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 Conrtrol	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

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 & 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

Safeguard Realty Management Inc

Reconciliation Report

TD Bank		
Account Name	424	4-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
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)		
Total		0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)		
Total		0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)		
Total		0.00
Cleared Transactions		
Cleared Deposits and other Increases (5 Items)		
Deposit #3	05/01/2021	1,881.40

	05/04/0004	490.07
Deposit #Automatic ACH Deposit	05/04/2021	100.01
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
		4,252.83
Total Cleared ACH Batches and Reversals (0 Items) Total		4,252.83
Cleared ACH Batches and Reversals (0 Items)		,
Cleared ACH Batches and Reversals (0 Items)		,
Cleared ACH Batches and Reversals (0 Items) Total		0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts		0.00 29,871.10
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct		0.00 29,871.10 0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit		0.00 29,871.10 0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance		29,871.10 0.00 29,871.10
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits		29,871.10 0.00 29,871.10 -688.93
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits Less Unreconciled Receipts Deposited after Reconciliation Period		29,871.10 0.00 29,871.10 -688.93 0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits Less Unreconciled Receipts Deposited after Reconciliation Period Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		29,871.10 0.00 29,871.10 -688.93 0.00 0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits Less Unreconciled Receipts Deposited after Reconciliation Period Less Receipts Reversed after Reconciliation Which Have Not Been Deposited Less Pending Online Receipts Which Have Not Been Deposited		29,871.10 0.00 29,871.10 -688.93 0.00 0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits Less Unreconciled Receipts Deposited after Reconciliation Period Less Receipts Reversed after Reconciliation Which Have Not Been Deposited Less Pending Online Receipts Which Have Not Been Deposited Plus Unreconciled Checks		29,871.10 0.00 29,871.10 -688.93 0.00 0.00 1,515.44
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits Less Unreconciled Receipts Deposited after Reconciliation Period Less Receipts Reversed after Reconciliation Which Have Not Been Deposited Less Pending Online Receipts Which Have Not Been Deposited Plus Unreconciled Checks Plus Unreconciled ACH Batches and Reversals		29,871.10 0.00 29,871.10 -688.93 0.00 0.00 1,515.44 0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits Less Unreconciled Receipts Deposited after Reconciliation Period Less Receipts Reversed after Reconciliation Which Have Not Been Deposited Less Pending Online Receipts Which Have Not Been Deposited Plus Unreconciled Checks Plus Unreconciled ACH Batches and Reversals Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00 29,871.10 0.00 29,871.10 -688.93 0.00 0.00 1,515.44 0.00 0.00
Cleared ACH Batches and Reversals (0 Items) Total Cash Accounts 1000-0000: Operating Acct 1140-0000: Security Deposit Total Cash Balance Less Unreconciled Deposits Less Unreconciled Receipts Deposited after Reconciliation Period Less Receipts Reversed after Reconciliation Which Have Not Been Deposited Less Pending Online Receipts Which Have Not Been Deposited Plus Unreconciled Checks Plus Unreconciled ACH Batches and Reversals Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period Plus Unreconciled Checks Voided after Reconciliation Period		0.00 29,871.10 0.00 29,871.10 -688.93 0.00 0.00 1,515.44 0.00 0.00 0.00



Classicalar (Statistical Geography (Statistical Septimation of the Company (Statistical Company)

America's Most Convenient Bank®

T STATEMENT OF ACCOUNT

AB 01 009991 10067 B 26 A

424 WEST 49TH ST CONDOMINIUM ASSOCIATION CO SAFEGUARD REALTY MANAGEMENT INC 120 W 31ST ST FL

NEW YORK NY 10001-3407

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

Primary Account #:

792-0173353

րիորիինիսիրդրիկիկիկինորհիկինին

TD Business Convenience Plus

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Account # 792-0173353

ACCOL	UNT SUMM	٩RY						
Staten	nent Balanc	e as	of 05/01					30,624.45
Р	lus	6	Deposits	and Other Credits				4,325.99
L	ess	8	Checks a	and Other Debits				4,249.83
L	ess		Service (Charges				3.00
Staten	nent Balanc	e as	of 05/31					30,697.61
ACCOL	UNT ACTIVI	ΤΥ	7					
	actions by		•					
DATE	DESCRIPTION					DEBIT	CREDIT	BALANCE
05/04	CCD DEP			ETTLEMENT 0000111868	328882		490.07	31,114.52
05/05	Check #86					700.00)	30,414.52
05/06	CCD DEP	osi	T, PAYLEA	SE.COM CREDIT 207	027427		1,179.00	31,593.52
05/06	CCD DEP	osi ⁻	Γ, PAYLEA	SE.COM CREDIT 207	302913		702.40	32,295.92
05/06	Check #86	7				444.00)	31,851.92
05/07	CCD DEP	OSI ⁻	Γ, REALTY S	ETTLEMENT 0000112360	72098		976.30	32,828.22
05/07	ACH DEBI	Т.		CK 442027149695016		426.72	2	32,401.50
05/07	Check #86	6				217.76	S	32,183.74
05/10	Check #86	9				561.25	,	31,622.49
05/13	DEPOSIT						488.15	32,110.64
05/17	CCD DEB	IT, IF	PFS800-27	77-8878 IPFSPMTNYT 4	156159	900.05	;	31,210.59
05/25				ETTLEMENT 0000113654	l46121		490.07	31,700.66
05/26	CCD DEB	IT, IF	PFS800-27	77-8878 IPFSPMTNYT 4	156159	900.05	5	30,800.61
05/27	Check #87					100.00)	30,700.61
05/28	PAPER ST	ATE	EMENT FE	Ε		3.00)	30,697.61
Check	s Paid	No. C	hecks: 5	*Indicates break in serial seque	nce or check pr	rocessed electronically a	nd listed under Electronic Pa	ayments
DATE		SER	AL 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				

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments. transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

- 1 Your ending balance shown on this statement is:
- 2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
- 3 Subtotal by adding lines 1 and 2.
- 4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
- 5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

- '
30,697.61

2 of 3

Page:

0	Totai Deposits	+
	pehesits	THE PERSON AND THE PERSON OF T

0	
Sub Total	

Ø Total	•
Withdrawals	-

Adjusted	
Balance	

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
Printered (April of State State Concession C	Market Strategy and Strategy an	A COMPANIES AND A SECURITY OF THE PARTY OF T
		
<u> </u>		
		
	<u> </u>	×****
Total Deposits		8

WITHDRAWALS NOT ON STATEMENT	DOLLARD	CENTS
	an manifest and completely and the desired	trong by manderson described and secret
	marriers inches Line surprise acceptance	Tagen - garage for the colours and a state of
	der servición de la comprese della comprese della comprese della comprese de la comprese della c	olati - Piya Montolofo Islam olog monta a
	manana araba da arab	COST # ALCOHOTO WARRANT AND
***************************************	marana ang kalanggan ang k	Constitution to the second sec
	and the state of t	
	hing the residence having backs	THE PROPERTY OF THE PROPERTY O
	man on the late of the property of the propert	CONTESTS COME AS A SHIPPING SOFT OF A

WITHOHAWALS NOT ON STATEMENT	DOLLARS	CENTS
ۇد كۈرۈرچىكىد <u>دونۇ ئەخەت دەپەر ئالۇلۇرى ئىل</u> ىۋە چەنگىلىنى بىلىدىنى ئىزىدىنى ئىزىنى ئىلىرىنى ئىلىرىنى ئىلىرىنى ئ ئالىرىنى ئالىرىنى	and the desire the principle and sept and deliver the	- And And Annual Professional Security
R. A. C.		and the second second
parteconnectors in a compa to the confidence of		
· · · · · · · · · · · · · · · · · · ·	Salvino ou manamaria como se p	70.000000000000000000000000000000000000
MAN, MANGANIAN AND A SAMENYA SA AND AND A SA AND AND AND AND AND AND AND AND AND AN		public Strike half on Wilderland programmer by semicinal account.
Энгчиллика интерфтериялитургия алмариан аркадогия арха	**************************************	- managarity dampin album Album Agricult
Total		
Withdrawals		<i>(</i>)

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or If you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04249-1377

We must hear from you no later than sixty (00) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
 The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our Investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY -- BILLING RIGHTS SUMMARY

in case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the stetement). The Average Deliy Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.





STATEMENT OF ACCOUNT

424 WEST 49TH ST CONDOMINIUM ASSOCIATION

Page: Statement Period 3 of 3

Statement Period: Cust Ref #: May 01 2021-May 31 2021 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

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

Exclude Suppressed Fees: No	D :	D /D	11. 1	-		B
Account Name	Date	Payee / Payer	Unit	Туре	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	
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	Туре	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 Str	reet 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 Str	reet 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 St	reet 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 Str	reet 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 Str	reet 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 Str	reet 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 Str	reet 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 Str	reet 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 Str	reet 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	ЗА	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

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	Туре	Reference	Debit	Credit	Balance
1000-0000 - C	Derating 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 Oc	iliciai Ecagei						
Date	Payee / Payer	Description	Туре	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 - U	tility Deposit						
Starting Balance							230.00
Net Change							0.00
					0.00	0.00	230.00
1455-0000 - F	unds to/from Manager						
Starting Balance							3,000.00
Net Change							0.00
					0.00	0.00	3,000.00
1660-0011 - C	IP - DOB Filing Fees						
Starting Balance							30.60
Net Change							0.00
					0.00	0.00	30.60
1840-2019 - In	nprovements - 2019						
Starting Balance							90,093.00
Net Change							0.00
					0.00	0.00	90,093.00
1840-2020 - In	nprovements - 2020						
Starting Balance							12,507.00
Net Change							0.00
					0.00	0.00	12,507.00

Doto							
Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	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 - 11	Jnit Owner Move-In /Out I	Denosit					
Starting Balance							-1,250.00
Net Change							0.00
					0.00	0.00	-1,250.00
2480-0000 - O	Other Liabilities						
Starting Balance							1,188.00
Nat Obassa							
Net Change							0.00
Net Change					0.00	0.00	0.00 1,188.00
	unding of Prop Mgmt				0.00	0.00	
	unding of Prop Mgmt				0.00	0.00	
2540-3000 - F Starting	unding of Prop Mgmt				0.00	0.00	1,188.00
2540-3000 - F Starting Balance	unding of Prop Mgmt				0.00	0.00	1,188.00 -9,925.42
2540-3000 - F Starting Balance Net Change	Funding of Prop Mgmt Retained Earnings						-9,925.42 0.00
2540-3000 - F Starting Balance Net Change							-9,925.42 0.00
2540-3000 - F Starting Balance Net Change 3045-0000 - R Starting							-9,925.42 0.00 -9,925.42

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
4005-0000 - E	Base Rent - Residential	,	,		1	4	
Starting Balance							0.00
05/01/2021	Edward Elles		Receipt			490.07	-490.07
Net Change							-490.07
					0.00	490.07	-490.07
Starting	Common Area Maintenance	e Chgs					-28,236.89
Balance	Devial Challe		Dessint			400.15	20.725.04
05/01/2021	Daniel Chalk		Receipt			488.15	-28,725.04
05/01/2021	Travis Hime TLH LLC	May 2004	Receipt	DI 400700		588.93	-29,313.97
05/01/2021		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 05/06/2021	Michael D'Andrea	May 2021	eCheck receipt	0869-EB10		490.07	-31,096.51 -31,584.66
05/06/2021	Nikolay Dimov Emmanuel Cornet	May 2021	eCheck receipt	577B-14E0		488.15	
	Emmanuel Cornet	May 2021	eCheck receipt	8B29-B770		488.15	-32,072.81 -3,835.92
Net Change					0.00	3,835.92	
4860-0000 - II	nsurance Claim Proceeds				0.00	3,033.32	-32,072.81
Starting Balance							-2,750.51
Net Change							0.00
					0.00	0.00	-2,750.51
5100-2000 - 6 Starting	Gas Exp - Common Areas						5,867.08
Balance							3,007.00
05/05/2021	Con Edison		Payment	4056990	44.92		5,912.00
Net Change							44.92
					44.92	0.00	5,912.00
Starting	Jtility - Electric Exp						1,121.77
Balance							
Net Change							0.00
					0.00	0.00	1,121.77

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
5120-3000 -	Electric Exp - Common Area	s	•		,	,	
Starting Balance							1,204.33
05/05/2021	Con Edison		Payment	4056990	381.80		1,586.13
Net Change							381.80
5300-1000 -	R&M - Plumbing/Heating				381.80	0.00	1,586.13
Starting Balance	ram - Frambing/Heating						2,269.30
Net Change							0.00
					0.00	0.00	2,269.30
	R&M - Elevator						
Starting Balance							8,870.12
Net Change							0.00
					0.00	0.00	8,870.12
	R&M - Heating Equipment						45.054.47
Starting Balance							15,051.47
Net Change							0.00
					0.00	0.00	15,051.47
5490-0000 - I Starting	R&M - Other						9,364.26
Balance							7,304.20
Net Change							0.00
					0.00	0.00	9,364.26
	Maintenance - Elevator						
Starting Balance							294.38
Net Change							0.00
F700 0000	Osmisa Bast Osmtad				0.00	0.00	294.38
Starting	Service - Pest Control						217.76
Carting							217.70
Balance							
Balance 05/19/2021	Castro Exterminating Inc.		Check	871	108.88		326.64

Date							
Duto	Payee / Payer	Description	Туре	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
O							1,236.40
Starting							,
Starting Balance							
							0.00
Balance					0.00	0.00	0.00 1,236.40
Balance Net Change	nsurance - Package				0.00	0.00	
Balance Net Change	nsurance - Package				0.00	0.00	
Balance Net Change 6300-1010 - In Starting	nsurance - Package IPFS of New York, LLC		Payment	DD0525114718	0.00 900.05	0.00	1,236.40
Balance Net Change 6300-1010 - In Starting Balance	-		Payment	DD0525114718		0.00	1,236.40 4,286.64
Balance Net Change 6300-1010 - II Starting Balance 05/25/2021	-		Payment	DD0525114718		0.00	1,236.40 4,286.64 5,186.69
Balance Net Change 6300-1010 - II Starting Balance 05/25/2021 Net Change	IPFS of New York, LLC		Payment	DD0525114718	900.05		1,236.40 4,286.64 5,186.69 900.05
Balance Net Change 6300-1010 - II Starting Balance 05/25/2021 Net Change	-		Payment	DD0525114718	900.05		1,236.40 4,286.64 5,186.69 900.05
Balance Net Change 6300-1010 - II Starting Balance 05/25/2021 Net Change 6300-1040 - II Starting	IPFS of New York, LLC		Payment	DD0525114718	900.05		1,236.40 4,286.64 5,186.69 900.05 5,186.69
Balance Net Change 6300-1010 - II Starting Balance 05/25/2021 Net Change 6300-1040 - II Starting Balance	IPFS of New York, LLC		Payment	DD0525114718	900.05		1,236.40 4,286.64 5,186.69 900.05 5,186.69
Balance Net Change 6300-1010 - II Starting Balance 05/25/2021 Net Change 6300-1040 - II Starting Balance Net Change	IPFS of New York, LLC		Payment	DD0525114718	900.05 900.05	0.00	1,236.40 4,286.64 5,186.69 900.05 5,186.69 129.00 0.00
Balance Net Change 6300-1010 - II Starting Balance 05/25/2021 Net Change 6300-1040 - II Starting Balance Net Change	IPFS of New York, LLC		Payment	DD0525114718	900.05 900.05	0.00	1,236.40 4,286.64 5,186.69 900.05 5,186.69 129.00 0.00 129.00
Balance Net Change 6300-1010 - In Starting Balance 05/25/2021 Net Change 6300-1040 - In Starting Balance Net Change	IPFS of New York, LLC		Payment	DD0525114718	900.05 900.05	0.00	1,236.40 4,286.64 5,186.69 900.05 5,186.69 129.00 0.00

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
	lanagement 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 - A	Accounting Expense						
Starting Balance							2,600.00
Net Change							0.00
					0.00	0.00	2,600.00
6710-0000 - C	Consulting Fees						
Starting Balance							480.80
Net Change							0.00
					0.00	0.00	480.80
7000-1200 - P	Payroll Oper - Bonus						
Starting Balance							640.00
Net Change							0.00
					0.00	0.00	640.00
7000-1400 - P	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 - P	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		120.00

Date	Payee / Payer	Description	Туре	Reference	Debit	Credit	Balance
7300-0000 - F	Payroll Taxes			,		4	
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 - E	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 - V	/iolations & 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 - F	Registration Fees						
Starting Balance							13.00
Net Change							0.00
					0.00	0.00	13.00
9600-5000 - T	ax 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	1	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

1,020,00	Total	0.00	4,325.99	4,325.99	0.00
----------	-------	------	----------	----------	------