

Hudson Senior Apartments (261)

Income Statement

Period = Jan 2021-Dec 2021

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
300000	INCOME				
303101	Other Income	18,421.34	1.84	18,421.34	1.84
303104	Interest Income	0.01	0.00	0.01	0.00
304001	Rent - AL	200.00	0.02	200.00	0.02
304005	Rent - 55+ Housing	1,062,666.89	106.10	1,062,666.89	106.10
304006	Rent Discount	-79,739.29	-7.96	-79,739.29	-7.96
499999	TOTAL INCOME	1,001,548.95	100.00	1,001,548.95	100.00
710000	OPERATING EXPENSES				
711000	ENVIRONMENTAL SERVICES				
711001	Environmental Services Payroll				
711005	Wages-Enviro Services (Maintenance)	64,537.81	6.44	64,537.81	6.44
711010	Payroll Taxes - Enviro Services	5,198.68	0.52	5,198.68	0.52
711099	Total Environmental Services Payroll	69,736.49	6.96	69,736.49	6.96
711100	Building Repair and Maintenance				
711105	HVAC Repairs	8,135.37	0.81	8,135.37	0.81
711115	Interior Redecorate	3,885.10	0.39	3,885.10	0.39
711120	Major Appliance	556.17	0.06	556.17	0.06
711125	Exterminating	704.55	0.07	704.55	0.07
711130	Snow Removal	9,829.92	0.98	9,829.92	0.98
711135	Lawn Care & Landscaping	20,997.47	2.10	20,997.47	2.10
711140	Maintenance Supplies	9,559.43	0.95	9,559.43	0.95
711145	Maintenance - General Repairs	8,729.95	0.87	8,729.95	0.87
711150	Maintenance - Service Contracts	5,441.00	0.54	5,441.00	0.54
711155	Sprinkler/Backflow Testing	5,228.50	0.52	5,228.50	0.52
711160	Furniture and Equipment Expense	895.12	0.09	895.12	0.09
711170	Equipment Maintenance	792.95	0.08	792.95	0.08
711175	Equipment Rental	46.30	0.00	46.30	0.00
711180	Housekeeping Supplies	3,906.48	0.39	3,906.48	0.39
711190	Fire and Security Monitoring	1,435.26	0.14	1,435.26	0.14
711199	Total Building Repair and Maintenance	80,143.57	8.00	80,143.57	8.00
711200	Utilities				
711205	Water and Sewer	7,606.26	0.76	7,606.26	0.76
711210	Gas	7,985.35	0.80	7,985.35	0.80
711215	Electric	57,646.65	5.76	57,646.65	5.76
711220	Trash Removal	1,767.39	0.18	1,767.39	0.18
711230	Internet Expense	4,437.63	0.44	4,437.63	0.44
711240	Cable Service	9,925.44	0.99	9,925.44	0.99
711299	Total Utilities	89,368.72	8.92	89,368.72	8.92
711999	TOTAL ENVIRONMENTAL SERVICES EXPENSE	239,248.78	23.89	239,248.78	23.89
712000	DIETARY				
712100	Food Expense	5,730.72	0.57	5,730.72	0.57
712101	Beer - Liquor	864.54	0.09	864.54	0.09
712105	Supplies - Kitchen	777.60	0.08	777.60	0.08
712999	TOTAL DIETARY EXPENSE	7,372.86	0.74	7,372.86	0.74
713000	CARE SERVICES				

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713100	Medical Supplies	178.77	0.02	178.77	0.02
713999	TOTAL CARE SERVICES EXPENSE	178.77	0.02	178.77	0.02
714000	LIFE ENRICHMENT				
714100	Recreational Activity Supplies	4,984.05	0.50	4,984.05	0.50
714110	Danbury-In-House Entertainment	85.00	0.01	85.00	0.01
714115	Flowers	80.73	0.01	80.73	0.01
714120	Activities Consultant	660.00	0.07	660.00	0.07
714999	TOTAL LIFE ENRICHMENT EXPENSE	5,809.78	0.58	5,809.78	0.58
715001	ADMINISTRATIVE PAYROLL				
715005	Wages - Admin	67,744.87	6.76	67,744.87	6.76
715010	Payroll Taxes - Admin	4,551.63	0.45	4,551.63	0.45
715099	TOTAL ADMINISTRATIVE PAYROLL	72,296.50	7.22	72,296.50	7.22
716001	MARKETING PAYROLL				
716005	Wages - Marketing	5,899.59	0.59	5,899.59	0.59
716010	Payroll Taxes - Marketing	458.90	0.05	458.90	0.05
716099	TOTAL MARKETING PAYROLL	6,358.49	0.63	6,358.49	0.63
716100	Marketing				
716105	Advertising	110,100.25	10.99	110,100.25	10.99
716110	Promotional Events & Supplies	4,088.85	0.41	4,088.85	0.41
716120	Referrals	2,400.00	0.24	2,400.00	0.24
716199	TOTAL MARKETING EXPENSE	116,589.10	11.64	116,589.10	11.64
735000	GENERAL AND ADMIN EXPENSES				
735205	Auto Expense	955.58	0.10	955.58	0.10
735208	Mileage Reimbursement	1,035.73	0.10	1,035.73	0.10
735210	Uniforms	34.38	0.00	34.38	0.00
735215	Pre-Employment Expense	55.00	0.01	55.00	0.01
735220	Employee Recruitment	204.78	0.02	204.78	0.02
735225	Education/Seminars Expense	8.60	0.00	8.60	0.00
735230	Special Meetings and Lunches	93.73	0.01	93.73	0.01
735233	Staff Awards	470.11	0.05	470.11	0.05
735234	Gift Cards	683.25	0.07	683.25	0.07
735235	Dues/Subscriptions	560.82	0.06	560.82	0.06
735240	Licenses/Permits	4,306.36	0.43	4,306.36	0.43
735245	Legal and Professional Fees	31,748.82	3.17	31,748.82	3.17
735250	Accounting Fees	5,980.38	0.60	5,980.38	0.60
735255	IT Expense	1,972.60	0.20	1,972.60	0.20
735260	Office Expense	1,515.15	0.15	1,515.15	0.15
735265	Office Equipment	610.51	0.06	610.51	0.06
735270	Cell Phones	2,011.12	0.20	2,011.12	0.20
735275	Supplies - Office	709.41	0.07	709.41	0.07
735276	Holiday Decorations	2,369.97	0.24	2,369.97	0.24
735280	Postage	607.28	0.06	607.28	0.06
735285	Bank Charges/Fees	28,565.45	2.85	28,565.45	2.85
735290	Miscellaneous Expense	11.70	0.00	11.70	0.00
735292	Payroll Fees	1,987.20	0.20	1,987.20	0.20
735350	401(K) Employer Match	3,145.89	0.31	3,145.89	0.31
735393	Emp W/H - Medical	-3,749.39	-0.37	-3,749.39	-0.37
735394	Emp W/H - All Other Benefits	-3,125.76	-0.31	-3,125.76	-0.31
735395	Insurance	22,913.16	2.29	22,913.16	2.29
735398	Premium - Medical	14,578.78	1.46	14,578.78	1.46
735399	Premium - All Other Benefits	468.24	0.05	468.24	0.05

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735400	Real Estate Taxes	528,444.64	52.76	528,444.64	52.76
735405	Commercial Activity Tax	109.50	0.01	109.50	0.01
735420	Workers Compensation	1,290.65	0.13	1,290.65	0.13
759999	TOTAL GENERAL AND ADMINISTRATIVE	650,573.64	64.96	650,573.64	64.96
799800	Management Fee	50,650.86	5.06	50,650.86	5.06
799995	TOTAL EXPENSES	1,149,078.78	114.73	1,149,078.78	114.73
799999	TOTAL NET OPERATING INCOME	-147,529.83	-14.73	-147,529.83	-14.73
800000	DEBT EXPENSE				
804501	Mortgage - Interest	311,696.64	31.12	311,696.64	31.12
805502	Note - Interest	8,846.80	0.88	8,846.80	0.88
899995	TOTAL DEBT EXPENSE	320,543.44	32.00	320,543.44	32.00
900000	DEPRECIATION/AMORTIZATION EXPENSE				
901080	Depreciation Expense	856,319.71	85.50	856,319.71	85.50
901081	Amortization Expense	16,791.25	1.68	16,791.25	1.68
999990	TOTAL DEPRECIATION/AMORTIZATION EXPENSE	873,110.96	87.18	873,110.96	87.18
999995	NET INCOME	-1,341,184.23	-133.91	-1,341,184.23	-133.91