

**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
<b>50001</b>	<b>INCOME</b>													
<b>50010</b>	<b>RENTAL INCOME</b>													
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
<b>50199</b>	<b>NET RENTAL INCOME</b>	<b>31,501.92</b>	<b>35,010.17</b>	<b>31,241.95</b>	<b>42,483.20</b>	<b>35,592.28</b>	<b>36,346.60</b>	<b>38,525.15</b>	<b>35,341.68</b>	<b>30,748.11</b>	<b>38,733.52</b>	<b>36,482.24</b>	<b>40,733.16</b>	<b>432,739.98</b>
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
<b>53499</b>	<b>TOTAL OTHER INCOME</b>	<b>2,361.47</b>	<b>2,256.87</b>	<b>1,915.19</b>	<b>624.14</b>	<b>1,914.50</b>	<b>2,062.96</b>	<b>4,952.98</b>	<b>1,449.39</b>	<b>2,167.90</b>	<b>2,116.22</b>	<b>2,153.18</b>	<b>2,837.72</b>	<b>26,812.52</b>
<b>53999</b>	<b>TOTAL INCOME</b>	<b>33,863.39</b>	<b>37,267.04</b>	<b>33,157.14</b>	<b>43,107.34</b>	<b>37,506.78</b>	<b>38,409.56</b>	<b>43,478.13</b>	<b>36,791.07</b>	<b>32,916.01</b>	<b>40,849.74</b>	<b>38,635.42</b>	<b>43,570.88</b>	<b>459,552.50</b>
<b>60001</b>	<b>OPERATING EXPENSES</b>													
<b>60010</b>	<b>ADMINISTRATIVE</b>													
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
<b>60220</b>	<b>Legal - Evictions</b>	<b>35.00</b>	<b>1,695.00</b>	<b>0.00</b>	<b>1,730.00</b>									
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
<b>60499</b>	<b>TOTAL ADMINISTRATIVE</b>	<b>409.63</b>	<b>4,618.29</b>	<b>973.10</b>	<b>1,098.94</b>	<b>860.17</b>	<b>250.00</b>	<b>1,120.04</b>	<b>690.68</b>	<b>250.00</b>	<b>1,122.92</b>	<b>371.61</b>	<b>936.69</b>	<b>12,702.07</b>
<b>60600</b>	<b>MANAGEMENT / ASSET FEES</b>													
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
<b>60699</b>	<b>TOTAL MGMT / ASSET FEES</b>	<b>1,289.26</b>	<b>1,490.68</b>	<b>1,326.29</b>	<b>1,724.29</b>	<b>1,500.27</b>	<b>1,536.38</b>	<b>1,739.13</b>	<b>1,471.64</b>	<b>1,316.64</b>	<b>1,633.99</b>	<b>1,545.42</b>	<b>1,808.11</b>	<b>18,382.10</b>

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<b>61000</b>	<b>PAYROLL</b>													
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
<b>61699</b>	<b>TOTAL PAYROLL</b>	<b>1,763.50</b>	<b>2,543.02</b>	<b>2,305.53</b>	<b>1,983.00</b>	<b>1,325.00</b>	<b>1,167.26</b>	<b>1,181.36</b>	<b>1,863.53</b>	<b>1,250.62</b>	<b>63.80</b>	<b>63.80</b>	<b>63.80</b>	<b>15,574.22</b>
<b>61800</b>	<b>MARKETING AND RETENTION</b>													
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
<b>62199</b>	<b>TOTAL MARKETING AND RETENTION</b>	<b>0.00</b>	<b>0.00</b>	<b>103.08</b>	<b>0.00</b>	<b>103.08</b>								
<b>62400</b>	<b>REPAIR &amp; MAINTENANCE EXPENSE</b>													
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
<b>63155</b>	<b>Building/Common Area</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>108.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>358.19</b>
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
<b>63299</b>	<b>TOTAL REPAIR &amp; MAINT. EXP</b>	<b>4,013.80</b>	<b>30,132.20</b>	<b>25,326.31</b>	<b>4,599.71</b>	<b>3,322.89</b>	<b>2,525.72</b>	<b>3,684.14</b>	<b>1,904.44</b>	<b>8,190.43</b>	<b>3,298.43</b>	<b>2,635.87</b>	<b>9,562.88</b>	<b>99,196.82</b>

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<b>63400</b>	<b>TURNOVER MAINT. EXPENSE</b>													
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
<b>63699</b>	<b>TOTAL TURNOVER &amp; MAINT.</b>	<b>0.00</b>	<b>1,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>33,944.00</b>	<b>1,480.58</b>	<b>0.00</b>	<b>1,325.00</b>	<b>875.00</b>	<b>0.00</b>	<b>0.00</b>	<b>39,424.58</b>
<b>64000</b>	<b>UTILITIES</b>													
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
<b>64299</b>	<b>TOTAL UTILITIES</b>	<b>3,264.68</b>	<b>1,461.38</b>	<b>3,263.84</b>	<b>1,274.34</b>	<b>3,076.65</b>	<b>1,592.28</b>	<b>3,002.36</b>	<b>1,116.39</b>	<b>3,027.13</b>	<b>1,430.40</b>	<b>1,271.92</b>	<b>5,705.23</b>	<b>29,486.60</b>
<b>64500</b>	<b>TAXES &amp; INSURANCE EXPENSE</b>													
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
<b>64699</b>	<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,425.38</b>	<b>0.00</b>	<b>9,809.19</b>	<b>40,234.57</b>						
<b>79990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>10,740.87</b>	<b>42,045.57</b>	<b>33,298.15</b>	<b>41,105.66</b>	<b>10,084.98</b>	<b>41,015.64</b>	<b>12,207.61</b>	<b>7,046.68</b>	<b>15,359.82</b>	<b>8,424.54</b>	<b>5,888.62</b>	<b>27,885.90</b>	<b>255,104.04</b>
<b>79999</b>	<b>NET OPERATING INCOME</b>	<b>23,122.52</b>	<b>-4,778.53</b>	<b>-141.01</b>	<b>2,001.68</b>	<b>27,421.80</b>	<b>-2,606.08</b>	<b>31,270.52</b>	<b>29,744.39</b>	<b>17,556.19</b>	<b>32,425.20</b>	<b>32,746.80</b>	<b>15,684.98</b>	<b>204,448.46</b>
<b>80000</b>	<b>DEBT SERVICE</b>													
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
<b>80199</b>	<b>TOTAL DEBT SERVICE</b>	<b>5,935.92</b>	<b>5,861.81</b>	<b>5,861.03</b>	<b>5,935.93</b>	<b>5,935.92</b>	<b>5,938.96</b>	<b>5,956.05</b>	<b>5,935.92</b>	<b>5,942.33</b>	<b>5,935.92</b>	<b>5,935.92</b>	<b>5,944.67</b>	<b>71,120.38</b>
<b>98998</b>	<b>NET INCOME</b>	<b>17,186.60</b>	<b>-10,640.34</b>	<b>-6,002.04</b>	<b>-3,934.25</b>	<b>21,485.88</b>	<b>-8,545.04</b>	<b>25,314.47</b>	<b>23,808.47</b>	<b>11,613.86</b>	<b>26,489.28</b>	<b>26,810.88</b>	<b>9,740.31</b>	<b>133,328.08</b>