

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	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	67,300.00	807,600.00
50030	Loss to Lease	-11,209.09	-9,165.33	-9,165.33	-9,165.33	-9,165.33	-9,165.33	-8,837.03	-8,892.03	-8,892.03	-8,892.03	-8,892.03	-8,997.03	-110,437.92
50039	Gross Potential Rent	56,090.91	58,134.67	58,134.67	58,134.67	58,134.67	58,134.67	58,462.97	58,407.97	58,407.97	58,407.97	58,407.97	58,302.97	697,162.08
50050	Vacancies	-1,595.00	-2,657.36	-4,875.00	-3,442.67	0.00	-744.33	-192.33	-634.33	-531.67	0.00	0.00	-1,795.00	-16,467.69
50052	Down Units	0.00	0.00	0.00	0.00	-1,595.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,595.00
50090	Prepaid Rent	125.87	2,973.87	-9,789.95	4,332.31	5,131.43	-2,356.53	778.70	-3,958.92	1,144.83	-4,478.76	7,465.61	-3,482.58	-2,114.12
50095	Delinquent Rent	-1,714.27	-3,334.54	-1,575.91	-1,753.89	39.33	-2,921.12	1,415.40	-416.85	850.67	-1,595.69	76.58	-275.44	-11,205.73
50100	Prior Month Delinquent Rent	2,136.91	0.44	1,600.77	0.00	0.00	0.00	0.00	1,940.00	0.00	0.00	0.00	0.00	5,678.12
50150	Rent Adjustment	59.83	132.28	0.00	0.00	0.00	-77.28	-1,650.72	0.00	0.00	0.00	0.00	0.00	-1,535.89
50199	NET RENTAL INCOME	55,104.25	55,249.36	43,494.58	57,270.42	61,710.43	52,035.41	58,814.02	55,337.87	59,871.80	52,333.52	65,950.16	52,749.95	669,921.77
53070	Late Charges	-301.66	371.72	150.20	0.00	99.66	253.71	179.76	100.46	110.58	52.86	154.01	89.03	1,260.33
53080	Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	382.21	364.07	259.13	384.30	325.38	265.22	1,980.31
53120	NSF Check Fees	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	75.00
53130	Parking/Garage Income	200.00	250.00	250.00	400.00	400.00	402.64	797.36	471.76	550.56	617.56	486.56	623.56	5,450.00
53170	Storage	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	900.00
53250	Reimbursement for Damages	1,700.00	1,950.00	360.00	0.00	0.00	0.00	170.00	0.00	0.00	0.00	0.00	100.00	4,280.00
53320	Keys/Remote Income	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
53344	Rent Stabilization Income	271.38	181.59	131.90	164.45	160.44	119.87	231.74	248.45	169.22	164.28	151.95	157.38	2,152.65
53350	RUBS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.79	71.68	74.60	160.07
53499	TOTAL OTHER INCOME	1,869.72	2,853.31	892.10	664.45	760.10	876.22	1,861.07	1,284.74	1,239.49	1,332.79	1,289.58	1,409.79	16,333.36
53999	TOTAL INCOME	56,973.97	58,102.67	44,386.68	57,934.87	62,470.53	52,911.63	60,675.09	56,622.61	61,111.29	53,666.31	67,239.74	54,159.74	686,255.13
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60060	Telephone/Internet/Intercom	167.96	167.96	174.97	174.97	174.97	424.97	601.19	250.00	426.22	452.17	444.64	694.64	4,154.66
60080	Office Supplies & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.08	0.00	0.00	-0.08
60220	Legal - Evictions	0.00	1,895.00	3,655.00	0.00	15.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	5,585.00
60240	Prof Fees/Training/Shops	0.00	0.00	49.77	0.00	0.00	44.80	0.00	0.00	0.00	0.00	0.00	0.00	94.57
60270	Auto Expense	0.00	0.00	0.00	230.54	20.00	26.66	0.00	0.00	0.00	0.00	0.00	0.00	277.20
60290	Permits and Licenses	0.00	4,268.05	0.00	1,490.51	780.90	0.00	0.00	0.00	0.00	0.00	0.00	866.33	7,405.79
60499	TOTAL ADMINISTRATIVE	167.96	6,331.01	3,879.74	1,896.02	990.87	516.43	601.19	250.00	426.22	452.09	444.64	1,560.97	17,517.14
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	2,278.96	2,324.11	1,775.47	2,317.40	2,498.82	2,116.47	2,427.00	2,264.90	2,444.45	2,146.65	2,689.59	2,166.39	27,450.21
60615	Management Fee-Secondary	0.00	0.00	0.00	700.00	0.00	350.00	350.00	350.00	350.00	0.00	0.00	0.00	2,100.00

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60699	TOTAL MGMT / ASSET FEES	2,278.96	2,324.11	1,775.47	3,017.40	2,498.82	2,466.47	2,777.00	2,614.90	2,794.45	2,146.65	2,689.59	2,166.39	29,550.21
61000	PAYROLL													
61020	Salaries - Manager	2,171.11	2,171.11	3,167.83	2,021.04	2,173.45	2,105.25	1,864.11	322.10	452.37	0.00	0.00	0.00	16,448.37
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	352.85	285.76	413.76	474.55	253.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,780.40
61699	TOTAL PAYROLL	2,523.96	2,488.07	3,612.79	2,526.79	2,458.13	2,105.25	1,864.11	322.10	452.37	0.00	0.00	0.00	18,353.57
61800	MARKETING AND RETENTION													
61820	Internet Advertising /Brochures	0.00	0.00	0.00	0.00	140.00	140.00	140.00	140.00	0.00	0.00	0.00	0.00	560.00
61860	Marketing/Prof Photos/Retention	0.00	0.00	0.00	13.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.55
61930	Internet Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00	0.00	140.00	280.00
62080	Signs/Banners/Balloons	0.00	0.00	370.24	113.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	483.31
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	370.24	126.62	140.00	140.00	140.00	140.00	0.00	140.00	0.00	140.00	1,336.86
62400	REPAIR & MAINTENANCE EXPENSE													
62410	Alarms/Detectors-UNIT	132.03	0.00	644.16	208.89	240.00	0.00	0.00	220.00	0.00	0.00	0.00	0.00	1,445.08
62430	Appliance (New / Repair)	0.00	0.00	0.00	195.00	0.00	0.00	915.00	0.00	0.00	0.00	650.00	550.00	2,310.00
62435	Appliances (new)	0.00	0.00	3,033.67	1,560.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,593.71
62465	Cabinet/Countertops/Doors/Locks	288.06	0.00	280.14	1,038.92	2,740.00	375.00	460.00	670.00	1,941.96	430.00	587.90	260.00	9,071.98
62480	Flooring Repair/Polish/Seal	0.00	0.00	595.00	118.50	0.00	0.00	870.00	0.00	297.19	0.00	0.00	1,155.00	3,035.69
62485	Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	1,038.87	5,775.50	610.00	0.00	300.00	0.00	940.00	150.00	498.37	9,312.74
62510	Windows/Screens/Blinds	0.00	0.00	0.00	118.50	0.00	0.00	190.00	445.55	880.00	0.00	0.00	0.00	1,634.05
62570	Painting	3,184.83	0.00	460.00	0.00	0.00	240.00	1,585.00	1,070.00	0.00	3,320.00	330.00	500.00	10,689.83
62590	Janitorial Parking Lot Service	0.00	590.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	590.00
62630	Electrical / Alarm (Smoke/Carbon)	0.00	395.00	422.40	103.69	1,671.46	0.00	145.00	710.00	523.13	0.00	273.46	796.80	5,040.94
62650	Elevator Service & Repair	1,233.38	220.69	220.69	220.69	805.69	220.69	290.69	220.69	400.69	220.69	1,150.69	229.52	5,434.80
62690	Fire Alarm/Extinguisher SVC	175.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	355.00
62735	Garage/Remotes/Entry Gates	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
62765	Hauling / Trash Removal/ Demo	1,190.00	-775.00	1,780.00	29.63	0.00	1,275.00	0.00	0.00	0.00	650.00	0.00	0.00	4,149.63
62790	HVAC/Wall Heater	75.00	0.00	150.00	112.50	0.00	0.00	0.00	0.00	18,776.00	0.00	0.00	135.00	19,248.50
62820	Janitorial Supply / SVC (Building)	0.00	0.00	0.00	-20.21	14.09	0.00	167.00	407.00	534.00	0.00	0.00	717.23	1,819.11
62880	Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	120.00	120.00	0.00	360.00	720.00
62970	Pest Control	1,155.00	455.00	1,525.00	0.00	850.00	105.00	105.00	105.00	775.00	105.00	185.00	330.00	5,695.00
62990	Parking Lot Sweep/Sidewalk Clean	0.00	0.00	0.00	375.00	0.00	835.00	334.00	334.00	334.00	0.00	0.00	0.00	2,212.00
63000	Plumbing/Water Heater	2,988.17	1,275.99	2,265.67	2,689.51	3,620.00	1,788.97	600.00	520.00	1,515.00	150.00	0.00	5,904.57	23,317.88
63015	Plumbing Rooter Service	656.00	0.00	2,418.20	0.00	291.50	387.00	581.00	322.00	451.75	1,228.50	360.00	261.00	6,956.95
63065	Reglaze/Resurface	0.00	870.00	0.00	0.00	350.00	0.00	415.00	475.00	0.00	0.00	0.00	0.00	2,110.00
63155	Building/Common Area	0.00	0.00	0.00	14.81	0.00	0.00	0.00	100.00	215.00	0.00	0.00	0.00	329.81
63165	Windows/Screens	750.00	0.00	374.15	588.26	33.92	0.00	0.00	236.88	150.00	0.00	0.00	0.00	2,133.21

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63299	TOTAL REPAIR & MAINT. EXP	11,927.47	3,031.68	14,169.08	8,392.60	16,392.16	5,836.66	6,957.69	6,136.12	26,913.72	7,164.19	3,687.05	11,697.49	122,305.91
63400	TURNOVER MAINT. EXPENSE													
63410	T/O Appliances (New / Repair)	0.00	0.00	0.00	2,200.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.44
63420	T/O Cab/Countertop/door/lock	0.00	0.00	511.40	543.37	140.60	0.00	812.50	0.00	0.00	0.00	0.00	0.00	2,007.87
63426	T/O Hauling/Demo	0.00	0.00	0.00	340.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.69
63430	T/O Painting/Walls/Ceiling/Tile	0.00	0.00	222.98	207.39	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	630.37
63450	T/O Carpet Cleaning	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
63460	T/O Cleaning Services/Supplies	0.00	0.00	180.00	0.00	174.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354.71
63500	T/O Painting Services	700.03	1,000.00	1,700.00	222.19	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	3,782.22
63510	T/O Painting Supplies	0.00	0.00	0.00	55.75	78.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.19
63520	T/O Alarms (Smoke/CO)	0.00	0.00	169.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	169.80
63525	T/O Reglaze/Resurface	0.00	0.00	0.00	0.00	3.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.33
63540	T/O Windows/Screens/Blinds	510.07	0.00	350.64	77.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	938.49
63545	T/O Windows and Screens	0.00	0.00	322.60	-45.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.96
63560	T/O Electrical / Alarm (Smoke/Carbon)	0.00	0.00	182.78	689.74	310.78	0.00	2,000.00	645.00	0.00	0.00	0.00	0.00	3,828.30
63570	T/O Plumbing	656.34	0.00	495.03	473.09	2,638.93	0.00	0.00	260.00	0.00	0.00	0.00	0.00	4,523.39
63699	TOTAL TURNOVER & MAINT.	1,866.44	1,000.00	4,315.23	4,764.80	3,346.79	0.00	2,812.50	1,265.00	0.00	0.00	0.00	0.00	19,370.76
64000	UTILITIES													
64020	Electricity	2,525.82	2,313.48	2,034.50	2,057.20	1,847.79	431.65	4,561.90	3,492.77	3,649.05	2,693.71	2,510.45	3,430.92	31,549.24
64040	Gas	3,740.05	0.00	1,978.57	1,752.90	0.00	13.72	2,500.84	0.00	1,070.10	1,306.94	1,491.74	1,718.57	15,573.43
64060	Refuse Removal	2,133.04	1,300.23	1,300.23	1,300.23	0.00	2,971.61	43.79	46.71	4,001.53	1,300.23	1,386.35	1,348.40	17,132.35
64080	Sewer	0.00	0.00	0.00	0.00	0.00	12,848.40	1,359.86	1,457.86	1,338.63	0.00	3,247.42	1,738.28	21,990.45
64100	Water	0.00	0.00	0.00	0.00	0.00	22,281.27	2,362.38	2,750.72	2,536.11	0.00	6,041.79	2,696.23	38,668.50
64130	RUBS/Utility Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.75	3.75	0.00	18.75	26.25
64299	TOTAL UTILITIES	8,398.91	3,613.71	5,313.30	5,110.33	1,847.79	38,546.65	10,828.77	7,748.06	12,599.17	5,304.63	14,677.75	10,951.15	124,940.22
64500	TAXES & INSURANCE EXPENSE													
64520	Real Property Taxes	0.00	0.00	0.00	19,396.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,967.63	39,364.19
64560	Insurance - Building	0.00	0.00	0.00	23,549.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,549.00
64699	TOTAL TAXES & INSURANCE	0.00	0.00	0.00	42,945.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,967.63	62,913.19
79990	TOTAL OPERATING EXPENSES	27,163.70	18,788.58	33,435.85	68,780.12	27,674.56	49,611.46	25,981.26	18,476.18	43,185.93	15,207.56	21,499.03	46,483.63	396,287.86
79999	NET OPERATING INCOME	29,810.27	39,314.09	10,950.83	-10,845.25	34,795.97	3,300.17	34,693.83	38,146.43	17,925.36	38,458.75	45,740.71	7,676.11	289,967.27
80000	DEBT SERVICE													
80020	Interest - 1st	6,097.38	6,041.57	6,097.38	6,097.38	6,097.38	6,097.38	6,097.38	6,097.38	6,097.38	6,097.38	6,097.38	6,097.38	73,112.75
80070	Interest Expense	1.79	1.87	0.45	0.00	0.00	0.00	4.44	8.82	0.00	0.00	0.00	9.51	26.88
80199	TOTAL DEBT SERVICE	6,099.17	6,043.44	6,097.83	6,097.38	6,097.38	6,097.38	6,101.82	6,106.20	6,097.38	6,097.38	6,097.38	6,106.89	73,139.63
98998	NET INCOME	23,711.10	33,270.65	4,853.00	-16,942.63	28,698.59	-2,797.21	28,592.01	32,040.23	11,827.98	32,361.37	39,643.33	1,569.22	216,827.64