

Statement (12 months)

Period = Jan 2024-Dec 2024

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		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
50001	INCOME													
50010	RENTAL INCOME													
50015	Market Rent	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	48,780.00	562,260.00
50030	Loss to Lease	-8,511.85	-7,426.33	-7,426.33	-7,326.33	-7,326.33	-7,326.33	-7,326.33	-7,226.33	-6,839.33	-6,839.33	-6,839.33	-8,839.33	-89,253.48
50039	Gross Potential Rent	38,168.15	39,253.67	39,253.67	39,353.67	39,353.67	39,353.67	39,353.67	39,453.67	39,840.67	39,840.67	39,840.67	39,940.67	473,006.52
50050	Vacancies	-1,895.00	-1,895.00	-1,895.00	-405.83	0.00	0.00	0.00	-518.83	-710.40	-1,895.00	-1,895.00	-1,729.00	-12,839.06
50052	Down Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,895.00	0.00	0.00	0.00	-1,895.00
50070	Concessions	0.00	0.00	-7,111.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7,111.10
50080	Manager Apt Credit	-1,795.00	-1,795.00	-1,795.00	-1,795.00	-1,795.00	-1,795.00	-1,795.00	-1,376.17	0.00	0.00	0.00	0.00	-13,941.17
50090	Prepaid Rent	1,578.41	3,972.57	-3,457.32	4,861.88	-4,980.54	-1,623.44	7,538.39	-3,661.29	1,875.38	-5,729.25	-66.65	1,480.76	1,788.90
50095	Delinquent Rent	-1,064.59	-1,321.37	4,099.73	-1,820.49	-128.63	-1,895.00	-3,111.37	7,691.60	0.00	0.00	0.00	6.00	2,455.88
50100	Prior Month Delinquent Rent	53.72	17.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.48
50199	NET RENTAL INCOME	35,045.69	38,232.63	29,094.98	40,194.23	32,449.50	34,040.23	41,985.69	41,588.98	39,110.65	32,216.42	37,879.02	39,698.43	441,536.45
53070	Late Charges	-135.17	7.71	0.00	0.00	9.38	219.51	-143.00	0.00	0.50	209.92	304.02	-91.67	381.20
53080	Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	509.05	313.75	212.14	300.83	345.25	206.69	1,887.71
53130	Parking/Garage Income	0.00	150.00	50.00	100.00	300.00	200.00	100.00	500.00	250.00	406.20	423.80	400.00	2,880.00
53250	Reimbursement for Damages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00	0.00	0.00	850.00
53344	Rent Stabilization Income	122.76	96.01	85.58	71.82	86.14	111.66	148.19	115.44	94.87	106.56	106.56	102.12	1,247.71
53350	RUBS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	214.30	209.84	205.18	207.98	837.30
53499	TOTAL OTHER INCOME	-12.41	253.72	135.58	171.82	395.52	531.17	614.24	929.19	1,621.81	1,233.35	1,384.81	825.12	8,083.92
53999	TOTAL INCOME	35,033.28	38,486.35	29,230.56	40,366.05	32,845.02	34,571.40	42,599.93	42,518.17	40,732.46	33,449.77	39,263.83	40,523.55	449,620.37
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60060	Telephone/Internet/Intercom	153.49	158.78	164.09	164.09	235.08	356.98	353.42	370.15	363.10	383.24	384.66	634.66	3,721.74
60080	Office Supplies & Expense	572.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	572.08
60240	Prof Fees/Training/Shops	0.00	0.00	49.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.76
60270	Auto Expense	0.00	0.00	0.00	39.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.92
60290	Permits and Licenses	0.00	2,561.01	0.00	1,055.78	517.59	0.00	0.00	0.00	0.00	-679.15	0.00	576.77	4,032.00
60499	TOTAL ADMINISTRATIVE	725.57	2,719.79	213.85	1,259.79	752.67	356.98	353.42	370.15	363.10	-295.91	384.66	1,211.43	8,415.50
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	1,401.33	1,539.46	1,169.22	1,614.64	1,313.80	1,382.86	1,704.00	1,700.73	1,629.30	1,337.99	1,570.55	1,620.94	17,984.82
60615	Management Fee-Secondary	0.00	0.00	0.00	350.00	350.00	0.00	0.00	0.00	350.00	0.00	0.00	350.00	1,400.00
60699	TOTAL MGMT / ASSET FEES	1,401.33	1,539.46	1,169.22	1,964.64	1,663.80	1,382.86	1,704.00	1,700.73	1,979.30	1,337.99	1,570.55	1,970.94	19,384.82
61000	PAYROLL													

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61020	Salaries - Manager	1,527.28	1,527.28	2,124.26	1,437.75	1,528.60	1,488.02	1,316.13	623.43	658.13	0.00	0.00	0.00	12,230.88
61150	Medical Insurance	0.00	31.20	31.20	31.20	31.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124.80
61370	Salaries - Porter	483.69	457.59	920.31	735.37	327.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,924.35
61699	TOTAL PAYROLL	2,010.97	2,016.07	3,075.77	2,204.32	1,887.19	1,488.02	1,316.13	623.43	658.13	0.00	0.00	0.00	15,280.03
61800	MARKETING AND RETENTION													
61930	Internet Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	267.87	417.87
62080	Signs/Banners/Balloons	0.00	0.00	300.00	0.00	118.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	418.07
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	300.00	0.00	118.07	0.00	0.00	0.00	150.00	0.00	0.00	267.87	835.94
62400	REPAIR & MAINTENANCE EXPENSE													
62430	Appliance (New / Repair)	0.00	0.00	0.00	1,075.00	0.00	0.00	1,004.00	0.00	0.00	0.00	0.00	0.00	2,079.00
62435	Appliances (new)	0.00	0.00	0.00	899.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	899.04
62450	Balcony/Rails/Stairs/Fence	0.00	0.00	0.00	0.00	0.00	0.00	770.00	135.00	0.00	0.00	0.00	0.00	905.00
62465	Cabinet/Countertops/Doors/Locks	0.00	0.00	0.00	476.16	960.00	230.00	975.00	568.50	490.00	170.00	873.35	0.00	4,743.01
62480	Flooring Repair/Polish/Seal	0.00	0.00	0.00	41.82	530.00	450.00	0.00	130.00	0.00	0.00	0.00	0.00	1,151.82
62485	Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	58.86	6,045.00	970.00	0.00	500.00	0.00	0.00	150.00	0.00	7,723.86
62510	Windows/Screens/Blinds	0.00	0.00	0.00	203.04	0.00	0.00	0.00	0.00	0.00	0.00	351.50	0.00	554.54
62570	Painting	775.00	0.00	0.00	0.00	0.00	0.00	1,870.00	250.00	0.00	1,500.00	0.00	0.00	4,395.00
62590	Janitorial Parking Lot Service	0.00	520.00	0.00	0.00	0.00	0.00	0.00	230.00	0.00	0.00	0.00	0.00	750.00
62630	Electrical / Alarm (Smoke/Carbon)	513.42	0.00	275.56	564.66	530.00	350.00	475.00	410.00	568.24	730.50	85.00	480.00	4,982.38
62650	Elevator Service & Repair	250.02	750.06	426.60	250.02	250.02	250.02	250.02	250.02	250.02	250.02	250.02	250.02	3,676.86
62690	Fire Alarm/Extinguisher SVC	245.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	0.00	355.00
62735	Garage/Remotes/Entry Gates	480.00	0.00	240.00	0.00	140.00	940.00	120.00	0.00	0.00	0.00	0.00	0.00	1,920.00
62765	Hauling / Trash Removal/ Demo	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
62790	HVAC/Wall Heater	0.00	0.00	0.00	365.00	0.00	0.00	2,498.00	200.00	0.00	0.00	110.00	0.00	3,173.00
62820	Janitorial Supply / SVC (Building)	0.00	0.00	0.00	0.00	0.00	0.00	167.00	227.00	668.00	300.00	0.00	520.00	1,882.00
62840	Landscape Supplies/Extras	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	70.00
62880	Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	160.00	0.00	160.00	160.00	0.00	480.00	960.00
62970	Pest Control	400.00	275.00	450.00	450.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	2,375.00
62990	Parking Lot Sweep/Sidewalk Clean	0.00	0.00	0.00	300.00	0.00	835.00	334.00	334.00	0.00	0.00	0.00	0.00	1,803.00
63000	Plumbing/Water Heater	1,094.93	216.36	175.00	667.79	1,081.97	2,964.16	308.36	372.19	510.00	670.00	0.00	750.00	8,810.76
63015	Plumbing Rooter Service	210.00	0.00	608.00	181.25	317.00	591.00	140.00	0.00	111.00	111.00	0.00	109.00	2,378.25
63020	Common Area Plumbing	0.00	0.00	0.00	0.00	212.19	0.00	0.00	-212.19	0.00	0.00	0.00	0.00	0.00
63065	Reglaze/Resurface	825.00	0.00	0.00	0.00	190.00	0.00	1,545.00	0.00	0.00	0.00	0.00	0.00	2,560.00
63080	Exterior Roof/Fascia/Stucco/Gutter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,290.50	0.00	0.00	0.00	11,290.50
63155	Building/Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.44	30.00	0.00	0.00	0.00	67.44
63165	Windows/Screens	2,463.30	0.00	600.00	122.24	80.00	0.00	0.00	290.00	0.00	0.00	0.00	0.00	3,555.54
63299	TOTAL REPAIR & MAINT. EXP	7,256.67	1,761.42	2,775.16	5,654.88	10,436.18	8,130.18	10,716.38	4,001.96	14,177.76	3,991.52	1,919.87	2,689.02	73,511.00

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63400	TURNOVER MAINT. EXPENSE													
63410	T/O Appliances (New / Repair)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	827.31	0.00	0.00	0.00	827.31
63420	T/O Cab/Countertop/door/lock	1,813.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,813.59
63430	T/O Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	0.00	590.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	590.00
63460	T/O Cleaning Services/Supplies	0.00	0.00	0.00	0.00	170.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	370.00
63525	T/O Reglaze/Resurface	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	385.00	0.00	0.00	0.00	385.00
63570	T/O Plumbing	0.00	550.00	0.00	0.00	761.64	440.00	0.00	0.00	0.00	0.00	0.00	0.00	1,751.64
63585	T/O Vinyl/Tile/Subfloor	0.00	0.00	0.00	6,609.00	825.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,434.00
63699	TOTAL TURNOVER & MAINT.	1,813.59	550.00	0.00	6,609.00	2,346.64	440.00	0.00	0.00	1,212.31	200.00	0.00	0.00	13,171.54
64000	UTILITIES													
64020	Electricity	1,033.64	0.00	848.54	233.53	806.75	0.00	961.74	0.00	1,000.58	0.00	0.00	907.84	5,792.62
64040	Gas	957.54	0.00	532.44	502.01	0.00	0.00	0.00	0.00	0.00	0.00	200.52	352.01	2,544.52
64060	Refuse Removal	1,730.61	1,673.86	1,704.66	1,902.14	29.29	3,829.35	31.31	0.00	5,817.58	1,900.42	1,900.42	1,930.21	22,449.85
64080	Sewer	926.86	0.00	920.84	0.00	947.92	0.00	1,083.44	0.00	877.97	0.00	0.00	914.88	5,671.91
64100	Water	1,506.01	0.00	1,655.44	0.00	1,700.20	0.00	1,968.06	0.00	1,788.79	0.00	0.00	1,737.72	10,356.22
64130	RUBS/Utility Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	7.50	0.00	18.75	41.25
64299	TOTAL UTILITIES	6,154.66	1,673.86	5,661.92	2,637.68	3,484.16	3,829.35	4,044.55	0.00	9,499.92	1,907.92	2,100.94	5,861.41	46,856.37
64500	TAXES & INSURANCE EXPENSE													
64520	Real Property Taxes	0.00	0.00	0.00	11,022.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,245.59	22,267.99
64560	Insurance - Building	0.00	269.59	0.00	0.00	0.00	0.00	23,605.13	752.50	0.00	0.00	0.00	0.00	24,627.22
64699	TOTAL TAXES & INSURANCE	0.00	269.59	0.00	11,022.40	0.00	0.00	23,605.13	752.50	0.00	0.00	0.00	11,245.59	46,895.21
79990	TOTAL OPERATING EXPENSES	19,362.79	10,530.19	13,195.92	31,352.71	20,688.71	15,627.39	41,739.61	7,448.77	28,040.52	7,141.52	5,976.02	23,246.26	224,350.41
79999	NET OPERATING INCOME	15,670.49	27,956.16	16,034.64	9,013.34	12,156.31	18,944.01	860.32	35,069.40	12,691.94	26,308.25	33,287.81	17,277.29	225,269.96
80000	DEBT SERVICE													
80020	Interest - 1st	9,349.28	9,279.03	9,261.34	9,349.28	9,349.28	9,349.28	9,349.28	9,349.28	9,349.28	9,349.28	9,349.28	7,700.07	110,383.96
80070	Interest Expense	0.00	0.00	0.00	1.17	0.00	5.08	0.00	0.00	7.05	0.00	0.00	0.00	13.30
80199	TOTAL DEBT SERVICE	9,349.28	9,279.03	9,261.34	9,350.45	9,349.28	9,354.36	9,349.28	9,349.28	9,356.33	9,349.28	9,349.28	7,700.07	110,397.26
98998	NET INCOME	6,321.21	18,677.13	6,773.30	-337.11	2,807.03	9,589.65	-8,488.96	25,720.12	3,335.61	16,958.97	23,938.53	9,577.22	114,872.70