

## Income Statement

Safeguard Realty Management Inc

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

As of: Mar 2021

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Common Area Maintenance Chgs	3,835.92	100.00	19,243.74	100.00
Special Assessment Income	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>3,835.92</b>	<b>100.00</b>	<b>19,243.74</b>	<b>100.00</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	748.15	19.50	748.15	3.89
Electric Exp - Common Areas	326.86	8.52	326.86	1.70
<b>Total Utilities Expense</b>	<b>1,075.01</b>	<b>28.02</b>	<b>1,075.01</b>	<b>5.59</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Plumbing/Heating	1,350.00	35.19	962.80	5.00
R&M - Elevator	952.66	24.84	8,870.12	46.09
R&M - Heating Equipment	1,350.00	35.19	15,051.47	78.21
R&M - Pest Control	0.00	0.00	0.00	0.00
R&M - Other	0.00	0.00	5,118.13	26.60
<b>Total Repairs &amp; Maintenance Exp</b>	<b>3,652.66</b>	<b>95.22</b>	<b>30,002.52</b>	<b>155.91</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	0.00	294.38	1.53
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>294.38</b>	<b>1.53</b>
<b>Services Contracts</b>				
Service - Pest Control	0.00	0.00	0.00	0.00
Service - Elevator Inspection	0.00	0.00	618.20	3.21
<b>Total Services Contracts</b>	<b>0.00</b>	<b>0.00</b>	<b>618.20</b>	<b>3.21</b>
<b>Real Estate Taxes</b>				
Real Estate Taxes - Property	0.00	0.00	0.00	0.00
<b>Total Real Estate Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Insurance</b>				
Insurance - Package	1,793.80	46.76	3,353.94	17.43
Insurance - D & O	129.00	3.36	129.00	0.67
Insurance - Worker's Comp	0.00	0.00	31.98	0.17

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Total Insurance</b>	<b>1,922.80</b>	<b>50.13</b>	<b>3,514.92</b>	<b>18.27</b>
Management Fees	700.00	18.25	2,100.00	10.91
Legal Fees	0.00	0.00	0.00	0.00
Accounting Expense	2,600.00	67.78	2,600.00	13.51
Consulting Fees	0.00	0.00	36.80	0.19
<b>Payroll Operations Expenses</b>				
Payroll Oper - Bonus	0.00	0.00	640.00	3.33
Payroll Oper - Porter	500.00	13.03	1,500.00	7.79
<b>Total Payroll Operations Expenses</b>	<b>500.00</b>	<b>13.03</b>	<b>2,140.00</b>	<b>11.12</b>
Payroll Proc Fees	20.00	0.52	80.00	0.42
Payroll Taxes	41.25	1.08	173.02	0.90
<b>Admin &amp; Office Exps</b>				
Telephone & Mobile - Office	0.00	0.00	0.00	0.00
<b>Total Admin &amp; Office Exps</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Bank Charges	6.00	0.16	12.00	0.06
<b>Licenses/Permits/Fees</b>				
Violations & Fees	206.55	5.38	206.55	1.07
Registration Fees	13.00	0.34	13.00	0.07
<b>Total Licenses/Permits/Fees</b>	<b>219.55</b>	<b>5.72</b>	<b>219.55</b>	<b>1.14</b>
Income Tax Expense	0.00	0.00	0.00	0.00
Tax Filing Expense	39.00	1.02	39.00	0.20
<b>Total Operating Expense</b>	<b>10,776.27</b>	<b>280.93</b>	<b>42,905.40</b>	<b>222.96</b>
<b>NOI - Net Operating Income</b>	<b>-6,940.35</b>	<b>-180.93</b>	<b>-23,661.66</b>	<b>-122.96</b>
Total Income	3,835.92	100.00	19,243.74	100.00
Total Expense	10,776.27	280.93	42,905.40	222.96
<b>Net Income</b>	<b>-6,940.35</b>	<b>-180.93</b>	<b>-23,661.66</b>	<b>-122.96</b>

## Income Statement - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Mar 2021

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Mar 2021	Total
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	19,243.74
<b>Total Operating Income</b>	<b>6,414.58</b>	<b>8,993.24</b>	<b>3,835.92</b>	<b>19,243.74</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	0.00	0.00	748.15	748.15
Electric Exp - Common Areas	0.00	0.00	326.86	326.86
<b>Total Utilities Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>1,075.01</b>	<b>1,075.01</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Plumbing/Heating	-387.20	0.00	1,350.00	962.80
R&M - Elevator	0.00	7,917.46	952.66	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	15,051.47
R&M - Other	5,118.13	0.00	0.00	5,118.13
<b>Total Repairs &amp; Maintenance Exp</b>	<b>4,730.93</b>	<b>21,618.93</b>	<b>3,652.66</b>	<b>30,002.52</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	294.38	0.00	294.38
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>294.38</b>	<b>0.00</b>	<b>294.38</b>
<b>Services Contracts</b>				
Service - Elevator Inspection	0.00	618.20	0.00	618.20
<b>Total Services Contracts</b>	<b>0.00</b>	<b>618.20</b>	<b>0.00</b>	<b>618.20</b>
<b>Insurance</b>				
Insurance - Package	1,197.06	363.08	1,793.80	3,353.94
Insurance - D & O	0.00	0.00	129.00	129.00
Insurance - Worker's Comp	31.98	0.00	0.00	31.98
<b>Total Insurance</b>	<b>1,229.04</b>	<b>363.08</b>	<b>1,922.80</b>	<b>3,514.92</b>
Management Fees	700.00	700.00	700.00	2,100.00
Accounting Expense	0.00	0.00	2,600.00	2,600.00
Consulting Fees	0.00	36.80	0.00	36.80
<b>Payroll Operations Expenses</b>				
Payroll Oper - Bonus	640.00	0.00	0.00	640.00

## Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Total
Payroll Oper - Porter	500.00	500.00	500.00	1,500.00
<b>Total Payroll Operations Expenses</b>	<b>1,140.00</b>	<b>500.00</b>	<b>500.00</b>	<b>2,140.00</b>
Payroll Proc Fees	40.00	20.00	20.00	80.00
Payroll Taxes	90.52	41.25	41.25	173.02
Bank Charges	3.00	3.00	6.00	12.00
<b>Licenses/Permits/Fees</b>				
Violations & Fees	0.00	0.00	206.55	206.55
Registration Fees	0.00	0.00	13.00	13.00
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>219.55</b>	<b>219.55</b>
Tax Filing Expense	0.00	0.00	39.00	39.00
<b>Total Operating Expense</b>	<b>7,933.49</b>	<b>24,195.64</b>	<b>10,776.27</b>	<b>42,905.40</b>
<b>NOI - Net Operating Income</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-23,661.66</b>
Total Income	6,414.58	8,993.24	3,835.92	19,243.74
Total Expense	7,933.49	24,195.64	10,776.27	42,905.40
Net Income	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-23,661.66</b>

## Balance Sheet

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

As of: 03/31/2021

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Acct	33,562.55
<b>Total Cash</b>	<b>33,562.55</b>
Utility Deposit	230.00
Funds to/from Manager	3,000.00
<b>Construction In Progress</b>	
CIP - DOB Filing Fees	30.60
<b>Total Construction In Progress</b>	<b>30.60</b>
Improvements - 2019	90,093.00
Improvements - 2020	12,507.00
<b>TOTAL ASSETS</b>	<b>139,423.15</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
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
<b>Total Liabilities</b>	<b>10,573.08</b>
<b>Capital</b>	
Retained Earnings	9,043.30
Calculated Retained Earnings	-23,661.66
Calculated Prior Years Retained Earnings	143,468.43
<b>Total Capital</b>	<b>128,850.07</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>139,423.15</b>

## Cash Flow - 12 Month

Safeguard Realty Management Inc

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

Period Range: Jan 2021 to Mar 2021

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Mar 2021	Total
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Common Area Maintenance Chgs	6,414.58	8,993.24	3,835.92	19,243.74
<b>Total Operating Income</b>	<b>6,414.58</b>	<b>8,993.24</b>	<b>3,835.92</b>	<b>19,243.74</b>
<b>Expense</b>				
<b>Utilities Expense</b>				
Gas Exp - Common Areas	0.00	0.00	748.15	748.15
Electric Exp - Common Areas	0.00	0.00	326.86	326.86
<b>Total Utilities Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>1,075.01</b>	<b>1,075.01</b>
<b>Repairs &amp; Maintenance Exp</b>				
R&M - Plumbing/Heating	-387.20	0.00	1,350.00	962.80
R&M - Elevator	0.00	7,917.46	952.66	8,870.12
R&M - Heating Equipment	0.00	13,701.47	1,350.00	15,051.47
R&M - Other	5,118.13	0.00	0.00	5,118.13
<b>Total Repairs &amp; Maintenance Exp</b>	<b>4,730.93</b>	<b>21,618.93</b>	<b>3,652.66</b>	<b>30,002.52</b>
<b>Maintenance Contracts</b>				
Maintenance - Elevator	0.00	294.38	0.00	294.38
<b>Total Maintenance Contracts</b>	<b>0.00</b>	<b>294.38</b>	<b>0.00</b>	<b>294.38</b>
<b>Services Contracts</b>				
Service - Elevator Inspection	0.00	618.20	0.00	618.20
<b>Total Services Contracts</b>	<b>0.00</b>	<b>618.20</b>	<b>0.00</b>	<b>618.20</b>
<b>Insurance</b>				
Insurance - Package	1,197.06	363.08	1,793.80	3,353.94
Insurance - D & O	0.00	0.00	129.00	129.00
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<b>Total Insurance</b>	<b>1,229.04</b>	<b>363.08</b>	<b>1,922.80</b>	<b>3,514.92</b>
Management Fees	700.00	700.00	700.00	2,100.00
Accounting Expense	0.00	0.00	2,600.00	2,600.00
Consulting Fees	0.00	36.80	0.00	36.80
<b>Payroll Operations Expenses</b>				
Payroll Oper - Bonus	640.00	0.00	0.00	640.00

## Cash Flow - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Total
Payroll Oper - Porter	500.00	500.00	500.00	1,500.00
<b>Total Payroll Operations Expenses</b>	<b>1,140.00</b>	<b>500.00</b>	<b>500.00</b>	<b>2,140.00</b>
Payroll Proc Fees	40.00	20.00	20.00	80.00
Payroll Taxes	90.52	41.25	41.25	173.02
Bank Charges	3.00	3.00	6.00	12.00
<b>Licenses/Permits/Fees</b>				
Violations & Fees	0.00	0.00	206.55	206.55
Registration Fees	0.00	0.00	13.00	13.00
<b>Total Licenses/Permits/Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>219.55</b>	<b>219.55</b>
Tax Filing Expense	0.00	0.00	39.00	39.00
<b>Total Operating Expense</b>	<b>7,933.49</b>	<b>24,195.64</b>	<b>10,776.27</b>	<b>42,905.40</b>
<b>NOI - Net Operating Income</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-23,661.66</b>
Total Income	6,414.58	8,993.24	3,835.92	19,243.74
Total Expense	7,933.49	24,195.64	10,776.27	42,905.40
<b>Net Income</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-23,661.66</b>
<b>Cash Flow</b>	<b>-1,518.91</b>	<b>-15,202.40</b>	<b>-6,940.35</b>	<b>-23,661.66</b>
<b>Beginning Cash</b>	<b>57,254.81</b>	<b>55,735.90</b>	<b>40,533.50</b>	<b>57,254.81</b>
<b>Beginning Cash + Cash Flow</b>	<b>55,735.90</b>	<b>40,533.50</b>	<b>33,593.15</b>	<b>33,593.15</b>
<b>Actual Ending Cash</b>	<b>55,735.90</b>	<b>40,533.50</b>	<b>33,562.55</b>	<b>33,562.55</b>

## Reconciliation Report

### TD Bank

Account Name	424-Oper-3353-TD
Account Number	7920173353
Ending Statement Date	03/31/2021

### Summary

Bank Statement Starting Balance on 02/28/2021	48,465.51
Cleared Deposits and other Increases	3,835.92
Cleared Checks and other Decreases	16,232.73
Cleared ACH Batches and Reversals	0.00
Cleared Balance	36,068.70

### Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #6	03/01/2020	688.93
<b>Total</b>		<b>688.93</b>

Unreconciled Checks and other Decreases (5 Items)

Check #770 - Finance Commissioner, City of New York	01/28/2020	100.00
Check #857 - Bermack Champion	03/23/2021	129.00
Check #858 - Hal Model CPA PA	03/30/2021	2,600.00
Check #859 - Bank Direct Capital Finance	03/30/2021	363.08
Journal Entry - Bank Fee	03/31/2021	3.00
<b>Total</b>		<b>3,195.08</b>

Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

<b>Total</b>	<b>0.00</b>
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

<b>Total</b>	<b>0.00</b>
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

<b>Total</b>	<b>0.00</b>
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### Cash Accounts



1000-0000: Operating Acct	33,562.55
1140-0000: Security Deposit	0.00
<b>Total Cash Balance</b>	<b>33,562.55</b>
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	3,195.08
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
<b>Adjusted Cash Balance</b>	<b>36,068.70</b>
Bank Statement Balance on 03/31/2021	36,068.70
	In Balance

## Cash Journal - Income Register Report

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

**Date Range:** 03/01/2021 to 03/31/2021

**Exclude Suppressed Fees:** No

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
<b>Operating Income &amp; Expense</b>							
<b>Income</b>							
<b>Common Area Maintenance Chgs</b>							
	03/01/2021	Daniel Chalk	4A	Receipt	488.15		
	03/01/2021	Emmanuel Cornet	5A	eCheck receipt	488.15	D0CD-E160	March 2021
	03/01/2021	Lixing Chu	6B	Receipt	702.40	PL16529	March 2021
	03/01/2021	TLH LLC	4B	Receipt	490.07	PL01698	March 2021
	03/01/2021	Travis Hime	6A	Receipt	588.93		
	03/01/2021	Travis Hime	6A	Receipt	100.00	PL12503	March 2021
	03/03/2021	Michael D'Andrea	5B	eCheck receipt	490.07	E6DA-3630	March 2021
	03/06/2021	Nikolay Dimov	3A	eCheck receipt	488.15	9D5A-9E10	March 2021
<b>Total Common Area Maintenance Chgs</b>					<b>3,835.92</b>		
<b>Total Operating Income</b>					<b>3,835.92</b>		
<b>Expense</b>							
<b>Total Operating Expense</b>					<b>0.00</b>		
<b>NOI - Net Operating Income</b>							
					<b>3,835.92</b>		
Total Income					3,835.92		
Total Expense					0.00		
<b>Net Income</b>					<b>3,835.92</b>		
<b>Other Items</b>							
<b>Prepaid Rent / Charges</b>							
	03/01/2021	Travis Hime	6A	Receipt	-588.93		
	03/01/2021	Daniel Chalk	4A	Receipt	-488.15		
	03/01/2021	Travis Hime	6A	Receipt	588.93	PL12503	Prepaid Any

Cash Journal - Income Register Report

Account Name	Date	Payee / Payer	Unit	Type	Amount	Reference #	Description
	03/10/2021	Daniel Chalk	4A	Receipt	488.15	5399395	Prepaid Any
Total Prepaid Rent / Charges					0.00		
Net Other Items					0.00		
Cash Flow					3,835.92		

## Detailed Rent Roll - Monthly Activity

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

**Tenant Status:** Current

**Date Range:** 03/01/2021 to 03/31/2021

Account Name	Last Receipt Date	Beginning Balance	Charges	Payments	Ending Balance
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 3A - Nikolay Dimov</b>					
Common Area Maintenance Chgs	03/06/2021	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4A - Daniel Chalk</b>					
Common Area Maintenance Chgs	03/01/2021	0.00	488.15	-488.15	0.00
Prepaid Rent / Charges	03/10/2021	-488.15	0.00	0.00	-488.15
		<b>-488.15</b>	<b>488.15</b>	<b>-488.15</b>	<b>-488.15</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 4B - TLH LLC</b>					
Common Area Maintenance Chgs	03/01/2021	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5A - Emmanuel Cornet</b>					
Common Area Maintenance Chgs	03/01/2021	0.00	488.15	-488.15	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 5B - D'Andrea, Michael</b>					
Common Area Maintenance Chgs	03/03/2021	0.00	490.07	-490.07	0.00
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6A - Travis Hime</b>					
Common Area Maintenance Chgs	03/01/2021	0.00	688.93	-688.93	0.00
Prepaid Rent / Charges	03/01/2021	-588.93	0.00	0.00	-588.93
		<b>-588.93</b>	<b>688.93</b>	<b>-688.93</b>	<b>-588.93</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit 6B - Lixing Chu</b>					
Common Area Maintenance Chgs	03/01/2021	0.00	702.40	-702.40	0.00
Reimbursed Exp - Income		200.00	0.00	0.00	200.00
		<b>200.00</b>	<b>702.40</b>	<b>-702.40</b>	<b>200.00</b>
<b>424 West 49th Street - 424 West 49th Street New York, NY 10019 - Unit COMM - Linda Carroll, William Riley</b>					
Common Area Maintenance Chgs	02/23/2021	0.00	2,088.59	0.00	2,088.59
<b>Total</b>		<b>-877.08</b>	<b>5,924.51</b>	<b>-3,835.92</b>	<b>1,211.51</b>

## Deposit Register - Operating

Date Range: 03/01/2021 to 03/31/2021

Bank Accounts: 424-Oper-3353-TD

Deposit Number	Date	Unit	Payer	Type	Reference	Description	Deposit Amount	Receipt Amount
424-Oper-3353-TD								
3	03/01/2021						1,881.40	
	03/01/2021	4B	TLH LLC		PL01698			490.07
	03/01/2021	6A	Travis Hime		PL12503			688.93
	03/01/2021	6B	Lixing Chu		PL16529			702.40
Automatic ACH Deposit	03/02/2021						488.15	
	03/01/2021	5A	Emmanuel Cornet	ACH	D0CD-E160			488.15
Automatic ACH Deposit	03/04/2021						490.07	
	03/03/2021	5B	D'Andrea, Michael	ACH	E6DA-3630			490.07
Automatic ACH Deposit	03/09/2021						488.15	
	03/06/2021	3A	Nikolay Dimov	ACH	9D5A-9E10			488.15
1	03/15/2021						488.15	
	03/10/2021	4A	Daniel Chalk		5399395			488.15
							3,835.92	
Total							3,835.92	

## Check Register Monthly Detail (by Date)

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

**Date Range:** 03/01/2021 to 03/31/2021

**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
4235026	03/23/2021	Con Edison	1,075.01					
						5120-3000	Electric Exp - Common Areas	326.86
						5100-2000	Gas Exp - Common Areas	748.15
851	03/03/2021	Safeguard Realty Mgmt Inc	700.00					
				3/2019		6600-0000	Management Fees	700.00
852	03/04/2021	New York Heating Corp	1,350.00					
						5475-1000	R&M - Heating Equipment	1,350.00
853	03/09/2021	Safeguard Realty Mgmt Inc	561.25					
				424202103PR		7000-1400	Payroll Oper - Porter	500.00
				424202103PR		7200-0000	Payroll Proc Fees	20.00
				424202103PR		7300-0000	Payroll Taxes	41.25
854	03/09/2021	Bermack Champion	1,430.72					
				14903757	Down Payment	6300-1010	Insurance - Package	1,430.72
855	03/19/2021	Midtown Elevator Co. Inc.	952.66					
				79805		5415-1000	R&M - Elevator	952.66
856	03/19/2021	New York Heating Corp	1,380.60					
				80829		1660-0011	CIP - DOB Filing Fees	30.60
				80853		5300-1000	R&M - Plumbing/Heating	1,350.00
857	03/23/2021	Bermack Champion	129.00					
				2021.0323		6300-1040	Insurance - D & O	129.00
858	03/30/2021	Hal Model CPA PA	2,600.00					
						6700-8000	Accounting Expense	2,600.00
859	03/30/2021	Bank Direct Capital Finance	363.08					
				862521		6300-1010	Insurance - Package	363.08
DD03042021	03/04/2021	NYC Dept of Finance	25.00					
				2021.0304-424		9600-5000	Tax Filing Expense	25.00

## Check Register Monthly Detail (by Date)

Check #	Check Date	Payee Name	Payment Amount	Bill Reference #	Description	GL Account #	GL Account Name	Amount
DD03052021	03/05/2021	New York State Department of Taxation and Finance	14.00					
				2021.0305		9600-5000	Tax Filing Expense	14.00
DD0318021018	03/18/2021	NYC Department of Finance	13.00					
						8360-8000	Registration Fees	13.00
DD03182021	03/18/2021	NYC Department of Finance	100.00					
				E046945253H		8360-7000	Violations & Fees	100.00
DD03242021	03/24/2021	NYC Department of Finance	106.55					
				2021.0324		8360-7000	Violations & Fees	106.55
<b>Total</b>			<b>10,800.87</b>					

## Expense Distribution Summary

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

**Date Range:** 03/01/2021 to 03/31/2021 (Last Month)

GL Account	Debit	Credit
1000-0000: Operating Acct		10,806.87
1335-0000: Utility Deposit		
1455-0000: Funds to/from Manager		
1660-0011: CIP - DOB Filing Fees	30.60	
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	748.15	
5120-3000: Electric Exp - Common Areas	326.86	
5300-1000: R&M - Plumbing/Heating	1,350.00	
5415-1000: R&M - Elevator	952.66	
5475-1000: R&M - Heating Equipment	1,350.00	
5490-0000: R&M - Other		
5601-0000: Maintenance - Elevator		
5711-0000: Service - Elevator Inspection		
6300-1010: Insurance - Package	1,793.80	
6300-1040: Insurance - D & O	129.00	
6300-4000: Insurance - Worker's Comp		
6600-0000: Management Fees	700.00	
6700-8000: Accounting Expense	2,600.00	
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	6.00	
8360-7000: Violations & Fees	206.55	
8360-8000: Registration Fees	13.00	
9600-5000: Tax Filing Expense	39.00	
Calculated Prior Years Retained Earnings		



Expense Distribution Summary

GL Account	Debit	Credit
Total	10,806.87	10,806.87

## 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:** 03/01/2021 to 03/31/2021

**Show Reversed Transactions:** No

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>1000-0000 - Operating Acct</b>							
Starting Balance							40,533.50
03/01/2021	Emmanuel Cornet	March 2021	eCheck receipt	D0CD-E160	488.15		41,021.65
03/01/2021	TLH LLC	March 2021	Receipt	PL01698	490.07		41,511.72
03/01/2021	Travis Hime	March 2021	Receipt	PL12503	100.00		41,611.72
03/01/2021	Travis Hime	Prepaid Any	Receipt	PL12503	588.93		42,200.65
03/01/2021	Lixing Chu	March 2021	Receipt	PL16529	702.40		42,903.05
03/03/2021	Michael D'Andrea	March 2021	eCheck receipt	E6DA-3630	490.07		43,393.12
03/03/2021	Safeguard Realty Mgmt Inc	3/2019	Check	851		700.00	42,693.12
03/04/2021	New York Heating Corp		Check	852		1,350.00	41,343.12
03/04/2021	NYC Dept of Finance		Payment	DD03042021		25.00	41,318.12
03/05/2021	New York State Department of Taxation and Finance		Payment	DD03052021		14.00	41,304.12
03/06/2021	Nikolay Dimov	March 2021	eCheck receipt	9D5A-9E10	488.15		41,792.27
03/09/2021	Safeguard Realty Mgmt Inc		Check	853		500.00	41,292.27
03/09/2021	Safeguard Realty Mgmt Inc		Check	853		20.00	41,272.27
03/09/2021	Safeguard Realty Mgmt Inc		Check	853		41.25	41,231.02
03/09/2021	Bermack Champion		Check	854		1,430.72	39,800.30
03/10/2021	Daniel Chalk	Prepaid Any	Receipt	5399395	488.15		40,288.45
03/18/2021	NYC Department of Finance		Payment	DD0318021018		13.00	40,275.45
03/18/2021	NYC Department of Finance		Payment	DD03182021		100.00	40,175.45
03/19/2021	Midtown Elevator Co. Inc.		Check	855		952.66	39,222.79
03/19/2021	New York Heating Corp		Check	856		30.60	39,192.19
03/19/2021	New York Heating Corp		Check	856		1,350.00	37,842.19
03/23/2021	Bermack Champion		Check	857		129.00	37,713.19
03/23/2021	Con Edison		Payment	4235026		326.86	37,386.33
03/23/2021	Con Edison		Payment	4235026		748.15	36,638.18
03/24/2021	NYC Department of Finance		Payment	DD03242021		106.55	36,531.63
03/30/2021	Hal Model CPA PA		Check	858		2,600.00	33,931.63

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
03/30/2021	Bank Direct Capital Finance		Check	859		363.08	33,568.55
03/31/2021		Bank Fee	JE	1633		3.00	33,565.55
03/31/2021		Bank Fee	JE	1634		3.00	33,562.55
Net Change							-6,970.95
					3,835.92	10,806.87	33,562.55
<b>1335-0000 - Utility Deposit</b>							
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
<b>1455-0000 - Funds to/from Manager</b>							
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
<b>1660-0011 - CIP - DOB Filing Fees</b>							
Starting Balance							0.00
03/19/2021	New York Heating Corp		Check	856	30.60		30.60
Net Change							30.60
					30.60	0.00	30.60
<b>1840-2019 - Improvements - 2019</b>							
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
<b>1840-2020 - Improvements - 2020</b>							
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00
<b>2220-0000 - Prepaid Rent / Charges</b>							
Starting Balance							-585.66
03/01/2021	Daniel Chalk		Receipt		488.15		-97.51

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
03/01/2021	Travis Hime		Receipt		588.93		491.42
03/01/2021	Travis Hime	Prepaid Any	Receipt	PL12503		588.93	-97.51
03/10/2021	Daniel Chalk	Prepaid Any	Receipt	5399395		488.15	-585.66
Net Change							0.00
					1,077.08	1,077.08	-585.66
<b>2300-2000 - Unit Owner Move-In /Out Deposit</b>							
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
<b>2480-0000 - Other Liabilities</b>							
Starting Balance							1,188.00
Net Change							0.00
					0.00	0.00	1,188.00
<b>2540-3000 - Funding of Prop Mgmt</b>							
Starting Balance							-9,925.42
Net Change							0.00
					0.00	0.00	-9,925.42
<b>3045-0000 - Retained Earnings</b>							
Starting Balance							-9,043.30
Net Change							0.00
					0.00	0.00	-9,043.30
<b>4410-0100 - Common Area Maintenance Chgs</b>							
Starting Balance							-15,407.82
03/01/2021	Daniel Chalk		Receipt			488.15	-15,895.97
03/01/2021	Travis Hime		Receipt			588.93	-16,484.90
03/01/2021	Emmanuel Cornet	March 2021	eCheck receipt	D0CD-E160		488.15	-16,973.05
03/01/2021	TLH LLC	March 2021	Receipt	PL01698		490.07	-17,463.12
03/01/2021	Travis Hime	March 2021	Receipt	PL12503		100.00	-17,563.12
03/01/2021	Lixing Chu	March 2021	Receipt	PL16529		702.40	-18,265.52
03/03/2021	Michael D'Andrea	March 2021	eCheck receipt	E6DA-3630		490.07	-18,755.59

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
03/06/2021	Nikolay Dimov	March 2021	eCheck receipt	9D5A-9E10		488.15	-19,243.74
Net Change							-3,835.92
					0.00	3,835.92	-19,243.74
<b>5100-2000 - Gas Exp - Common Areas</b>							
Starting Balance							0.00
03/23/2021	Con Edison		Payment	4235026	748.15		748.15
Net Change							748.15
					748.15	0.00	748.15
<b>5120-3000 - Electric Exp - Common Areas</b>							
Starting Balance							0.00
03/23/2021	Con Edison		Payment	4235026	326.86		326.86
Net Change							326.86
					326.86	0.00	326.86
<b>5300-1000 - R&amp;M - Plumbing/Heating</b>							
Starting Balance							-387.20
03/19/2021	New York Heating Corp		Check	856	1,350.00		962.80
Net Change							1,350.00
					1,350.00	0.00	962.80
<b>5415-1000 - R&amp;M - Elevator</b>							
Starting Balance							7,917.46
03/19/2021	Midtown Elevator Co. Inc.		Check	855	952.66		8,870.12
Net Change							952.66
					952.66	0.00	8,870.12
<b>5475-1000 - R&amp;M - Heating Equipment</b>							
Starting Balance							13,701.47
03/04/2021	New York Heating Corp		Check	852	1,350.00		15,051.47
Net Change							1,350.00
					1,350.00	0.00	15,051.47

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>5490-0000 - R&amp;M - Other</b>							
Starting Balance							5,118.13
Net Change							0.00
					0.00	0.00	5,118.13
<b>5601-0000 - Maintenance - Elevator</b>							
Starting Balance							294.38
Net Change							0.00
					0.00	0.00	294.38
<b>5711-0000 - Service - Elevator Inspection</b>							
Starting Balance							618.20
Net Change							0.00
					0.00	0.00	618.20
<b>6300-1010 - Insurance - Package</b>							
Starting Balance							1,560.14
03/09/2021	Bermack Champion		Check	854	1,430.72		2,990.86
03/30/2021	Bank Direct Capital Finance		Check	859	363.08		3,353.94
Net Change							1,793.80
					1,793.80	0.00	3,353.94
<b>6300-1040 - Insurance - D &amp; O</b>							
Starting Balance							0.00
03/23/2021	Bermack Champion		Check	857	129.00		129.00
Net Change							129.00
					129.00	0.00	129.00
<b>6300-4000 - Insurance - Worker's Comp</b>							
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
<b>6600-0000 - Management Fees</b>							
Starting Balance							1,400.00
03/03/2021	Safeguard Realty Mgmt Inc	3/2019	Check	851	700.00		2,100.00
Net Change							700.00
					<b>700.00</b>	<b>0.00</b>	<b>2,100.00</b>
<b>6700-8000 - Accounting Expense</b>							
Starting Balance							0.00
03/30/2021	Hal Model CPA PA		Check	858	2,600.00		2,600.00
Net Change							2,600.00
					<b>2,600.00</b>	<b>0.00</b>	<b>2,600.00</b>
<b>6710-0000 - Consulting Fees</b>							
Starting Balance							36.80
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>36.80</b>
<b>7000-1200 - Payroll Oper - Bonus</b>							
Starting Balance							640.00
Net Change							0.00
					<b>0.00</b>	<b>0.00</b>	<b>640.00</b>
<b>7000-1400 - Payroll Oper - Porter</b>							
Starting Balance							1,000.00
03/09/2021	Safeguard Realty Mgmt Inc		Check	853	500.00		1,500.00
Net Change							500.00
					<b>500.00</b>	<b>0.00</b>	<b>1,500.00</b>
<b>7200-0000 - Payroll Proc Fees</b>							
Starting Balance							60.00
03/09/2021	Safeguard Realty Mgmt Inc		Check	853	20.00		80.00
Net Change							20.00
					<b>20.00</b>	<b>0.00</b>	<b>80.00</b>

## Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
<b>7300-0000 - Payroll Taxes</b>							
Starting Balance							131.77
03/09/2021	Safeguard Realty Mgmt Inc		Check	853	41.25		173.02
Net Change							41.25
					<b>41.25</b>	<b>0.00</b>	<b>173.02</b>
<b>8320-0000 - Bank Charges</b>							
Starting Balance							6.00
03/31/2021		Bank Fee	JE	1633	3.00		9.00
03/31/2021		Bank Fee	JE	1634	3.00		12.00
Net Change							6.00
					<b>6.00</b>	<b>0.00</b>	<b>12.00</b>
<b>8360-7000 - Violations &amp; Fees</b>							
Starting Balance							0.00
03/18/2021	NYC Department of Finance		Payment	DD03182021	100.00		100.00
03/24/2021	NYC Department of Finance		Payment	DD03242021	106.55		206.55
Net Change							206.55
					<b>206.55</b>	<b>0.00</b>	<b>206.55</b>
<b>8360-8000 - Registration Fees</b>							
Starting Balance							0.00
03/18/2021	NYC Department of Finance		Payment	DD0318021018	13.00		13.00
Net Change							13.00
					<b>13.00</b>	<b>0.00</b>	<b>13.00</b>
<b>9600-5000 - Tax Filing Expense</b>							
Starting Balance							0.00
03/04/2021	NYC Dept of Finance		Payment	DD03042021	25.00		25.00
03/05/2021	New York State Department of Taxation and Finance		Payment	DD03052021	14.00		39.00
Net Change							39.00
					<b>39.00</b>	<b>0.00</b>	<b>39.00</b>



Monthly General Ledger

Date	Payee / Payer	Description	Type	Reference	Debit	Credit	Balance
Total					15,719.87	15,719.87	143,468.43

## Trial Balance

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

Date Range: 03/01/2021 to 03/31/2021

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000-0000: Operating Acct	40,533.50		6,970.95	33,562.55
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	0.00	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	-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	-15,407.82		3,835.92	-19,243.74
5100-2000: Gas Exp - Common Areas	0.00	748.15		748.15
5120-3000: Electric Exp - Common Areas	0.00	326.86		326.86
5300-1000: R&M - Plumbing/Heating	-387.20	1,350.00		962.80
5415-1000: R&M - Elevator	7,917.46	952.66		8,870.12
5475-1000: R&M - Heating Equipment	13,701.47	1,350.00		15,051.47
5490-0000: R&M - Other	5,118.13			5,118.13
5601-0000: Maintenance - Elevator	294.38			294.38
5711-0000: Service - Elevator Inspection	618.20			618.20
6300-1010: Insurance - Package	1,560.14	1,793.80		3,353.94
6300-1040: Insurance - D & O	0.00	129.00		129.00
6300-4000: Insurance - Worker's Comp	31.98			31.98
6600-0000: Management Fees	1,400.00	700.00		2,100.00
6700-8000: Accounting Expense	0.00	2,600.00		2,600.00
6710-0000: Consulting Fees	36.80			36.80
7000-1200: Payroll Oper - Bonus	640.00			640.00
7000-1400: Payroll Oper - Porter	1,000.00	500.00		1,500.00
7200-0000: Payroll Proc Fees	60.00	20.00		80.00
7300-0000: Payroll Taxes	131.77	41.25		173.02
8320-0000: Bank Charges	6.00	6.00		12.00
8360-7000: Violations & Fees	0.00	206.55		206.55

### Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8360-8000: Registration Fees	0.00	13.00		13.00
9600-5000: Tax Filing Expense	0.00	39.00		39.00
Calculated Prior Years Retained Earnings	-143,468.43			-143,468.43
<b>Total</b>	<b>0.00</b>	<b>10,806.87</b>	<b>10,806.87</b>	<b>0.00</b>