

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
50001	INCOME													
50010	RENTAL INCOME													
50015	Market Rent	58,055.00	58,055.00	58,055.00	58,055.00	58,055.00	58,055.00	58,055.00	58,055.00	58,055.00	58,055.00	58,255.00	60,455.00	699,260.00
50030	Loss to Lease	-9,439.35	-7,821.09	-7,921.09	-7,921.09	-7,921.09	-7,921.09	-7,921.09	-7,921.09	-7,921.09	-7,921.09	-7,921.09	-9,921.09	-98,471.34
50039	Gross Potential Rent	48,615.65	50,233.91	50,133.91	50,133.91	50,133.91	50,133.91	50,133.91	50,133.91	50,133.91	50,133.91	50,333.91	50,533.91	600,788.66
50050	Vacancies	-1,895.00	-821.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,395.00	-2,030.00	-8,141.17
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	-1,795.00	-1,795.00	-1,795.00	-1,795.00	-1,795.00	-21,540.00
50090	Prepaid Rent	-902.63	774.97	-419.53	-1,548.18	4,299.17	65.75	-5,884.46	1,800.93	2,356.23	-1,712.94	6,133.63	-3,369.82	1,593.12
50095	Delinquent Rent	0.00	-1,202.18	865.17	95.06	-826.95	1,068.90	-29.80	0.00	-35.80	-3,230.80	2,961.52	63.73	-271.15
50199	NET RENTAL INCOME	44,023.02	47,190.53	48,784.55	46,885.79	51,811.13	49,473.56	42,424.65	50,139.84	50,659.34	43,395.17	54,239.06	43,402.82	572,429.46
53070	Late Charges	277.98	293.51	89.50	0.00	129.79	-83.70	0.00	0.00	42.06	107.60	243.38	-2.68	1,097.44
53080	Laundry Income	1,030.63	997.09	1,338.09	1,007.07	970.76	1,068.62	1,009.60	1,019.67	965.07	1,037.88	865.59	813.94	12,124.01
53120	NSF Check Fees	50.00	25.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
53130	Parking/Garage Income	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,025.00	1,025.00	1,025.00	13,650.00
53170	Storage	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
53250	Reimbursement for Damages	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	450.00
53344	Rent Stabilization Income	132.90	118.80	118.80	129.24	134.66	173.49	139.68	125.00	124.80	133.68	119.58	128.46	1,579.09
53350	RUBS	655.40	629.79	657.18	691.35	827.00	765.32	798.54	737.16	768.00	796.85	863.17	875.52	9,065.28
53499	TOTAL OTHER INCOME	3,371.91	3,539.19	3,428.57	3,052.66	3,287.21	3,173.73	3,172.82	3,106.83	3,124.93	3,151.01	3,166.72	3,090.24	38,665.82
53999	TOTAL INCOME	47,394.93	50,729.72	52,213.12	49,938.45	55,098.34	52,647.29	45,597.47	53,246.67	53,784.27	46,546.18	57,405.78	46,493.06	611,095.28
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60060	Telephone/Internet/Intercom	797.22	800.22	1,143.08	437.68	1,366.45	525.39	1,366.48	949.18	528.53	1,478.12	422.00	950.43	10,764.78
60080	Office Supplies & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	505.34	0.00	505.34
60240	Prof Fees/Training/Shops	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.62	0.00	0.00	57.53	105.15
60250	Temporary Services	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
60270	Auto Expense	10.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.58
60285	Credit Card Processing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-22.03	-22.03
60290	Permits and Licenses	0.00	3,094.46	0.00	1,922.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,017.32
60499	TOTAL ADMINISTRATIVE	807.80	3,894.68	1,743.08	2,360.54	1,366.45	525.39	1,366.48	949.18	576.15	1,478.12	927.34	985.93	16,981.14
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	1,895.80	1,954.50	2,088.53	1,997.54	2,203.93	2,105.89	1,823.90	2,129.87	2,151.37	1,861.85	2,296.23	1,934.41	24,443.82
60699	TOTAL MGMT / ASSET FEES	1,895.80	1,954.50	2,088.53	1,997.54	2,203.93	2,105.89	1,823.90	2,129.87	2,151.37	1,861.85	2,296.23	1,934.41	24,443.82
61000	PAYROLL													

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61020	Salaries - Manager	2,626.11	2,400.44	3,673.81	2,671.88	2,560.43	2,727.17	2,836.19	3,743.18	2,270.28	227.40	227.40	227.40	26,191.69
61070	Salaries - District Supervisor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,347.94	6,393.50	6,448.44	19,189.88
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	364.95	364.95
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
61370	Salaries - Porter	514.57	364.05	1,009.20	695.07	266.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,849.42
61699	TOTAL PAYROLL	3,199.02	2,854.03	4,772.55	3,456.49	2,916.50	2,790.97	2,899.99	3,806.98	2,334.08	6,639.14	6,684.70	7,104.59	49,459.04
61800	MARKETING AND RETENTION													
61930	Internet Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	636.77	636.77
62080	Signs/Banners/Balloons	0.00	0.00	263.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263.08
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	263.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	636.77	899.85
62400	REPAIR & MAINTENANCE EXPENSE													
62410	Alarms/Detectors-UNIT	88.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.88
62430	Appliance (New / Repair)	734.00	0.00	167.50	223.88	0.00	0.00	894.00	0.00	0.00	0.00	429.00	0.00	2,448.38
62435	Appliances (new)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,026.21	2,026.21
62450	Balcony/Rails/Stairs/Fence	3,199.00	0.00	4,305.00	0.00	0.00	13,916.00	3,161.00	0.00	0.00	200.00	0.00	0.00	24,781.00
62465	Cabinet/Countertops/Doors/Locks	29.63	0.00	409.96	1,153.63	350.00	372.20	608.88	0.00	200.00	0.00	100.00	1,131.49	4,355.79
62470	Water Damage Repairs/Remediation (floor/walls/ceiling)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	945.00	0.00	0.00	0.00	0.00	945.00
62475	Countertops (repair/replace)	59.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	303.66	0.00	0.00	138.92	501.84
62480	Flooring Repair/Polish/Seal	0.00	165.75	1,380.00	450.00	0.00	0.00	200.00	2,826.20	0.00	0.00	0.00	1,385.00	6,406.95
62485	Painting/Walls/Ceiling/Tile	337.50	0.00	459.42	0.00	339.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,136.66
62510	Windows/Screens/Blinds	0.00	0.00	435.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	435.29
62570	Painting	1,065.20	1,700.00	1,400.00	1,420.00	520.00	870.00	1,080.00	0.00	0.00	0.00	200.00	830.00	9,085.20
62590	Janitorial Parking Lot Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.00	0.00	0.00	460.00
62630	Electrical / Alarm (Smoke/Carbon)	160.26	0.00	592.35	14,054.52	285.00	1,368.30	0.00	0.00	170.00	0.00	1,390.88	0.00	18,021.31
62650	Elevator Service & Repair	900.00	453.72	1,706.86	226.86	235.93	235.93	235.93	235.93	235.93	235.93	235.93	235.93	5,174.88
62690	Fire Alarm/Extinguisher SVC	0.00	0.00	181.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	181.25
62735	Garage/Remotes/Entry Gates	0.00	0.00	308.53	0.00	0.00	0.00	500.00	0.00	0.00	0.00	308.53	0.00	1,117.06
62790	HVAC/Wall Heater	1,824.94	0.00	449.00	310.87	0.00	0.00	2,427.56	0.00	0.00	0.00	120.00	55.00	5,187.37
62820	Janitorial Supply / SVC (Building)	0.00	150.00	310.00	0.00	75.00	0.00	0.00	0.00	0.00	460.00	0.00	170.00	1,165.00
62880	Landscape Contract	375.00	375.00	750.00	0.00	375.00	1,125.00	375.00	0.00	375.00	375.00	0.00	1,125.00	5,250.00
62970	Pest Control	83.25	200.00	166.50	166.50	83.25	83.25	83.25	83.25	83.25	258.25	258.25	83.25	1,632.25
63000	Plumbing/Water Heater	14.81	150.00	600.00	1,089.00	1,287.45	0.00	440.00	180.78	420.00	220.00	0.00	2,329.06	6,731.10
63015	Plumbing Rooter Service	480.50	4,139.00	509.00	14,233.88	0.00	1,179.08	111.00	331.00	111.00	535.00	333.00	1,074.00	23,036.46
63065	Reglaze/Resurface	0.00	0.00	425.00	0.00	0.00	0.00	185.00	285.00	0.00	0.00	0.00	385.00	1,280.00
63080	Exterior Roof/Fascia/Stucco/Gutter	0.00	265.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.00
63155	Building/Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.63	0.00	0.00	0.00	0.00	145.63
63165	Windows/Screens	0.00	0.00	0.00	151.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.02

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63299	TOTAL REPAIR & MAINT. EXP	9,352.23	7,598.47	14,555.66	33,480.16	3,551.37	19,149.76	10,301.62	5,032.79	1,898.84	2,744.18	3,375.59	10,968.86	122,009.53
63400	TURNOVER MAINT. EXPENSE													
63420	T/O Cab/Countertop/door/lock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.98	0.00	0.00	0.00	707.71	1,388.69
63430	T/O Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	632.83	632.83
63525	T/O Reglaze/Resurface	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
63699	TOTAL TURNOVER & MAINT.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.98	0.00	0.00	0.00	1,840.54	2,521.52
64000	UTILITIES													
64020	Electricity	972.21	0.00	971.78	0.00	879.59	0.00	964.47	991.34	0.00	0.00	1,033.08	0.00	5,812.47
64040	Gas	791.34	864.25	825.00	666.71	671.58	578.84	502.74	490.31	464.53	579.71	618.35	798.12	7,851.48
64060	Refuse Removal	1,038.33	965.78	1,147.89	1,001.60	1,144.45	1,313.66	1,289.14	1,241.41	1,493.21	1,529.03	1,135.16	881.79	14,181.45
64080	Sewer	637.55	0.00	637.55	0.00	583.92	0.00	613.71	0.00	599.10	0.00	0.00	1,464.66	4,536.49
64100	Water	1,248.79	0.00	1,364.27	0.00	1,265.52	0.00	1,330.30	233.48	1,189.61	0.00	245.35	3,141.04	10,018.36
64130	RUBS/Utility Other	77.00	38.50	45.50	45.50	45.50	45.50	45.50	49.00	45.50	45.50	45.50	42.00	570.50
64299	TOTAL UTILITIES	4,765.22	1,868.53	4,991.99	1,713.81	4,590.56	1,938.00	4,745.86	3,005.54	3,791.95	2,154.24	3,077.44	6,327.61	42,970.75
64500	TAXES & INSURANCE EXPENSE													
64520	Real Property Taxes	0.00	0.00	0.00	11,837.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,539.76	24,377.36
64699	TOTAL TAXES & INSURANCE	0.00	0.00	0.00	11,837.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,539.76	24,377.36
79990	TOTAL OPERATING EXPENSES	20,020.07	18,170.21	28,414.89	54,846.14	14,628.81	26,510.01	21,137.85	15,605.34	10,752.39	14,877.53	16,361.30	42,338.47	283,663.01
79999	NET OPERATING INCOME	27,374.86	32,559.51	23,798.23	-4,907.69	40,469.53	26,137.28	24,459.62	37,641.33	43,031.88	31,668.65	41,044.48	4,154.59	327,432.27
80000	DEBT SERVICE													
80020	Interest - 1st	5,935.93	5,860.32	5,860.32	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	71,079.94
80070	Interest Expense	0.00	8.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.43	7.03	30.34
80199	TOTAL DEBT SERVICE	5,935.93	5,869.20	5,860.32	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	5,935.93	5,950.36	5,942.96	71,110.28
80700	REPLACEMENT & EXTRA REPAIRS													
81672	Roofing	0.00	0.00	0.00	0.00	75,972.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,972.00
82999	TOTAL REPLAC. & EXTRA REPAIRS	0.00	0.00	0.00	0.00	75,972.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,972.00
98998	NET INCOME	21,438.93	26,690.31	17,937.91	-10,843.62	-41,438.40	20,201.35	18,523.69	31,705.40	37,095.95	25,732.72	35,094.12	-1,788.37	180,349.99