

Income Statement

Safeguard Realty Management Inc

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

As of: Nov 2020

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Common Area Maintenance Chgs	6,414.58	68.12	71,249.31	91.93
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	0.03
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	4.20
Condo Rules Violations				
Noise Complaint - 1st Fine \$200	0.00	0.00	0.00	0.00
Noise Complaint - 2nd Fine \$500	0.00	0.00	0.00	0.00
Total Condo Rules Violations	0.00	0.00	0.00	0.00
Insurance Claim Proceeds	3,001.71	31.88	3,001.71	3.87
Total Operating Income	9,416.29	100.00	77,501.02	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	0.00	0.00	4,895.86	6.32
Utility - Electric Exp	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	0.00	0.00	2,963.55	3.82
Utility - Water & Sewer Exp	0.00	0.00	2,807.14	3.62
Utility - Telephone/Internet/Cable Exp	0.00	0.00	0.00	0.00
Total Utilities Expense	0.00	0.00	10,666.55	13.76
Repairs & Maintenance Exp				
R&M - Plumbing	0.00	0.00	734.91	0.95
R&M - Building Supplies	0.00	0.00	145.78	0.19
R&M - Elevator	0.00	0.00	593.79	0.77
R&M - Pest Control	0.00	0.00	136.09	0.18
Total Repairs & Maintenance Exp	0.00	0.00	1,610.57	2.08
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Maintenance Contracts	0.00	0.00	0.00	0.00
Services Contracts				
Service - Pest Control	0.00	0.00	668.69	0.86
Service - Boiler Inspection	0.00	0.00	789.34	1.02
Service - Elevator Inspection	934.38	9.92	3,645.40	4.70
Service - Boiler	0.00	0.00	0.00	0.00
Service - HVAC/Heat/HW	0.00	0.00	1,034.31	1.33
Total Services Contracts	934.38	9.92	6,137.74	7.92
Real Estate Taxes				
Real Estate Taxes - Property	0.00	0.00	13.00	0.02
Total Real Estate Taxes	0.00	0.00	13.00	0.02
Insurance				
Insurance - Package	1,197.06	12.71	4,196.73	5.42
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
Total Insurance	1,197.06	12.71	4,196.73	5.42
Management Fees	700.00	7.43	7,700.00	9.94
Construction Mgt. Fees	3,000.00	31.86	3,000.00	3.87
Legal Fees	0.00	0.00	5,149.12	6.64
Accounting Expense	0.00	0.00	0.00	0.00
Consulting Fees	0.00	0.00	549.80	0.71
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	500.00	0.65
Payroll Oper - Porter	500.00	5.31	6,000.00	7.74
Total Payroll Operations Expenses	500.00	5.31	6,500.00	8.39
Payroll Proc Fees	20.00	0.21	275.00	0.35
Payroll Taxes	41.25	0.44	533.25	0.69
Reimbursable Expense	0.00	0.00	0.00	0.00
Admin & Office Exps				
Telephone & Mobile - Office	0.00	0.00	324.87	0.42
Office - Postage & Courier	0.00	0.00	0.00	0.00
Total Admin & Office Exps	0.00	0.00	324.87	0.42
Bank Charges	3.00	0.03	27.00	0.03

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Licenses/Permits/Fees				
City - Building - Elevator Insp Exp	0.00	0.00	500.00	0.65
Violations & Fees	100.00	1.06	300.00	0.39
Total Licenses/Permits/Fees	100.00	1.06	800.00	1.03
Income Tax Expense	0.00	0.00	85.00	0.11
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
Total Operating Expense	6,495.69	68.98	47,568.63	61.38
NOI - Net Operating Income				
	2,920.60	31.02	29,932.39	38.62
Total Income	9,416.29	100.00	77,501.02	100.00
Total Expense	6,495.69	68.98	47,568.63	61.38
Net Income	2,920.60	31.02	29,932.39	38.62

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Nov 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	Total
Operating Income & Expense												
Income												
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	6,414.58	6,414.58	6,414.58	6,414.58	6,414.58	6,414.58	71,249.31
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	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	-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	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	3,001.71
Total Operating 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	77,501.02
Expense												
Utilities Expense												
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	4,895.86
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	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	2,807.14
Total Utilities Expense	1,017.63	1,280.82	1,261.07	0.00	0.00	0.00	733.72	3,802.50	497.39	2,073.42	0.00	10,666.55
Repairs & Maintenance Exp												
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	734.91
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	145.78

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	Total
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	593.79
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	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	739.57	0.00	0.00	1,610.57
Services Contracts												
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	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	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	3,645.40
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	1,034.31
Total Services Contracts	668.69	674.38	0.00	0.00	0.00	0.00	883.14	0.00	588.76	2,388.39	934.38	6,137.74
Real Estate Taxes												
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	13.00
Total Real Estate Taxes	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
Insurance												
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	-5,963.68	1,568.98	1,197.06	4,196.73
Total Insurance	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	4,196.73
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	7,700.00
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	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	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	549.80

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	Total
Payroll Operations Expenses												
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	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	6,000.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,500.00
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	275.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	41.25	41.25	41.25	533.25
Admin & Office Exps												
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	324.87
Total Admin & Office Exps	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	0.00	0.00	0.00	324.87
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	3.00	3.00	3.00	27.00
Licenses/ Permits/Fees												
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	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	300.00
Total Licenses/ Permits/Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	100.00	800.00
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	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	-2,873.71	7,795.04	6,495.69	47,568.63
NOI - Net Operating Income												
	4,376.91	-1,413.41	2,663.27	2,933.56	4,245.76	4,336.35	1,801.91	159.61	9,288.29	-1,380.46	2,920.60	29,932.39
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	77,501.02
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	47,568.63
Net Income	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	29,932.39

Balance Sheet

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

As of: 11/30/2020

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	60,432.63
Total Cash	60,432.63
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	166,262.63
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	29,932.39
Calculated Prior Years Retained Earnings	116,713.86
Total Capital	155,689.55
TOTAL LIABILITIES & CAPITAL	166,262.63

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2020 to Nov 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	Total
Operating Income & Expense												
Income												
Common Area Maintenance Chgs	7,003.51	6,414.58	6,414.58	6,514.58	6,414.58	6,414.58	6,414.58	6,414.58	6,414.58	6,414.58	6,414.58	71,249.31
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	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	-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	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	3,001.71
Total Operating 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	77,501.02
Expense												
Utilities Expense												
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	4,895.86
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	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	2,807.14
Total Utilities Expense	1,017.63	1,280.82	1,261.07	0.00	0.00	0.00	733.72	3,802.50	497.39	2,073.42	0.00	10,666.55
Repairs & Maintenance Exp												
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	734.91
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	145.78

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	Total
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	593.79
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	136.09
Total Repairs & Maintenance Exp	871.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	739.57	0.00	0.00	1,610.57
Services Contracts												
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	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	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	3,645.40
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	1,034.31
Total Services Contracts	668.69	674.38	0.00	0.00	0.00	0.00	883.14	0.00	588.76	2,388.39	934.38	6,137.74
Real Estate Taxes												
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	13.00
Total Real Estate Taxes	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
Insurance												
Insurance - Package	782.05	0.00	1,364.24	794.27	833.98	833.98	1,597.63	1,188.22	-5,963.68	1,568.98	1,197.06	4,196.73
Total Insurance	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	4,196.73
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	7,700.00
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	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	5,149.12
Consulting Fees	174.80	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	549.80

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	Total
Payroll Operations Expenses												
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	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	6,000.00
Total Payroll Operations Expenses	1,500.00	0.00	0.00	1,500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,500.00
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	275.00
Payroll Taxes	123.75	0.00	0.00	123.75	41.25	41.25	38.25	41.25	41.25	41.25	41.25	533.25
Admin & Office Exps												
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	324.87
Total Admin & Office Exps	81.68	40.67	0.00	0.00	65.59	0.00	136.93	0.00	0.00	0.00	0.00	324.87
Bank Charges	3.00	3.00	3.00	0.00	0.00	3.00	3.00	3.00	3.00	3.00	3.00	27.00
Licenses/ Permits/Fees												
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	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	300.00
Total Licenses/ Permits/Fees	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	100.00	800.00
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	85.00
Total Operating Expense	5,882.60	7,827.99	3,751.31	3,558.02	2,165.82	2,098.23	4,612.67	6,254.97	-2,873.71	7,795.04	6,495.69	47,568.63
NOI - Net Operating Income												
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	77,501.02
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	47,568.63
Net Income	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	29,932.39

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	Total
Other Items												
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	-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	-489.27
Net Other Items	-13,095.77	-487.99	689.09	-101.60	0.00	-488.15	0.00	488.15	488.15	0.00	-488.15	-12,996.27
Cash Flow	-8,718.86	-1,901.40	3,352.36	2,831.96	4,245.76	3,848.20	1,801.91	647.76	9,776.44	-1,380.46	2,432.45	16,936.12
Beginning Cash	43,496.51	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	59,380.64	58,000.18	43,496.51
Beginning Cash + Cash Flow	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	59,380.64	58,000.18	60,432.63	60,432.63
Actual Ending Cash	34,777.65	32,876.25	36,228.61	39,060.57	43,306.33	47,154.53	48,956.44	49,604.20	59,380.64	58,000.18	60,432.63	60,432.63

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	11/30/2020

Summary

Bank Statement Starting Balance on 10/31/2020	57,774.33
Cleared Deposits and other Increases	9,416.29
Cleared Checks and other Decreases	7,346.92
Cleared ACH Batches and Reversals	0.00
Cleared Balance	59,843.70

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (1 Item)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Total		100.00

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
--------------	--	-------------

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

Total		0.00
--------------	--	-------------

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total		0.00
--------------	--	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total		0.00
--------------	--	-------------

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

Total		0.00
--------------	--	-------------

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

Total		0.00
--------------	--	-------------

Cash Accounts

1000-0000: Operating Acct	60,432.63
1140-0000: Security Deposit	0.00
Total Cash Balance	60,432.63
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	100.00
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	59,843.70
Bank Statement Balance on 11/30/2020	59,843.70
	In Balance

**Bank**

America's Most Convenient Bank®

T

STATEMENT OF ACCOUNT

AB 01 001791 37658 B 4 A

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: Nov 01 2020-Nov 30 2020
 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 11/01	57,774.33
Plus 7 Deposits and Other Credits	9,416.29
Less 10 Checks and Other Debits	7,343.92
Less Service Charges	3.00
Statement Balance as of 11/30	59,843.70

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
11/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000009672111810		490.07	58,264.40
11/04	Check #815	700.00		57,564.40
11/04	Check #818	561.25		57,003.15
11/04	Check #814	363.08		56,640.07
11/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 184305830		1,179.00	57,819.07
11/05	CCD DEPOSIT, PAYLEASE.COM CREDIT 184548078		702.40	58,521.47
11/06	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000009699322298		488.15	59,009.62
11/09	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000009709300290		488.15	59,497.77
11/09	Check #817	294.38		59,203.39
11/10	CCD DEBIT, SAFEGUARD REALTY RETURN 000009725121514	488.15		58,715.24
11/10	Check #816	100.00		58,615.24
11/12	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000009736235206		488.15	59,103.39
11/12	CCD DEBIT, NYC BUILDINGS DOB C 133786556	640.00		58,463.39
11/16	Check #819	3,000.00		55,463.39
11/23	DEPOSIT		5,580.37	61,043.76
11/25	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 439469	833.98		60,209.78
11/27	Check #821	363.08		59,846.70
11/30	PAPER STATEMENT FEE	3.00		59,843.70

Checks Paid

No. Checks: 7

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
11/04	814	363.08	11/09	817	294.38
11/04	815	700.00	11/04	818	561.25
11/10	816	100.00	11/16	819	3,000.00

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

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	69,843.70
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**

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: Nov 01 2020-Nov 30 2020
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353

ACCOUNT ACTIVITY**Checks Paid (continued)**

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
11/27	821*	363.08			

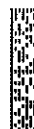
INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	30
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

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

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

001791 2/2



Cash Journal - Income Register Report

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

Date Range: 11/01/2020 to 11/30/2020

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	11/01/2020	Daniel Chalk	4A	Receipt	488.15		
	11/01/2020	Lixing Chu	6B	Receipt	702.40	PL20869	November 2020
	11/01/2020	TLH LLC	4B	Receipt	490.07	PL94903	November 2020
	11/01/2020	Travis Hime	6A	Receipt	588.93		
	11/01/2020	Travis Hime	6A	Receipt	100.00	PL13114	November 2020
	11/03/2020	Michael D'Andrea	5B	eCheck receipt	490.07	A214-AB80	November 2020
	11/05/2020	Emmanuel Cornet	5A	Reversed eCheck receipt	488.15	0B63-53B0	November 2020
	11/06/2020	Nikolay Dimov	3A	eCheck receipt	488.15	8898-1AE0	November 2020
	11/09/2020	Emmanuel Cornet	5A	Reverse Receipt	-488.15		NSF reversal receipt for Reference #0B63-53B0
	11/10/2020	Emmanuel Cornet	5A	eCheck receipt	488.15	4CFC-E990	November 2020
	11/23/2020	Linda Carroll	3B	Receipt	490.07	2199	November 2020
	11/23/2020	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2200	November 2020
Total Common Area Maintenance Chgs					6,414.58		
Insurance Claim Proceeds							
	11/23/2020	HDI Global Insurance Company		Receipt	3,001.71	24831	
Total Insurance Claim Proceeds					3,001.71		
Total Operating Income					9,416.29		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					9,416.29		
Total Income					9,416.29		
Total Expense					0.00		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Net Income					9,416.29		
Other Items							
Prepaid Rent / Charges							
	11/01/2020	Travis Hime	6A	Receipt	-588.93		
	11/01/2020	Daniel Chalk	4A	Receipt	-488.15		
	11/01/2020	Travis Hime	6A	Receipt	588.93	PL13114	Prepaid Any
Total Prepaid Rent / Charges					-488.15		
Net Other Items					-488.15		
Cash Flow					8,928.14		

Deposit Register - Operating

Date Range: 11/01/2020 to 11/30/2020

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	11/01/2020						1,881.40	
	11/01/2020	4B	TLH LLC		PL94903			490.07
	11/01/2020	6A	Travis Hime		PL13114			688.93
	11/01/2020	6B	Lixing Chu		PL20869			702.40
Automatic ACH Deposit	11/04/2020						490.07	
	11/03/2020	5B	D'Andrea, Michael	ACH	A214-AB80			490.07
Automatic ACH Deposit	11/06/2020						488.15	
	11/05/2020	5A	Emmanuel Cornet	ACH	0B63-53B0 NSF Reversed	Reversed by NSF		488.15
Automatic ACH Deposit NSF 1	11/09/2020					Returned item from Emmanuel Cornet on 11/09/2020	-488.15	
	11/09/2020	5A	Emmanuel Cornet			NSF reversal receipt for Reference #0B63-53B0		-488.15
Automatic ACH Deposit	11/09/2020						488.15	
	11/06/2020	3A	Nikolay Dimov	ACH	8898-1AE0			488.15
Automatic ACH Deposit	11/12/2020						488.15	
	11/10/2020	5A	Emmanuel Cornet	ACH	4CFC-E990			488.15
3	11/23/2020						5,580.37	
	11/23/2020	3B	Linda Carroll		2199			490.07
	11/23/2020	COMM	Linda Carroll, William Riley		2200			2,088.59
	11/23/2020	424 West 49th Street	HDI Global Insurance Company		24831			3,001.71
							8,928.14	
Total							8,928.14	

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

Date Range: 11/01/2020 to 11/30/2020

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov					
Common Area Maintenance Chgs	11/06/2020	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	11/23/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	11/01/2020	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	11/01/2020	-976.30	0.00	488.15	-488.15
		-976.30	488.15	0.00	-488.15
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	11/01/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet					
Common Area Maintenance Chgs	11/10/2020	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael					
Common Area Maintenance Chgs	11/03/2020	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime					
Common Area Maintenance Chgs	11/01/2020	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	11/01/2020	-588.93	0.00	0.00	-588.93
		-588.93	688.93	-688.93	-588.93
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	11/01/2020	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		200.00	702.40	-702.40	200.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley					
Common Area Maintenance Chgs	11/23/2020	0.00	2,088.59	-2,088.59	0.00
Total		-1,365.23	6,414.58	-5,926.43	-877.08

Check Register Monthly Detail (by Date)

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

Date Range: 11/01/2020 to 11/30/2020

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
815	11/03/2020	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
816	11/03/2020	Finance Commissioner, City of New York	100.00					
				0211226180		8360-7000	Violations & Fees	100.00
817	11/03/2020	Midtown Elevator Co. Inc.	294.38					
				77522		5711-0000	Service - Elevator Inspection	294.38
818	11/03/2020	Safeguard Realty Mgmt Inc	561.25					
				424202011PR		7000-1400	Payroll Oper - Porter	500.00
				424202011PR		7200-0000	Payroll Proc Fees	20.00
				424202011PR		7300-0000	Payroll Taxes	41.25
819	11/10/2020	Safeguard Realty Mgmt Inc	3,000.00					
				20201110-424		6610-1000	Construction Mgt. Fees	3,000.00
821	11/24/2020	Bank Direct Capital Finance	363.08					
				2020.1101-862521		6300-1010	Insurance - Package	363.08
DD11242020	11/24/2020	IPFS Corporation	833.98					
				2020.1124-NYT-439469		6300-1010	Insurance - Package	833.98
DD11272020	11/27/2020	NYC Department of Buildings	640.00					
				2020.1127		5711-0000	Service - Elevator Inspection	640.00
Total			6,492.69					

Expense Distribution Summary

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

Date Range: 11/01/2020 to 11/30/2020 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		6,495.69
5711-0000: Service - Elevator Inspection	934.38	
6300-1010: Insurance - Package	1,197.06	
6600-0000: Management Fees	700.00	
6610-1000: Construction Mgt. Fees	3,000.00	
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	
8360-7000: Violations & Fees	100.00	
Total	6,495.69	6,495.69

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: 11/01/2020 to 11/30/2020

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							58,000.18
11/01/2020	TLH LLC	November 2020	Receipt	PL94903	490.07		58,490.25
11/01/2020	Travis Hime	November 2020	Receipt	PL13114	100.00		58,590.25
11/01/2020	Travis Hime	Prepaid Any	Receipt	PL13114	588.93		59,179.18
11/01/2020	Lixing Chu	November 2020	Receipt	PL20869	702.40		59,881.58
11/03/2020	Michael D'Andrea	November 2020	eCheck receipt	A214-AB80	490.07		60,371.65
11/03/2020	Safeguard Realty Mgmt Inc	3/2019	Check	815		700.00	59,671.65
11/03/2020	Finance Commissioner, City of New York		Check	816		100.00	59,571.65
11/03/2020	Midtown Elevator Co. Inc.		Check	817		294.38	59,277.27
11/03/2020	Safeguard Realty Mgmt Inc		Check	818		500.00	58,777.27
11/03/2020	Safeguard Realty Mgmt Inc		Check	818		20.00	58,757.27
11/03/2020	Safeguard Realty Mgmt Inc		Check	818		41.25	58,716.02
11/05/2020	Emmanuel Cornet	November 2020	Reversed eCheck receipt	0B63-53B0	488.15		59,204.17
11/06/2020	Nikolay Dimov	November 2020	eCheck receipt	8898-1AE0	488.15		59,692.32
11/09/2020	Emmanuel Cornet	NSF reversal receipt for Reference #0B63-53B0	Reverse Receipt			488.15	59,204.17
11/10/2020	Emmanuel Cornet	November 2020	eCheck receipt	4CFC-E990	488.15		59,692.32
11/10/2020	Safeguard Realty Mgmt Inc		Check	819		3,000.00	56,692.32
11/23/2020	Linda Carroll	November 2020	Receipt	2199	490.07		57,182.39
11/23/2020	Linda Carroll, William Riley	November 2020	Receipt	2200	2,088.59		59,270.98
11/23/2020	HDI Global Insurance Company		Receipt	24831	3,001.71		62,272.69
11/24/2020	IPFS Corporation		Check	DD11242020		833.98	61,438.71
11/24/2020	Bank Direct Capital Finance		Check	821		363.08	61,075.63
11/27/2020	NYC Department of Buildings		Payment	DD11272020		640.00	60,435.63
11/30/2020		Bank Fee	JE	1252		3.00	60,432.63
Net Change							2,432.45
					9,416.29	6,983.84	60,432.63

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1335-0000 - Utility Deposit							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - Funds to/from Manager							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1840-2019 - Improvements - 2019							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
1840-2020 - Improvements - 2020							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
2220-0000 - Prepaid Rent / Charges							
Starting Balance							-1,073.81
11/01/2020	Daniel Chalk		Receipt		488.15		-585.66
11/01/2020	Travis Hime		Receipt		588.93		3.27
11/01/2020	Travis Hime	Prepaid Any	Receipt	PL13114		588.93	-585.66
Net Change							488.15
					1,077.08	588.93	-585.66
2300-2000 - Unit Owner Move-In /Out Deposit							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
2480-0000 - Other Liabilities							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - Funding of Prop Mgmt							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-64,834.73
11/01/2020	Daniel Chalk		Receipt			488.15	-65,322.88
11/01/2020	Travis Hime		Receipt			588.93	-65,911.81
11/01/2020	TLH LLC	November 2020	Receipt	PL94903		490.07	-66,401.88
11/01/2020	Travis Hime	November 2020	Receipt	PL13114		100.00	-66,501.88
11/01/2020	Lixing Chu	November 2020	Receipt	PL20869		702.40	-67,204.28
11/03/2020	Michael D'Andrea	November 2020	eCheck receipt	A214-AB80		490.07	-67,694.35
11/05/2020	Emmanuel Cornet	November 2020	Reversed eCheck receipt	0B63-53B0		488.15	-68,182.50
11/06/2020	Nikolay Dimov	November 2020	eCheck receipt	8898-1AE0		488.15	-68,670.65
11/09/2020	Emmanuel Cornet	NSF reversal receipt for Reference #0B63-53B0	Reverse Receipt		488.15		-68,182.50
11/10/2020	Emmanuel Cornet	November 2020	eCheck receipt	4CFC-E990		488.15	-68,670.65
11/23/2020	Linda Carroll	November 2020	Receipt	2199		490.07	-69,160.72
11/23/2020	Linda Carroll, William Riley	November 2020	Receipt	2200		2,088.59	-71,249.31
Net Change							-6,414.58
					488.15	6,902.73	-71,249.31

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
4805-0000 - NSF Processing Fee Income							
Starting Balance							-20.00
Net Change							0.00
					0.00	0.00	-20.00
4820-0000 - Bank Charge - Handling Fee							
Starting Balance							26.00
Net Change							0.00
					0.00	0.00	26.00
4850-0000 - Special Assessment Income							
Starting Balance							-3,256.00
Net Change							0.00
					0.00	0.00	-3,256.00
4860-0000 - Insurance Claim Proceeds							
Starting Balance							0.00
11/23/2020	HDI Global Insurance Company		Receipt	24831		3,001.71	-3,001.71
Net Change							-3,001.71
					0.00	3,001.71	-3,001.71
5100-2000 - Gas Exp - Common Areas							
Starting Balance							4,895.86
Net Change							0.00
					0.00	0.00	4,895.86
5120-3000 - Electric Exp - Common Areas							
Starting Balance							2,963.55
Net Change							0.00
					0.00	0.00	2,963.55
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							2,807.14
Net Change							0.00
					0.00	0.00	2,807.14

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5300-1000 - R&M - Plumbing							
Starting Balance							734.91
Net Change							0.00
					0.00	0.00	734.91
5400-0000 - R&M - Building Supplies							
Starting Balance							145.78
Net Change							0.00
					0.00	0.00	145.78
5415-1000 - R&M - Elevator							
Starting Balance							593.79
Net Change							0.00
					0.00	0.00	593.79
5486-0000 - R&M - Pest Control							
Starting Balance							136.09
Net Change							0.00
					0.00	0.00	136.09
5702-0000 - Service - Pest Control							
Starting Balance							668.69
Net Change							0.00
					0.00	0.00	668.69
5710-0000 - Service - Boiler Inspection							
Starting Balance							789.34
Net Change							0.00
					0.00	0.00	789.34
5711-0000 - Service - Elevator Inspection							
Starting Balance							2,711.02
11/03/2020	Midtown Elevator Co. Inc.		Check	817	294.38		3,005.40

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
11/27/2020	NYC Department of Buildings		Payment	DD11272020	640.00		3,645.40
Net Change							934.38
					934.38	0.00	3,645.40
5736-0000 - Service - HVAC/Heat/HW							
Starting Balance							1,034.31
Net Change							0.00
					0.00	0.00	1,034.31
6200-0100 - Real Estate Taxes - Property							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
6300-1010 - Insurance - Package							
Starting Balance							2,999.67
11/24/2020	IPFS Corporation		Check	DD11242020	833.98		3,833.65
11/24/2020	Bank Direct Capital Finance		Check	821	363.08		4,196.73
Net Change							1,197.06
					1,197.06	0.00	4,196.73
6600-0000 - Management Fees							
Starting Balance							7,000.00
11/03/2020	Safeguard Realty Mgmt Inc	3/2019	Check	815	700.00		7,700.00
Net Change							700.00
					700.00	0.00	7,700.00
6610-1000 - Construction Mgt. Fees							
Starting Balance							0.00
11/10/2020	Safeguard Realty Mgmt Inc		Check	819	3,000.00		3,000.00
Net Change							3,000.00
					3,000.00	0.00	3,000.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6700-1000 - Legal Fees							
Starting Balance							5,149.12
Net Change							0.00
					0.00	0.00	5,149.12
6710-0000 - Consulting Fees							
Starting Balance							549.80
Net Change							0.00
					0.00	0.00	549.80
7000-1000 - Payroll Oper - Salary							
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00
7000-1400 - Payroll Oper - Porter							
Starting Balance							5,500.00
11/03/2020	Safeguard Realty Mgmt Inc		Check	818	500.00		6,000.00
Net Change							500.00
					500.00	0.00	6,000.00
7200-0000 - Payroll Proc Fees							
Starting Balance							255.00
11/03/2020	Safeguard Realty Mgmt Inc		Check	818	20.00		275.00
Net Change							20.00
					20.00	0.00	275.00
7300-0000 - Payroll Taxes							
Starting Balance							492.00
11/03/2020	Safeguard Realty Mgmt Inc		Check	818	41.25		533.25
Net Change							41.25
					41.25	0.00	533.25

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8300-2000 - Telephone & Mobile - Office							
Starting Balance							324.87
Net Change							0.00
					0.00	0.00	324.87
8320-0000 - Bank Charges							
Starting Balance							24.00
11/30/2020	Bank Fee		JE	1252	3.00		27.00
Net Change							3.00
					3.00	0.00	27.00
8360-1000 - City - Building - Elevator Insp Exp							
Starting Balance							500.00
Net Change							0.00
					0.00	0.00	500.00
8360-7000 - Violations & Fees							
Starting Balance							200.00
11/03/2020	Finance Commissioner, City of New York		Check	816	100.00		300.00
Net Change							100.00
					100.00	0.00	300.00
9600-0000 - Income Tax Expense							
Starting Balance							85.00
Net Change							0.00
					0.00	0.00	85.00
Total					17,477.21	17,477.21	116,713.86

Trial Balance

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

Date Range: 11/01/2020 to 11/30/2020

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	58,000.18	2,432.45		60,432.63
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	-1,073.81	488.15		-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	-64,834.73		6,414.58	-71,249.31
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	0.00		3,001.71	-3,001.71
5100-2000: Gas Exp - Common Areas	4,895.86			4,895.86
5120-3000: Electric Exp - Common Areas	2,963.55			2,963.55
5130-3000: Utility - Water & Sewer Exp	2,807.14			2,807.14
5300-1000: R&M - Plumbing	734.91			734.91
5400-0000: R&M - Building Supplies	145.78			145.78
5415-1000: R&M - Elevator	593.79			593.79
5486-0000: R&M - Pest Control	136.09			136.09
5702-0000: Service - Pest Control	668.69			668.69
5710-0000: Service - Boiler Inspection	789.34			789.34
5711-0000: Service - Elevator Inspection	2,711.02	934.38		3,645.40
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	2,999.67	1,197.06		4,196.73
6600-0000: Management Fees	7,000.00	700.00		7,700.00
6610-1000: Construction Mgt. Fees	0.00	3,000.00		3,000.00
6700-1000: Legal Fees	5,149.12			5,149.12
6710-0000: Consulting Fees	549.80			549.80

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
7000-1000: Payroll Oper - Salary	500.00			500.00
7000-1400: Payroll Oper - Porter	5,500.00	500.00		6,000.00
7200-0000: Payroll Proc Fees	255.00	20.00		275.00
7300-0000: Payroll Taxes	492.00	41.25		533.25
8300-2000: Telephone & Mobile - Office	324.87			324.87
8320-0000: Bank Charges	24.00	3.00		27.00
8360-1000: City - Building - Elevator Insp Exp	500.00			500.00
8360-7000: Violations & Fees	200.00	100.00		300.00
9600-0000: Income Tax Expense	85.00			85.00
Calculated Prior Years Retained Earnings	-116,713.86			-116,713.86
Total	0.00	9,416.29	9,416.29	0.00