

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	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	57,006.00	684,072.00
50030	Loss to Lease	-10,069.01	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-8,717.98	-105,966.79
50039	Gross Potential Rent	46,936.99	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	48,288.02	578,105.21
50050	Vacancies	-2,697.00	-1,627.83	-1,395.00	-2,650.50	-1,627.50	0.00	0.00	-1,395.00	0.00	0.00	-418.50	-139.50	-11,950.83
50052	Down Units	-1,395.00	-1,395.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,790.00
50070	Concessions	0.00	-500.00	0.00	0.00	-2,424.62	-242.50	0.00	0.00	0.00	0.00	0.00	0.00	-3,167.12
50090	Prepaid Rent	3,409.24	-1,022.50	-750.70	-3,393.41	388.85	2,570.39	-2,604.72	3,400.14	-4,286.41	35.86	1,353.20	285.15	-614.91
50095	Delinquent Rent	2,215.69	-82.59	-15.39	-860.45	-715.26	-1,344.27	1,847.57	-603.75	2,050.32	344.69	-1,174.72	79.84	1,741.68
50150	Rent Adjustment	1,746.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,746.81
50199	NET RENTAL INCOME	50,216.73	43,660.10	46,126.93	41,383.66	43,909.49	49,271.64	47,530.87	49,689.41	46,051.93	48,668.57	48,048.00	48,513.51	563,070.84
53070	Late Charges	252.32	308.63	139.06	3.22	78.56	132.28	214.45	83.26	175.48	404.04	275.76	487.94	2,555.00
53090	Miscellaneous Income	0.00	0.00	0.00	879.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	879.89
53120	NSF Check Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
53130	Parking/Garage Income	1,651.05	1,454.16	1,887.12	1,750.00	1,295.00	1,425.10	1,624.90	2,050.00	1,900.00	1,696.62	1,798.63	1,707.89	20,240.47
53210	Utility/Energy Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228.40	-228.40	0.00
53250	Reimbursement for Damages	4.94	610.00	0.00	400.00	150.00	0.00	0.00	180.00	1.00	0.00	150.00	0.00	1,495.94
53344	Rent Stabilization Income	156.66	125.44	174.68	214.19	147.18	149.33	187.27	191.94	148.35	196.41	241.48	167.10	2,100.03
53350	RUBS	1,627.99	2,309.88	1,728.61	1,640.58	1,347.31	1,571.88	1,401.27	2,699.94	855.47	881.71	1,304.39	667.67	18,036.70
53499	TOTAL OTHER INCOME	3,692.96	4,808.11	3,929.47	4,887.88	3,018.05	3,278.59	3,427.89	5,230.14	3,080.30	3,178.78	3,998.66	2,802.20	45,333.03
53999	TOTAL INCOME	53,909.69	48,468.21	50,056.40	46,271.54	46,927.54	52,550.23	50,958.76	54,919.55	49,132.23	51,847.35	52,046.66	51,315.71	608,403.87
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60060	Telephone/Internet/Intercom	886.19	909.22	923.39	923.39	1,897.89	469.97	2,148.28	472.47	1,494.38	489.47	490.89	624.65	11,730.19
60080	Office Supplies & Expense	5.00	5.00	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	135.00
60240	Prof Fees/Training/Shops	0.00	0.00	99.54	0.00	0.00	44.80	0.00	0.00	47.62	0.00	0.00	115.08	307.04
60270	Auto Expense	20.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.36
60290	Permits and Licenses	0.00	4,268.05	0.00	1,227.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,495.65
60360	Other Prop. Admin. Costs	0.00	0.00	201.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-201.78	0.00
60499	TOTAL ADMINISTRATIVE	911.55	5,182.27	1,237.21	2,163.49	1,910.39	527.27	2,160.78	484.97	1,554.50	501.97	503.39	550.45	17,688.24
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	2,156.39	1,938.73	2,002.26	1,850.86	1,877.10	2,102.01	2,038.35	2,196.78	1,965.29	2,073.89	2,081.87	2,052.63	24,336.16
60699	TOTAL MGMT / ASSET FEES	2,156.39	1,938.73	2,002.26	1,850.86	1,877.10	2,102.01	2,038.35	2,196.78	1,965.29	2,073.89	2,081.87	2,052.63	24,336.16

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
61000	PAYROLL													
61020	Salaries - Manager	1,210.42	1,326.74	2,073.44	850.04	1,292.33	961.43	849.95	1,457.44	835.24	63.20	63.20	63.20	11,046.63
61080	Salaries - Keyholder	426.30	426.30	708.22	426.30	426.30	426.30	456.30	668.64	438.66	438.66	438.66	470.65	5,751.29
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	129.45	129.45
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
61270	Admin. Housing Allowance	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	526.68	6,320.16
61370	Salaries - Porter	887.52	845.49	1,657.57	1,022.04	530.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,942.69
61405	Maintenance Temp.	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
61699	TOTAL PAYROLL	3,109.26	3,214.75	5,205.45	2,914.60	2,864.92	1,978.21	1,896.73	2,716.56	1,864.38	1,092.34	1,092.34	1,253.78	29,203.32
61800	MARKETING AND RETENTION													
61820	Internet Advertising /Brochures	0.00	0.00	0.00	0.00	0.00	0.00	93.33	0.00	0.00	0.00	0.00	0.00	93.33
61930	Internet Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.77	0.00	420.00	496.77
62050	Miscellaneous Marketing	0.00	0.00	0.00	0.00	0.00	99.35	0.00	0.00	0.00	0.00	0.00	0.00	99.35
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	0.00	0.00	0.00	99.35	93.33	0.00	0.00	76.77	0.00	420.00	689.45
62400	REPAIR & MAINTENANCE EXPENSE													
62410	Alarms/Detectors-UNIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	152.32	332.32
62430	Appliance (New / Repair)	0.00	0.00	0.00	0.00	0.00	0.00	469.00	0.00	0.00	0.00	0.00	0.00	469.00
62450	Balcony/Rails/Stairs/Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	995.00	995.00
62460	Vinyl Floor/Carpet/subfloor (Repair/Replace)	0.00	0.00	865.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	865.00
62465	Cabinet/Countertops/Doors/Locks	14.81	863.47	185.00	1,870.00	426.15	267.54	157.24	491.46	921.98	0.00	621.55	0.00	5,819.20
62470	Water Damage Repairs/Remediation (floor/walls/ceiling)	0.00	0.00	0.00	0.00	0.00	820.75	0.00	0.00	0.00	0.00	0.00	201.78	1,022.53
62475	Countertops (repair/replace)	0.00	0.00	0.00	990.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00
62480	Flooring Repair/Polish/Seal	88.88	0.00	1,753.18	0.00	1,387.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,229.14
62485	Painting/Walls/Ceiling/Tile	133.31	300.00	562.50	0.00	0.00	0.00	0.00	0.00	390.00	575.00	0.00	0.00	1,960.81
62510	Windows/Screens/Blinds	0.00	0.00	373.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	373.54
62570	Painting	1,250.00	1,350.00	4,385.00	4,480.00	3,250.00	0.00	2,650.00	0.00	515.00	650.00	0.00	0.00	18,530.00
62590	Janitorial Parking Lot Service	0.00	0.00	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.00
62630	Electrical / Alarm (Smoke/Carbon)	29.63	1,000.00	696.20	0.00	0.00	435.00	0.00	0.00	920.00	125.00	0.00	870.00	4,075.83
62690	Fire Alarm/Extinguisher SVC	120.00	0.00	120.00	0.00	0.00	1,220.74	120.00	0.00	340.00	255.00	0.00	0.00	2,175.74
62710	Fire Sprinkler Equip/Service	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	620.00	1,820.00
62735	Garage/Remotes/Entry Gates	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	220.00	0.00	380.00	0.00	840.00
62765	Hauling / Trash Removal/ Demo	470.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470.00
62790	HVAC/Wall Heater	0.00	2,475.00	0.00	544.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,019.00
62820	Janitorial Supply / SVC (Building)	0.00	170.00	697.58	170.00	340.00	650.00	0.00	0.00	170.00	1,410.00	0.00	215.00	3,822.58
62880	Landscape Contract	700.00	0.00	0.00	0.00	325.00	375.00	224.00	0.00	125.00	125.00	0.00	375.00	2,249.00
62970	Pest Control	198.00	1,340.00	349.00	99.00	99.00	99.00	175.00	99.00	274.00	99.00	99.00	99.00	3,029.00
63000	Plumbing/Water Heater	1,324.62	365.00	1,310.00	520.87	980.00	0.00	250.00	0.00	1,210.00	0.00	150.00	539.75	6,650.24

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
63015	Plumbing Rooter Service	1,440.13	1,164.00	3,743.28	105.00	288.00	366.00	429.00	333.00	222.00	640.50	222.00	0.00	8,952.91
63065	Reglaze/Resurface	0.00	0.00	0.00	0.00	0.00	0.00	290.00	0.00	0.00	415.00	0.00	0.00	705.00
63080	Exterior Roof/Fascia/Stucco/Gutter	0.00	0.00	0.00	0.00	0.00	2,693.00	0.00	0.00	975.00	0.00	0.00	0.00	3,668.00
63155	Building/Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.40	0.00	0.00	0.00	0.00	108.40
63165	Windows/Screens	0.00	0.00	283.06	0.00	0.00	0.00	490.00	301.42	0.00	0.00	283.39	0.00	1,357.87
63299	TOTAL REPAIR & MAINT. EXP	5,769.38	9,027.47	15,493.34	8,778.87	7,335.23	6,927.03	6,454.24	1,333.28	6,462.98	4,294.50	1,755.94	4,067.85	77,700.11
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	950.00	0.00	0.00	0.00	0.00	950.00
63426	T/O Hauling/Demo	0.00	0.00	0.00	520.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,220.00
63430	T/O Painting/Walls/Ceiling/Tile	0.00	35,000.00	0.00	0.00	0.00	0.00	29,299.66	0.00	0.00	0.00	0.00	0.00	64,299.66
63560	T/O Electrical / Alarm (Smoke/Carbon)	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	200.00
63570	T/O Plumbing	0.00	0.00	15,713.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,713.00
63699	TOTAL TURNOVER & MAINT.	0.00	35,000.00	15,813.00	520.00	700.00	0.00	29,299.66	950.00	0.00	0.00	0.00	100.00	82,382.66
64000	UTILITIES													
64020	Electricity	1,793.15	2,085.65	2,514.20	1,808.49	1,597.88	1,442.53	1,970.98	2,776.44	2,801.37	2,823.84	2,008.85	-3,703.20	19,920.18
64040	Gas	1,080.53	1,073.04	1,016.39	671.83	607.92	581.85	522.04	426.03	481.58	549.94	727.68	801.70	8,540.53
64060	Refuse Removal	1,154.37	1,151.37	1,154.36	1,152.86	1,311.88	1,316.36	1,383.52	1,349.19	1,347.70	1,316.36	1,530.41	49.37	14,217.75
64080	Sewer	1,554.59	828.75	3,358.36	1,630.42	1,635.84	2,540.44	2,973.82	3,219.21	796.68	1,035.13	1,870.79	2,269.77	23,713.80
64100	Water	2,598.13	1,386.15	6,767.54	3,064.26	3,076.49	5,096.41	6,074.56	7,336.03	1,518.42	1,967.78	3,655.06	3,714.21	46,255.04
64130	RUBS/Utility Other	59.50	59.50	52.50	0.00	115.50	56.00	66.50	63.00	59.50	59.50	0.00	122.50	714.00
64299	TOTAL UTILITIES	8,240.27	6,584.46	14,863.35	8,327.86	8,345.51	11,033.59	12,991.42	15,169.90	7,005.25	7,752.55	9,792.79	3,254.35	113,361.30
64500	TAXES & INSURANCE EXPENSE													
64520	Real Property Taxes	0.00	0.00	0.00	15,390.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,865.15	31,255.86
64560	Insurance - Building	0.00	0.00	0.00	9,890.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,890.00
64699	TOTAL TAXES & INSURANCE	0.00	0.00	0.00	25,280.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,865.15	41,145.86
79990	TOTAL OPERATING EXPENSES	20,186.85	60,947.68	54,614.61	49,836.39	23,033.15	22,667.46	54,934.51	22,851.49	18,852.40	15,792.02	15,226.33	27,564.21	386,507.10
79999	NET OPERATING INCOME	33,722.84	-12,479.47	-4,558.21	-3,564.85	23,894.39	29,882.77	-3,975.75	32,068.06	30,279.83	36,055.33	36,820.33	23,751.50	221,896.77
80000	DEBT SERVICE													
80020	Interest - 1st	5,201.59	5,135.33	5,135.33	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	5,201.59	62,286.56
80070	Interest Expense	0.50	1.93	0.00	0.62	0.35	0.00	0.00	5.87	0.00	0.00	6.57	0.00	15.84
80199	TOTAL DEBT SERVICE	5,202.09	5,137.26	5,135.33	5,202.21	5,201.94	5,201.59	5,201.59	5,207.46	5,201.59	5,201.59	5,208.16	5,201.59	62,302.40
98998	NET INCOME	28,520.75	-17,616.73	-9,693.54	-8,767.06	18,692.45	24,681.18	-9,177.34	26,860.60	25,078.24	30,853.74	31,612.17	18,549.91	159,594.37