

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	46,080.00	46,080.00	46,080.00	46,080.00	46,080.00	46,680.00	46,680.00	46,680.00	46,680.00	46,680.00	48,880.00	48,880.00	561,560.00
50030	Loss to Lease	-9,916.01	-8,516.27	-8,488.07	-8,488.07	-8,488.07	-8,988.07	-8,451.87	-8,451.87	-7,877.22	-7,877.22	-9,977.22	-9,877.22	-105,397.18
50039	Gross Potential Rent	36,163.99	37,563.73	37,591.93	37,591.93	37,591.93	37,691.93	38,228.13	38,228.13	38,802.78	38,802.78	38,902.78	39,002.78	456,162.82
50050	Vacancies	0.00	-2,147.66	-91.37	-1,886.54	0.00	-100.00	-4,363.00	-3,632.00	-499.00	-1,895.00	-532.00	-1,110.67	-16,257.24
50052	Down Units	-1,895.00	-1,117.17	0.00	0.00	0.00	0.00	0.00	0.00	-1,895.00	0.00	0.00	0.00	-4,907.17
50070	Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-500.00	0.00	0.00	-441.27	-941.27
50090	Prepaid Rent	-762.07	552.23	-4,405.25	3,116.01	-1,940.85	-1,299.69	4,660.02	745.55	-5,165.11	1,825.74	-1,516.61	2,910.39	-1,279.64
50095	Delinquent Rent	-2,005.00	2,884.76	-1,853.36	2,671.80	-58.80	54.36	0.00	0.00	4.44	0.00	-371.93	371.93	1,698.20
50150	Rent Adjustment	0.00	-2,725.72	0.00	990.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,735.72
50199	NET RENTAL INCOME	31,501.92	35,010.17	31,241.95	42,483.20	35,592.28	36,346.60	38,525.15	35,341.68	30,748.11	38,733.52	36,482.24	40,733.16	432,739.98
53070	Late Charges	418.42	221.38	99.53	0.00	131.47	14.28	131.70	0.00	22.86	307.26	99.53	263.40	1,709.83
53080	Laundry Income	230.33	197.77	241.95	142.23	226.29	229.37	253.56	252.30	238.56	202.44	492.07	402.58	3,109.45
53120	NSF Check Fees	25.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00
53130	Parking/Garage Income	860.46	944.76	1,013.51	1,037.74	881.98	1,145.81	1,315.74	596.95	795.69	857.36	746.23	659.06	10,855.29
53250	Reimbursement for Damages	0.00	0.00	0.00	0.00	0.00	0.00	2,340.99	0.00	200.00	0.00	0.00	600.00	3,140.99
53310	Legal Income	0.00	0.00	0.00	-1,195.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,195.00
53344	Rent Stabilization Income	120.36	112.18	94.26	94.00	118.74	109.57	108.22	93.54	106.13	114.50	95.85	116.34	1,283.69
53350	RUBS	706.90	780.78	440.94	545.17	556.02	563.93	802.77	506.60	754.66	634.66	719.50	796.34	7,808.27
53499	TOTAL OTHER INCOME	2,361.47	2,256.87	1,915.19	624.14	1,914.50	2,062.96	4,952.98	1,449.39	2,167.90	2,116.22	2,153.18	2,837.72	26,812.52
53999	TOTAL INCOME	33,863.39	37,267.04	33,157.14	43,107.34	37,506.78	38,409.56	43,478.13	36,791.07	32,916.01	40,849.74	38,635.42	43,570.88	459,552.50
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60060	Telephone/Internet/Intercom	360.78	362.28	362.38	362.38	860.17	250.00	1,120.04	686.73	250.00	1,122.92	250.00	936.69	6,924.37
60180	Misc Admin Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121.61	0.00	121.61
60220	Legal - Evictions	35.00	1,695.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,730.00
60270	Auto Expense	13.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.85
60285	Credit Card Processing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.95	0.00	0.00	0.00	0.00	3.95
60290	Permits and Licenses	0.00	2,561.01	610.72	736.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,908.29
60499	TOTAL ADMINISTRATIVE	409.63	4,618.29	973.10	1,098.94	860.17	250.00	1,120.04	690.68	250.00	1,122.92	371.61	936.69	12,702.07
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	1,289.26	1,490.68	1,326.29	1,724.29	1,500.27	1,536.38	1,739.13	1,471.64	1,316.64	1,633.99	1,545.42	1,808.11	18,382.10
60699	TOTAL MGMT / ASSET FEES	1,289.26	1,490.68	1,326.29	1,724.29	1,500.27	1,536.38	1,739.13	1,471.64	1,316.64	1,633.99	1,545.42	1,808.11	18,382.10

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61000	PAYROLL													
61020	Salaries - Manager	1,037.87	1,147.22	1,229.69	1,227.38	896.54	1,103.46	1,117.56	1,799.73	1,186.82	0.00	0.00	0.00	10,746.27
61150	Medical Insurance	186.02	89.54	89.54	89.54	89.54	63.80	63.80	63.80	63.80	63.80	63.80	63.80	990.78
61310	Salaries - Maintenance	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
61370	Salaries- Porter	539.61	481.26	986.30	666.08	338.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,012.17
61405	Maintenance Temp.	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
61699	TOTAL PAYROLL	1,763.50	2,543.02	2,305.53	1,983.00	1,325.00	1,167.26	1,181.36	1,863.53	1,250.62	63.80	63.80	63.80	15,574.22
61800	MARKETING AND RETENTION													
62080	Signs/Banners/Balloons	0.00	0.00	103.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.08
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	103.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.08
62400	REPAIR & MAINTENANCE EXPENSE													
62430	Appliance (New / Repair)	0.00	0.00	0.00	255.00	100.00	0.00	0.00	0.00	0.00	0.00	390.00	464.00	1,209.00
62435	Appliances (new)	0.00	1,005.25	2,284.29	790.70	495.11	0.00	0.00	761.00	0.00	0.00	290.00	0.00	5,626.35
62450	Balcony/Rails/Stairs/Fence	0.00	0.00	11,771.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.71	12,036.71
62465	Cabinet/Countertops/Doors/Locks	207.38	1,356.42	1,466.83	0.00	0.00	0.00	0.00	0.00	320.00	104.18	399.72	374.26	4,228.79
62475	Countertops (repair/replace)	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
62480	Flooring Repair/Polish/Seal	0.00	0.00	0.00	0.00	325.00	0.00	382.89	0.00	0.00	0.00	0.00	0.00	707.89
62485	Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	624.12	0.00	240.92	0.00	430.00	0.00	200.00	0.00	4,446.65	5,941.69
62510	Windows/Screens/Blinds	0.00	0.00	490.00	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	0.00	620.00
62570	Painting	0.00	3,390.00	1,590.00	870.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	550.00	6,700.00
62630	Electrical / Alarm (Smoke/Carbon)	0.00	125.00	2,355.71	255.00	0.00	180.00	0.00	0.00	0.00	295.00	473.90	514.56	4,199.17
62680	Fences/Railings	0.00	0.00	1,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
62690	Fire Alarm/Extinguisher SVC	362.73	0.00	75.00	0.00	0.00	220.49	0.00	0.00	0.00	0.00	0.00	0.00	658.22
62710	Fire Sprinkler Equip/Service	0.00	0.00	139.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139.31
62735	Garage/Remotes/Entry Gates	0.00	8,167.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,167.00
62765	Hauling / Trash Removal/ Demo	44.44	0.00	490.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	534.44
62790	HVAC/Wall Heater	0.00	0.00	55.00	551.82	0.00	0.00	0.00	0.00	5,241.00	0.00	999.00	569.95	7,416.77
62820	Janitorial Supply / SVC (Building)	0.00	0.00	481.67	405.32	0.00	0.00	0.00	0.00	0.00	780.00	0.00	0.00	1,666.99
62880	Landscape Contract	375.00	375.00	750.00	0.00	375.00	1,125.00	458.25	0.00	375.00	375.00	0.00	1,125.00	5,333.25
62970	Pest Control	83.25	350.00	166.50	83.25	83.25	258.25	0.00	383.25	258.25	83.25	83.25	83.25	1,915.75
63000	Plumbing/Water Heater	2,420.00	1,000.00	629.00	0.00	1,730.00	390.06	1,675.00	0.00	1,309.00	0.00	0.00	823.50	9,976.56
63015	Plumbing Rooter Service	131.00	9,163.53	552.00	764.50	214.53	111.00	1,038.00	222.00	0.00	411.00	0.00	346.00	12,953.56
63065	Reglaze/Resurface	390.00	4,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	0.00	5,490.00
63080	Exterior Roof/Fascia/Stucco/Gutter	0.00	550.00	380.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	930.00
63155	Building/Common Area	0.00	0.00	250.00	0.00	0.00	0.00	0.00	108.19	0.00	0.00	0.00	0.00	358.19
63165	Windows/Screens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	387.18	0.00	0.00	0.00	387.18
63299	TOTAL REPAIR & MAINT. EXP	4,013.80	30,132.20	25,326.31	4,599.71	3,322.89	2,525.72	3,684.14	1,904.44	8,190.43	3,298.43	2,635.87	9,562.88	99,196.82

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63400	TURNOVER MAINT. EXPENSE													
63420	T/O Cab/Countertop/door/lock	0.00	0.00	0.00	0.00	0.00	0.00	797.79	0.00	0.00	0.00	0.00	0.00	797.79
63430	T/O Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	0.00	0.00	33,944.00	0.00	0.00	0.00	0.00	0.00	0.00	33,944.00
63460	T/O Cleaning Services/Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00
63500	T/O Painting Services	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	875.00	875.00	0.00	0.00	3,550.00
63540	T/O Windows/Screens/Blinds	0.00	0.00	0.00	0.00	0.00	0.00	682.79	0.00	0.00	0.00	0.00	0.00	682.79
63699	TOTAL TURNOVER & MAINT.	0.00	1,800.00	0.00	0.00	0.00	33,944.00	1,480.58	0.00	1,325.00	875.00	0.00	0.00	39,424.58
64000	UTILITIES													
64020	Electricity	404.06	0.00	383.99	0.00	356.41	0.00	390.45	0.00	424.97	0.00	0.00	444.73	2,404.61
64040	Gas	668.49	716.56	666.62	526.02	487.02	425.92	309.51	244.83	272.31	369.44	435.36	537.36	5,659.44
64060	Refuse Removal	772.24	706.32	737.63	706.32	865.85	1,124.36	867.36	836.56	866.35	980.46	836.56	867.36	10,167.37
64080	Sewer	521.63	0.00	521.63	0.00	477.75	0.00	502.13	0.00	490.18	0.00	0.00	1,198.35	3,711.67
64100	Water	817.76	0.00	915.47	0.00	847.62	0.00	890.91	0.00	973.32	0.00	0.00	2,569.93	7,015.01
64130	RUBS/Utility Other	80.50	38.50	38.50	42.00	42.00	42.00	42.00	35.00	0.00	80.50	0.00	87.50	528.50
64299	TOTAL UTILITIES	3,264.68	1,461.38	3,263.84	1,274.34	3,076.65	1,592.28	3,002.36	1,116.39	3,027.13	1,430.40	1,271.92	5,705.23	29,486.60
64500	TAXES & INSURANCE EXPENSE													
64520	Real Property Taxes	0.00	0.00	0.00	9,599.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,809.19	19,408.57
64560	Insurance - Building	0.00	0.00	0.00	20,826.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,826.00
64699	TOTAL TAXES & INSURANCE	0.00	0.00	0.00	30,425.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,809.19	40,234.57
79990	TOTAL OPERATING EXPENSES	10,740.87	42,045.57	33,298.15	41,105.66	10,084.98	41,015.64	12,207.61	7,046.68	15,359.82	8,424.54	5,888.62	27,885.90	255,104.04
79999	NET OPERATING INCOME	23,122.52	-4,778.53	-141.01	2,001.68	27,421.80	-2,606.08	31,270.52	29,744.39	17,556.19	32,425.20	32,746.80	15,684.98	204,448.46
80000	DEBT SERVICE													
80020	Interest - 1st	5,935.92	5,860.32	5,860.32	5,935.92	5,935.92	5,935.92	5,935.92	5,935.92	5,935.92	5,935.92	5,935.92	5,935.92	71,079.84
80070	Interest Expense	0.00	1.49	0.71	0.01	0.00	3.04	20.13	0.00	6.41	0.00	0.00	8.75	40.54
80199	TOTAL DEBT SERVICE	5,935.92	5,861.81	5,861.03	5,935.93	5,935.92	5,938.96	5,956.05	5,935.92	5,942.33	5,935.92	5,935.92	5,944.67	71,120.38
98998	NET INCOME	17,186.60	-10,640.34	-6,002.04	-3,934.25	21,485.88	-8,545.04	25,314.47	23,808.47	11,613.86	26,489.28	26,810.88	9,740.31	133,328.08