051.47			15,051.47
5490-0000: R&M - Other	5,118.13	4,246.13		9,364.26
5601-0000: Maintenance - Elevator	294.38			294.38
5702-0000: Service - Pest Control	0.00	217.76		217.76
5711-0000: Service - Elevator Inspection	618.20	618.20		1,236.40
6300-1010: Insurance - Package	3,353.94	932.70		4,286.64
6300-1040: Insurance - D & O	129.00			129.00
6300-4000: Insurance - Worker's Comp	31.98			31.98
6600-0000: Management Fees	2,100.00	700.00		2,800.00
6700-8000: Accounting Expense	2,600.00			2,600.00
6710-0000: Consulting Fees	36.80	444.00		480.80
7000-1200: Payroll Oper - Bonus	640.00			640.00
7000-1400: Payroll Oper - Porter	1,500.00	500.00		2,000.00
7200-0000: Payroll Proc Fees	80.00	20.00		100.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
7300-0000: Payroll Taxes	173.02	41.25		214.27
8320-0000: Bank Charges	12.00			12.00
8360-7000: Violations & Fees	206.55			206.55
8360-8000: Registration Fees	13.00			13.00
9600-5000: Tax Filing Expense	39.00			39.00
Calculated Prior Years Retained Earnings	-143,468.43			-143,468.43
Total	0.00	16,144.71	16,144.71	0.00