

Income Statement

Safeguard Realty Management Inc

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

As of: May 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	11.33	490.07	1.39
Common Area Maintenance Chgs	3,835.92	88.67	32,072.81	90.82
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	7.79
Total Operating Income	4,325.99	100.00	35,313.39	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	44.92	1.04	5,912.00	16.74
Utility - Electric Exp	0.00	0.00	1,121.77	3.18
Electric Exp - Common Areas	381.80	8.83	1,586.13	4.49
Total Utilities Expense	426.72	9.86	8,619.90	24.41
Repairs & Maintenance Exp				
R&M - Plumbing/Heating	0.00	0.00	2,269.30	6.43
R&M - Elevator	0.00	0.00	8,870.12	25.12
R&M - Heating Equipment	0.00	0.00	15,051.47	42.62
R&M - Pest Control	0.00	0.00	0.00	0.00
R&M - Other	0.00	0.00	9,364.26	26.52
Total Repairs & Maintenance Exp	0.00	0.00	35,555.15	100.68
Maintenance Contracts				
Maintenance - Elevator	0.00	0.00	294.38	0.83
Total Maintenance Contracts	0.00	0.00	294.38	0.83
Services Contracts				
Service - Pest Control	1,415.44	32.72	1,633.20	4.62
Service - Elevator Inspection	0.00	0.00	1,236.40	3.50
Total Services Contracts	1,415.44	32.72	2,869.60	8.13
Real Estate Taxes				
Real Estate Taxes - Property	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Real Estate Taxes	0.00	0.00	0.00	0.00
Insurance				
Insurance - Package	900.05	20.81	5,186.69	14.69
Insurance - D & O	0.00	0.00	129.00	0.37
Insurance - Worker's Comp	0.00	0.00	31.98	0.09
Total Insurance	900.05	20.81	5,347.67	15.14
Management Fees	700.00	16.18	3,500.00	9.91
Legal Fees	0.00	0.00	0.00	0.00
Accounting Expense	0.00	0.00	2,600.00	7.36
Consulting Fees	0.00	0.00	480.80	1.36
Payroll Operations Expenses				
Payroll Oper - Bonus	0.00	0.00	640.00	1.81
Payroll Oper - Porter	500.00	11.56	2,500.00	7.08
Total Payroll Operations Expenses	500.00	11.56	3,140.00	8.89
Payroll Proc Fees	20.00	0.46	120.00	0.34
Payroll Taxes	41.25	0.95	255.52	0.72
Admin & Office Exps				
Telephone & Mobile - Office	0.00	0.00	0.00	0.00
Total Admin & Office Exps	0.00	0.00	0.00	0.00
Bank Charges	3.00	0.07	15.00	0.04
Licenses/Permits/Fees				
Violations & Fees	100.00	2.31	306.55	0.87
Registration Fees	0.00	0.00	13.00	0.04
Total Licenses/Permits/Fees	100.00	2.31	319.55	0.90
Income Tax Expense	0.00	0.00	0.00	0.00
Tax Filing Expense	0.00	0.00	39.00	0.11
Total Operating Expense	4,106.46	94.93	63,156.57	178.85
NOI - Net Operating Income	219.53	5.07	-27,843.18	-78.85
Total Income	4,325.99	100.00	35,313.39	100.00
Total Expense	4,106.46	94.93	63,156.57	178.85
Net Income	219.53	5.07	-27,843.18	-78.85

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to May 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
Operating Income & Expense						
Income						
Base Rent - Residential	0.00	0.00	0.00	0.00	490.07	490.07
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	8,993.15	3,835.92	32,072.81
Insurance Claim Proceeds	0.00	0.00	0.00	2,750.51	0.00	2,750.51
Total Operating Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	35,313.39
Expense						
Utilities Expense						
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	44.92	5,912.00
Electric Exp - Common Areas	0.00	0.00	326.86	1,999.24	381.80	2,707.90
Total Utilities Expense	0.00	0.00	1,075.01	7,118.17	426.72	8,619.90
Repairs & Maintenance Exp						
R&M - Plumbing/Heating	-387.20	0.00	1,350.00	1,306.50	0.00	2,269.30
R&M - Elevator	0.00	7,917.46	952.66	0.00	0.00	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	0.00	15,051.47
R&M - Other	5,118.13	0.00	0.00	4,246.13	0.00	9,364.26
Total Repairs & Maintenance Exp	4,730.93	21,618.93	3,652.66	5,552.63	0.00	35,555.15
Maintenance Contracts						
Maintenance - Elevator	0.00	294.38	0.00	0.00	0.00	294.38
Total Maintenance Contracts	0.00	294.38	0.00	0.00	0.00	294.38
Services Contracts						
Service - Pest Control	0.00	0.00	0.00	217.76	1,415.44	1,633.20
Service - Elevator Inspection	0.00	618.20	0.00	618.20	0.00	1,236.40
Total Services Contracts	0.00	618.20	0.00	835.96	1,415.44	2,869.60
Insurance						
Insurance - Package	1,197.06	363.08	1,793.80	932.70	900.05	5,186.69
Insurance - D & O	0.00	0.00	129.00	0.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	0.00	31.98
Total Insurance	1,229.04	363.08	1,922.80	932.70	900.05	5,347.67
Management Fees	700.00	700.00	700.00	700.00	700.00	3,500.00

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
Accounting Expense	0.00	0.00	2,600.00	0.00	0.00	2,600.00
Consulting Fees	0.00	36.80	0.00	444.00	0.00	480.80
Payroll Operations Expenses						
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	500.00	2,500.00
Total Payroll Operations Expenses	1,140.00	500.00	500.00	500.00	500.00	3,140.00
Payroll Proc Fees	40.00	20.00	20.00	20.00	20.00	120.00
Payroll Taxes	90.52	41.25	41.25	41.25	41.25	255.52
Bank Charges	3.00	3.00	6.00	0.00	3.00	15.00
Licenses/Permits/Fees						
Violations & Fees	0.00	0.00	206.55	0.00	100.00	306.55
Registration Fees	0.00	0.00	13.00	0.00	0.00	13.00
Total Licenses/Permits/Fees	0.00	0.00	219.55	0.00	100.00	319.55
Tax Filing Expense	0.00	0.00	39.00	0.00	0.00	39.00
Total Operating Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	63,156.57
NOI - Net Operating Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	-27,843.18
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	35,313.39
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	63,156.57
Net Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	-27,843.18

Balance Sheet

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

As of: 05/31/2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Acct	29,871.10
Total Cash	29,871.10
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Construction In Progress	
CIP - DOB Filing Fees	30.60
Total Construction In Progress	30.60
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	135,731.70
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	-27,843.18
Calculated Prior Years Retained Earnings	143,468.43
Total Capital	124,668.55
TOTAL LIABILITIES & CAPITAL	135,731.70

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to May 2021

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
Operating Income & Expense						
Income						
Base Rent - Residential	0.00	0.00	0.00	0.00	490.07	490.07
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	8,993.15	3,835.92	32,072.81
Insurance Claim Proceeds	0.00	0.00	0.00	2,750.51	0.00	2,750.51
Total Operating Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	35,313.39
Expense						
Utilities Expense						
Gas Exp - Common Areas	0.00	0.00	748.15	5,118.93	44.92	5,912.00
Electric Exp - Common Areas	0.00	0.00	326.86	1,999.24	381.80	2,707.90
Total Utilities Expense	0.00	0.00	1,075.01	7,118.17	426.72	8,619.90
Repairs & Maintenance Exp						
R&M - Plumbing/Heating	-387.20	0.00	1,350.00	1,306.50	0.00	2,269.30
R&M - Elevator	0.00	7,917.46	952.66	0.00	0.00	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	0.00	0.00	15,051.47
R&M - Other	5,118.13	0.00	0.00	4,246.13	0.00	9,364.26
Total Repairs & Maintenance Exp	4,730.93	21,618.93	3,652.66	5,552.63	0.00	35,555.15
Maintenance Contracts						
Maintenance - Elevator	0.00	294.38	0.00	0.00	0.00	294.38
Total Maintenance Contracts	0.00	294.38	0.00	0.00	0.00	294.38
Services Contracts						
Service - Pest Control	0.00	0.00	0.00	217.76	1,415.44	1,633.20
Service - Elevator Inspection	0.00	618.20	0.00	618.20	0.00	1,236.40
Total Services Contracts	0.00	618.20	0.00	835.96	1,415.44	2,869.60
Insurance						
Insurance - Package	1,197.06	363.08	1,793.80	932.70	900.05	5,186.69
Insurance - D & O	0.00	0.00	129.00	0.00	0.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	0.00	0.00	31.98
Total Insurance	1,229.04	363.08	1,922.80	932.70	900.05	5,347.67

Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
Management Fees	700.00	700.00	700.00	700.00	700.00	3,500.00
Accounting Expense	0.00	0.00	2,600.00	0.00	0.00	2,600.00
Consulting Fees	0.00	36.80	0.00	444.00	0.00	480.80
Payroll Operations Expenses						
Payroll Oper - Bonus	640.00	0.00	0.00	0.00	0.00	640.00
Payroll Oper - Porter	500.00	500.00	500.00	500.00	500.00	2,500.00
Total Payroll Operations Expenses	1,140.00	500.00	500.00	500.00	500.00	3,140.00
Payroll Proc Fees	40.00	20.00	20.00	20.00	20.00	120.00
Payroll Taxes	90.52	41.25	41.25	41.25	41.25	255.52
Bank Charges	3.00	3.00	6.00	0.00	3.00	15.00
Licenses/Permits/Fees						
Violations & Fees	0.00	0.00	206.55	0.00	100.00	306.55
Registration Fees	0.00	0.00	13.00	0.00	0.00	13.00
Total Licenses/Permits/Fees	0.00	0.00	219.55	0.00	100.00	319.55
Tax Filing Expense	0.00	0.00	39.00	0.00	0.00	39.00
Total Operating Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	63,156.57
NOI - Net Operating Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	-27,843.18
Total Income	6,414.58	8,993.24	3,835.92	11,743.66	4,325.99	35,313.39
Total Expense	7,933.49	24,195.64	10,776.27	16,144.71	4,106.46	63,156.57
Net Income	-1,518.91	-15,202.40	-6,940.35	-4,401.05	219.53	-27,843.18
Other Items						
Prepaid Rent / Charges	0.00	0.00	0.00	490.07	0.00	490.07
Net Other Items	0.00	0.00	0.00	490.07	0.00	490.07
Cash Flow	-1,518.91	-15,202.40	-6,940.35	-3,910.98	219.53	-27,353.11
Beginning Cash	57,254.81	55,735.90	40,533.50	33,562.55	29,651.57	57,254.81
Beginning Cash + Cash Flow	55,735.90	40,533.50	33,593.15	29,651.57	29,871.10	29,901.70
Actual Ending Cash	55,735.90	40,533.50	33,562.55	29,651.57	29,871.10	29,871.10

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	05/31/2021

Summary

Bank Statement Starting Balance on 04/30/2021	30,624.45
Cleared Deposits and other Increases	4,325.99
Cleared Checks and other Decreases	4,252.83
Cleared ACH Batches and Reversals	0.00
Cleared Balance	30,697.61

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
Total		688.93

Unreconciled Checks and other Decreases (3 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #871 - Castro Exterminating Inc.	05/19/2021	762.16
Check #872 - Castro Exterminating Inc.	05/19/2021	653.28
Total		1,515.44

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total		0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total		0.00
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total		0.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total		0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total		0.00
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Cleared Transactions

Cleared Deposits and other Increases (5 Items)

Deposit #3	05/01/2021	1,881.40
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Deposit #Automatic ACH Deposit	05/04/2021	490.07
Deposit #Automatic ACH Deposit	05/07/2021	976.30
Deposit #1	05/13/2021	488.15
Deposit #Automatic ACH Deposit	05/25/2021	490.07

Total **4,325.99**

Cleared Checks and other Decreases (9 Items)

Check #865 - IPFS Corporation	04/26/2021	900.05
Check #866 - Castro Exterminating Inc.	04/26/2021	217.76
Check #867 - Jack Jaffa & Associates	04/28/2021	444.00
Check #868 - Safeguard Realty Mgmt Inc	05/04/2021	700.00
Payment Ref 4056990 - Con Edison	05/05/2021	426.72
Check #869 - Safeguard Realty Mgmt Inc	05/05/2021	561.25
Check #870 - Finance Commissioner, City of New York	05/17/2021	100.00
Payment Ref DD0525114718 - IPFS of New York, LLC	05/25/2021	900.05
Journal Entry - Bank Fee	05/31/2021	3.00

Total **4,252.83**

Cleared ACH Batches and Reversals (0 Items)

Total **0.00**

Cash Accounts

1000-0000: Operating Acct	29,871.10
1140-0000: Security Deposit	0.00

Total Cash Balance **29,871.10**

Less Unreconciled Deposits	-688.93
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	1,515.44
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 **30,697.61**

Bank Statement Balance on 05/31/2021	30,697.61
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In Balance

**Bank**

America's Most Convenient Bank®

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STATEMENT OF ACCOUNT



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

Page: 1 of 3
 Statement Period: May 01 2021-May 31 2021
 Cust Ref #: 7920173353-717-T-###
 Primary Account #: 792-0173353

**TD Business Convenience Plus**

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOUNT SUMMARY

Statement Balance as of 05/01	30,624.45
Plus 6 Deposits and Other Credits	4,325.99
Less 8 Checks and Other Debits	4,249.83
Less Service Charges	3.00
Statement Balance as of 05/31	30,697.61

ACCOUNT ACTIVITY**Transactions by Date**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
05/04	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000011186828882		490.07	31,114.52
05/05	Check #868	700.00		30,414.52
05/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 207027427		1,179.00	31,593.52
05/06	CCD DEPOSIT, PAYLEASE.COM CREDIT 207302913		702.40	32,295.92
05/06	Check #867	444.00		31,851.92
05/07	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000011236072098		976.30	32,828.22
05/07	ACH DEBIT, CON ED OF NY INTELL CK 442027149695016	426.72		32,401.50
05/07	Check #866	217.76		32,183.74
05/10	Check #869	561.25		31,622.49
05/13	DEPOSIT		488.15	32,110.64
05/17	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 456159	900.05		31,210.59
05/25	CCD DEPOSIT, SAFEGUARD REALTY SETTLEMENT 000011365446121		490.07	31,700.66
05/26	CCD DEBIT, IPFS800-277-8878 IPFSPMTNYT 456159	900.05		30,800.61
05/27	Check #870	100.00		30,700.61
05/28	PAPER STATEMENT FEE	3.00		30,697.61

Checks Paid

No. Checks: 5

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

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
05/07	866	217.76	05/10	869	561.25
05/06	867	444.00	05/27	870	100.00
05/05	868	700.00			

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

Ending Balance	30,697.61
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- 2** **Total Deposits** +

- Sub Total** _____

- ④ **Total Withdrawals** _____

- 5 Adjusted Balance**

[illegible]

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.



Bank

America's Most Convenient Bank®

STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: 3 of 3
Statement Period: May 01 2021-May 31 2021
Cust Ref #: 7920173353-717-T-###
Primary Account #: 792-0173353

INTEREST SUMMARY

Beginning Interest Rate	0.00%
Number of days in this Statement Period	31
Interest Earned this Statement Period	0.00
Annual Percentage Yield Earned	0.00%
Interest Paid Year to date	0.00

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

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

Cash Journal - Income Register Report

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

Date Range: 05/01/2021 to 05/31/2021

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Base Rent - Residential							
	05/01/2021	Edward Elles	3B	Receipt	490.07		
Total Base Rent - Residential					490.07		
Common Area Maintenance Chgs							
	05/01/2021	Daniel Chalk	4A	Receipt	488.15		
	05/01/2021	Lixing Chu	6B	Receipt	702.40	PL116814	May 2021
	05/01/2021	TLH LLC	4B	Receipt	490.07	PL103722	May 2021
	05/01/2021	Travis Hime	6A	Receipt	588.93		
	05/01/2021	Travis Hime	6A	Receipt	100.00	PL113187	May 2021
	05/03/2021	Michael D'Andrea	5B	eCheck receipt	490.07	0869-EB10	May 2021
	05/06/2021	Emmanuel Cornet	5A	eCheck receipt	488.15	8B29-B770	May 2021
	05/06/2021	Nikolay Dimov	3A	eCheck receipt	488.15	577B-14E0	May 2021
Total Common Area Maintenance Chgs					3,835.92		
Total Operating Income					4,325.99		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					4,325.99		
Total Income					4,325.99		
Total Expense					0.00		
Net Income					4,325.99		
Other Items							
Prepaid Rent / Charges							
	05/01/2021	Daniel Chalk	4A	Receipt	-488.15		
	05/01/2021	Travis Hime	6A	Receipt	-588.93		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	05/01/2021	Travis Hime	6A	Receipt	588.93	PL113187	Prepaid Any
	05/01/2021	Edward Elles	3B	Receipt	-490.07		
	05/13/2021	Daniel Chalk	4A	Receipt	488.15	3282458	Prepaid Any
	05/23/2021	Edward Elles	3B	eCheck receipt	490.07	3247-EFB0	Online Payment
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					4,325.99		

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

Date Range: 05/01/2021 to 05/31/2021

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov					
Common Area Maintenance Chgs	05/06/2021	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Elles, Edward					
Base Rent - Residential	05/01/2021	0.00	490.07	-490.07	0.00
Prepaid Rent / Charges	05/23/2021	-490.07	0.00	0.00	-490.07
		-490.07	490.07	-490.07	-490.07
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk					
Common Area Maintenance Chgs	05/01/2021	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	05/13/2021	-488.15	0.00	0.00	-488.15
		-488.15	488.15	-488.15	-488.15
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC					
Common Area Maintenance Chgs	05/01/2021	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet					
Common Area Maintenance Chgs	05/06/2021	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael					
Common Area Maintenance Chgs	05/03/2021	0.00	490.07	-490.07	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime					
Common Area Maintenance Chgs	05/01/2021	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	05/01/2021	-588.93	0.00	0.00	-588.93
		-588.93	688.93	-688.93	-588.93
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu					
Common Area Maintenance Chgs	05/01/2021	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		200.00	702.40	-702.40	200.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - NY Institute of Go					
Common Area Maintenance Chgs	04/26/2021	0.09	2,088.59	0.00	2,088.68
Total		-1,367.06	6,414.58	-4,325.99	721.53

Deposit Register - Operating

Date Range: 05/01/2021 to 05/31/2021

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	05/01/2021						1,881.40	
	05/01/2021	4B	TLH LLC		PL103722			490.07
	05/01/2021	6A	Travis Hime		PL113187			688.93
	05/01/2021	6B	Lixing Chu		PL116814			702.40
Automatic ACH Deposit	05/04/2021						490.07	
	05/03/2021	5B	D'Andrea, Michael	ACH	0869-EB10			490.07
Automatic ACH Deposit	05/07/2021						976.30	
	05/06/2021	3A	Nikolay Dimov	ACH	577B-14E0			488.15
	05/06/2021	5A	Emmanuel Cornet	ACH	8B29-B770			488.15
1	05/13/2021						488.15	
	05/13/2021	4A	Daniel Chalk		3282458			488.15
Automatic ACH Deposit	05/25/2021						490.07	
	05/23/2021	3B	Elles, Edward	ACH	3247-EFB0			490.07
							4,325.99	
Total							4,325.99	

Check Register Monthly Detail (by Date)

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

Date Range: 05/01/2021 to 05/31/2021

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
4056990	05/05/2021	Con Edison	426.72					
				042321.424.ENT		5120-3000	Electric Exp - Common Areas	381.80
				042321.424.ENT		5100-2000	Gas Exp - Common Areas	44.92
868	05/04/2021	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
869	05/05/2021	Safeguard Realty Mgmt Inc	561.25					
				424202105PR		7000-1400	Payroll Oper - Porter	500.00
				424202105PR		7200-0000	Payroll Proc Fees	20.00
				424202105PR		7300-0000	Payroll Taxes	41.25
870	05/17/2021	Finance Commissioner, City of New York	100.00					
				E047139726Z		8360-7000	Violations & Fees	100.00
871	05/19/2021	Castro Exterminating Inc.	762.16					
				24847		5702-0000	Service - Pest Control	108.88
				026180		5702-0000	Service - Pest Control	108.88
				026201		5702-0000	Service - Pest Control	108.88
				026210		5702-0000	Service - Pest Control	108.88
				026215		5702-0000	Service - Pest Control	108.88
				026222		5702-0000	Service - Pest Control	108.88
				026265		5702-0000	Service - Pest Control	108.88
872	05/19/2021	Castro Exterminating Inc.	653.28					
				026318		5702-0000	Service - Pest Control	108.88
				026369		5702-0000	Service - Pest Control	108.88
				026372		5702-0000	Service - Pest Control	108.88
				026422		5702-0000	Service - Pest Control	108.88
				026423		5702-0000	Service - Pest Control	108.88
				26122		5702-0000	Service - Pest Control	108.88

Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
DD0525114718	05/25/2021	IPFS of New York, LLC	900.05					
				NYT-456159.05.24.21		6300-1010	Insurance - Package	900.05
Total			4,103.46					

Expense Distribution Summary

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

Date Range: 05/01/2021 to 05/31/2021 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		4,106.46
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	44.92	
5120-0000: Utility - Electric Exp		
5120-3000: Electric Exp - Common Areas	381.80	
5300-1000: R&M - Plumbing/Heating		
5415-1000: R&M - Elevator		
5475-1000: R&M - Heating Equipment		
5490-0000: R&M - Other		
5601-0000: Maintenance - Elevator		
5702-0000: Service - Pest Control	1,415.44	
5711-0000: Service - Elevator Inspection		
6300-1010: Insurance - Package	900.05	
6300-1040: Insurance - D & O		
6300-4000: Insurance - Worker's Comp		
6600-0000: Management Fees	700.00	
6700-8000: Accounting Expense		
6710-0000: Consulting Fees		
7000-1200: Payroll Oper - Bonus		
7000-1400: Payroll Oper - Porter	500.00	
7200-0000: Payroll Proc Fees	20.00	
7300-0000: Payroll Taxes	41.25	
8320-0000: Bank Charges	3.00	
8360-7000: Violations & Fees	100.00	
8360-8000: Registration Fees		

Expense Distribution Summary

GL Account	Debit	Credit
9600-5000: Tax Filing Expense		
Calculated Prior Years Retained Earnings		
Total	4,106.46	4,106.46

Monthly General Ledger

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

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 05/01/2021 to 05/31/2021

Show Reversed Transactions: No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							29,651.57
05/01/2021	TLH LLC	May 2021	Receipt	PL103722	490.07		30,141.64
05/01/2021	Travis Hime	May 2021	Receipt	PL113187	100.00		30,241.64
05/01/2021	Travis Hime	Prepaid Any	Receipt	PL113187	588.93		30,830.57
05/01/2021	Lixing Chu	May 2021	Receipt	PL116814	702.40		31,532.97
05/03/2021	Michael D'Andrea	May 2021	eCheck receipt	0869-EB10	490.07		32,023.04
05/04/2021	Safeguard Realty Mgmt Inc	3/2019	Check	868		700.00	31,323.04
05/05/2021	Con Edison		Payment	4056990		381.80	30,941.24
05/05/2021	Con Edison		Payment	4056990		44.92	30,896.32
05/05/2021	Safeguard Realty Mgmt Inc		Check	869		500.00	30,396.32
05/05/2021	Safeguard Realty Mgmt Inc		Check	869		20.00	30,376.32
05/05/2021	Safeguard Realty Mgmt Inc		Check	869		41.25	30,335.07
05/06/2021	Nikolay Dimov	May 2021	eCheck receipt	577B-14E0	488.15		30,823.22
05/06/2021	Emmanuel Cornet	May 2021	eCheck receipt	8B29-B770	488.15		31,311.37
05/13/2021	Daniel Chalk	Prepaid Any	Receipt	3282458	488.15		31,799.52
05/17/2021	Finance Commissioner, City of New York		Check	870		100.00	31,699.52
05/19/2021	Castro Exterminating Inc.		Check	871		108.88	31,590.64
05/19/2021	Castro Exterminating Inc.		Check	871		108.88	31,481.76
05/19/2021	Castro Exterminating Inc.		Check	871		108.88	31,372.88
05/19/2021	Castro Exterminating Inc.		Check	871		108.88	31,264.00
05/19/2021	Castro Exterminating Inc.		Check	871		108.88	31,155.12
05/19/2021	Castro Exterminating Inc.		Check	871		108.88	31,046.24
05/19/2021	Castro Exterminating Inc.		Check	871		108.88	30,937.36
05/19/2021	Castro Exterminating Inc.		Check	872		108.88	30,828.48
05/19/2021	Castro Exterminating Inc.		Check	872		108.88	30,719.60
05/19/2021	Castro Exterminating Inc.		Check	872		108.88	30,610.72
05/19/2021	Castro Exterminating Inc.		Check	872		108.88	30,501.84

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
05/19/2021	Castro Exterminating Inc.		Check	872		108.88	30,392.96
05/19/2021	Castro Exterminating Inc.		Check	872		108.88	30,284.08
05/23/2021	Edward Elles	Online Payment	eCheck receipt	3247-EFB0	490.07		30,774.15
05/25/2021	IPFS of New York, LLC		Payment	DD0525114718		900.05	29,874.10
05/31/2021		Bank Fee	JE	1869		3.00	29,871.10
Net Change							219.53
					4,325.99	4,106.46	29,871.10
1335-0000 - Utility Deposit							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - Funds to/from Manager							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1660-0011 - CIP - DOB Filing Fees							
Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60
1840-2019 - Improvements - 2019							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
1840-2020 - Improvements - 2020							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
2220-0000 - Prepaid Rent / Charges							
Starting Balance							-1,075.73
05/01/2021	Daniel Chalk		Receipt		488.15		-587.58
05/01/2021	Travis Hime		Receipt		588.93		1.35
05/01/2021	Travis Hime	Prepaid Any	Receipt	PL113187		588.93	-587.58
05/01/2021	Edward Elles		Receipt		490.07		-97.51
05/13/2021	Daniel Chalk	Prepaid Any	Receipt	3282458		488.15	-585.66
05/23/2021	Edward Elles	Online Payment	eCheck receipt	3247-EFB0		490.07	-1,075.73
Net Change							0.00
					1,567.15	1,567.15	-1,075.73
2300-2000 - Unit Owner Move-In /Out Deposit							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
2480-0000 - Other Liabilities							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
2540-3000 - Funding of Prop Mgmt							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
3045-0000 - Retained Earnings							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
4005-0000 - Base Rent - Residential							
Starting Balance							0.00
05/01/2021	Edward Elles		Receipt			490.07	-490.07
Net Change							-490.07
					0.00	490.07	-490.07
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							-28,236.89
05/01/2021	Daniel Chalk		Receipt			488.15	-28,725.04
05/01/2021	Travis Hime		Receipt			588.93	-29,313.97
05/01/2021	TLH LLC	May 2021	Receipt	PL103722		490.07	-29,804.04
05/01/2021	Travis Hime	May 2021	Receipt	PL113187		100.00	-29,904.04
05/01/2021	Lixing Chu	May 2021	Receipt	PL116814		702.40	-30,606.44
05/03/2021	Michael D'Andrea	May 2021	eCheck receipt	0869-EB10		490.07	-31,096.51
05/06/2021	Nikolay Dimov	May 2021	eCheck receipt	577B-14E0		488.15	-31,584.66
05/06/2021	Emmanuel Cornet	May 2021	eCheck receipt	8B29-B770		488.15	-32,072.81
Net Change							-3,835.92
					0.00	3,835.92	-32,072.81
4860-0000 - Insurance Claim Proceeds							
Starting Balance							-2,750.51
Net Change							0.00
					0.00	0.00	-2,750.51
5100-2000 - Gas Exp - Common Areas							
Starting Balance							5,867.08
05/05/2021	Con Edison		Payment	4056990	44.92		5,912.00
Net Change							44.92
					44.92	0.00	5,912.00
5120-0000 - Utility - Electric Exp							
Starting Balance							1,121.77
Net Change							0.00
					0.00	0.00	1,121.77

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
5120-3000 - Electric Exp - Common Areas							
Starting Balance							1,204.33
05/05/2021	Con Edison		Payment	4056990	381.80		1,586.13
Net Change							381.80
					381.80	0.00	1,586.13
5300-1000 - R&M - Plumbing/Heating							
Starting Balance							2,269.30
Net Change							0.00
					0.00	0.00	2,269.30
5415-1000 - R&M - Elevator							
Starting Balance							8,870.12
Net Change							0.00
					0.00	0.00	8,870.12
5475-1000 - R&M - Heating Equipment							
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	15,051.47
5490-0000 - R&M - Other							
Starting Balance							9,364.26
Net Change							0.00
					0.00	0.00	9,364.26
5601-0000 - Maintenance - Elevator							
Starting Balance							294.38
Net Change							0.00
					0.00	0.00	294.38
5702-0000 - Service - Pest Control							
Starting Balance							217.76
05/19/2021	Castro Exterminating Inc.		Check	871	108.88		326.64
05/19/2021	Castro Exterminating Inc.		Check	871	108.88		435.52

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
05/19/2021	Castro Exterminating Inc.		Check	871	108.88		544.40
05/19/2021	Castro Exterminating Inc.		Check	871	108.88		653.28
05/19/2021	Castro Exterminating Inc.		Check	871	108.88		762.16
05/19/2021	Castro Exterminating Inc.		Check	871	108.88		871.04
05/19/2021	Castro Exterminating Inc.		Check	871	108.88		979.92
05/19/2021	Castro Exterminating Inc.		Check	872	108.88		1,088.80
05/19/2021	Castro Exterminating Inc.		Check	872	108.88		1,197.68
05/19/2021	Castro Exterminating Inc.		Check	872	108.88		1,306.56
05/19/2021	Castro Exterminating Inc.		Check	872	108.88		1,415.44
05/19/2021	Castro Exterminating Inc.		Check	872	108.88		1,524.32
05/19/2021	Castro Exterminating Inc.		Check	872	108.88		1,633.20
Net Change							1,415.44
					1,415.44	0.00	1,633.20
5711-0000 - Service - Elevator Inspection							
Starting Balance							1,236.40
Net Change							0.00
					0.00	0.00	1,236.40
6300-1010 - Insurance - Package							
Starting Balance							4,286.64
05/25/2021	IPFS of New York, LLC		Payment	DD0525114718	900.05		5,186.69
Net Change							900.05
					900.05	0.00	5,186.69
6300-1040 - Insurance - D & O							
Starting Balance							129.00
Net Change							0.00
					0.00	0.00	129.00
6300-4000 - Insurance - Worker's Comp							
Starting Balance							31.98
Net Change							0.00
					0.00	0.00	31.98

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
6600-0000 - Management Fees							
Starting Balance							2,800.00
05/04/2021	Safeguard Realty Mgmt Inc	3/2019	Check	868	700.00		3,500.00
Net Change							700.00
					700.00	0.00	3,500.00
6700-8000 - Accounting Expense							
Starting Balance							2,600.00
Net Change							0.00
					0.00	0.00	2,600.00
6710-0000 - Consulting Fees							
Starting Balance							480.80
Net Change							0.00
					0.00	0.00	480.80
7000-1200 - Payroll Oper - Bonus							
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00
7000-1400 - Payroll Oper - Porter							
Starting Balance							2,000.00
05/05/2021	Safeguard Realty Mgmt Inc		Check	869	500.00		2,500.00
Net Change							500.00
					500.00	0.00	2,500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							100.00
05/05/2021	Safeguard Realty Mgmt Inc		Check	869	20.00		120.00
Net Change							20.00
					20.00	0.00	120.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7300-0000 - Payroll Taxes							
Starting Balance							214.27
05/05/2021	Safeguard Realty Mgmt Inc		Check	869	41.25		255.52
Net Change							41.25
					41.25	0.00	255.52
8320-0000 - Bank Charges							
Starting Balance							12.00
05/31/2021	Bank Fee		JE	1869	3.00		15.00
Net Change							3.00
					3.00	0.00	15.00
8360-7000 - Violations & Fees							
Starting Balance							206.55
05/17/2021	Finance Commissioner, City of New York		Check	870	100.00		306.55
Net Change							100.00
					100.00	0.00	306.55
8360-8000 - Registration Fees							
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
9600-5000 - Tax Filing Expense							
Starting Balance							39.00
Net Change							0.00
					0.00	0.00	39.00
Total					9,999.60	9,999.60	143,468.43

Trial Balance

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

Date Range: 05/01/2021 to 05/31/2021

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	29,651.57	219.53		29,871.10
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	0.00		490.07	-490.07
4410-0100: Common Area Maintenance Chgs	-28,236.89		3,835.92	-32,072.81
4860-0000: Insurance Claim Proceeds	-2,750.51			-2,750.51
5100-2000: Gas Exp - Common Areas	5,867.08	44.92		5,912.00
5120-0000: Utility - Electric Exp	1,121.77			1,121.77
5120-3000: Electric Exp - Common Areas	1,204.33	381.80		1,586.13
5300-1000: R&M - Plumbing/Heating	2,269.30			2,269.30
5415-1000: R&M - Elevator	8,870.12			8,870.12
5475-1000: R&M - Heating Equipment	15,051.47			15,051.47
5490-0000: R&M - Other	9,364.26			9,364.26
5601-0000: Maintenance - Elevator	294.38			294.38
5702-0000: Service - Pest Control	217.76	1,415.44		1,633.20
5711-0000: Service - Elevator Inspection	1,236.40			1,236.40
6300-1010: Insurance - Package	4,286.64	900.05		5,186.69
6300-1040: Insurance - D & O	129.00			129.00
6300-4000: Insurance - Worker's Comp	31.98			31.98
6600-0000: Management Fees	2,800.00	700.00		3,500.00
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	2,000.00	500.00		2,500.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
7200-0000: Payroll Proc Fees	100.00	20.00		120.00
7300-0000: Payroll Taxes	214.27	41.25		255.52
8320-0000: Bank Charges	12.00	3.00		15.00
8360-7000: Violations & Fees	206.55	100.00		306.55
8360-8000: Registration Fees	13.00			13.00
9600-5000: Tax Filing Expense	39.00			39.00
Calculated Prior Years Retained Earnings	-143,468.43			-143,468.43
Total	0.00	4,325.99	4,325.99	0.00