

Income Statement

Safeguard Realty Management Inc

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

As of: Jan 2021

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Common Area Maintenance Chgs	6,414.58	100.00	6,414.58	100.00
Special Assessment Income	0.00	0.00	0.00	0.00
Total Operating Income	6,414.58	100.00	6,414.58	100.00
Expense				
Utilities Expense				
Gas Exp - Common Areas	0.00	0.00	0.00	0.00
Electric Exp - Common Areas	0.00	0.00	0.00	0.00
Total Utilities Expense	0.00	0.00	0.00	0.00
Repairs & Maintenance Exp				
R&M - Plumbing/Heating	-387.20	-6.04	-387.20	-6.04
R&M - Pest Control	0.00	0.00	0.00	0.00
R&M - Other	5,118.13	79.79	5,118.13	79.79
Total Repairs & Maintenance Exp	4,730.93	73.75	4,730.93	73.75
Services Contracts				
Service - Pest Control	0.00	0.00	0.00	0.00
Total Services Contracts	0.00	0.00	0.00	0.00
Insurance				
Insurance - Package	1,197.06	18.66	1,197.06	18.66
Insurance - Worker's Comp	31.98	0.50	31.98	0.50
Total Insurance	1,229.04	19.16	1,229.04	19.16
Management Fees	700.00	10.91	700.00	10.91
Consulting Fees	0.00	0.00	0.00	0.00
Payroll Operations Expenses				
Payroll Oper - Bonus	640.00	9.98	640.00	9.98
Payroll Oper - Porter	500.00	7.79	500.00	7.79
Total Payroll Operations Expenses	1,140.00	17.77	1,140.00	17.77
Payroll Proc Fees	40.00	0.62	40.00	0.62
Payroll Taxes	90.52	1.41	90.52	1.41

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
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	0.05	3.00	0.05
Licenses/Permits/Fees				
Violations & Fees	0.00	0.00	0.00	0.00
Total Licenses/Permits/Fees	0.00	0.00	0.00	0.00
Total Operating Expense	7,933.49	123.68	7,933.49	123.68
NOI - Net Operating Income				
	-1,518.91	-23.68	-1,518.91	-23.68
Total Income	6,414.58	100.00	6,414.58	100.00
Total Expense	7,933.49	123.68	7,933.49	123.68
Net Income	-1,518.91	-23.68	-1,518.91	-23.68

Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Jan 2021

Level of Detail: Detail View

Account Name	Jan 2021	Total
Operating Income & Expense		
Income		
Common Area Maintenance Chgs	6,414.58	6,414.58
Total Operating Income	6,414.58	6,414.58
Expense		
Repairs & Maintenance Exp		
R&M - Plumbing/Heating	-387.20	-387.20
R&M - Other	5,118.13	5,118.13
Total Repairs & Maintenance Exp	4,730.93	4,730.93
Insurance		
Insurance - Package	1,197.06	1,197.06
Insurance - Worker's Comp	31.98	31.98
Total Insurance	1,229.04	1,229.04
Management Fees	700.00	700.00
Payroll Operations Expenses		
Payroll Oper - Bonus	640.00	640.00
Payroll Oper - Porter	500.00	500.00
Total Payroll Operations Expenses	1,140.00	1,140.00
Payroll Proc Fees	40.00	40.00
Payroll Taxes	90.52	90.52
Bank Charges	3.00	3.00
Total Operating Expense	7,933.49	7,933.49
NOI - Net Operating Income	-1,518.91	-1,518.91
Total Income	6,414.58	6,414.58
Total Expense	7,933.49	7,933.49
Net Income	-1,518.91	-1,518.91

Balance Sheet

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

As of: 01/31/2021

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Acct	55,735.90
Total Cash	55,735.90
Utility Deposit	230.00
Funds to/from Manager	3,000.00
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
TOTAL ASSETS	161,565.90
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent / Charges	585.66
Unit Owner Move-In /Out Deposit	1,250.00
Other Liabilities	-1,188.00
Funding of Prop Mgmt	9,925.42
Total Liabilities	10,573.08
Capital	
Retained Earnings	9,043.30
Calculated Retained Earnings	-1,518.91
Calculated Prior Years Retained Earnings	143,468.43
Total Capital	150,992.82
TOTAL LIABILITIES & CAPITAL	161,565.90

Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Jan 2021

Level of Detail: Detail View

Account Name	Jan 2021	Total
Operating Income & Expense		
Income		
Common Area Maintenance Chgs	6,414.58	6,414.58
Total Operating Income	6,414.58	6,414.58
Expense		
Repairs & Maintenance Exp		
R&M - Plumbing/Heating	-387.20	-387.20
R&M - Other	5,118.13	5,118.13
Total Repairs & Maintenance Exp	4,730.93	4,730.93
Insurance		
Insurance - Package	1,197.06	1,197.06
Insurance - Worker's Comp	31.98	31.98
Total Insurance	1,229.04	1,229.04
Management Fees	700.00	700.00
Payroll Operations Expenses		
Payroll Oper - Bonus	640.00	640.00
Payroll Oper - Porter	500.00	500.00
Total Payroll Operations Expenses	1,140.00	1,140.00
Payroll Proc Fees	40.00	40.00
Payroll Taxes	90.52	90.52
Bank Charges	3.00	3.00
Total Operating Expense	7,933.49	7,933.49
NOI - Net Operating Income	-1,518.91	-1,518.91
Total Income	6,414.58	6,414.58
Total Expense	7,933.49	7,933.49
Net Income	-1,518.91	-1,518.91
Cash Flow	-1,518.91	-1,518.91

Cash Flow - 12 Month

Account Name	Jan 2021	Total
Beginning Cash	57,254.81	57,254.81
Beginning Cash + Cash Flow	55,735.90	55,735.90
Actual Ending Cash	55,735.90	55,735.90

Reconciliation Report

TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	01/31/2021

Summary

Bank Statement Starting Balance on 12/31/2020	61,863.86
Cleared Deposits and other Increases	6,902.73
Cleared Checks and other Decreases	12,785.64
Cleared ACH Batches and Reversals	0.00
Cleared Balance	55,980.95

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 #838 - IPFS Corporation	01/26/2021	833.98
Total		933.98

Unreconciled ACH Batches and Reversals (0 Items)

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

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

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

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

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

Total		0.00
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Cash Accounts

1000-0000: Operating Acct	55,735.90
1140-0000: Security Deposit	0.00
Total Cash Balance	55,735.90

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	933.98
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	55,980.95
Bank Statement Balance on 01/31/2021	55,980.95
	In Balance



SIGNATURE BANK

565 Fifth Avenue, 12th Floor
New York, NY 10017

Statement Period
From January 01, 2021
To January 31, 2021
Page 1 of 2

PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911562 0

IMPORTANT MESSAGE ABOUT IDENTITY THEFT! SIGNATURE BANK WILL NEVER
ASK YOU TO PROVIDE PERSONAL OR BUSINESS ACCOUNT INFORMATION THROUGH
E-MAIL. IF YOU RECEIVE ANY E-MAIL OR OTHER INQUIRY THAT APPEARS TO COME
FROM SIGNATURE, DO NOT RESPOND TO IT OR CLICK ON ANY LINKS INCLUDED IN
THE E-MAIL. INSTEAD, CALL US TOLL-FREE AT 1-866-SIGLINE OR CONTACT
YOUR ACCOUNT OFFICER. FOR MORE INFORMATION ON IDENTITY THEFT, VISIT
OUR WEBSITE AT WWW.SIGNATURENY.COM. CLICK ON "ABOUT US", "PRIVACY
& SECURITY", "IDENTITY THEFT" FOR MORE INFORMATION ON SAFEGUARDING YOUR
IDENTITY AND PERSONAL INFORMATION.

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

1503911562	MONOGRAM CHECKING	.00	.00
RELATIONSHIP TOTAL			.00



SIGNATURE BANK

Statement Period
From January 01, 2021
To January 31, 2021
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PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911562 0

MONOGRAM CHECKING 1503911562

Summary

Previous Balance as of January 01, 2021 .00

There was no deposit activity during this statement period

Ending Balance as of January 31, 2021 .00

Rates for this statement period - Overdraft
Jan 01, 2021 13.000000 %



SIGNATURE BANK

565 Fifth Avenue, 12th Floor
New York, NY 10017

Statement Period
From January 01, 2021
To January 31, 2021
Page 1 of 2

PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
MONEY MARKET ACCOUNT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911708 0

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& SECURITY", "IDENTITY THEFT" FOR MORE INFORMATION ON SAFEGUARDING YOUR
IDENTITY AND PERSONAL INFORMATION.

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

1503911708	MONOGRAM INSURED MMA	.00	.00
RELATIONSHIP TOTAL			.00



SIGNATURE BANK

Statement Period
From January 01, 2021
To January 31, 2021
Page 2 of 2

PRIVATE CLIENT GROUP 242
261 MADISON AVENUE
NEW YORK, NY 10016

424 WEST 49TH STREET CONDOMINIUM BY 8-242
SAFEGUARD REALTY MANAGEMENT INC AGENT
MONEY MARKET ACCOUNT
2916 FREDERICK DOUGLAS BLVD #3C
NEW YORK NY 10039

See Back for Important Information

Primary Account: 1503911708 0

MONOGRAM INSURED MMA 1503911708

Summary

Previous Balance as of January 01, 2021 .00

There was no deposit activity during this statement period

Ending Balance as of January 31, 2021 .00

===== Interest Summary =====			
* Year-To-Date Interest	.00		*
* Interest Paid This Period	.00	Annual Percentage Yield Earned	0.00 % *
* Avg. Balance this Period	.00	Days in Period	31 *
=====			

Cash Journal - Income Register Report

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

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

Exclude Suppressed Fees: No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Operating Income & Expense							
Income							
Common Area Maintenance Chgs							
	01/01/2021	Daniel Chalk	4A	Receipt	488.15		
	01/01/2021	Lixing Chu	6B	Receipt	702.40	PL008640	January 2021
	01/01/2021	TLH LLC	4B	Receipt	490.07	PL77821	January 2021
	01/01/2021	Travis Hime	6A	Receipt	588.93		
	01/01/2021	Travis Hime	6A	Receipt	100.00	PL000032	January 2021
	01/03/2021	Michael D'Andrea	5B	eCheck receipt	490.07	BCC3-9AA0	January 2021
	01/06/2021	Linda Carroll	3B	Receipt	490.07	548	December 2020
	01/06/2021	Linda Carroll, William Riley	COMM	Receipt	2,088.59	2202	December 2020
	01/06/2021	Nikolay Dimov	3A	eCheck receipt	488.15	088E-0790	January 2021
	01/07/2021	Emmanuel Cornet	5A	Reversed eCheck receipt	488.15	B941-B1E0	January 2021
	01/11/2021	Emmanuel Cornet	5A	Reverse Receipt	-488.15		NSF reversal receipt for Reference #B941-B1E0
	01/13/2021	Emmanuel Cornet	5A	eCheck receipt	488.15	9C88-CAD0	January 2021
Total Common Area Maintenance Chgs					6,414.58		
Total Operating Income					6,414.58		
Expense							
Total Operating Expense					0.00		
NOI - Net Operating Income							
					6,414.58		
Total Income					6,414.58		
Total Expense					0.00		
Net Income					6,414.58		

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
Other Items							
Prepaid Rent / Charges							
	01/01/2021	Travis Hime	6A	Receipt	-588.93		
	01/01/2021	Daniel Chalk	4A	Receipt	-488.15		
	01/01/2021	Travis Hime	6A	Receipt	588.93	PL000032	Prepaid Any
	01/06/2021	Daniel Chalk	4A	Receipt	488.15	7439673	Prepaid Any
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					6,414.58		

Detailed Rent Roll - Monthly Activity

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

Tenant Status: Current

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

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	01/06/2021	0.00	488.15	-488.15	0.00
424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3B - Linda Carroll					
Common Area Maintenance Chgs	01/06/2021	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	01/01/2021	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	01/06/2021	-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	01/01/2021	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	01/13/2021	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	01/03/2021	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	01/01/2021	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	01/01/2021	-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	01/01/2021	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 - Linda Carroll, William Riley					
Common Area Maintenance Chgs	01/06/2021	2,088.59	2,088.59	-2,088.59	2,088.59
Total		1,701.58	6,414.58	-6,414.58	1,701.58

Deposit Register - Operating

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

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	01/01/2021						1,881.40	
	01/01/2021	4B	TLH LLC		PL77821			490.07
	01/01/2021	6A	Travis Hime		PL000032			688.93
	01/01/2021	6B	Lixing Chu		PL008640			702.40
Automatic ACH Deposit	01/04/2021						490.07	
	01/03/2021	5B	D'Andrea, Michael	ACH	BCC3-9AA0			490.07
3	01/06/2021						3,066.81	
	01/06/2021	3B	Linda Carroll		548			490.07
	01/06/2021	COMM	Linda Carroll, William Riley		2202			2,088.59
	01/06/2021	4A	Daniel Chalk		7439673			488.15
Automatic ACH Deposit	01/07/2021						488.15	
	01/06/2021	3A	Nikolay Dimov	ACH	088E-0790			488.15
Automatic ACH Deposit	01/08/2021						488.15	
	01/07/2021	5A	Emmanuel Cornet	ACH	B941-B1E0 NSF Reversed	Reversed by NSF		488.15
Automatic ACH Deposit NSF 1	01/11/2021					Returned item from Emmanuel Cornet on 01/11/2021	-488.15	
	01/11/2021	5A	Emmanuel Cornet			NSF reversal receipt for Reference #B941-B1E0		-488.15
Automatic ACH Deposit	01/14/2021						488.15	
	01/13/2021	5A	Emmanuel Cornet	ACH	9C88-CAD0			488.15
							6,414.58	
Total							6,414.58	

Check Register Monthly Detail (by Date)

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

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

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
832	01/05/2021	Safeguard Realty Mgmt Inc	700.00					
					3/2019	6600-0000	Management Fees	700.00
833	01/05/2021	Safeguard Realty Mgmt Inc	1,270.52					
				424202012Bonus		7000-1200	Payroll Oper - Bonus	640.00
				424202012Bonus		7200-0000	Payroll Proc Fees	20.00
				424202012Bonus		7300-0000	Payroll Taxes	49.27
				424202012PR		7000-1400	Payroll Oper - Porter	500.00
				424202012PR		7200-0000	Payroll Proc Fees	20.00
				424202012PR		7300-0000	Payroll Taxes	41.25
834	01/05/2021	Safeguard Realty Mgmt Inc	31.98					
				2021-WC.424		6300-4000	Insurance - Worker's Comp	31.98
835	01/08/2021	Michael D'Andrea	3,919.50					
						5490-0000	R&M - Other	3,919.50
836	01/20/2021	Bank Direct Capital Finance	363.08					
				1/20/21-862521		6300-1010	Insurance - Package	363.08
837	01/26/2021	IJP Construction Corp	1,198.63					
				424-1232020		5490-0000	R&M - Other	1,198.63
838	01/26/2021	IPFS Corporation	833.98					
						6300-1010	Insurance - Package	833.98
Total			8,317.69					

Expense Distribution Summary

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

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

GL Account	Debit	Credit
1000-0000: Operating Acct		7,933.49
1335-0000: Utility Deposit		
1455-0000: Funds to/from Manager		
1840-2019: Improvements - 2019		
1840-2020: Improvements - 2020		
2480-0000: Other Liabilities		
2540-3000: Funding of Prop Mgmt		
3045-0000: Retained Earnings		
5300-1000: R&M - Plumbing/Heating		387.20
5490-0000: R&M - Other	5,118.13	
6300-1010: Insurance - Package	1,197.06	
6300-4000: Insurance - Worker's Comp	31.98	
6600-0000: Management Fees	700.00	
7000-1200: Payroll Oper - Bonus	640.00	
7000-1400: Payroll Oper - Porter	500.00	
7200-0000: Payroll Proc Fees	40.00	
7300-0000: Payroll Taxes	90.52	
8320-0000: Bank Charges	3.00	
Calculated Prior Years Retained Earnings		
Total	8,320.69	8,320.69

Monthly General Ledger

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

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

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

Show Reversed Transactions: Yes

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
1000-0000 - Operating Acct							
Starting Balance							57,254.81
01/01/2021	TLH LLC	January 2021	Receipt	PL77821	490.07		57,744.88
01/01/2021	Travis Hime	January 2021	Receipt	PL000032	100.00		57,844.88
01/01/2021	Travis Hime	Prepaid Any	Receipt	PL000032	588.93		58,433.81
01/01/2021	Lixing Chu	January 2021	Receipt	PL008640	702.40		59,136.21
01/03/2021	Michael D'Andrea	January 2021	eCheck receipt	BCC3-9AA0	490.07		59,626.28
01/05/2021	Safeguard Realty Mgmt Inc	3/2019	Check	832		700.00	58,926.28
01/05/2021	Safeguard Realty Mgmt Inc		Check	833		640.00	58,286.28
01/05/2021	Safeguard Realty Mgmt Inc		Check	833		20.00	58,266.28
01/05/2021	Safeguard Realty Mgmt Inc		Check	833		49.27	58,217.01
01/05/2021	Safeguard Realty Mgmt Inc		Check	833		500.00	57,717.01
01/05/2021	Safeguard Realty Mgmt Inc		Check	833		20.00	57,697.01
01/05/2021	Safeguard Realty Mgmt Inc		Check	833		41.25	57,655.76
01/05/2021	Safeguard Realty Mgmt Inc		Check	834		31.98	57,623.78
01/06/2021	Nikolay Dimov	January 2021	eCheck receipt	088E-0790	488.15		58,111.93
01/06/2021	Linda Carroll	December 2020	Receipt	548	490.07		58,602.00
01/06/2021	Linda Carroll, William Riley	December 2020	Receipt	2202	2,088.59		60,690.59
01/06/2021	Daniel Chalk	Prepaid Any	Receipt	7439673	488.15		61,178.74
01/07/2021	Emmanuel Cornet	January 2021	Reversed eCheck receipt	B941-B1E0	488.15		61,666.89
01/08/2021	Michael D'Andrea		Check	835		3,919.50	57,747.39
01/11/2021	Emmanuel Cornet	NSF reversal receipt for Reference #B941-B1E0	Reverse Receipt			488.15	57,259.24
01/12/2021	New York Heating Corp		Reverse Check	830	387.20		57,646.44
01/13/2021	Emmanuel Cornet	January 2021	eCheck receipt	9C88-CAD0	488.15		58,134.59
01/20/2021	Bank Direct Capital Finance		Check	836		363.08	57,771.51
01/26/2021	IJP Construction Corp		Check	837		1,198.63	56,572.88
01/26/2021	IPFS Corporation		Check	838		833.98	55,738.90

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
01/31/2021		Bank Fee	JE	1475		3.00	55,735.90
Net Change							-1,518.91
					7,289.93	8,808.84	55,735.90
1335-0000 - Utility Deposit							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - Funds to/from Manager							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1840-2019 - Improvements - 2019							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
1840-2020 - Improvements - 2020							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
2220-0000 - Prepaid Rent / Charges							
Starting Balance							-585.66
01/01/2021	Daniel Chalk		Receipt		488.15		-97.51
01/01/2021	Travis Hime		Receipt		588.93		491.42
01/01/2021	Travis Hime	Prepaid Any	Receipt	PL000032		588.93	-97.51
01/06/2021	Daniel Chalk	Prepaid Any	Receipt	7439673		488.15	-585.66
Net Change							0.00
					1,077.08	1,077.08	-585.66

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
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
4410-0100 - Common Area Maintenance Chgs							
Starting Balance							0.00
01/01/2021	Daniel Chalk		Receipt			488.15	-488.15
01/01/2021	Travis Hime		Receipt			588.93	-1,077.08
01/01/2021	TLH LLC	January 2021	Receipt	PL77821		490.07	-1,567.15
01/01/2021	Travis Hime	January 2021	Receipt	PL000032		100.00	-1,667.15
01/01/2021	Lixing Chu	January 2021	Receipt	PL008640		702.40	-2,369.55
01/03/2021	Michael D'Andrea	January 2021	eCheck receipt	BCC3-9AA0		490.07	-2,859.62
01/06/2021	Nikolay Dimov	January 2021	eCheck receipt	088E-0790		488.15	-3,347.77
01/06/2021	Linda Carroll	December 2020	Receipt	548		490.07	-3,837.84
01/06/2021	Linda Carroll, William Riley	December 2020	Receipt	2202		2,088.59	-5,926.43
01/07/2021	Emmanuel Cornet	January 2021	Reversed eCheck receipt	B941-B1E0		488.15	-6,414.58
01/11/2021	Emmanuel Cornet	NSF reversal receipt for Reference #B941-B1E0	Reverse Receipt		488.15		-5,926.43

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
01/13/2021	Emmanuel Cornet	January 2021	eCheck receipt	9C88-CAD0		488.15	-6,414.58
Net Change							-6,414.58
					488.15	6,902.73	-6,414.58
5300-1000 - R&M - Plumbing/Heating							
Starting Balance							0.00
01/12/2021	New York Heating Corp		Reverse Check	830		387.20	-387.20
Net Change							-387.20
					0.00	387.20	-387.20
5490-0000 - R&M - Other							
Starting Balance							0.00
01/08/2021	Michael D'Andrea		Check	835	3,919.50		3,919.50
01/26/2021	IJP Construction Corp		Check	837	1,198.63		5,118.13
Net Change							5,118.13
					5,118.13	0.00	5,118.13
6300-1010 - Insurance - Package							
Starting Balance							0.00
01/20/2021	Bank Direct Capital Finance		Check	836	363.08		363.08
01/26/2021	IPFS Corporation		Check	838	833.98		1,197.06
Net Change							1,197.06
					1,197.06	0.00	1,197.06
6300-4000 - Insurance - Worker's Comp							
Starting Balance							0.00
01/05/2021	Safeguard Realty Mgmt Inc		Check	834	31.98		31.98
Net Change							31.98
					31.98	0.00	31.98
6600-0000 - Management Fees							
Starting Balance							0.00
01/05/2021	Safeguard Realty Mgmt Inc	3/2019	Check	832	700.00		700.00
Net Change							700.00
					700.00	0.00	700.00

Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
7000-1200 - Payroll Oper - Bonus							
Starting Balance							0.00
01/05/2021	Safeguard Realty Mgmt Inc		Check	833	640.00		640.00
Net Change							640.00
					640.00	0.00	640.00
7000-1400 - Payroll Oper - Porter							
Starting Balance							0.00
01/05/2021	Safeguard Realty Mgmt Inc		Check	833	500.00		500.00
Net Change							500.00
					500.00	0.00	500.00
7200-0000 - Payroll Proc Fees							
Starting Balance							0.00
01/05/2021	Safeguard Realty Mgmt Inc		Check	833	20.00		20.00
01/05/2021	Safeguard Realty Mgmt Inc		Check	833	20.00		40.00
Net Change							40.00
					40.00	0.00	40.00
7300-0000 - Payroll Taxes							
Starting Balance							0.00
01/05/2021	Safeguard Realty Mgmt Inc		Check	833	49.27		49.27
01/05/2021	Safeguard Realty Mgmt Inc		Check	833	41.25		90.52
Net Change							90.52
					90.52	0.00	90.52
8320-0000 - Bank Charges							
Starting Balance							0.00
01/31/2021	Bank Fee		JE	1475	3.00		3.00
Net Change							3.00
					3.00	0.00	3.00
Total					17,175.85	17,175.85	143,468.43

Trial Balance

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

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

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	57,254.81		1,518.91	55,735.90
1335-0000: Utility Deposit	230.00			230.00
1455-0000: Funds to/from Manager	3,000.00			3,000.00
1840-2019: Improvements - 2019	90,093.00			90,093.00
1840-2020: Improvements - 2020	12,507.00			12,507.00
2220-0000: Prepaid Rent / Charges	-585.66			-585.66
2300-2000: Unit Owner Move-In /Out Deposit	-1,250.00			-1,250.00
2480-0000: Other Liabilities	1,188.00			1,188.00
2540-3000: Funding of Prop Mgmt	-9,925.42			-9,925.42
3045-0000: Retained Earnings	-9,043.30			-9,043.30
4410-0100: Common Area Maintenance Chgs	0.00		6,414.58	-6,414.58
5300-1000: R&M - Plumbing/Heating	0.00		387.20	-387.20
5490-0000: R&M - Other	0.00	5,118.13		5,118.13
6300-1010: Insurance - Package	0.00	1,197.06		1,197.06
6300-4000: Insurance - Worker's Comp	0.00	31.98		31.98
6600-0000: Management Fees	0.00	700.00		700.00
7000-1200: Payroll Oper - Bonus	0.00	640.00		640.00
7000-1400: Payroll Oper - Porter	0.00	500.00		500.00
7200-0000: Payroll Proc Fees	0.00	40.00		40.00
7300-0000: Payroll Taxes	0.00	90.52		90.52
8320-0000: Bank Charges	0.00	3.00		3.00
Calculated Prior Years Retained Earnings	-143,468.43			-143,468.43
Total	0.00	8,320.69	8,320.69	0.00