

**Statement (12 months)**

Period = Jan 2024-Dec 2024

Book = Cash ; Tree = ysi\_is

		Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>50001</b>	<b>INCOME</b>													
<b>50010</b>	<b>RENTAL INCOME</b>													
50015	Market Rent	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	684,072.00
50030	Loss to Lease	-10,069.01	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-105,966.79
50039	Gross Potential Rent	46,936.99	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	578,105.21
50050	Vacancies	-2,697.00	-1,627.83	-1,395.00	-2,650.50	-1,627.50	0.00	0.00	-1,395.00	0.00	0.00	-418.50	-139.50	-11,950.83
50052	Down Units	-1,395.00	-1,395.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,790.00
50070	Concessions	0.00	-500.00	0.00	0.00	-2,424.62	-242.50	0.00	0.00	0.00	0.00	0.00	0.00	-3,167.12
50090	Prepaid Rent	3,409.24	-1,022.50	-750.70	-3,393.41	388.85	2,570.39	-2,604.72	3,400.14	-4,286.41	35.86	1,353.20	285.15	-614.91
50095	Delinquent Rent	2,215.69	-82.59	-15.39	-860.45	-715.26	-1,344.27	1,847.57	-603.75	2,050.32	344.69	-1,174.72	79.84	1,741.68
50150	Rent Adjustment	1,746.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,746.81
<b>50199</b>	<b>NET RENTAL INCOME</b>	<b>50,216.73</b>	<b>43,660.10</b>	<b>46,126.93</b>	<b>41,383.66</b>	<b>43,909.49</b>	<b>49,271.64</b>	<b>47,530.87</b>	<b>49,689.41</b>	<b>46,051.93</b>	<b>48,668.57</b>	<b>48,048.00</b>	<b>48,513.51</b>	<b>563,070.84</b>
53070	Late Charges	252.32	308.63	139.06	3.22	78.56	132.28	214.45	83.26	175.48	404.04	275.76	487.94	2,555.00
53090	Miscellaneous Income	0.00	0.00	0.00	879.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	879.89
53120	NSF Check Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
53130	Parking/Garage Income	1,651.05	1,454.16	1,887.12	1,750.00	1,295.00	1,425.10	1,624.90	2,050.00	1,900.00	1,696.62	1,798.63	1,707.89	20,240.47
53210	Utility/Energy Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228.40	-228.40	0.00
53250	Reimbursement for Damages	4.94	610.00	0.00	400.00	150.00	0.00	0.00	180.00	1.00	0.00	150.00	0.00	1,495.94
53344	Rent Stabilization Income	156.66	125.44	174.68	214.19	147.18	149.33	187.27	191.94	148.35	196.41	241.48	167.10	2,100.03
53350	RUBS	1,627.99	2,309.88	1,728.61	1,640.58	1,347.31	1,571.88	1,401.27	2,699.94	855.47	881.71	1,304.39	667.67	18,036.70
<b>53499</b>	<b>TOTAL OTHER INCOME</b>	<b>3,692.96</b>	<b>4,808.11</b>	<b>3,929.47</b>	<b>4,887.88</b>	<b>3,018.05</b>	<b>3,278.59</b>	<b>3,427.89</b>	<b>5,230.14</b>	<b>3,080.30</b>	<b>3,178.78</b>	<b>3,998.66</b>	<b>2,802.20</b>	<b>45,333.03</b>
<b>53999</b>	<b>TOTAL INCOME</b>	<b>53,909.69</b>	<b>48,468.21</b>	<b>50,056.40</b>	<b>46,271.54</b>	<b>46,927.54</b>	<b>52,550.23</b>	<b>50,958.76</b>	<b>54,919.55</b>	<b>49,132.23</b>	<b>51,847.35</b>	<b>52,046.66</b>	<b>51,315.71</b>	<b>608,403.87</b>
<b>60001</b>	<b>OPERATING EXPENSES</b>													
<b>60010</b>	<b>ADMINISTRATIVE</b>													
60060	Telephone/Internet/Intercom	886.19	909.22	923.39	923.39	1,897.89	469.97	2,148.28	472.47	1,494.38	489.47	490.89	624.65	11,730.19
60080	Office Supplies & Expense	5.00	5.00	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	135.00
60240	Prof Fees/Training/Shops	0.00	0.00	99.54	0.00	0.00	44.80	0.00	0.00	47.62	0.00	0.00	115.08	307.04
60270	Auto Expense	20.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.36
60290	Permits and Licenses	0.00	4,268.05	0.00	1,227.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,495.65
60360	Other Prop. Admin. Costs	0.00	0.00	201.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-201.78	0.00
<b>60499</b>	<b>TOTAL ADMINISTRATIVE</b>	<b>911.55</b>	<b>5,182.27</b>	<b>1,237.21</b>	<b>2,163.49</b>	<b>1,910.39</b>	<b>527.27</b>	<b>2,160.78</b>	<b>484.97</b>	<b>1,554.50</b>	<b>501.97</b>	<b>503.39</b>	<b>550.45</b>	<b>17,688.24</b>
<b>60600</b>	<b>MANAGEMENT / ASSET FEES</b>													
60610	Management Fee	2,156.39	1,938.73	2,002.26	1,850.86	1,877.10	2,102.01	2,038.35	2,196.78	1,965.29	2,073.89	2,081.87	2,052.63	24,336.16
<b>60699</b>	<b>TOTAL MGMT / ASSET FEES</b>	<b>2,156.39</b>	<b>1,938.73</b>	<b>2,002.26</b>	<b>1,850.86</b>	<b>1,877.10</b>	<b>2,102.01</b>	<b>2,038.35</b>	<b>2,196.78</b>	<b>1,965.29</b>	<b>2,073.89</b>	<b>2,081.87</b>	<b>2,052.63</b>	<b>24,336.16</b>

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<b>61000</b>	<b>PAYROLL</b>													
61020	Salaries - Manager	1,210.42	1,326.74	2,073.44	850.04	1,292.33	961.43	849.95	1,457.44	835.24	63.20	63.20	63.20	11,046.63
61080	Salaries - Keyholder	426.30	426.30	708.22	426.30	426.30	426.30	456.30	668.64	438.66	438.66	438.66	470.65	5,751.29
61100	Bonus/Commissions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.45	129.45
61150	Medical Insurance	58.34	89.54	89.54	89.54	89.54	63.80	63.80	63.80	63.80	63.80	63.80	63.80	863.10
61270	Admin. Housing Allowance	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	6,320.16
61370	Salaries - Porter	887.52	845.49	1,657.57	1,022.04	530.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,942.69
61405	Maintenance Temp.	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
<b>61699</b>	<b>TOTAL PAYROLL</b>	<b>3,109.26</b>	<b>3,214.75</b>	<b>5,205.45</b>	<b>2,914.60</b>	<b>2,864.92</b>	<b>1,978.21</b>	<b>1,896.73</b>	<b>2,716.56</b>	<b>1,864.38</b>	<b>1,092.34</b>	<b>1,092.34</b>	<b>1,253.78</b>	<b>29,203.32</b>
<b>61800</b>	<b>MARKETING AND RETENTION</b>													
61820	Internet Advertising /Brochures	0.00	0.00	0.00	0.00	0.00	0.00	93.33	0.00	0.00	0.00	0.00	0.00	93.33
61930	Internet Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.77	0.00	420.00	496.77
62050	Miscellaneous Marketing	0.00	0.00	0.00	0.00	0.00	99.35	0.00	0.00	0.00	0.00	0.00	0.00	99.35
<b>62199</b>	<b>TOTAL MARKETING AND RETENTION</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>99.35</b>	<b>93.33</b>	<b>0.00</b>	<b>0.00</b>	<b>76.77</b>	<b>0.00</b>	<b>420.00</b>	<b>689.45</b>
<b>62400</b>	<b>REPAIR &amp; MAINTENANCE EXPENSE</b>													
62410	Alarms/Detectors-UNIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	152.32	332.32
62430	Appliance (New / Repair)	0.00	0.00	0.00	0.00	0.00	0.00	469.00	0.00	0.00	0.00	0.00	0.00	469.00
62450	Balcony/Rails/Stairs/Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	995.00
62460	Vinyl Floor/Carpet/subfloor (Repair/Replace)	0.00	0.00	865.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	865.00
62465	Cabinet/Countertops/Doors/Locks	14.81	863.47	185.00	1,870.00	426.15	267.54	157.24	491.46	921.98	0.00	621.55	0.00	5,819.20
62470	Water Damage Repairs/Remediation (floor/walls/ceiling)	0.00	0.00	0.00	0.00	0.00	820.75	0.00	0.00	0.00	0.00	0.00	201.78	1,022.53
62475	Countertops (repair/replace)	0.00	0.00	0.00	990.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00
62480	Flooring Repair/Polish/Seal	88.88	0.00	1,753.18	0.00	1,387.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,229.14
62485	Painting/Walls/Ceiling/Tile	133.31	300.00	562.50	0.00	0.00	0.00	0.00	0.00	390.00	575.00	0.00	0.00	1,960.81
62510	Windows/Screens/Blinds	0.00	0.00	373.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	373.54
62570	Painting	1,250.00	1,350.00	4,385.00	4,480.00	3,250.00	0.00	2,650.00	0.00	515.00	650.00	0.00	0.00	18,530.00
62590	Janitorial Parking Lot Service	0.00	0.00	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.00
62630	Electrical / Alarm (Smoke/Carbon)	29.63	1,000.00	696.20	0.00	0.00	435.00	0.00	0.00	920.00	125.00	0.00	870.00	4,075.83
62690	Fire Alarm/Extinguisher SVC	120.00	0.00	120.00	0.00	0.00	1,220.74	120.00	0.00	340.00	255.00	0.00	0.00	2,175.74
62710	Fire Sprinkler Equip/Service	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	620.00	1,820.00
62735	Garage/Remotes/Entry Gates	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	220.00	0.00	380.00	0.00	840.00
62765	Hauling / Trash Removal/ Demo	470.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470.00
62790	HVAC/Wall Heater	0.00	2,475.00	0.00	544.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,019.00
62820	Janitorial Supply / SVC (Building)	0.00	170.00	697.58	170.00	340.00	650.00	0.00	0.00	170.00	1,410.00	0.00	215.00	3,822.58
62880	Landscape Contract	700.00	0.00	0.00	0.00	325.00	375.00	224.00	0.00	125.00	125.00	0.00	375.00	2,249.00
62970	Pest Control	198.00	1,340.00	349.00	99.00	99.00	99.00	175.00	99.00	274.00	99.00	99.00	99.00	3,029.00
63000	Plumbing/Water Heater	1,324.62	365.00	1,310.00	520.87	980.00	0.00	250.00	0.00	1,210.00	0.00	150.00	539.75	6,650.24

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63015	Plumbing Rooter Service	1,440.13	1,164.00	3,743.28	105.00	288.00	366.00	429.00	333.00	222.00	640.50	222.00	0.00	8,952.91
63065	Reglaze/Resurface	0.00	0.00	0.00	0.00	0.00	0.00	290.00	0.00	0.00	415.00	0.00	0.00	705.00
63080	Exterior Roof/Fascia/Stucco/Gutter	0.00	0.00	0.00	0.00	0.00	2,693.00	0.00	0.00	975.00	0.00	0.00	0.00	3,668.00
63155	Building/Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.40	0.00	0.00	0.00	0.00	108.40
63165	Windows/Screens	0.00	0.00	283.06	0.00	0.00	0.00	490.00	301.42	0.00	0.00	283.39	0.00	1,357.87
<b>63299</b>	<b>TOTAL REPAIR &amp; MAINT. EXP</b>	<b>5,769.38</b>	<b>9,027.47</b>	<b>15,493.34</b>	<b>8,778.87</b>	<b>7,335.23</b>	<b>6,927.03</b>	<b>6,454.24</b>	<b>1,333.28</b>	<b>6,462.98</b>	<b>4,294.50</b>	<b>1,755.94</b>	<b>4,067.85</b>	<b>77,700.11</b>
<b>63400</b>	<b>TURNOVER MAINT. EXPENSE</b>													
63420	T/O Cab/Countertop/door/lock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	950.00
63426	T/O Hauling/Demo	0.00	0.00	0.00	520.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,220.00
63430	T/O Painting/Walls/Ceiling/Tile	0.00	35,000.00	0.00	0.00	0.00	0.00	29,299.66	0.00	0.00	0.00	0.00	0.00	64,299.66
63560	T/O Electrical / Alarm (Smoke/Carbon)	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	200.00
63570	T/O Plumbing	0.00	0.00	15,713.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,713.00
<b>63699</b>	<b>TOTAL TURNOVER &amp; MAINT.</b>	<b>0.00</b>	<b>35,000.00</b>	<b>15,813.00</b>	<b>520.00</b>	<b>700.00</b>	<b>0.00</b>	<b>29,299.66</b>	<b>950.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>	<b>82,382.66</b>
<b>64000</b>	<b>UTILITIES</b>													
64020	Electricity	1,793.15	2,085.65	2,514.20	1,808.49	1,597.88	1,442.53	1,970.98	2,776.44	2,801.37	2,823.84	2,008.85	-3,703.20	19,920.18
64040	Gas	1,080.53	1,073.04	1,016.39	671.83	607.92	581.85	522.04	426.03	481.58	549.94	727.68	801.70	8,540.53
64060	Refuse Removal	1,154.37	1,151.37	1,154.36	1,152.86	1,311.88	1,316.36	1,383.52	1,349.19	1,347.70	1,316.36	1,530.41	49.37	14,217.75
64080	Sewer	1,554.59	828.75	3,358.36	1,630.42	1,635.84	2,540.44	2,973.82	3,219.21	796.68	1,035.13	1,870.79	2,269.77	23,713.80
64100	Water	2,598.13	1,386.15	6,767.54	3,064.26	3,076.49	5,096.41	6,074.56	7,336.03	1,518.42	1,967.78	3,655.06	3,714.21	46,255.04
64130	RUBS/Utility Other	59.50	59.50	52.50	0.00	115.50	56.00	66.50	63.00	59.50	59.50	0.00	122.50	714.00
<b>64299</b>	<b>TOTAL UTILITIES</b>	<b>8,240.27</b>	<b>6,584.46</b>	<b>14,863.35</b>	<b>8,327.86</b>	<b>8,345.51</b>	<b>11,033.59</b>	<b>12,991.42</b>	<b>15,169.90</b>	<b>7,005.25</b>	<b>7,752.55</b>	<b>9,792.79</b>	<b>3,254.35</b>	<b>113,361.30</b>
<b>64500</b>	<b>TAXES &amp; INSURANCE EXPENSE</b>													
64520	Real Property Taxes	0.00	0.00	0.00	15,390.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,865.15	31,255.86
64560	Insurance - Building	0.00	0.00	0.00	9,890.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,890.00
<b>64699</b>	<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,280.71</b>	<b>0.00</b>	<b>15,865.15</b>	<b>41,145.86</b>						
<b>79990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>20,186.85</b>	<b>60,947.68</b>	<b>54,614.61</b>	<b>49,836.39</b>	<b>23,033.15</b>	<b>22,667.46</b>	<b>54,934.51</b>	<b>22,851.49</b>	<b>18,852.40</b>	<b>15,792.02</b>	<b>15,226.33</b>	<b>27,564.21</b>	<b>386,507.10</b>
<b>79999</b>	<b>NET OPERATING INCOME</b>	<b>33,722.84</b>	<b>-12,479.47</b>	<b>-4,558.21</b>	<b>-3,564.85</b>	<b>23,894.39</b>	<b>29,882.77</b>	<b>-3,975.75</b>	<b>32,068.06</b>	<b>30,279.83</b>	<b>36,055.33</b>	<b>36,820.33</b>	<b>23,751.50</b>	<b>221,896.77</b>
<b>80000</b>	<b>DEBT SERVICE</b>													
80020	Interest - 1st	5,201.59	5,135.33	5,135.33	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	62,286.56
80070	Interest Expense	0.50	1.93	0.00	0.62	0.35	0.00	0.00	5.87	0.00	0.00	6.57	0.00	15.84
<b>80199</b>	<b>TOTAL DEBT SERVICE</b>	<b>5,202.09</b>	<b>5,137.26</b>	<b>5,135.33</b>	<b>5,202.21</b>	<b>5,201.94</b>	<b>5,201.59</b>	<b>5,201.59</b>	<b>5,207.46</b>	<b>5,201.59</b>	<b>5,201.59</b>	<b>5,208.16</b>	<b>5,201.59</b>	<b>62,302.40</b>
<b>98998</b>	<b>NET INCOME</b>	<b>28,520.75</b>	<b>-17,616.73</b>	<b>-9,693.54</b>	<b>-8,767.06</b>	<b>18,692.45</b>	<b>24,681.18</b>	<b>-9,177.34</b>	<b>26,860.60</b>	<b>25,078.24</b>	<b>30,853.74</b>	<b>31,612.17</b>	<b>18,549.91</b>	<b>159,594.37</b>