

Income Statement

Safeguard Realty Management Inc

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

As of: Sep 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Base Rent - Residential	490.07	7.64	1,960.28	3.13
Common Area Maintenance Chgs	5,924.51	92.36	57,859.53	92.47
NSF Processing Fee Income	0.00	0.00	0.00	0.00
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	0.00	0.00	2,750.51	4.40
Total Operating Income	6,414.58	100.00	62,570.32	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	135.50	2.11	6,141.95	9.82
Electric Exp - Common Areas	649.75	10.13	4,109.61	6.57
Utility - Water & Sewer Exp	1,469.66	22.91	2,123.35	3.39
Total Utilities Expense	2,254.91	35.15	12,374.91	19.78
Repairs & Maintenance Exp				
R&M - Plumbing/Heating	1,034.31	16.12	4,337.92	6.93
R&M - Building Supplies	0.00	0.00	0.00	0.00
R&M - Elevator	309.10	4.82	10,496.60	16.78
R&M - Heating Equipment	0.00	0.00	15,051.47	24.06
R&M - Intercom	0.00	0.00	209.53	0.33
R&M - Pest Control	0.00	0.00	675.02	1.08
R&M - Other	0.00	0.00	11,759.51	18.79
Total Repairs & Maintenance Exp	1,343.41	20.94	42,530.05	67.97
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	603.48	0.96
Total Maintenance Contracts	0.00	0.00	603.48	0.96
Services Contracts				
Service - Pest Control	108.88	1.70	2,068.72	3.31
Service - Boiler Inspection	707.69	11.03	957.69	1.53

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Service - Elevator Inspection	380.00	5.92	2,543.70	4.07
Service - Annual Backflow Inspection	0.00	0.00	30.60	0.05
Total Services Contracts	1,196.57	18.65	5,600.71	8.95
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
Insurance				
Insurance - Package	857.19	13.36	8,701.17	13.91
Insurance - D & O	0.00	0.00	129.00	0.21
Insurance - Worker's Comp	0.00	0.00	31.98	0.05
Total Insurance	857.19	13.36	8,862.15	14.16
Management Fees	700.00	10.91	6,300.00	10.07
Professional Fees	0.00	0.00	270.00	0.43
Legal Fees	270.00	4.21	421.50	0.67
Accounting Expense	0.00	0.00	2,600.00	4.16
Consulting Fees	0.00	0.00	480.80	0.77
Payroll Operations Expenses				
Payroll Oper - Salary	0.00	0.00	0.00	0.00
Payroll Oper - Bonus	0.00	0.00	640.00	1.02
Payroll Oper - Porter	500.00	7.79	4,500.00	7.19
Total Payroll Operations Expenses	500.00	7.79	5,140.00	8.21
Payroll Proc Fees	20.00	0.31	200.00	0.32
Payroll Taxes	41.25	0.64	420.52	0.67
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	18.00	0.03
Licenses/Permits/Fees				
Licenses/ Building Permits/Fees	0.00	0.00	1,625.00	2.60
Violations & Fees	1,273.12	19.85	1,939.67	3.10
Registration Fees	0.00	0.00	13.00	0.02
Total Licenses/Permits/Fees	1,273.12	19.85	3,577.67	5.72
Income Tax Expense	0.00	0.00	0.00	0.00
Tax Filing Expense	0.00	0.00	39.00	0.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	8,456.45	131.83	89,438.79	142.94
NOI - Net Operating Income	-2,041.87	-31.83	-26,868.47	-42.94
Total Income	6,414.58	100.00	62,570.32	100.00
Total Expense	8,456.45	131.83	89,438.79	142.94
Net Income	-2,041.87	-31.83	-26,868.47	-42.94

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Sep 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
Operating Income & Expense										
Income										
Base Rent - Residential	0.00	0.00	0.00	0.00	490.07	0.00	490.07	490.07	490.07	1,960.28
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	8,993.15	3,835.92	8,013.19	5,924.51	5,924.51	5,924.51	57,859.53
Insurance Claim Proceeds	0.00	0.00	0.00	2,750.51	0.00	0.00	0.00	0.00	0.00	2,750.51
Total Operating Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	8,013.19	6,414.58	6,414.58	6,414.58	62,570.32
Expense										
Utilities Expense										
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	44.92	0.00	0.00	94.45	135.50	6,141.95
Electric Exp - Common Areas	0.00	0.00	326.86	1,999.24	381.80	0.00	0.00	751.96	649.75	4,109.61
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	653.69	1,469.66	2,123.35
Total Utilities Expense	0.00	0.00	1,075.01	7,118.17	426.72	0.00	0.00	1,500.10	2,254.91	12,374.91
Repairs & Maintenance Exp										
R&M - Plumbing/ Heating	-387.20	0.00	1,350.00	1,306.50	0.00	0.00	0.00	1,034.31	1,034.31	4,337.92
R&M - Elevator	0.00	7,917.46	952.66	0.00	0.00	0.00	0.00	1,317.38	309.10	10,496.60
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	15,051.47
R&M - Intercom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209.53	0.00	209.53
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	675.02	0.00	0.00	0.00	675.02
R&M - Other	5,118.13	0.00	0.00	4,246.13	0.00	0.00	2,395.25	0.00	0.00	11,759.51
Total Repairs & Maintenance Exp	4,730.93	21,618.93	3,652.66	5,552.63	0.00	675.02	2,395.25	2,561.22	1,343.41	42,530.05

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
Maintenance Contracts										
Maintenance - Elevator	0.00	294.38	0.00	0.00	0.00	0.00	0.00	309.10	0.00	603.48
Total Maintenance Contracts	0.00	294.38	0.00	0.00	0.00	0.00	0.00	309.10	0.00	603.48
Services Contracts										
Service - Pest Control	0.00	0.00	0.00	217.76	1,415.44	108.88	0.00	217.76	108.88	2,068.72
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	707.69	957.69
Service - Elevator Inspection	0.00	618.20	0.00	618.20	0.00	618.20	0.00	309.10	380.00	2,543.70
Service - Annual Backflow Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.60	0.00	30.60
Total Services Contracts	0.00	618.20	0.00	835.96	1,415.44	977.08	0.00	557.46	1,196.57	5,600.71
Insurance										
Insurance - Package	1,197.06	363.08	1,793.80	932.70	900.05	900.05	857.19	900.05	857.19	8,701.17
Insurance - D & O	0.00	0.00	129.00	0.00	0.00	0.00	0.00	0.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.98
Total Insurance	1,229.04	363.08	1,922.80	932.70	900.05	900.05	857.19	900.05	857.19	8,862.15
Management Fees	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	6,300.00
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	270.00	0.00	0.00	270.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	151.50	0.00	0.00	270.00	421.50
Accounting Expense	0.00	0.00	2,600.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00
Consulting Fees	0.00	36.80	0.00	444.00	0.00	0.00	0.00	0.00	0.00	480.80
Payroll Operations Expenses										
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	500.00	0.00	1,000.00	500.00	500.00	4,500.00
Total Payroll Operations Expenses	1,140.00	500.00	500.00	500.00	500.00	0.00	1,000.00	500.00	500.00	5,140.00
Payroll Proc Fees	40.00	20.00	20.00	20.00	20.00	0.00	40.00	20.00	20.00	200.00
Payroll Taxes	90.52	41.25	41.25	41.25	41.25	0.00	82.50	41.25	41.25	420.52

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
Bank Charges	3.00	3.00	6.00	0.00	3.00	3.00	0.00	0.00	0.00	18.00
Licenses/Permits/ Fees										
Licenses/ Building Permits/Fees	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	125.00	0.00	1,625.00
Violations & Fees	0.00	0.00	206.55	0.00	100.00	0.00	0.00	360.00	1,273.12	1,939.67
Registration Fees	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
Total Licenses/ Permits/Fees	0.00	0.00	219.55	0.00	100.00	1,500.00	0.00	485.00	1,273.12	3,577.67
Tax Filing Expense	0.00	0.00	39.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00
Total Operating Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	4,906.65	5,344.94	7,574.18	8,456.45	89,438.79
NOI - Net Operating Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	3,106.54	1,069.64	-1,159.60	-2,041.87	-26,868.47
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	8,013.19	6,414.58	6,414.58	6,414.58	62,570.32
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	4,906.65	5,344.94	7,574.18	8,456.45	89,438.79
Net Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	3,106.54	1,069.64	-1,159.60	-2,041.87	-26,868.47

Balance Sheet

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

As of: 09/30/2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Acct	30,845.81
Total Cash	30,845.81
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	136,706.41
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	-26,868.47
Calculated Prior Years Retained Earnings	143,468.43
Total Capital	125,643.26
TOTAL LIABILITIES & CAPITAL	136,706.41

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Sep 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
Operating Income & Expense										
Income										
Base Rent - Residential	0.00	0.00	0.00	0.00	490.07	0.00	490.07	490.07	490.07	1,960.28
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	8,993.15	3,835.92	8,013.19	5,924.51	5,924.51	5,924.51	57,859.53
Insurance Claim Proceeds	0.00	0.00	0.00	2,750.51	0.00	0.00	0.00	0.00	0.00	2,750.51
Total Operating Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	8,013.19	6,414.58	6,414.58	6,414.58	62,570.32
Expense										
Utilities Expense										
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	44.92	0.00	0.00	94.45	135.50	6,141.95
Electric Exp - Common Areas	0.00	0.00	326.86	1,999.24	381.80	0.00	0.00	751.96	649.75	4,109.61
Utility - Water & Sewer Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	653.69	1,469.66	2,123.35
Total Utilities Expense	0.00	0.00	1,075.01	7,118.17	426.72	0.00	0.00	1,500.10	2,254.91	12,374.91
Repairs & Maintenance Exp										
R&M - Plumbing/ Heating	-387.20	0.00	1,350.00	1,306.50	0.00	0.00	0.00	1,034.31	1,034.31	4,337.92
R&M - Elevator	0.00	7,917.46	952.66	0.00	0.00	0.00	0.00	1,317.38	309.10	10,496.60
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	15,051.47
R&M - Intercom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209.53	0.00	209.53
R&M - Pest Control	0.00	0.00	0.00	0.00	0.00	675.02	0.00	0.00	0.00	675.02
R&M - Other	5,118.13	0.00	0.00	4,246.13	0.00	0.00	2,395.25	0.00	0.00	11,759.51
Total Repairs & Maintenance Exp	4,730.93	21,618.93	3,652.66	5,552.63	0.00	675.02	2,395.25	2,561.22	1,343.41	42,530.05

Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
Maintenance Contracts										
Maintenance - Elevator	0.00	294.38	0.00	0.00	0.00	0.00	0.00	309.10	0.00	603.48
Total Maintenance Contracts	0.00	294.38	0.00	0.00	0.00	0.00	0.00	309.10	0.00	603.48
Services Contracts										
Service - Pest Control	0.00	0.00	0.00	217.76	1,415.44	108.88	0.00	217.76	108.88	2,068.72
Service - Boiler Inspection	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	707.69	957.69
Service - Elevator Inspection	0.00	618.20	0.00	618.20	0.00	618.20	0.00	309.10	380.00	2,543.70
Service - Annual Backflow Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.60	0.00	30.60
Total Services Contracts	0.00	618.20	0.00	835.96	1,415.44	977.08	0.00	557.46	1,196.57	5,600.71
Insurance										
Insurance - Package	1,197.06	363.08	1,793.80	932.70	900.05	900.05	857.19	900.05	857.19	8,701.17
Insurance - D & O	0.00	0.00	129.00	0.00	0.00	0.00	0.00	0.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.98
Total Insurance	1,229.04	363.08	1,922.80	932.70	900.05	900.05	857.19	900.05	857.19	8,862.15
Management Fees	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	6,300.00
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	270.00	0.00	0.00	270.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	151.50	0.00	0.00	270.00	421.50
Accounting Expense	0.00	0.00	2,600.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00
Consulting Fees	0.00	36.80	0.00	444.00	0.00	0.00	0.00	0.00	0.00	480.80
Payroll Operations Expenses										
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	500.00	0.00	1,000.00	500.00	500.00	4,500.00
Total Payroll Operations Expenses	1,140.00	500.00	500.00	500.00	500.00	0.00	1,000.00	500.00	500.00	5,140.00
Payroll Proc Fees	40.00	20.00	20.00	20.00	20.00	0.00	40.00	20.00	20.00	200.00
Payroll Taxes	90.52	41.25	41.25	41.25	41.25	0.00	82.50	41.25	41.25	420.52

Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
Bank Charges	3.00	3.00	6.00	0.00	3.00	3.00	0.00	0.00	0.00	18.00
Licenses/Permits/ Fees										
Licenses/ Building Permits/Fees	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	125.00	0.00	1,625.00
Violations & Fees	0.00	0.00	206.55	0.00	100.00	0.00	0.00	360.00	1,273.12	1,939.67
Registration Fees	0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
Total Licenses/ Permits/Fees	0.00	0.00	219.55	0.00	100.00	1,500.00	0.00	485.00	1,273.12	3,577.67
Tax Filing Expense	0.00	0.00	39.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00
Total Operating Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	4,906.65	5,344.94	7,574.18	8,456.45	89,438.79
NOI - Net Operating Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	3,106.54	1,069.64	-1,159.60	-2,041.87	-26,868.47
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	8,013.19	6,414.58	6,414.58	6,414.58	62,570.32
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	4,906.65	5,344.94	7,574.18	8,456.45	89,438.79
Net Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	3,106.54	1,069.64	-1,159.60	-2,041.87	-26,868.47
Other Items										
Prepaid Rent / Charges	0.00	0.00	0.00	490.07	0.00	490.07	-490.07	0.00	0.00	490.07
Net Other Items	0.00	0.00	0.00	490.07	0.00	490.07	-490.07	0.00	0.00	490.07
Cash Flow	-1,518.91	-15,202.40	-6,940.35	-3,910.98	219.53	3,596.61	579.57	-1,159.60	-2,041.87	-26,378.40
Beginning Cash	57,254.81	55,735.90	40,533.50	33,562.55	29,651.57	29,871.10	33,467.71	34,047.28	32,887.68	57,254.81
Beginning Cash + Cash Flow	55,735.90	40,533.50	33,593.15	29,651.57	29,871.10	33,467.71	34,047.28	32,887.68	30,845.81	30,876.41
Actual Ending Cash	55,735.90	40,533.50	33,562.55	29,651.57	29,871.10	33,467.71	34,047.28	32,887.68	30,845.81	30,845.81

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	09/30/2021

Summary

Bank Statement Starting Balance on 08/31/2021	33,740.55
Cleared Deposits and other Increases	6,414.58
Cleared Checks and other Decreases	9,789.37
Cleared ACH Batches and Reversals	0.00
Cleared Balance	30,365.76

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (2 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #899 - Castro Exterminating Inc.	09/16/2021	108.88
Total		208.88

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
--------------	--	-------------

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
--------------	--	-------------

Cleared Transactions

Cleared Deposits and other Increases (5 Items)

Deposit #Automatic ACH Deposit	09/02/2021	2,088.59
Deposit #Automatic ACH Deposit	09/07/2021	490.07

Deposit #Automatic ACH Deposit	09/07/2021	976.30
Deposit #10	09/07/2021	978.22
Deposit #11	09/01/2021	1,881.40
Total		6,414.58
Cleared Checks and other Decreases (18 Items)		
Check #891 - Castro Exterminating Inc.	08/25/2021	108.88
Check #892 - Finance Commissioner, City of New York	08/25/2021	130.00
Check #893 - Midtown Elevator Co. Inc.	08/25/2021	309.10
Check #894 - NYC Water Board	08/25/2021	653.69
Check #895 - New York Heating Corp	08/25/2021	30.60
Check #896 - Security Central Alarm Services	08/25/2021	209.53
Check #897 - Safeguard Realty Mgmt Inc	09/01/2021	700.00
Check #898 - Safeguard Realty Mgmt Inc	09/01/2021	561.25
Payment Ref C258069292 - Con Edison	09/08/2021	135.50
Payment Ref C258069352 - Con Edison	09/08/2021	649.75
Payment Ref DD09132021 - Finance Commissioner, City of New York	09/13/2021	1,273.12
Check #900 - New York Heating Corp	09/16/2021	1,034.31
Payment Ref DD09172021 - IPFS of New York, LLC	09/17/2021	857.19
Check #901 - Kagan Lubic Lepper Finkelstein & Gold LLP	09/21/2021	270.00
Check #902 - Midtown Elevator Co. Inc.	09/21/2021	309.10
Check #903 - New York Heating Corp	09/21/2021	707.69
Check #904 - TET Elevator Inspections	09/21/2021	380.00
Payment Ref DD09232021 - NYC Water Board	09/23/2021	1,469.66
Total		9,789.37
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1000-0000: Operating Acct		30,845.81
1140-0000: Security Deposit		0.00
Total Cash Balance		30,845.81
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		208.88
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		30,365.76
Bank Statement Balance on 09/30/2021		30,365.76
		In Balance

**Bank**

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7

STATEMENT OF ACCOUNT



Go paperless

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: Sep 01 2021-Sep 30 2021
 Cust Ref #: 7920173353-717-7-###
 Primary Account #: 792-0173353

Overdraft Policy Change Effective August 6, 2021

The following change applies only to Commercial and Small Business Checking Accounts and Money Market Accounts with check access: TD is making changes to reduce Customer overdraft fees: Instead of charging an overdraft fee if you overdraw your account by greater than \$5, you may now overdraw your account by up to \$10 without TD charging you an overdraft fee.

Overdraft fees apply to a maximum of five (5) items per day per account and this will remain unchanged. For Business Checking accounts on Account Analysis Billing, all overdrafts, regardless of volume, are billed through Account Analysis. Please contact your Treasury Management Officer for further details.

TD Business Convenience Plus

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 09/01	33,740.55
Plus 6 Deposits and Other Credits	6,414.58
Less 18 Checks and Other Debits	9,789.37
Statement Balance as of 09/30	30,365.76

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
09/02	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000012275852873		2,088.59	35,829.14
09/02	Check #895	30.60		35,798.54
09/03	Check #897	700.00		35,098.54
09/03	Check #898	561.25		34,537.29
09/07	CCD DEPOSIT, PAYLEASE.COM CREDIT 222265465		1,179.00	35,716.29
09/07	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000012340349557		976.30	36,692.59
09/07	CCD DEPOSIT, PAYLEASE.COM CREDIT 222570894		702.40	37,394.99
09/07	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000012314407565		490.07	37,885.06
09/07	DEPOSIT		978.22	38,863.28
09/08	Check #893	309.10		38,554.18
09/09	Check #892	130.00		38,424.18
09/10	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	649.75		37,774.43
09/10	Check #896	209.53		37,564.90
09/10	ACH DEBIT, CON ED OF NY INTELL CK 442027149696014	135.50		37,429.40
09/16	CCD DEBIT, NYC ECB FINES ECB FINES C 173550119	1,273.12		36,156.28
09/16	Check #894	653.69		35,502.59
09/20	Check #900	1,034.31		34,468.28

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

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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: Sep 01 2021-Sep 30 2021
 Cust Ref #: 7920173353-717-7-###
 Primary Account #: 792-0173353

ACCOUNT ACTIVITY**Transactions by Date (continued)**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
09/20	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 456159	857.19		33,611.09
09/22	Check #891	108.88		33,502.21
09/24	ELECTRONIC PMT-WEB, NYCWATERBOARD BILLPAY WATERPMNT	1,469.66		32,032.55
09/27	Check #903	707.69		31,324.86
09/28	Check #902	309.10		31,015.76
09/30	Check #904	380.00		30,635.76
09/30	Check #901	270.00		30,365.76

Checks Paid

No. Checks: 13

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
09/22	891	108.88	09/03	898	561.25
09/09	892	130.00	09/20	900*	1,034.31
09/08	893	309.10	09/30	901	270.00
09/16	894	653.69	09/28	902	309.10
09/02	895	30.60	09/27	903	707.69
09/10	896	209.53	09/30	904	380.00
09/03	897	700.00			

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

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Cash Journal - Income Register Report

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

Date Range: 09/01/2021 to 09/30/2021

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Base Rent - Residential							
	09/01/2021	Edward Elles	3B	Receipt	490.07		
Total Base Rent - Residential					490.07		
Common Area Maintenance Chgs							
	09/01/2021	Daniel Chalk	4A	Receipt	488.15		
	09/01/2021	Travis Hime	6A	Receipt	588.93		
	09/01/2021	NY Institute of Go	COMM	eCheck receipt	2,088.59	3942-29B0	September 2021
	09/01/2021	TLH LLC	4B	Receipt	490.07	PL9757047	September 2021
	09/01/2021	Travis Hime	6A	Receipt	100.00	PL9765609	September 2021
	09/01/2021	Lixing Chu	6B	Receipt	702.40	PL9768699	September 2021
	09/03/2021	Michael D'Andrea	5B	eCheck receipt	490.07	9EEE-0220	September 2021
	09/06/2021	Nikolay Dimov	3A	eCheck receipt	488.15	1C81-C6D0	September 2021
	09/06/2021	Emmanuel Cornet	5A	eCheck receipt	488.15	D3C6-9C60	September 2021
Total Common Area Maintenance Chgs					5,924.51		
Total Operating Income					6,414.58		
Expense							
Utilities Expense							
Gas Exp - Common Areas							
	09/08/2021	Con Edison		Payment	135.50	C258069292	
Total Gas Exp - Common Areas					135.50		
Electric Exp - Common Areas							
	09/08/2021	Con Edison		Payment	649.75	C258069352	
Total Electric Exp - Common Areas					649.75		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Utility - Water & Sewer Exp							
	09/23/2021	NYC Water Board		Payment	1,469.66	DD09232021	
Total Utility - Water & Sewer Exp					1,469.66		
Total Utilities Expense					2,254.91		
Repairs & Maintenance Exp							
R&M - Plumbing/Heating							
	09/16/2021	New York Heating Corp		Check	1,034.31	900	
Total R&M - Plumbing/ Heating					1,034.31		
R&M - Elevator							
	09/21/2021	Midtown Elevator Co. Inc.		Check	309.10	902	
Total R&M - Elevator					309.10		
Total Repairs & Maintenance Exp					1,343.41		
Services Contracts							
Service - Pest Control							
	09/16/2021	Castro Exterminating Inc.		Check	108.88	899	
Total Service - Pest Control					108.88		
Service - Boiler Inspection							
	09/21/2021	New York Heating Corp		Check	707.69	903	
Total Service - Boiler Inspection					707.69		
Service - Elevator Inspection							
	09/21/2021	TET Elevator Inspections		Check	380.00	904	
Total Service - Elevator Inspection					380.00		
Total Services Contracts					1,196.57		
Insurance							
Insurance - Package							
	09/17/2021	IPFS of New York, LLC		Payment	857.19	DD09172021	
Total Insurance - Package					857.19		
Total Insurance					857.19		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Management Fees							
	09/01/2021	Safeguard Realty Mgmt Inc		Check	700.00	897	3/2019
Total Management Fees					700.00		
Legal Fees							
	09/21/2021	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	270.00	901	
Total Legal Fees					270.00		
Payroll Operations Expenses							
Payroll Oper - Porter							
	09/01/2021	Safeguard Realty Mgmt Inc		Check	500.00	898	
Total Payroll Oper - Porter					500.00		
Total Payroll Operations Expenses					500.00		
Payroll Proc Fees							
	09/01/2021	Safeguard Realty Mgmt Inc		Check	20.00	898	
Total Payroll Proc Fees					20.00		
Payroll Taxes							
	09/01/2021	Safeguard Realty Mgmt Inc		Check	41.25	898	
Total Payroll Taxes					41.25		
Licenses/Permits/Fees							
Violations & Fees							
	09/13/2021	Finance Commissioner, City of New York		Payment	1,273.12	DD09132021	
Total Violations & Fees					1,273.12		
Total Licenses/Permits/Fees					1,273.12		
Total Operating Expense					8,456.45		
NOI - Net Operating Income							
					-2,041.87		
Total Income							
					6,414.58		
Total Expense							
					8,456.45		
Net Income					-2,041.87		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Other Items							
Prepaid Rent / Charges							
	09/01/2021	Edward Elles	3B	Receipt	-490.07		
	09/01/2021	Daniel Chalk	4A	Receipt	-488.15		
	09/01/2021	Travis Hime	6A	Receipt	-588.93		
	09/01/2021	Travis Hime	6A	Receipt	588.93	PL9765609	Prepaid Any
	09/07/2021	Edward Elles	3B	Receipt	490.07	9706901	Prepaid Any
	09/07/2021	Daniel Chalk	4A	Receipt	488.15	8699255	Prepaid Any
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					-2,041.87		

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

Date Range: 09/01/2021 to 09/30/2021

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	09/06/2021	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Elles, Edward					
Base Rent - Residential	09/01/2021	0.00	490.07	-490.07	0.00
Prepaid Rent / Charges	09/07/2021	-490.07	0.00	0.00	-490.07
		-490.07	490.07	-490.07	-490.07
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	09/01/2021	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	09/07/2021	-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	09/01/2021	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	09/06/2021	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	09/03/2021	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	09/01/2021	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	09/01/2021	-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	09/01/2021	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	09/01/2021	0.00	2,088.59	-2,088.59	0.00
Total		-1,367.15	6,414.58	-6,414.58	-1,367.15

Deposit Register - Operating

Date Range: 09/01/2021 to 09/30/2021

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
11	09/01/2021						1,881.40	
	09/01/2021	4B	TLH LLC		PL9757047			490.07
	09/01/2021	6A	Travis Hime		PL9765609			688.93
	09/01/2021	6B	Lixing Chu		PL9768699			702.40
Automatic ACH Deposit	09/02/2021						2,088.59	
	09/01/2021	COMM	NY Institute of Go	ACH	3942-29B0			2,088.59
Automatic ACH Deposit	09/07/2021						490.07	
	09/03/2021	5B	D'Andrea, Michael	ACH	9EEE-0220			490.07
Automatic ACH Deposit	09/07/2021						976.30	
	09/06/2021	3A	Nikolay Dimov	ACH	1C81-C6D0			488.15
	09/06/2021	5A	Emmanuel Cornet	ACH	D3C6-9C60			488.15
10	09/07/2021						978.22	
	09/07/2021	3B	Elles, Edward		9706901			490.07
	09/07/2021	4A	Daniel Chalk		8699255			488.15
							6,414.58	
Total							6,414.58	

Check Register Monthly Detail (by Date)

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

Date Range: 09/01/2021 to 09/30/2021

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
897	09/01/2021	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
898	09/01/2021	Safeguard Realty Mgmt Inc	561.25					
				2021.0901-PR424		7000-1400	Payroll Oper - Porter	500.00
				2021.0901-PR424		7200-0000	Payroll Proc Fees	20.00
				2021.0901-PR424		7300-0000	Payroll Taxes	41.25
899	09/16/2021	Castro Exterminating Inc.	108.88					
				26696		5702-0000	Service - Pest Control	108.88
900	09/16/2021	New York Heating Corp	1,034.31					
				6089		5300-1000	R&M - Plumbing/Heating	1,034.31
901	09/21/2021	Kagan Lubic Lepper Finkelstein & Gold LLP	270.00					
				86556		6700-1000	Legal Fees	270.00
902	09/21/2021	Midtown Elevator Co. Inc.	309.10					
				82667		5415-1000	R&M - Elevator	309.10
903	09/21/2021	New York Heating Corp	707.69					
				84628		5710-0000	Service - Boiler Inspection	707.69
904	09/21/2021	TET Elevator Inspections	380.00					
				TET20032196		5711-0000	Service - Elevator Inspection	380.00
C258069292	09/08/2021	Con Edison	135.50					
						5100-2000	Gas Exp - Common Areas	135.50
C258069352	09/08/2021	Con Edison	649.75					
						5120-3000	Electric Exp - Common Areas	649.75
DD09132021	09/13/2021	Finance Commissioner, City of New York	1,273.12					
				39026688X		8360-7000	Violations & Fees	1,273.12
DD09172021	09/17/2021	IPFS of New York, LLC	857.19					

Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
						6300-1010	Insurance - Package	857.19
DD09232021	09/23/2021	NYC Water Board	1,469.66					
						5130-3000	Utility - Water & Sewer Exp	1,469.66
Total			8,456.45					

Expense Distribution Summary

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

Date Range: 09/01/2021 to 09/30/2021 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		8,456.45
1335-0000: Utility Deposit		
1455-0000: Funds to/from Manager		
1660-0011: CIP - DOB Filing Fees		
1840-2019: Improvements - 2019		
1840-2020: Improvements - 2020		
2480-0000: Other Liabilities		
2540-3000: Funding of Prop Mgmt		
3045-0000: Retained Earnings		
5100-2000: Gas Exp - Common Areas	135.50	
5120-3000: Electric Exp - Common Areas	649.75	
5130-3000: Utility - Water & Sewer Exp	1,469.66	
5300-1000: R&M - Plumbing/Heating	1,034.31	
5415-1000: R&M - Elevator	309.10	
5475-1000: R&M - Heating Equipment		
5482-0000: R&M - Intercom		
5486-0000: R&M - Pest Control		
5490-0000: R&M - Other		
5601-0000: Maintenance - Elevator		
5702-0000: Service - Pest Control	108.88	
5710-0000: Service - Boiler Inspection	707.69	
5711-0000: Service - Elevator Inspection	380.00	
5756-0000: Service - Annual Backflow Inspection		
6300-1010: Insurance - Package	857.19	
6300-1040: Insurance - D & O		
6300-4000: Insurance - Worker's Comp		
6600-0000: Management Fees	700.00	
6700-0000: Professional Fees		
6700-1000: Legal Fees	270.00	
6700-8000: Accounting Expense		
6710-0000: Consulting Fees		
7000-1200: Payroll Oper - Bonus		

Expense Distribution Summary

GL Account	Debit	Credit
7000-1400: Payroll Oper - Porter	500.00	
7200-0000: Payroll Proc Fees	20.00	
7300-0000: Payroll Taxes	41.25	
8320-0000: Bank Charges		
8360-3000: Licenses/ Building Permits/Fees		
8360-7000: Violations & Fees	1,273.12	
8360-8000: Registration Fees		
9600-5000: Tax Filing Expense		
Calculated Prior Years Retained Earnings		
Total	8,456.45	8,456.45

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: 09/01/2021 to 09/30/2021

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							32,887.68
09/01/2021	NY Institute of Go	September 2021	eCheck receipt	3942-29B0	2,088.59		34,976.27
09/01/2021	Safeguard Realty Mgmt Inc	3/2019	Check	897		700.00	34,276.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898		500.00	33,776.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898		20.00	33,756.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898		41.25	33,715.02
09/01/2021	TLH LLC	September 2021	Receipt	PL9757047	490.07		34,205.09
09/01/2021	Travis Hime	September 2021	Receipt	PL9765609	100.00		34,305.09
09/01/2021	Travis Hime	Prepaid Any	Receipt	PL9765609	588.93		34,894.02
09/01/2021	Lixing Chu	September 2021	Receipt	PL9768699	702.40		35,596.42
09/03/2021	Michael D'Andrea	September 2021	eCheck receipt	9EEE-0220	490.07		36,086.49
09/06/2021	Nikolay Dimov	September 2021	eCheck receipt	1C81-C6D0	488.15		36,574.64
09/06/2021	Emmanuel Cornet	September 2021	eCheck receipt	D3C6-9C60	488.15		37,062.79
09/07/2021	Edward Elles	Prepaid Any	Receipt	9706901	490.07		37,552.86
09/07/2021	Daniel Chalk	Prepaid Any	Receipt	8699255	488.15		38,041.01
09/08/2021	Con Edison		Payment	C258069292		135.50	37,905.51
09/08/2021	Con Edison		Payment	C258069352		649.75	37,255.76
09/13/2021	Finance Commissioner, City of New York		Payment	DD09132021		1,273.12	35,982.64
09/16/2021	Castro Exterminating Inc.		Check	899		108.88	35,873.76
09/16/2021	New York Heating Corp		Check	900		1,034.31	34,839.45
09/17/2021	IPFS of New York, LLC		Payment	DD09172021		857.19	33,982.26
09/21/2021	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901		270.00	33,712.26
09/21/2021	Midtown Elevator Co. Inc.		Check	902		309.10	33,403.16
09/21/2021	New York Heating Corp		Check	903		707.69	32,695.47
09/21/2021	TET Elevator Inspections		Check	904		380.00	32,315.47

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
09/23/2021	NYC Water Board		Payment	DD09232021		1,469.66	30,845.81
Net Change							-2,041.87
					6,414.58	8,456.45	30,845.81
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
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							-1,075.73
09/01/2021	Edward Elles		Receipt		490.07		-585.66
09/01/2021	Daniel Chalk		Receipt		488.15		-97.51
09/01/2021	Travis Hime		Receipt		588.93		491.42
09/01/2021	Travis Hime	Prepaid Any	Receipt	PL9765609		588.93	-97.51

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
09/07/2021	Edward Elles	Prepaid Any	Receipt	9706901		490.07	-587.58
09/07/2021	Daniel Chalk	Prepaid Any	Receipt	8699255		488.15	-1,075.73
Net Change							0.00
					1,567.15	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
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4005-0000 - Base Rent - Residential							
Starting Balance							-1,470.21
09/01/2021	Edward Elles		Receipt			490.07	-1,960.28
Net Change							-490.07
					0.00	490.07	-1,960.28
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-51,935.02
09/01/2021	Daniel Chalk		Receipt			488.15	-52,423.17
09/01/2021	Travis Hime		Receipt			588.93	-53,012.10

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
09/01/2021	NY Institute of Go	September 2021	eCheck receipt	3942-29B0		2,088.59	-55,100.69
09/01/2021	TLH LLC	September 2021	Receipt	PL9757047		490.07	-55,590.76
09/01/2021	Travis Hime	September 2021	Receipt	PL9765609		100.00	-55,690.76
09/01/2021	Lixing Chu	September 2021	Receipt	PL9768699		702.40	-56,393.16
09/03/2021	Michael D'Andrea	September 2021	eCheck receipt	9EEE-0220		490.07	-56,883.23
09/06/2021	Nikolay Dimov	September 2021	eCheck receipt	1C81-C6D0		488.15	-57,371.38
09/06/2021	Emmanuel Cornet	September 2021	eCheck receipt	D3C6-9C60		488.15	-57,859.53
Net Change							-5,924.51
					0.00	5,924.51	-57,859.53
4860-0000 - Insurance Claim Proceeds							
Starting Balance							-2,750.51
Net Change							0.00
					0.00	0.00	-2,750.51
5100-2000 - Gas Exp - Common Areas							
Starting Balance							6,006.45
09/08/2021	Con Edison		Payment	C258069292	135.50		6,141.95
Net Change							135.50
					135.50	0.00	6,141.95
5120-3000 - Electric Exp - Common Areas							
Starting Balance							3,459.86
09/08/2021	Con Edison		Payment	C258069352	649.75		4,109.61
Net Change							649.75
					649.75	0.00	4,109.61
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							653.69
09/23/2021	NYC Water Board		Payment	DD09232021	1,469.66		2,123.35
Net Change							1,469.66
					1,469.66	0.00	2,123.35

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5300-1000 - R&M - Plumbing/Heating							
Starting Balance							3,303.61
09/16/2021	New York Heating Corp		Check	900	1,034.31		4,337.92
Net Change							1,034.31
					1,034.31	0.00	4,337.92
5415-1000 - R&M - Elevator							
Starting Balance							10,187.50
09/21/2021	Midtown Elevator Co. Inc.		Check	902	309.10		10,496.60
Net Change							309.10
					309.10	0.00	10,496.60
5475-1000 - R&M - Heating Equipment							
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	15,051.47
5482-0000 - R&M - Intercom							
Starting Balance							209.53
Net Change							0.00
					0.00	0.00	209.53
5486-0000 - R&M - Pest Control							
Starting Balance							675.02
Net Change							0.00
					0.00	0.00	675.02
5490-0000 - R&M - Other							
Starting Balance							11,759.51
Net Change							0.00
					0.00	0.00	11,759.51

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5601-0000 - Maintenance - Elevator							
Starting Balance							603.48
Net Change							0.00
					0.00	0.00	603.48
5702-0000 - Service - Pest Control							
Starting Balance							1,959.84
09/16/2021	Castro Exterminating Inc.		Check	899	108.88		2,068.72
Net Change							108.88
					108.88	0.00	2,068.72
5710-0000 - Service - Boiler Inspection							
Starting Balance							250.00
09/21/2021	New York Heating Corp		Check	903	707.69		957.69
Net Change							707.69
					707.69	0.00	957.69
5711-0000 - Service - Elevator Inspection							
Starting Balance							2,163.70
09/21/2021	TET Elevator Inspections		Check	904	380.00		2,543.70
Net Change							380.00
					380.00	0.00	2,543.70
5756-0000 - Service - Annual Backflow Inspection							
Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60
6300-1010 - Insurance - Package							
Starting Balance							7,843.98
09/17/2021	IPFS of New York, LLC		Payment	DD09172021	857.19		8,701.17
Net Change							857.19
					857.19	0.00	8,701.17

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							5,600.00
09/01/2021	Safeguard Realty Mgmt Inc	3/2019	Check	897	700.00		6,300.00
Net Change							700.00
					700.00	0.00	6,300.00
6700-0000 - Professional Fees							
Starting Balance							270.00
Net Change							0.00
					0.00	0.00	270.00
6700-1000 - Legal Fees							
Starting Balance							151.50
09/21/2021	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	270.00		421.50
Net Change							270.00
					270.00	0.00	421.50
6700-8000 - Accounting Expense							
Starting Balance							2,600.00
Net Change							0.00
					0.00	0.00	2,600.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6710-0000 - Consulting Fees							
Starting Balance							480.80
Net Change							0.00
					0.00	0.00	480.80
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							4,000.00
09/01/2021	Safeguard Realty Mgmt Inc		Check	898	500.00		4,500.00
Net Change							500.00
					500.00	0.00	4,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							180.00
09/01/2021	Safeguard Realty Mgmt Inc		Check	898	20.00		200.00
Net Change							20.00
					20.00	0.00	200.00
7300-0000 - Payroll Taxes							
Starting Balance							379.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898	41.25		420.52
Net Change							41.25
					41.25	0.00	420.52
8320-0000 - Bank Charges							
Starting Balance							18.00
Net Change							0.00
					0.00	0.00	18.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8360-3000 - Licenses/ Building Permits/Fees							
Starting Balance							1,625.00
Net Change							0.00
					0.00	0.00	1,625.00
8360-7000 - Violations & Fees							
Starting Balance							666.55
09/13/2021	Finance Commissioner, City of New York		Payment	DD09132021	1,273.12		1,939.67
Net Change							1,273.12
					1,273.12	0.00	1,939.67
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					16,438.18	16,438.18	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: 09/01/2021 to 09/30/2021

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							32,887.68
09/01/2021	NY Institute of Go	September 2021	eCheck receipt	3942-29B0	2,088.59		34,976.27
09/01/2021	Safeguard Realty Mgmt Inc	3/2019	Check	897		700.00	34,276.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898		500.00	33,776.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898		20.00	33,756.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898		41.25	33,715.02
09/01/2021	TLH LLC	September 2021	Receipt	PL9757047	490.07		34,205.09
09/01/2021	Travis Hime	September 2021	Receipt	PL9765609	100.00		34,305.09
09/01/2021	Travis Hime	Prepaid Any	Receipt	PL9765609	588.93		34,894.02
09/01/2021	Lixing Chu	September 2021	Receipt	PL9768699	702.40		35,596.42
09/03/2021	Michael D'Andrea	September 2021	eCheck receipt	9EEE-0220	490.07		36,086.49
09/06/2021	Nikolay Dimov	September 2021	eCheck receipt	1C81-C6D0	488.15		36,574.64
09/06/2021	Emmanuel Cornet	September 2021	eCheck receipt	D3C6-9C60	488.15		37,062.79
09/07/2021	Edward Elles	Prepaid Any	Receipt	9706901	490.07		37,552.86
09/07/2021	Daniel Chalk	Prepaid Any	Receipt	8699255	488.15		38,041.01
09/08/2021	Con Edison		Payment	C258069292		135.50	37,905.51
09/08/2021	Con Edison		Payment	C258069352		649.75	37,255.76
09/13/2021	Finance Commissioner, City of New York		Payment	DD09132021		1,273.12	35,982.64
09/16/2021	Castro Exterminating Inc.		Check	899		108.88	35,873.76
09/16/2021	New York Heating Corp		Check	900		1,034.31	34,839.45
09/17/2021	IPFS of New York, LLC		Payment	DD09172021		857.19	33,982.26
09/21/2021	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901		270.00	33,712.26
09/21/2021	Midtown Elevator Co. Inc.		Check	902		309.10	33,403.16
09/21/2021	New York Heating Corp		Check	903		707.69	32,695.47
09/21/2021	TET Elevator Inspections		Check	904		380.00	32,315.47

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
09/23/2021	NYC Water Board		Payment	DD09232021		1,469.66	30,845.81
Net Change							-2,041.87
					6,414.58	8,456.45	30,845.81
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
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							-1,075.73
09/01/2021	Edward Elles		Receipt		490.07		-585.66
09/01/2021	Daniel Chalk		Receipt		488.15		-97.51
09/01/2021	Travis Hime		Receipt		588.93		491.42
09/01/2021	Travis Hime	Prepaid Any	Receipt	PL9765609		588.93	-97.51

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
09/07/2021	Edward Elles	Prepaid Any	Receipt	9706901		490.07	-587.58
09/07/2021	Daniel Chalk	Prepaid Any	Receipt	8699255		488.15	-1,075.73
Net Change							0.00
					1,567.15	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
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
4005-0000 - Base Rent - Residential							
Starting Balance							-1,470.21
09/01/2021	Edward Elles		Receipt			490.07	-1,960.28
Net Change							-490.07
					0.00	490.07	-1,960.28
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-51,935.02
09/01/2021	Daniel Chalk		Receipt			488.15	-52,423.17
09/01/2021	Travis Hime		Receipt			588.93	-53,012.10

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
09/01/2021	NY Institute of Go	September 2021	eCheck receipt	3942-29B0		2,088.59	-55,100.69
09/01/2021	TLH LLC	September 2021	Receipt	PL9757047		490.07	-55,590.76
09/01/2021	Travis Hime	September 2021	Receipt	PL9765609		100.00	-55,690.76
09/01/2021	Lixing Chu	September 2021	Receipt	PL9768699		702.40	-56,393.16
09/03/2021	Michael D'Andrea	September 2021	eCheck receipt	9EEE-0220		490.07	-56,883.23
09/06/2021	Nikolay Dimov	September 2021	eCheck receipt	1C81-C6D0		488.15	-57,371.38
09/06/2021	Emmanuel Cornet	September 2021	eCheck receipt	D3C6-9C60		488.15	-57,859.53
Net Change							-5,924.51
					0.00	5,924.51	-57,859.53
4860-0000 - Insurance Claim Proceeds							
Starting Balance							-2,750.51
Net Change							0.00
					0.00	0.00	-2,750.51
5100-2000 - Gas Exp - Common Areas							
Starting Balance							6,006.45
09/08/2021	Con Edison		Payment	C258069292	135.50		6,141.95
Net Change							135.50
					135.50	0.00	6,141.95
5120-3000 - Electric Exp - Common Areas							
Starting Balance							3,459.86
09/08/2021	Con Edison		Payment	C258069352	649.75		4,109.61
Net Change							649.75
					649.75	0.00	4,109.61
5130-3000 - Utility - Water & Sewer Exp							
Starting Balance							653.69
09/23/2021	NYC Water Board		Payment	DD09232021	1,469.66		2,123.35
Net Change							1,469.66
					1,469.66	0.00	2,123.35

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5300-1000 - R&M - Plumbing/Heating							
Starting Balance							3,303.61
09/16/2021	New York Heating Corp		Check	900	1,034.31		4,337.92
Net Change							1,034.31
					1,034.31	0.00	4,337.92
5415-1000 - R&M - Elevator							
Starting Balance							10,187.50
09/21/2021	Midtown Elevator Co. Inc.		Check	902	309.10		10,496.60
Net Change							309.10
					309.10	0.00	10,496.60
5475-1000 - R&M - Heating Equipment							
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	15,051.47
5482-0000 - R&M - Intercom							
Starting Balance							209.53
Net Change							0.00
					0.00	0.00	209.53
5486-0000 - R&M - Pest Control							
Starting Balance							675.02
Net Change							0.00
					0.00	0.00	675.02
5490-0000 - R&M - Other							
Starting Balance							11,759.51
Net Change							0.00
					0.00	0.00	11,759.51

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5601-0000 - Maintenance - Elevator							
Starting Balance							603.48
Net Change							0.00
					0.00	0.00	603.48
5702-0000 - Service - Pest Control							
Starting Balance							1,959.84
09/16/2021	Castro Exterminating Inc.		Check	899	108.88		2,068.72
Net Change							108.88
					108.88	0.00	2,068.72
5710-0000 - Service - Boiler Inspection							
Starting Balance							250.00
09/21/2021	New York Heating Corp		Check	903	707.69		957.69
Net Change							707.69
					707.69	0.00	957.69
5711-0000 - Service - Elevator Inspection							
Starting Balance							2,163.70
09/21/2021	TET Elevator Inspections		Check	904	380.00		2,543.70
Net Change							380.00
					380.00	0.00	2,543.70
5756-0000 - Service - Annual Backflow Inspection							
Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60
6300-1010 - Insurance - Package							
Starting Balance							7,843.98
09/17/2021	IPFS of New York, LLC		Payment	DD09172021	857.19		8,701.17
Net Change							857.19
					857.19	0.00	8,701.17

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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							5,600.00
09/01/2021	Safeguard Realty Mgmt Inc	3/2019	Check	897	700.00		6,300.00
Net Change							700.00
					700.00	0.00	6,300.00
6700-0000 - Professional Fees							
Starting Balance							270.00
Net Change							0.00
					0.00	0.00	270.00
6700-1000 - Legal Fees							
Starting Balance							151.50
09/21/2021	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	270.00		421.50
Net Change							270.00
					270.00	0.00	421.50
6700-8000 - Accounting Expense							
Starting Balance							2,600.00
Net Change							0.00
					0.00	0.00	2,600.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6710-0000 - Consulting Fees							
Starting Balance							480.80
Net Change							0.00
					0.00	0.00	480.80
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							4,000.00
09/01/2021	Safeguard Realty Mgmt Inc		Check	898	500.00		4,500.00
Net Change							500.00
					500.00	0.00	4,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							180.00
09/01/2021	Safeguard Realty Mgmt Inc		Check	898	20.00		200.00
Net Change							20.00
					20.00	0.00	200.00
7300-0000 - Payroll Taxes							
Starting Balance							379.27
09/01/2021	Safeguard Realty Mgmt Inc		Check	898	41.25		420.52
Net Change							41.25
					41.25	0.00	420.52
8320-0000 - Bank Charges							
Starting Balance							18.00
Net Change							0.00
					0.00	0.00	18.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
8360-3000 - Licenses/ Building Permits/Fees							
Starting Balance							1,625.00
Net Change							0.00
					0.00	0.00	1,625.00
8360-7000 - Violations & Fees							
Starting Balance							666.55
09/13/2021	Finance Commissioner, City of New York		Payment	DD09132021	1,273.12		1,939.67
Net Change							1,273.12
					1,273.12	0.00	1,939.67
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					16,438.18	16,438.18	143,468.43

Trial Balance

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

Date Range: 09/01/2021 to 09/30/2021

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	32,887.68		2,041.87	30,845.81
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	-1,075.73			-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
4005-0000: Base Rent - Residential	-1,470.21		490.07	-1,960.28
4410-0100: Common Area Maintenance Chgs	-51,935.02		5,924.51	-57,859.53
4860-0000: Insurance Claim Proceeds	-2,750.51			-2,750.51
5100-2000: Gas Exp - Common Areas	6,006.45	135.50		6,141.95
5120-3000: Electric Exp - Common Areas	3,459.86	649.75		4,109.61
5130-3000: Utility - Water & Sewer Exp	653.69	1,469.66		2,123.35
5300-1000: R&M - Plumbing/Heating	3,303.61	1,034.31		4,337.92
5415-1000: R&M - Elevator	10,187.50	309.10		10,496.60
5475-1000: R&M - Heating Equipment	15,051.47			15,051.47
5482-0000: R&M - Intercom	209.53			209.53
5486-0000: R&M - Pest Control	675.02			675.02
5490-0000: R&M - Other	11,759.51			11,759.51
5601-0000: Maintenance - Elevator	603.48			603.48
5702-0000: Service - Pest Control	1,959.84	108.88		2,068.72
5710-0000: Service - Boiler Inspection	250.00	707.69		957.69
5711-0000: Service - Elevator Inspection	2,163.70	380.00		2,543.70
5756-0000: Service - Annual Backflow Inspection	30.60			30.60
6300-1010: Insurance - Package	7,843.98	857.19		8,701.17
6300-1040: Insurance - D & O	129.00			129.00
6300-4000: Insurance - Worker's Comp	31.98			31.98
6600-0000: Management Fees	5,600.00	700.00		6,300.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
6700-0000: Professional Fees	270.00			270.00
6700-1000: Legal Fees	151.50	270.00		421.50
6700-8000: Accounting Expense	2,600.00			2,600.00
6710-0000: Consulting Fees	480.80			480.80
7000-1200: Payroll Oper - Bonus	640.00			640.00
7000-1400: Payroll Oper - Porter	4,000.00	500.00		4,500.00
7200-0000: Payroll Proc Fees	180.00	20.00		200.00
7300-0000: Payroll Taxes	379.27	41.25		420.52
8320-0000: Bank Charges	18.00			18.00
8360-3000: Licenses/ Building Permits/Fees	1,625.00			1,625.00
8360-7000: Violations & Fees	666.55	1,273.12		1,939.67
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	8,456.45	8,456.45	0.00