

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	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	141,240.00
50030	Loss to Lease	-5,292.03	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-60,653.93
50039	Gross Potential Rent	6,477.97	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	80,586.07
50090	Prepaid Rent	2,327.24	-2,244.05	-2,197.52	1,625.08	-1,276.58	-1,276.58	2,575.88	-1,281.02	-1,294.34	3,645.49	-2,194.05	-1,276.58	-2,867.03
50095	Delinquent Rent	-0.01	1,755.83	0.00	-59.44	59.44	0.00	0.00	0.00	0.00	0.00	0.00	-312.00	1,443.82
50100	Prior Month Delinquent Rent	-556.82	2,280.79	0.00	200.00	0.00	0.00	250.34	0.00	0.00	0.30	0.30	0.30	2,175.21
50199	NET RENTAL INCOME	8,248.38	8,529.67	4,539.58	8,502.74	5,519.96	5,460.52	9,563.32	5,456.08	5,442.76	10,382.89	4,543.35	5,148.82	81,338.07
53070	Late Charges	-93.00	99.18	0.00	0.00	0.00	-11.13	-83.33	6.63	144.87	0.00	0.00	54.78	118.00
53130	Parking/Garage Income	237.87	150.00	149.25	148.56	152.19	150.00	70.98	229.02	70.98	156.63	156.63	0.00	1,672.11
53344	Rent Stabilization Income	28.29	18.45	17.07	13.32	27.14	38.99	22.20	26.64	17.76	17.76	17.76	13.32	258.70
53499	TOTAL OTHER INCOME	173.16	267.63	166.32	161.88	179.33	177.86	9.85	262.29	233.61	174.39	174.39	68.10	2,048.81
53999	TOTAL INCOME	8,421.54	8,797.30	4,705.90	8,664.62	5,699.29	5,638.38	9,573.17	5,718.37	5,676.37	10,557.28	4,717.74	5,216.92	83,386.88
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60180	Misc Admin Expense	0.00	0.00	0.00	0.00	-13.86	0.00	13.86	0.00	0.00	0.00	0.00	0.00	0.00
60270	Auto Expense	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
60290	Permits and Licenses	0.00	640.59	197.10	216.44	0.00	197.10	0.00	0.00	0.00	0.00	0.00	0.00	1,251.23
60499	TOTAL ADMINISTRATIVE	0.00	640.59	197.10	217.25	-13.86	197.10	13.86	0.00	0.00	0.00	0.00	0.00	1,252.04
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	336.86	351.89	250.00	346.59	337.32	0.00	545.61	0.00	250.00	672.29	250.00	250.00	3,590.56
60699	TOTAL MGMT / ASSET FEES	336.86	351.89	250.00	346.59	337.32	0.00	545.61	0.00	250.00	672.29	250.00	250.00	3,590.56
61000	PAYROLL													
61020	Salaries - Manager	352.91	352.91	515.34	329.20	353.08	0.00	755.02	232.61	316.68	0.00	0.00	0.00	3,207.75
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	52.46	136.05	772.81	159.05	35.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,155.47
61699	TOTAL PAYROLL	405.37	520.16	1,319.35	519.45	419.38	0.00	755.02	232.61	316.68	0.00	0.00	0.00	4,488.02
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	0.00	150.00
62080	Signs/Banners/Balloons	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00	0.00	0.00	0.00	300.00

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62400REPAIR & MAINTENANCE EXPENSE													
62430Appliance (New / Repair)	0.00	0.00	0.00	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00
62465Cabinet/Countertops/Doors/Locks	305.58	0.00	0.00	0.00	495.52	0.00	0.00	400.00	0.00	0.00	0.00	0.00	1,201.10
62480Flooring Repair/Polish/Seal	0.00	0.00	0.00	0.00	775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
62485Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00	0.00	0.00	340.00
62570Painting	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
62590Janitorial Parking Lot Service	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
62630Electrical / Alarm (Smoke/Carbon)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	725.00	185.00	1,135.00	0.00	650.00	2,695.00
62690Fire Alarm/Extinguisher SVC	648.45	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	53.29	0.00	811.74
62790HVAC/Wall Heater	0.00	0.00	75.00	1,699.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	1,829.00
62820Janitorial Supply / SVC (Building)	0.00	0.00	0.00	0.00	0.00	0.00	167.00	334.00	334.00	0.00	0.00	180.00	1,015.00
62880Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	170.00	0.00	0.00	340.00	0.00	510.00	1,020.00
62970Pest Control	76.00	176.00	0.00	76.00	76.00	76.00	76.00	76.00	0.00	152.00	76.00	76.00	936.00
62990Parking Lot Sweep/Sidewalk Clean	0.00	0.00	0.00	220.00	0.00	334.00	835.00	167.00	334.00	0.00	0.00	0.00	1,890.00
63000Plumbing/Water Heater	112.50	0.00	0.00	14.81	580.00	210.00	0.00	0.00	0.00	220.00	600.00	0.00	1,737.31
63015Plumbing Rooter Service	105.00	0.00	0.00	0.00	0.00	0.00	324.00	0.00	0.00	180.00	0.00	111.00	720.00
63065Reglaze/Resurface	495.00	0.00	0.00	0.00	810.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,305.00
63165Windows/Screens	0.00	0.00	2,597.50	637.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,235.00
63299TOTAL REPAIR & MAINT. EXP	1,742.53	356.00	3,022.50	2,832.31	2,736.52	620.00	1,572.00	1,812.00	853.00	2,367.00	784.29	1,527.00	20,225.15
64000UTILITIES													
64020Electricity	0.00	0.00	0.00	0.00	361.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	361.20
64060Refuse Removal	0.00	8.21	0.00	7.70	7.70	0.00	7.45	0.00	7.70	0.00	7.45	0.00	46.21
64080Sewer	0.00	397.32	0.00	361.20	0.00	0.00	334.28	0.00	184.55	0.00	192.15	0.00	1,469.50
64100Water	0.00	337.49	0.00	313.20	286.34	0.00	321.16	0.00	428.95	0.00	408.52	0.00	2,095.66
64299TOTAL UTILITIES	0.00	743.02	0.00	682.10	655.24	0.00	662.89	0.00	621.20	0.00	608.12	0.00	3,972.57
64500TAXES & INSURANCE EXPENSE													
64520Real Property Taxes	0.00	0.00	0.00	11,976.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,204.51	24,181.46
64560Insurance - Building	0.00	0.00	0.00	4,237.00	0.00	0.00	0.00	0.00	0.00	0.00	5,936.50	0.00	10,173.50
64699TOTAL TAXES & INSURANCE	0.00	0.00	0.00	16,213.95	0.00	0.00	0.00	0.00	0.00	0.00	5,936.50	12,204.51	34,354.96
79990TOTAL OPERATING EXPENSES	2,484.76	2,611.66	4,788.95	20,811.65	4,134.60	817.10	3,699.38	2,044.61	2,190.88	3,039.29	7,578.91	13,981.51	68,183.30
79999NET OPERATING INCOME	5,936.78	6,185.64	-83.05	-12,147.03	1,564.69	4,821.28	5,873.79	3,673.76	3,485.49	7,517.99	-2,861.17	-8,764.59	15,203.58
80000DEBT SERVICE													
80020Interest - 1st	1,813.19	1,799.57	1,796.14	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,493.28	21,407.70
80199TOTAL DEBT SERVICE	1,813.19	1,799.57	1,796.14	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,493.28	21,407.70
98998NET INCOME	4,123.59	4,386.07	-1,879.19	-13,960.22	-248.50	3,008.09	4,060.60	1,860.57	1,672.30	5,704.80	-4,674.36	-10,257.87	-6,204.12