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 Conrtrol	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

Service - Annual Backflow Inspection 0.00 0.00 30.80 0.05 Total Services Contracts 1,198.77 18.85 5,690.71 8.75 Real Estate Taxes Seal Estate Taxes - Property 0.00 0.00 0.00 0.00 Total Real Estate Taxes - Property 0.00 0.00 0.00 0.00 0.00 Insurance - Brackage 857.19 13.36 8,701.17 13.91 Insurance - Package 857.19 13.36 8,701.17 13.91 Insurance - Worker's Comp 0.00 0.00 129.00 0.22 Insurance - Worker's Comp 0.00 0.00 31.98 0.00 Total Insurance 857.19 13.36 8,82.15 14.16 Management Fees 700.00 10.91 6,300.00 10.07 Professional Fees 270.00 0.01 20.00 270.00 0.43 Accounting Expense 270.00 0.00 2,500.00 4.16 2.00 0.00 2.00 0.00 0.00 0.00 <th< th=""><th>Account Name</th><th>Selected Month</th><th>% of Selected Month</th><th>Year to Month End</th><th>% of Year to Month End</th></th<>	Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Services Contracts	Service - Elevator Inspection	380.00	5.92	2,543.70	4.07
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 - Teackage 887.19 13.36 8,711.17 13.91 Insurance - Da Co 0.00 0.00 129.00 0.21 Insurance - Norker's Comp 0.00 0.00 31.98 0.05 Total Insurance 887.19 13.38 8,882.15 14.18 Management Fees 700.00 0.01 31.98 0.05 Total Insurance 887.19 13.38 8,882.15 14.18 Management Fees 700.00 0.00 270.00 10.01 Portlessional Fees 0.00 0.00 270.00 0.04 Legal Fees 270.00 0.00 270.00 0.05 Accounting Expenses 0.00 0.00 200.00 4.16 Accounting Expenses 0.00 0.00 0.00 0.00 Payroll Oper- Salary 0.00 0.00 0.00 0.00	Service - Annual Backflow Inspection	0.00	0.00	30.60	0.05
Real Estate Taxes - Property 0.00 0.00 0.00 0.00 Insurance Insurance - Package 857.19 13.36 8,701.17 13.91 Insurance - Da Co 0.00 0.00 129.00 0.21 Insurance - O Correla Scomp 0.00 0.00 13.98 0.05 Total Insurance 857.19 13.36 8,826.15 14.16 Management Fees 700.00 10.91 6,000.00 10.07 Professional Fees 0.00 0.00 270.00 0.43 Accounting Expense 0.00 0.00 270.00 0.41 Consulting Expense 0.00 0.00 2,000.00 4.16 Consulting Expense 0.00 0.00 2,000.00 4.16 Consulting Expense 0.00 0.00 2,000.00 4.16 Payroll Oper-Bonus 0.00 0.00 60.00 7.07 Payroll Oper- Ponter 500.00 7.79 4,500.00 7.20 Payroll Oper- Ponter 500.00 7.79	Total Services Contracts	1,196.57	18.65	5,600.71	8.95
Total Real Estate Taxes 0.00 0.00 0.00 Insurance 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 10.00 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 2500.00 4.16 Consulting Fees 0.00 0.00 480.00 0.77 Payroll Oper-Beats 0.00 0.00 480.00 0.77 Payroll Oper- Satary 0.00 0.00 60.00 1.00 2.00 Payroll Oper- Poster 500.00 7.79 4.500.00 7.19 Payroll Proc Fees 200.00 0.31 200.00 0.20	Real Estate Taxes				
Insurance - Package	Real Estate Taxes - Property	0.00	0.00	0.00	0.00
Insurance - Package	Total Real Estate Taxes	0.00	0.00	0.00	0.00
Insurance - D & O	Insurance				
Insurance - Worker's Comp	Insurance - Package	857.19	13.36	8,701.17	13.91
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 27000 4.21 421.50 0.67 Accounting Expense 0.00 0.00 26,000.00 416 Consulting Fees 0.00 0.00 480.80 0.77 Payroll Oper Salary 0.00 0.00 60.00 0.00 Payroll Oper - Bonus 0.00 0.00 60.00 7.19 Payroll Oper - Porter 500.00 7.79 5,140.00 7.19 Total Payroll Operations Expenses 41.25 0.64 420.52 0.67 Payroll Proc Fees 20.00 0.01 0.00 0.00 Payroll Proc Fees 0.00 0.00 0.00 0.00 Payroll Taxes 4.125 0.64 420.52 0.67 Admin & Office Exps 0.00 0.00 0.00 0.00	Insurance - D & O	0.00	0.00	129.00	0.21
Management Fees 70000 10.91 6,30000 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 0.00 640.00 0.00 Payroll Oper - Sonus 0.00 0.00 640.00 1.02 Payroll Oper - Porter 500.00 7.79 4,500.00 7.19 Payroll Operations Expenses 20.00 0.31 200.00 0.32 Payroll Taxes 41.25 0.64 420.52 0.67 Admin & Office Exps 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00	Insurance - Worker's Comp	0.00	0.00	31.98	0.05
Professional Fees 000 000 270,00 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 Oper Salary 0.00 0.00 640,00 1.02 Payroll Oper - Bonus 0.00 0.00 640,00 1.02 Payroll Oper - Porter 5000 7.79 4,500,00 7.19 Total Payroll Operations Expenses 5000 7.79 5,140,00 8.21 Payroll Taxes 4.125 0.64 420,52 0.67 Payroll Taxes 4.00 0.00 0.00 0.00 Admin & Office Exps 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 0.00 0.00 0.00 Licenses/Permits/Fees 0.00 0.00 0.00 <th< td=""><td>Total Insurance</td><td>857.19</td><td>13.36</td><td>8,862.15</td><td>14.16</td></th<>	Total Insurance	857.19	13.36	8,862.15	14.16
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 9.77 Payroll Oper - Sallary 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 0.51 200.00 0.32 Payroll Toc Fees 20.00 0.51 200.00 0.32 Payroll Toc Fees 20.00 0.51 200.00 0.32 Payroll Taxes 4.125 0.64 420.52 0.67 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 0.00 0.00 Licenses/Permits/Fees 0.00 0.00 1,625.00 <t< td=""><td>Management Fees</td><td>700.00</td><td>10.91</td><td>6,300.00</td><td>10.07</td></t<>	Management Fees	700.00	10.91	6,300.00	10.07
Accounting Expense 0.00 0.00 2.600.00 4.16 Consulting Fees 0.00 0.00 480.80 0.77 Payroll Oper attors Expenses Payroll Oper - Salary 0.00 0.00 60.00 0.00 Payroll Oper - Bonus 0.00 0.00 640.00 1.02 Payroll Oper - Ponter 500.00 7.79 4,500.00 7.19 Total Payroll Operations Expenses 500.00 7.79 5,140.00 8.21 Payroll Taxes 20.00 0.31 200.00 0.32 Payroll Taxes 41.25 0.64 420.52 0.67 Admin & Office Exps 0.00 0.00 0.00 0.00 0.00 Total Admin & Office Exps 0.00 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00 1.625.00 2.60 Licenses/Permits/Fees 1.273.12 19.85 1,939.67 3.10 Niolations & Fees 1.273.12 19.85 1,939.67 3.72	Professional Fees	0.00	0.00	270.00	0.43
Consulting Fees 0.00 480.80 0.77 Payroll Operations Expenses Payroll Oper - Salary 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 Taxes 20.00 0.31 200.00 0.32 Payroll Taxes 41.25 0.64 420.52 0.67 Admin & Office Exps 0.00 0.00 0.00 0.00 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 0.00 Licenses/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 1,200.00 0.00 13.00 <t< td=""><td>Legal Fees</td><td>270.00</td><td>4.21</td><td>421.50</td><td>0.67</td></t<>	Legal Fees	270.00	4.21	421.50	0.67
Payroll Oper Salary 0.00 0.00 0.00 0.00 Payroll Oper - Salary 0.00 0.00 640.00 1.02 Payroll Oper - Bonus 0.00 0.00 640.00 1.02 Payroll Oper - Porter 500.00 7.79 4,500.00 8.21 Total Payroll Operations Expenses 500.00 0.31 200.00 0.32 Payroll Taxes 41.25 0.64 420.52 0.67 Admin & Office Exps 0.00 0.00 0.00 0.00 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 0.00 0.00 Licenses/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 0.00 Total Licenses/Permits/Fees 1,273.12 19.85 1,939.67	Accounting Expense	0.00	0.00	2,600.00	4.16
Payroll Oper - Salary 0.00 0.00 0.00 Payroll Oper - Bonus 0.00 0.00 64.00 1.02 Payroll Oper - Porter 500.00 7.79 4,500.00 7.19 Total Payroll Operations Expenses 500.00 0.31 200.00 0.32 Payroll Taxes 41.25 0.64 420.52 0.67 Admin & Office Exps 0.00 0.00 0.00 0.00 0.00 Total Admin & Office Exps 0.00 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00 0.00 18.00 0.03 Licenses/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 0.00 0.00 0.00 0.00<	Consulting Fees	0.00	0.00	480.80	0.77
Payroll Oper - Bonus 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 0.00 0.00 0.00 0.00 0.00 Total Admin & Office Exps 0.00 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00 0.00 18.00 0.03 Licenses/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 0.00 0.00	Payroll Operations Expenses				
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 0.00 0.00 0.00 0.00 Telephone & Mobile - Office 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00 18.00 0.00 Bank Charges 0.00 0.00 1.625.00 2.60 Licenses/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 0.00	Payroll Oper - Salary	0.00	0.00	0.00	0.00
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 0.00 Bank Charges 0.00 0.00 18.00 0.03 Licenses/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 0.00 0.00	Payroll Oper - Bonus	0.00	0.00	640.00	1.02
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 0.00 0.00 Total Admin & Office Exps 0.00 0.00 0.00 18.00 0.00 Bank Charges 0.00 0.00 18.00 0.03 Licenses/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 0.00 0.00	Payroll Oper - Porter	500.00	7.79	4,500.00	7.19
Payroll Taxes 41.25 0.64 420.52 0.67 Admin & Office Exps Telephone & Mobile - Office 0.00 0.00 0.00 0.00 0.00 0.00 Total Admin & Office Exps 0.00 0.00 0.00 18.00 0.03 Bank Charges 0.00 0.00 18.00 0.03 Licenses/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 0.00 0.00	Total Payroll Operations Expenses	500.00	7.79	5,140.00	8.21
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 0.00 Bank Charges 0.00 0.00 18.00 0.03 Licenses/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 0.00 0.00	Payroll Proc Fees	20.00	0.31	200.00	0.32
Telephone & Mobile - Office 0.00 0.00 0.00 0.00 Total Admin & Office Exps 0.00 0.00 0.00 0.00 0.00 0.00 Bank Charges 0.00 0.00 18.00 0.03 Licenses/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 0.00	Payroll Taxes	41.25	0.64	420.52	0.67
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 0.00 0.00	Admin & Office Exps				
Bank Charges 0.00 0.00 18.00 0.03 Licenses/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 0.00	Telephone & Mobile - Office	0.00	0.00	0.00	0.00
Licenses/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 </td <td>Total Admin & Office Exps</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td>	Total Admin & Office Exps	0.00	0.00	0.00	0.00
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 0.00	Bank Charges	0.00	0.00	18.00	0.03
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 0.00	Licenses/Permits/Fees				
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 0.00	Licenses/ Building Permits/Fees	0.00	0.00	1,625.00	2.60
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 0.00	Violations & Fees	1,273.12	19.85	1,939.67	3.10
Income Tax Expense 0.00 0.00 0.00 0.00 0.00	Registration Fees	0.00	0.00	13.00	0.02
·	Total Licenses/Permits/Fees	1,273.12	19.85	3,577.67	5.72
Tax Filing Expense 0.00 0.00 39.00 0.06	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 Conrtrol	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	<u>'</u>
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 & 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 Conrtrol	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

Safeguard Realty Management Inc

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
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
		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 #11	Deposit #Automatic ACH Deposit	09/07/2021	976.30
Cleared Checks and other Decreases (18 Items)	Deposit #10	09/07/2021	978.22
Check #891 - Castro Exterminating Inc.	Deposit #11	09/01/2021	1,881.40
Check #891 - Castro Exterminating Inc. 08/25/2021 108.88 Check #893 - Finance Commissioner, City of New York 08/25/2021 130.00 Check #893 - Midrown Elevator Co. Inc. 08/25/2021 130.90 Check #893 - Midrown Elevator Co. Inc. 08/25/2021 563.89 Check #895 - New York Heating Corp 08/25/2021 30.60 Check #897 - Safeguard Realty Mgmt Inc 09/01/2021 570.00 Check #897 - Safeguard Realty Mgmt Inc 09/01/2021 561.55 Payment Ref C258069292 - Con Edison 09/08/2021 135.50 Payment Ref C2580693292 - Con Edison 09/08/2021 147.73.12 Check #890 - New York Heating Corp 09/18/2021 1,73.12 Check #890 - New York Heating Corp 09/18/2021 1,73.12 Check #900 - New York Heating Corp 09/18/2021 270.00 Check #902 - Midrown Elevator Co. Inc. 09/12/2021 370.00 Check #903 - New York Heating Corp 09/21/2021 370.00 Check #904 - TET Elevator Inspections 09/21/2021 370.00 Check #903 - New York Heating Corp 09/21/2021 380.00 Chec	Total		6,414.58
Check #892 - Finance Commissioner, City of New York 08/25/2021 30.0 0 Check #893 - Midtown Elevator Co. Inc. 08/25/2021 30.9 10 Check #894 - NYC Water Board 08/25/2021 30.86 Check #895 - New York Heating Corp 08/25/2021 30.80 Check #897 - Safeguard Realty Mgmt Inc 09/01/2021 700.00 Check #897 - Safeguard Realty Mgmt Inc 09/01/2021 561.25 Payment Ref C289069329 - Con Edison 09/08/2021 135.50 Payment Ref C289069352 - Con Edison 09/08/2021 137.31 Check #890 - New York Heating Corp 09/18/2021 1,034.31 Payment Ref DD09132021 - Finance Commissioner, City of New York 09/13/2021 1,034.31 Payment Ref DD09172021 - IPFS of New York, LLC 09/17/2021 1,034.31 Check #900 - New York Heating Corp 09/17/2021 309.10 Check #901 - Kagan Lubic Lepper Finkelstein & Gold LLP 09/21/2021 309.10 Check #902 - Midtown Elevator Co. Inc. 09/21/2021 309.10 Check #903 - Test Elevator Inspections 09/21/2021 30.00 Payment Ref DD09232021 - NYC Water Board 09/21/2021	Cleared Checks and other Decreases (18 Items)		
Check #893 - Midtown Elevator Co. Inc. 08/25/2021 309.10 Check #893 - NVC Water Board 08/25/2021 653.69 Check #896 - New York Heating Corp 08/25/2021 30.60 Check #896 - Security Central Alam Services 08/25/2021 30.60 Check #896 - Safeguard Realty Mgmt Inc 09/01/2021 700.00 Check #896 - Safeguard Realty Mgmt Inc 09/01/2021 158.12 Payment Ref C2580092929 - Con Edison 09/08/2021 139.50 Payment Ref C2580092929 - Con Edison 09/08/2021 139.50 Payment Ref DD09132021 - Finance Commissioner, City of New York 09/13/2021 1,273.12 Check #900 - New York Heating Corp 09/18/2021 1,034.31 Payment Ref DD09132021 - IPFS of New York, LLC 09/18/2021 309.00 Check #901 - Kagan Lubic Lepper Finkelstein & Gold LLP 09/21/2021 309.00 Check #902 - Midtown Elevator Co. Inc. 09/21/2021 309.00 Check #903 - New York Heating Corp 09/21/2021 309.00 Check #904 - TET Elevator Inspections 09/21/2021 309.00 Payment Ref DD009232021 - NYC Water Board 09/21/2021 30	Check #891 - Castro Exterminating Inc.	08/25/2021	108.88
Check #894 - NYC Water Board 08/25/2021 653.69 Check #895 - New York Heating Corp 08/25/2021 30.80 Check #896 - Security Central Alarm Services 08/25/2021 209.53 Check #897 - Safeguard Realty Mgmt Inc 09/01/2021 651.25 Payment Ref C258089392 - Con Edison 09/08/2021 135.50 Payment Ref C258089392 - Con Edison 09/08/2021 649.75 Payment Ref D009132021 - Finance Commissioner, City of New York 09/13/2021 1,273.12 Check #890 - New York Heating Corp 09/16/2021 1,304.31 Payment Ref D009172021 - IPFS of New York, LLC 09/17/2021 270.00 Check #901 - Kagan Lubic Lepper Finkelstein & Gold LLP 09/21/2021 300.10 Check #903 - New York Heating Corp 09/21/2021 300.00 Check #903 - New York Heating Corp 09/21/2021 300.00 Check #903 - New York Heating Corp 09/21/2021 300.00 Check #903 - New York Heating Corp 09/21/2021 300.00 Check #903 - New York Heating Corp 09/21/2021 300.00 Check #904 - TET Elevator Inspections 09/21/2021 300.00	Check #892 - Finance Commissioner, City of New York	08/25/2021	130.00
Check #895 - New York Heating Corp 08/25/2021 30.60 Check #898 - Security Central Alarm Services 08/25/2021 20.53 Check #898 - Safeguard Realty Mgmt Inc 09/01/2021 700.00 Check #898 - Safeguard Realty Mgmt Inc 09/01/2021 561.25 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 DD09132021 - Finance Commissioner, City of New York 09/17/2021 1,034.31 Payment Ref DD09172021 - Finance Commissioner, City of New York 09/16/2021 1,034.31 Payment Ref DD09172021 - Finance Commissioner, City of New York 09/16/2021 1,034.31 Payment Ref DD09172021 - IPFS of New York, LLC 09/16/2021 270.00 Check #900 - Midtown Elevator Co. Inc. 09/21/2021 309.10 Check #902 - Midtown Elevator Co. Inc. 09/21/2021 30.00 Check #903 - New York Heating Corp 09/21/2021 30.00 Check #903 - New York Leading Corp 09/21/2021 30.00 Check #904 - TET E	Check #893 - Midtown Elevator Co. Inc.	08/25/2021	309.10
Check #996 - Security Central Alam 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 185.50 Payment Ref C2580693935 - Con Edison 09/08/2021 649.75 Payment Ref DD09132021 - Finance Commissioner, City of New York 09/19/2021 1,273.12 Check #900 - New York Heating Corp 09/16/2021 1,034.31 Payment Ref DD09132021 - IPFS of New York, LLC 09/17/2021 207.09 Check #901 - Kagan Lubic Lepper Finkelstein & Gold LLP 09/21/2021 200.00 Check #902 - Midtown Elevator Co. Inc. 09/21/2021 300.10 Check #903 - New York Heating Corp 09/21/2021 707.69 Check #904 - TET Elevator Inspections 09/21/2021 300.00 Payment Ref DD09232021 - NYC Water Board 09/23/2021 1,469.66 Total 000 000 000 000 000 000 000 000 000 000 000 000 000 000 000 <td>Check #894 - NYC Water Board</td> <td>08/25/2021</td> <td>653.69</td>	Check #894 - NYC Water Board	08/25/2021	653.69
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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) 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 Less Pending Online Receipts Which Have Not Been Deposited 0.00 Plus Unreconciled Aecks 208.88 Plus Unreconciled Aech Balches and Reversals 0.00 Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period 0.00 Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period 0.00 <	Payment Ref DD09172021 - IPFS of New York, LLC	09/17/2021	857.19
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) 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 Peoposits 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 ACH Batches and Reversals 0.00 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 30,365.76	Check #901 - Kagan Lubic Lepper Finkelstein & Gold LLP	09/21/2021	270.00
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Payment Ref DD09232021 - NYC Water Board 09/23/2021 1,469 66 Total 9,789.37 Cleared ACH Batches and Reversals (0 Items) 0.00 Cash Accounts 30,845.81 1100-0000: 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 Adjusted Cash Balance 30,365.76 Bank Statement Balance on 09/30/2021 30,365.76	Check #903 - New York Heating Corp	09/21/2021	707.69
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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	Less Unreconciled Receipts Deposited after Reconciliation Period		0.00
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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	Plus Unreconciled Checks		208.88
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	Plus Unreconciled ACH Batches and Reversals		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	Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Bank Statement Balance on 09/30/2021 30,365.76	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





424 WEST 49TH ST CONDOMINIUM ASSOCIATION CO SAFEGUARD REALTY MANAGEMENT INC 120 W 31ST ST FL NEW YORK NY 10001-3407 Page:

Statement Period: Cust Ref #:

Primary Account #:

1 of 3 Sep 01 2021-Sep 30 2021

7920173353-717-7-###

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

ACCO	UNT SUMMARY			
Staten	nent Balance as of 09/01			33,740.55
F	lus 6 Deposits and Other Credits			6,414.58
L	ess 18 Checks and Other Debits			9,789.37
Staten	nent Balance as of 09/30			30,365.76
	UNT ACTIVITY			
	actions 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
	Check #898	561.25		34,537.29
	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

- 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.

- 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.

#D #	Ending Salance		30,3	65.76
‡ D	Total eposits			
∰ Sı	ıb Tota			
Alt.	Total			
	hdrawa			

2 of 3

Page:

Balance

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
ECONOMIC TOTAL ACTION AND AN AREA OF THE PROPERTY OF THE PROPE		
41-141-141-141-141-141-141-141-141-141-	4	
		designation of the second
Total Deposits		

49		
WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Entransported in American Laboration and State Control	A. I PRINTECISIONAL INCIDENTAL IN	286/somorphonometric crass
TO SERVE TO LIST AND ADDRESS OF THE PARTY OF		
A. I W. I I W. Walder I delibed also make have any property of 111 constant in the second state of the sec		
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-		

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
SECTION ASSESSMENT AND THE PARTY OF THE PART	AND THE PROPERTY OF THE PERSON OF THE PE	ENERGINESCO.
Acceptance of the control of the con	PM MAPPINES AND EPHROMEST STATES (MARALLA J. A.)	
	f	
Total Withdrawals		(c)

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

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.



STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page:

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Statement Period: Cust Ref #:

Sep 01 2021-Sep 30 2021 7920173353-717-7-###

Primary Account #:

792-0173353

ACCOUNT ACT	VITY				
	y Date (continu	ed)			-
DATE DESCRIP	MOIT		DEBIT	CREDIT	BALANCE
		7-8878 IPFSPMTNYT 456159	857.19		33,611.09
09/22 Check #			108.88		33,502.21
	RONIC PMT-WEE /ATERBOARD BILL	3, PAY WATERPMNT	1,469.66		32,032.55
09/27 Check #	<i>‡</i> 903		707.69		31,324.86
09/28 Check #	[‡] 902		309.10		31,015.76
09/30 Check #			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 p			syments
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 SUM	MARY		,		
Beginning Intere	est Rate		***		0.00%
	in this Statemen				30
	this Statement Pe	eriod			0.00
	age Yield Earned				0.00%
Interest Paid Ye	ear to date				0.00

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

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

Exclude Suppressed Fees: No

Exclude Supplessed Fees. NO							
Account Name	Date	Payee / Payer	Unit	Туре	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		

	J						
Account Name	Date	Payee / Payer	Unit	Туре	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	_	
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		

Account Name	Date	Payee / Payer	Unit	Туре	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	-	

Account Name	Date	Payee / Payer	Unit	Туре	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 Str			3	J •	
Common Area Maintenance Chgs	09/06/2021	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Str	root Now York NV 10010 Uni	+ 2P 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
Trepaid Nent / Charges	09/01/2021	-490.07	490.07	-490.07	-490.07
			430.07	-430.07	-430.01
424 West 49th Street - 424 West 49th Str	·				
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 Str	reet New York, NY 10019 - Uni	t 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 Str	reet New York, NY 10019 - Uni	t 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 Str	reet New York. NY 10019 - Uni	t 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 Str	reet New York. NY 10019 - Uni	t 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 Str	reet New York. NY 10019 - Uni	t 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 Str	reet New York NY 10019 - Uni	t 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	ļ.	7000-1400	Payroll Oper - Porter	500.00
				2021.0901-PR424	ļ.	7200-0000	Payroll Proc Fees	20.00
				2021.0901-PR424	ļ.	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 Conrtrol		
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

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	Туре	Reference	Debit	Credit	Balance
1000-0000 - C	Operating Acct		'	<u> </u>	<u>'</u>	'	
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

		.			5	0 111	
Date	Payee / Payer	Description	Туре	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 - U	tility Deposit						
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - F	unds to/from Manager						
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1660-0011 - C	IP - DOB Filing Fees						
Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60
1840-2019 - Ir	nprovements - 2019						
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
	nprovements - 2020						
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
2220-0000 - P	repaid 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

	niorai Edagoi						
Date	Payee / Payer	Description	Туре	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
	nit Owner Move-In /Out D	eposit					
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
	Other Liabilities						1,188.00
Starting Balance							1,100.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - F	unding of Prop Mgmt						
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
3045-0000 - R Starting	etained Earnings						-9,043.30
Balance							0,010100
Net Change							0.00
					0.00	0.00	-9,043.30
4005-0000 - B Starting	ase Rent - Residential						-1,470.21
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
	ommon Area Maintenance	e Chgs					
Starting							-51,935.02
Balance							
09/01/2021	Daniel Chalk		Receipt			488.15	-52,423.17

Date							
Date	Payee / Payer	Description	Туре	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 - I	nsurance Claim Proceeds						
Starting Balance							-2,750.51
Net Change							0.00
					0.00	0.00	-2,750.51
					0.00	****	
5100-2000 - (Sas Eyn - Common Areas				0.00	-	
	Gas Exp - Common Areas						
5100-2000 - C Starting Balance	Gas Exp - Common Areas				0.00		6,006.45
Starting	Gas Exp - Common Areas Con Edison		Payment	C258069292	135.50		
Starting Balance			Payment	C258069292			6,006.45
Starting Balance 09/08/2021			Payment	C258069292		0.00	6,006.45 6,141.95
Starting Balance 09/08/2021 Net Change	Con Edison		Payment	C258069292	135.50		6,006.45 6,141.95 135.50
Starting Balance 09/08/2021 Net Change			Payment	C258069292	135.50		6,006.45 6,141.95 135.50
Starting Balance 09/08/2021 Net Change 5120-3000 - E	Con Edison		Payment	C258069292 C258069352	135.50		6,006.45 6,141.95 135.50 6,141.95
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance	Con Edison Electric Exp - Common Areas				135.50 135.50		6,006.45 6,141.95 135.50 6,141.95 3,459.86
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021	Con Edison Electric Exp - Common Areas				135.50 135.50		6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change	Con Edison Electric Exp - Common Areas Con Edison				135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change	Con Edison Electric Exp - Common Areas				135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change	Con Edison Electric Exp - Common Areas Con Edison				135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75 4,109.61
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change 5130-3000 - L Starting Balance	Con Edison Electric Exp - Common Areas Con Edison Utility - Water & Sewer Exp		Payment	C258069352	135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75 4,109.61

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
5300-1000 - F	R&M - Plumbing/Heating					<u> </u>	
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 - F	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 - F	R&M - Heating Equipment						
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	0.00 15,051.47
Net Change	R&M - Intercom				0.00	0.00	
Net Change	R&M - Intercom				0.00	0.00	
Net Change 5482-0000 - F Starting	R&M - Intercom				0.00	0.00	15,051.47
Net Change 5482-0000 - F Starting Balance	R&M - Intercom				0.00	0.00	15,051.47 209.53
Net Change 5482-0000 - F Starting Balance Net Change	R&M - Intercom						15,051.47 209.53 0.00
Net Change 5482-0000 - F Starting Balance Net Change							15,051.47 209.53 0.00
Net Change 5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting							15,051.47 209.53 0.00 209.53
5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting Balance							15,051.47 209.53 0.00 209.53 675.02
5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting Balance	R&M - Pest Conrtrol				0.00	0.00	15,051.47 209.53 0.00 209.53
5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting Balance Net Change	R&M - Pest Conrtrol				0.00	0.00	15,051.47 209.53 0.00 209.53 675.02
Starting Balance Net Change 5486-0000 - F Starting Balance Net Change Starting Balance Net Change 5490-0000 - F Starting	R&M - Pest Conrtrol				0.00	0.00	15,051.47 209.53 0.00 209.53 675.02 0.00 675.02

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	Maintenance - Elevator						
Starting Balance							603.48
Net Change							0.00
F700 0000 C	Namina Bart Control				0.00	0.00	603.48
Starting Balance	Service - Pest Control						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 - S	Service - Boiler Inspection						
Starting Balance							250.00
09/21/2021	New York Heating Corp		Check	903	707.69		957.69
							707.69
Net Change							
Net Change 5711-0000 - S	Service - Elevator Inspection				707.69	0.00	957.69
5711-0000 - S	Service - Elevator Inspection				707.69	0.00	957.69 2,163.70
5711-0000 - S Starting	Service - Elevator Inspection TET Elevator Inspections		Check	904	707.69 380.00	0.00	
5711-0000 - S Starting Balance			Check	904		0.00	2,163.70
5711-0000 - S Starting Balance 09/21/2021 Net Change	TET Elevator Inspections		Check	904		0.00	2,163.70 2,543.70
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting		spection	Check	904	380.00		2,163.70 2,543.70 380.00
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance	TET Elevator Inspections	spection	Check	904	380.00		2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting	TET Elevator Inspections	spection	Check	904	380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change	TET Elevator Inspections Service - Annual Backflow Ins	spection	Check	904	380.00		2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change	TET Elevator Inspections	spection	Check	904	380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change	TET Elevator Inspections Service - Annual Backflow Ins	spection	Check	904 DD09172021	380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change 6300-1010 - In Starting Balance	TET Elevator Inspections Service - Annual Backflow Ins	spection			380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60 0.00 30.60

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
6300-1040 - I	nsurance - D & O	,	,	,	1	,	
Starting Balance							129.00
Net Change							0.00
					0.00	0.00	129.00
6300-4000 - I	nsurance - Worker's Comp						
Starting Balance							31.98
Net Change							0.00
					0.00	0.00	31.98
6600-0000 - I	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 - I	Professional Fees						
Starting Balance							270.00
Net Change							0.00
							0.00
					0.00	0.00	270.00
6700-1000 - I	Legal Fees				0.00	0.00	
6700-1000 - I Starting Balance	Legal Fees				0.00	0.00	270.00
Starting	Legal Fees Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	0.00 270.00	0.00	270.00 151.50
Starting Balance 09/21/2021	Kagan Lubic Lepper Finkelstein		Check	901		0.00	270.00 151.50 421.50
Starting Balance	Kagan Lubic Lepper Finkelstein		Check	901		0.00	270.00 151.50 421.50 270.00
Starting Balance 09/21/2021 Net Change	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	270.00		270.00 151.50 421.50 270.00
Starting Balance 09/21/2021 Net Change	Kagan Lubic Lepper Finkelstein		Check	901	270.00		270.00 151.50 421.50 270.00 421.50
Starting Balance 09/21/2021 Net Change 6700-8000 - A	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	270.00		

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
6710-0000 - C	Consulting Fees						
Starting Balance							480.80
Net Change							0.00
					0.00	0.00	480.80
7000-1200 - F	Payroll Oper - Bonus						
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00
7000-1400 - F	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 - F	Payroll Proc Fees						
	-						
Starting Balance							180.00
Starting	Safeguard Realty Mgmt Inc		Check	898	20.00		180.00 200.00
Starting Balance	Safeguard Realty Mgmt Inc		Check	898	20.00		
Starting Balance 09/01/2021	Safeguard Realty Mgmt Inc		Check	898	20.00 20.00	0.00	200.00
Starting Balance 09/01/2021 Net Change	Safeguard Realty Mgmt Inc Payroll Taxes		Check	898		0.00	200.00
Starting Balance 09/01/2021 Net Change			Check	898		0.00	200.00
Starting Balance 09/01/2021 Net Change 7300-0000 - F			Check	898		0.00	200.00 20.00 200.00
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance	Payroll Taxes				20.00	0.00	200.00 20.00 200.00 379.27
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021	Payroll Taxes				20.00	0.00	200.00 20.00 200.00 379.27
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021 Net Change	Payroll Taxes				20.00 41.25		200.00 20.00 200.00 379.27 420.52 41.25
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021 Net Change	Payroll Taxes Safeguard Realty Mgmt Inc				20.00 41.25		200.00 20.00 200.00 379.27 420.52 41.25
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021 Net Change	Payroll Taxes Safeguard Realty Mgmt Inc				20.00 41.25		200.00 20.00 200.00 379.27 420.52 41.25

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
8360-3000 - L	icenses/ Building Permits/Fees	`		,	,		
Starting Balance							1,625.00
Net Change							0.00
					0.00	0.00	1,625.00
8360-7000 - V	/iolations & 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
0200 0000 5	Desistration Food						
Starting	Registration Fees						13.00
Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
9600 5000 T	ax Filing Expense						
Starting Balance	ax Filling Expense						39.00
Net Change							0.00
					0.00	0.00	39.00
					3.03	••••	-
Total					16,438.18	16,438.18	143,468.43

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	Туре	Reference	Debit	Credit	Balance
1000-0000 - C	Operating Acct		'	<u> </u>	<u>'</u>	'	
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

		.			5	0 111	
Date	Payee / Payer	Description	Туре	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 - U	tility Deposit						
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - F	unds to/from Manager						
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1660-0011 - C	IP - DOB Filing Fees						
Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60
1840-2019 - Ir	nprovements - 2019						
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
	nprovements - 2020						
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
2220-0000 - P	repaid 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

	niorai Edagoi						
Date	Payee / Payer	Description	Туре	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
	nit Owner Move-In /Out D	eposit					
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
	Other Liabilities						1,188.00
Starting Balance							1,100.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - F	unding of Prop Mgmt						
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
3045-0000 - R Starting	etained Earnings						-9,043.30
Balance							0,010100
Net Change							0.00
					0.00	0.00	-9,043.30
4005-0000 - B Starting	ase Rent - Residential						-1,470.21
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
	ommon Area Maintenance	e Chgs					
Starting							-51,935.02
Balance							
09/01/2021	Daniel Chalk		Receipt			488.15	-52,423.17

Date							
Date	Payee / Payer	Description	Туре	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 - I	nsurance Claim Proceeds						
Starting Balance							-2,750.51
Net Change							0.00
					0.00	0.00	-2,750.51
					0.00	****	
5100-2000 - (Sas Eyn - Common Areas				0.00	-	
	Gas Exp - Common Areas						
5100-2000 - C Starting Balance	Gas Exp - Common Areas				0.00		6,006.45
Starting	Gas Exp - Common Areas Con Edison		Payment	C258069292	135.50		
Starting Balance			Payment	C258069292			6,006.45
Starting Balance 09/08/2021			Payment	C258069292		0.00	6,006.45 6,141.95
Starting Balance 09/08/2021 Net Change	Con Edison		Payment	C258069292	135.50		6,006.45 6,141.95 135.50
Starting Balance 09/08/2021 Net Change			Payment	C258069292	135.50		6,006.45 6,141.95 135.50
Starting Balance 09/08/2021 Net Change 5120-3000 - E	Con Edison		Payment	C258069292 C258069352	135.50		6,006.45 6,141.95 135.50 6,141.95
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance	Con Edison Electric Exp - Common Areas				135.50 135.50		6,006.45 6,141.95 135.50 6,141.95 3,459.86
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021	Con Edison Electric Exp - Common Areas				135.50 135.50		6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change	Con Edison Electric Exp - Common Areas Con Edison				135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change	Con Edison Electric Exp - Common Areas				135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change	Con Edison Electric Exp - Common Areas Con Edison				135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75 4,109.61
Starting Balance 09/08/2021 Net Change 5120-3000 - E Starting Balance 09/08/2021 Net Change 5130-3000 - L Starting Balance	Con Edison Electric Exp - Common Areas Con Edison Utility - Water & Sewer Exp		Payment	C258069352	135.50 135.50 649.75	0.00	6,006.45 6,141.95 135.50 6,141.95 3,459.86 4,109.61 649.75 4,109.61

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
5300-1000 - F	R&M - Plumbing/Heating					<u> </u>	
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 - F	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 - F	R&M - Heating Equipment						
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	0.00 15,051.47
Net Change	R&M - Intercom				0.00	0.00	
Net Change	R&M - Intercom				0.00	0.00	
Net Change 5482-0000 - F Starting	R&M - Intercom				0.00	0.00	15,051.47
Net Change 5482-0000 - F Starting Balance	R&M - Intercom				0.00	0.00	15,051.47 209.53
Net Change 5482-0000 - F Starting Balance Net Change	R&M - Intercom						15,051.47 209.53 0.00
Net Change 5482-0000 - F Starting Balance Net Change							15,051.47 209.53 0.00
Net Change 5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting							15,051.47 209.53 0.00 209.53
5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting Balance							15,051.47 209.53 0.00 209.53 675.02
5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting Balance	R&M - Pest Conrtrol				0.00	0.00	15,051.47 209.53 0.00 209.53
5482-0000 - F Starting Balance Net Change 5486-0000 - F Starting Balance Net Change	R&M - Pest Conrtrol				0.00	0.00	15,051.47 209.53 0.00 209.53 675.02
Starting Balance Net Change 5486-0000 - F Starting Balance Net Change Starting Balance Net Change 5490-0000 - F Starting	R&M - Pest Conrtrol				0.00	0.00	15,051.47 209.53 0.00 209.53 675.02 0.00 675.02

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	Maintenance - Elevator						
Starting Balance							603.48
Net Change							0.00
F700 0000 C	Namina Bart Control				0.00	0.00	603.48
Starting Balance	Service - Pest Control						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 - S	Service - Boiler Inspection						
Starting Balance							250.00
09/21/2021	New York Heating Corp		Check	903	707.69		957.69
							707.69
Net Change							
Net Change 5711-0000 - S	Service - Elevator Inspection				707.69	0.00	957.69
5711-0000 - S	Service - Elevator Inspection				707.69	0.00	957.69 2,163.70
5711-0000 - S Starting	Service - Elevator Inspection TET Elevator Inspections		Check	904	707.69 380.00	0.00	
5711-0000 - S Starting Balance			Check	904		0.00	2,163.70
5711-0000 - S Starting Balance 09/21/2021 Net Change	TET Elevator Inspections		Check	904		0.00	2,163.70 2,543.70
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting		spection	Check	904	380.00		2,163.70 2,543.70 380.00
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance	TET Elevator Inspections	spection	Check	904	380.00		2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting	TET Elevator Inspections	spection	Check	904	380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change	TET Elevator Inspections Service - Annual Backflow Ins	spection	Check	904	380.00		2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change	TET Elevator Inspections	spection	Check	904	380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change	TET Elevator Inspections Service - Annual Backflow Ins	spection	Check	904 DD09172021	380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60
5711-0000 - S Starting Balance 09/21/2021 Net Change 5756-0000 - S Starting Balance Net Change 6300-1010 - In Starting Balance	TET Elevator Inspections Service - Annual Backflow Ins	spection			380.00 380.00	0.00	2,163.70 2,543.70 380.00 2,543.70 30.60 0.00 30.60

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
6300-1040 - I	nsurance - D & O	,	,	,	1	,	
Starting Balance							129.00
Net Change							0.00
					0.00	0.00	129.00
6300-4000 - I	nsurance - Worker's Comp						
Starting Balance							31.98
Net Change							0.00
					0.00	0.00	31.98
6600-0000 - I	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 - I	Professional Fees						
Starting Balance							270.00
Net Change							0.00
							0.00
					0.00	0.00	270.00
6700-1000 - I	Legal Fees				0.00	0.00	
6700-1000 - I Starting Balance	Legal Fees				0.00	0.00	270.00
Starting	Legal Fees Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	0.00 270.00	0.00	270.00 151.50
Starting Balance 09/21/2021	Kagan Lubic Lepper Finkelstein		Check	901		0.00	270.00 151.50 421.50
Starting Balance	Kagan Lubic Lepper Finkelstein		Check	901		0.00	270.00 151.50 421.50 270.00
Starting Balance 09/21/2021 Net Change	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	270.00		270.00 151.50 421.50 270.00
Starting Balance 09/21/2021 Net Change	Kagan Lubic Lepper Finkelstein		Check	901	270.00		270.00 151.50 421.50 270.00 421.50
Starting Balance 09/21/2021 Net Change 6700-8000 - A	Kagan Lubic Lepper Finkelstein & Gold LLP		Check	901	270.00		

	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
6710-0000 - C	Consulting Fees						
Starting Balance							480.80
Net Change							0.00
					0.00	0.00	480.80
7000-1200 - F	Payroll Oper - Bonus						
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00
7000-1400 - F	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 - F	Payroll Proc Fees						
	-						
Starting Balance							180.00
Starting	Safeguard Realty Mgmt Inc		Check	898	20.00		180.00 200.00
Starting Balance	Safeguard Realty Mgmt Inc		Check	898	20.00		
Starting Balance 09/01/2021	Safeguard Realty Mgmt Inc		Check	898	20.00 20.00	0.00	200.00
Starting Balance 09/01/2021 Net Change	Safeguard Realty Mgmt Inc Payroll Taxes		Check	898		0.00	200.00
Starting Balance 09/01/2021 Net Change			Check	898		0.00	200.00
Starting Balance 09/01/2021 Net Change 7300-0000 - F			Check	898		0.00	200.00 20.00 200.00
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance	Payroll Taxes				20.00	0.00	200.00 20.00 200.00 379.27
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021	Payroll Taxes				20.00	0.00	200.00 20.00 200.00 379.27
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021 Net Change	Payroll Taxes				20.00 41.25		200.00 20.00 200.00 379.27 420.52 41.25
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021 Net Change	Payroll Taxes Safeguard Realty Mgmt Inc				20.00 41.25		200.00 20.00 200.00 379.27 420.52 41.25
Starting Balance 09/01/2021 Net Change 7300-0000 - F Starting Balance 09/01/2021 Net Change	Payroll Taxes Safeguard Realty Mgmt Inc				20.00 41.25		200.00 20.00 200.00 379.27 420.52 41.25

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
8360-3000 - L	icenses/ Building Permits/Fees	`		,	,		
Starting Balance							1,625.00
Net Change							0.00
					0.00	0.00	1,625.00
8360-7000 - V	/iolations & 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
0200 0000 5	Desistration Food						
Starting	Registration Fees						13.00
Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
9600 5000 T	ax Filing Expense						
Starting Balance	ax Filling Expense						39.00
Net Change							0.00
					0.00	0.00	39.00
					3.03	••••	-
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 Conrtrol	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