

Statement (12 months)

Period = Jan 2024-Dec 2024

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		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	0.00	0.00	0.00	0.00	34,360.00	34,360.00	34,360.00	34,360.00	34,360.00	34,360.00	34,360.00	34,360.00	274,880.00
50030	Loss to Lease	0.00	0.00	0.00	0.00	-3,670.00	-3,670.00	-3,470.00	-3,470.00	-3,215.00	-3,215.00	-3,215.00	-1,436.00	-25,361.00
50039	Gross Potential Rent	0.00	0.00	0.00	0.00	30,690.00	30,690.00	30,890.00	30,890.00	31,145.00	31,145.00	31,145.00	32,924.00	249,519.00
50050	Vacancies	0.00	0.00	0.00	0.00	0.00	0.00	-3,000.00	-4,206.50	-5,495.00	0.00	-4,395.00	-4,395.00	-21,491.50
50052	Down Units	0.00	0.00	0.00	0.00	-2,800.00	-2,800.00	0.00	0.00	0.00	-4,200.00	0.00	0.00	-9,800.00
50080	Manager Apt Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,595.00	-1,595.00	-1,400.00	-1,400.00	-5,990.00
50090	Prepaid Rent	0.00	0.00	0.00	0.00	7,638.97	-1,702.57	250.48	975.73	-1,546.49	-975.57	1,327.37	1,041.09	7,009.01
50095	Delinquent Rent	0.00	0.00	0.00	0.00	-1,972.75	-1,672.75	-27.75	166.50	1,814.50	-99.50	-100.00	370.00	-1,521.75
50199	NET RENTAL INCOME	0.00	0.00	0.00	0.00	33,556.22	24,514.68	28,112.73	27,825.73	24,323.01	24,274.93	26,577.37	28,540.09	217,724.76
53070	Late Charges	0.00	0.00	0.00	0.00	189.52	-30.42	228.70	305.20	451.28	195.42	290.40	150.60	1,780.70
53080	Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.80	69.48	30.51	102.99	0.00	297.78
53120	NSF Check Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	0.00	50.00
53130	Parking/Garage Income	0.00	0.00	0.00	0.00	200.00	184.00	150.00	250.00	50.00	150.00	150.00	426.00	1,560.00
53250	Reimbursement for Damages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	619.20	0.00	0.00	0.00	619.20
53350	RUBS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	341.98	560.97	545.82	500.96	1,949.73
53499	TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	389.52	153.58	378.70	650.00	1,531.94	961.90	1,114.21	1,077.56	6,257.41
53999	TOTAL INCOME	0.00	0.00	0.00	0.00	33,945.74	24,668.26	28,491.43	28,475.73	25,854.95	25,236.83	27,691.58	29,617.65	223,982.17
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60060	Telephone/Internet/Intercom	0.00	0.00	0.00	0.00	0.00	50.29	50.29	545.00	162.87	67.38	-26.57	38.33	887.59
60080	Office Supplies & Expense	0.00	0.00	0.00	0.00	12.29	12.50	12.50	12.50	12.50	12.50	12.50	12.50	99.79
60120	Meals-Corporate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.76	2.76
60170	Employee Recruiting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	0.00	85.00
60270	Auto Expense	0.00	0.00	0.00	0.00	0.00	44.00	30.96	38.30	85.56	250.93	21.99	211.80	683.54
60290	Permits and Licenses	0.00	0.00	0.00	0.00	618.92	0.00	0.00	0.00	445.86	335.60	0.00	319.95	1,720.33
60499	TOTAL ADMINISTRATIVE	0.00	0.00	0.00	0.00	631.21	106.79	93.75	595.80	706.79	666.41	92.92	585.34	3,479.01
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	0.00	0.00	0.00	0.00	1,357.83	986.73	1,139.66	1,139.03	1,034.20	1,009.47	1,107.66	1,184.71	8,959.29
60699	TOTAL MGMT / ASSET FEES	0.00	0.00	0.00	0.00	1,357.83	986.73	1,139.66	1,139.03	1,034.20	1,009.47	1,107.66	1,184.71	8,959.29
61000	PAYROLL													
61020	Salaries - Manager	0.00	0.00	0.00	0.00	0.00	0.00	0.00	677.56	0.00	0.00	1,522.83	0.00	2,200.39
61100	Bonus/Commissions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.13	0.00	0.00	0.00	0.00	185.13

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61270	Admin. Housing Allowance	0.00	0.00	0.00	0.00	717.25	717.25	717.25	0.00	0.00	0.00	0.00	0.00	2,151.75
61699	TOTAL PAYROLL	0.00	0.00	0.00	0.00	717.25	717.25	717.25	862.69	0.00	0.00	1,522.83	0.00	4,537.27
61800	MARKETING AND RETENTION													
62080	Signs/Banners/Balloons	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	214.98	214.98
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	214.98	214.98
62400	REPAIR & MAINTENANCE EXPENSE													
62410	Alarms/Detectors-UNIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	394.56	0.00	49.57	444.13
62430	Appliance (New / Repair)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.63	118.50	0.00	0.00	229.00	377.13
62465	Cabinet/Countertops/Doors/Locks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	597.18	810.82	0.00	995.80	2,403.80
62485	Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.84	725.83	0.00	343.91	1,098.58
62510	Windows/Screens/Blinds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	326.45	0.00	29.63	356.08
62570	Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,281.00	391.59	0.00	143.25	5,815.84
62630	Electrical / Alarm (Smoke/Carbon)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	720.00	327.27	0.00	130.52	1,527.79
62690	Fire Alarm/Extinguisher SVC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.94	0.00	0.00	0.00	110.94
62735	Garage/Remotes/Entry Gates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.25	177.75	0.00	237.00	450.00
62765	Hauling / Trash Removal/ Demo	0.00	0.00	0.00	0.00	0.00	0.00	0.00	760.00	29.63	74.06	0.00	0.00	863.69
62790	HVAC/Wall Heater	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,544.36	148.13	3,006.61	4,699.10
62820	Janitorial Supply / SVC (Building)	0.00	0.00	0.00	0.00	0.00	300.00	600.00	600.00	600.00	150.00	0.00	317.56	2,567.56
62840	Landscape Supplies/Extras	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217.90	217.90
62880	Landscape Contract	0.00	0.00	0.00	0.00	0.00	285.00	285.00	285.00	285.00	285.00	285.00	650.00	2,360.00
62960	Parking Lot/Asphalt/Sidewalk Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,065.00	0.00	0.00	0.00	3,065.00
62970	Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00	555.00	80.00	335.00	1,050.00
63000	Plumbing/Water Heater	0.00	0.00	0.00	0.00	0.00	237.00	13.88	633.83	1,650.17	1,645.71	2,214.82	2,121.09	8,516.50
63015	Plumbing Rooter Service	0.00	0.00	0.00	0.00	0.00	0.00	165.00	0.00	1,007.00	111.00	152.00	633.50	2,068.50
63080	Exterior Roof/Fascia/Stucco/Gutter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,350.00	0.00	0.00	0.00	0.00	2,350.00
63155	Building/Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.50	118.50
63165	Windows/Screens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59.25	0.00	0.00	0.00	44.44	103.69
63299	TOTAL REPAIR & MAINT. EXP	0.00	0.00	0.00	0.00	0.00	822.00	1,063.88	5,147.71	13,528.51	7,519.40	2,879.95	9,603.28	40,564.73
63400	TURNOVER MAINT. EXPENSE													
63420	T/O Cab/Countertop/door/lock	0.00	0.00	0.00	0.00	0.00	246.30	537.94	148.13	68.88	3,540.00	0.00	0.00	4,541.25
63426	T/O Hauling/Demo	0.00	0.00	0.00	0.00	0.00	29.63	29.63	0.00	0.00	0.00	0.00	0.00	59.26
63430	T/O Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.76	8.00	0.00	1,000.00	1,083.76
63460	T/O Cleaning Services/Supplies	0.00	0.00	0.00	0.00	0.00	410.00	0.00	0.00	216.92	0.00	340.00	0.00	966.92
63500	T/O Painting Services	0.00	0.00	0.00	0.00	0.00	88.88	118.50	0.00	0.00	0.00	0.00	1,000.00	1,207.38
63510	T/O Painting Supplies	0.00	0.00	0.00	0.00	0.00	62.98	0.00	0.00	0.00	0.00	0.00	380.00	442.98
63520	T/O Alarms (Smoke/CO)	0.00	0.00	0.00	0.00	0.00	160.66	59.25	0.00	0.00	0.00	0.00	0.00	219.91
63525	T/O Reglaze/Resurface	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.00	0.00	380.00	

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63540	T/O Windows/Screens/Blinds	0.00	0.00	0.00	0.00	0.00	282.76	59.25	0.00	0.00	0.00	0.00	0.00	342.01
63545	T/O Windows and Screens	0.00	0.00	0.00	0.00	0.00	59.25	59.25	0.00	0.00	0.00	0.00	0.00	118.50
63560	T/O Electrical / Alarm (Smoke/Carbon)	0.00	0.00	0.00	0.00	0.00	135.87	88.88	0.00	0.00	0.00	0.00	0.00	224.75
63570	T/O Plumbing	0.00	0.00	0.00	0.00	0.00	29.63	29.63	0.00	74.06	0.00	0.00	0.00	133.32
63585	T/O Vinyl/Tile/Subfloor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.10	0.00	0.00	68.10
63699	TOTAL TURNOVER & MAINT.	0.00	0.00	0.00	0.00	0.00	1,505.96	982.33	148.13	435.62	3,616.10	720.00	2,380.00	9,788.14
64000	UTILITIES													
64020	Electricity	0.00	0.00	0.00	0.00	0.00	0.00	200.48	89.71	115.76	139.70	18.44	102.26	666.35
64040	Gas	0.00	0.00	0.00	0.00	0.00	0.00	238.46	721.48	0.00	626.12	0.00	317.56	1,903.62
64060	Refuse Removal	0.00	0.00	0.00	0.00	0.00	1,365.36	79.32	1,424.34	0.00	869.79	1,365.36	747.75	5,851.92
64080	Sewer	0.00	0.00	0.00	0.00	0.00	0.00	60.70	47.94	0.00	156.47	0.00	59.50	324.61
64100	Water	0.00	0.00	0.00	0.00	70.00	0.00	442.69	439.50	0.00	1,177.72	0.00	680.27	2,810.18
64130	RUBS/Utility Other	0.00	0.00	0.00	0.00	0.00	0.00	133.00	0.00	133.00	63.00	0.00	136.00	465.00
64299	TOTAL UTILITIES	0.00	0.00	0.00	0.00	70.00	1,365.36	1,154.65	2,722.97	248.76	3,032.80	1,383.80	2,043.34	12,021.68
64500	TAXES & INSURANCE EXPENSE													
64520	Real Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,750.27	30,750.27
64560	Insurance - Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,848.95	0.00	0.00	0.00	8,848.95
64699	TOTAL TAXES & INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,848.95	0.00	0.00	0.00	30,750.27	39,599.22
79990	TOTAL OPERATING EXPENSES	0.00	0.00	0.00	0.00	2,776.29	5,504.09	5,151.52	10,616.33	24,802.83	15,844.18	7,707.16	46,761.92	119,164.32
79999	NET OPERATING INCOME	0.00	0.00	0.00	0.00	31,169.45	19,164.17	23,339.91	17,859.40	1,052.12	9,392.65	19,984.42	-17,144.27	104,817.85
80000	DEBT SERVICE													
80020	Interest - 1st	0.00	0.00	0.00	0.00	0.00	0.00	1,870.75	1,870.75	1,870.75	1,870.75	1,870.75	46,101.86	55,455.61
80199	TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	1,870.75	1,870.75	1,870.75	1,870.75	1,870.75	1,870.75	46,101.86	55,455.61
98998	NET INCOME	0.00	0.00	0.00	0.00	31,169.45	19,164.17	21,469.16	15,988.65	-818.63	7,521.90	18,113.67	-63,246.13	49,362.24