

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	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	11,770.00	141,240.00
50030	Loss to Lease	-5,292.03	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-5,032.90	-60,653.93
50039	Gross Potential Rent	6,477.97	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	6,737.10	80,586.07
50090	Prepaid Rent	2,327.24	-2,244.05	-2,197.52	1,625.08	-1,276.58	-1,276.58	2,575.88	-1,281.02	-1,294.34	3,645.49	-2,194.05	-1,276.58	-2,867.03
50095	Delinquent Rent	-0.01	1,755.83	0.00	-59.44	59.44	0.00	0.00	0.00	0.00	0.00	0.00	-312.00	1,443.82
50100	Prior Month Delinquent Rent	-556.82	2,280.79	0.00	200.00	0.00	0.00	250.34	0.00	0.00	0.30	0.30	0.30	2,175.21
50199	NET RENTAL INCOME	8,248.38	8,529.67	4,539.58	8,502.74	5,519.96	5,460.52	9,563.32	5,456.08	5,442.76	10,382.89	4,543.35	5,148.82	81,338.07
53070	Late Charges	-93.00	99.18	0.00	0.00	0.00	-11.13	-83.33	6.63	144.87	0.00	0.00	54.78	118.00
53130	Parking/Garage Income	237.87	150.00	149.25	148.56	152.19	150.00	70.98	229.02	70.98	156.63	156.63	0.00	1,672.11
53344	Rent Stabilization Income	28.29	18.45	17.07	13.32	27.14	38.99	22.20	26.64	17.76	17.76	17.76	13.32	258.70
53499	TOTAL OTHER INCOME	173.16	267.63	166.32	161.88	179.33	177.86	9.85	262.29	233.61	174.39	174.39	68.10	2,048.81
53999	TOTAL INCOME	8,421.54	8,797.30	4,705.90	8,664.62	5,699.29	5,638.38	9,573.17	5,718.37	5,676.37	10,557.28	4,717.74	5,216.92	83,386.88
60001	OPERATING EXPENSES													
60010	ADMINISTRATIVE													
60180	Misc Admin Expense	0.00	0.00	0.00	0.00	-13.86	0.00	13.86	0.00	0.00	0.00	0.00	0.00	0.00
60270	Auto Expense	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
60290	Permits and Licenses	0.00	640.59	197.10	216.44	0.00	197.10	0.00	0.00	0.00	0.00	0.00	0.00	1,251.23
60499	TOTAL ADMINISTRATIVE	0.00	640.59	197.10	217.25	-13.86	197.10	13.86	0.00	0.00	0.00	0.00	0.00	1,252.04
60600	MANAGEMENT / ASSET FEES													
60610	Management Fee	336.86	351.89	250.00	346.59	337.32	0.00	545.61	0.00	250.00	672.29	250.00	250.00	3,590.56
60699	TOTAL MGMT / ASSET FEES	336.86	351.89	250.00	346.59	337.32	0.00	545.61	0.00	250.00	672.29	250.00	250.00	3,590.56
61000	PAYROLL													
61020	Salaries - Manager	352.91	352.91	515.34	329.20	353.08	0.00	755.02	232.61	316.68	0.00	0.00	0.00	3,207.75
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	52.46	136.05	772.81	159.05	35.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,155.47
61699	TOTAL PAYROLL	405.37	520.16	1,319.35	519.45	419.38	0.00	755.02	232.61	316.68	0.00	0.00	0.00	4,488.02
61800	MARKETING AND RETENTION													
61930	Internet Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00
62080	Signs/Banners/Balloons	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
62199	TOTAL MARKETING AND RETENTION	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00	0.00	0.00	0.00	300.00

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62400	REPAIR & MAINTENANCE EXPENSE													
62430	Appliance (New / Repair)	0.00	0.00	0.00	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00
62465	Cabinet/Countertops/Doors/Locks	305.58	0.00	0.00	0.00	495.52	0.00	0.00	400.00	0.00	0.00	0.00	0.00	1,201.10
62480	Flooring Repair/Polish/Seal	0.00	0.00	0.00	0.00	775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
62485	Painting/Walls/Ceiling/Tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00	0.00	0.00	340.00
62570	Painting	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
62590	Janitorial Parking Lot Service	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
62630	Electrical / Alarm (Smoke/Carbon)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	725.00	185.00	1,135.00	0.00	650.00	2,695.00
62690	Fire Alarm/Extinguisher SVC	648.45	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	53.29	0.00	811.74
62790	HVAC/Wall Heater	0.00	0.00	75.00	1,699.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	1,829.00
62820	Janitorial Supply / SVC (Building)	0.00	0.00	0.00	0.00	0.00	0.00	167.00	334.00	334.00	0.00	0.00	180.00	1,015.00
62880	Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	170.00	0.00	0.00	340.00	0.00	510.00	1,020.00
62970	Pest Control	76.00	176.00	0.00	76.00	76.00	76.00	76.00	76.00	0.00	152.00	76.00	76.00	936.00
62990	Parking Lot Sweep/Sidewalk Clean	0.00	0.00	0.00	220.00	0.00	334.00	835.00	167.00	334.00	0.00	0.00	0.00	1,890.00
63000	Plumbing/Water Heater	112.50	0.00	0.00	14.81	580.00	210.00	0.00	0.00	0.00	220.00	600.00	0.00	1,737.31
63015	Plumbing Rooter Service	105.00	0.00	0.00	0.00	0.00	0.00	324.00	0.00	0.00	180.00	0.00	111.00	720.00
63065	Reglaze/Resurface	495.00	0.00	0.00	0.00	810.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,305.00
63165	Windows/Screens	0.00	0.00	2,597.50	637.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,235.00
63299	TOTAL REPAIR & MAINT. EXP	1,742.53	356.00	3,022.50	2,832.31	2,736.52	620.00	1,572.00	1,812.00	853.00	2,367.00	784.29	1,527.00	20,225.15
64000	UTILITIES													
64020	Electricity	0.00	0.00	0.00	0.00	361.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	361.20
64060	Refuse Removal	0.00	8.21	0.00	7.70	7.70	0.00	7.45	0.00	7.70	0.00	7.45	0.00	46.21
64080	Sewer	0.00	397.32	0.00	361.20	0.00	0.00	334.28	0.00	184.55	0.00	192.15	0.00	1,469.50
64100	Water	0.00	337.49	0.00	313.20	286.34	0.00	321.16	0.00	428.95	0.00	408.52	0.00	2,095.66
64299	TOTAL UTILITIES	0.00	743.02	0.00	682.10	655.24	0.00	662.89	0.00	621.20	0.00	608.12	0.00	3,972.57
64500	TAXES & INSURANCE EXPENSE													
64520	Real Property Taxes	0.00	0.00	0.00	11,976.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,204.51	24,181.46
64560	Insurance - Building	0.00	0.00	0.00	4,237.00	0.00	0.00	0.00	0.00	0.00	0.00	5,936.50	0.00	10,173.50
64699	TOTAL TAXES & INSURANCE	0.00	0.00	16,213.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,936.50	12,204.51	34,354.96
79990	TOTAL OPERATING EXPENSES	2,484.76	2,611.66	4,788.95	20,811.65	4,134.60	817.10	3,699.38	2,044.61	2,190.88	3,039.29	7,578.91	13,981.51	68,183.30
79999	NET OPERATING INCOME	5,936.78	6,185.64	-83.05	-12,147.03	1,564.69	4,821.28	5,873.79	3,673.76	3,485.49	7,517.99	-2,861.17	-8,764.59	15,203.58
80000	DEBT SERVICE													
80020	Interest - 1st	1,813.19	1,799.57	1,796.14	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,493.28	21,407.70
80199	TOTAL DEBT SERVICE	1,813.19	1,799.57	1,796.14	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,813.19	1,493.28	21,407.70
98998	NET INCOME	4,123.59	4,386.07	-1,879.19	-13,960.22	-248.50	3,008.09	4,060.60	1,860.57	1,672.30	5,704.80	-4,674.36	-10,257.87	-6,204.12