

Statement (12 months)

Period = Feb 2018-Jan 2019

Book = Accrual ; Tree = ysi_is

	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Total
4999-9999 NET INCOME													
5000-0000 NET OPERATING INCOME													
5000-0001 INCOME													
5100-0000 RENTAL INCOME													
5120-0000 Rental - Apartments	42,787.00	42,787.00	44,377.00	44,377.00	44,377.00	44,377.00	44,377.00	44,377.00	44,377.00	44,377.00	44,377.00	44,377.00	529,344.00
5122-0000 Vacancy Loss	-987.64	-1,083.00	-1,047.53	-3,342.36	-1,335.06	-1,626.77	-906.37	-1,857.83	-1,187.05	-1,262.63	-1,292.58	-2,709.71	-18,638.53
5123-0000 Loss to Lease	-1,416.00	-1,391.00	-2,780.00	-2,418.00	-2,368.00	-2,183.00	-2,097.00	-2,042.00	-1,972.00	-2,002.00	-1,942.00	-1,821.00	-24,432.00
5124-0000 Employee Allowance	-449.50	-449.50	-449.50	-449.50	-449.50	-449.50	-449.50	-449.50	-449.50	0.00	0.00	0.00	-4,045.50
5199-9999 TOTAL RENTAL INCOME	39,933.86	39,863.50	40,099.97	38,167.14	40,224.44	40,117.73	40,924.13	40,027.67	40,768.45	41,112.37	41,142.42	39,846.29	482,227.97
5800-0000 OTHER RENTAL INCOME													
5900-1000 Write-off Bad Debt	136.35	-3,015.69	0.00	-2,160.28	-1,957.56	-2,988.55	-2,926.31	0.00	0.00	-1,308.45	-1,300.60	-4,578.18	-20,099.27
5900-2000 Bad Debt Collected	0.00	194.08	0.00	73.60	45.00	0.00	42.00	12.00	42.00	0.00	0.00	0.00	408.68
5906-0000 Application Fee	100.00	150.00	100.00	200.00	150.00	250.00	200.00	0.00	150.00	50.00	200.00	0.00	1,550.00
5907-0000 Pet Fees - Non-Refundable	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	600.00
5908-0000 Return Check Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	0.00	60.00
5910-0000 Late Fees	700.00	240.20	6.78	600.00	600.00	-100.00	600.00	900.00	1,000.00	800.00	0.00	1,500.00	6,846.98
5911-0000 Legal Fees	50.00	0.00	120.00	0.00	220.00	40.00	0.00	120.00	0.00	0.00	0.00	0.00	550.00
5915-0000 Lease Cancellation Fee	0.00	0.00	758.00	0.00	0.00	0.00	0.00	275.03	0.00	0.00	0.00	719.00	1,752.03
5917-0000 Improper Notice	0.00	0.00	809.00	0.00	0.00	261.00	0.00	0.00	0.00	0.00	0.00	0.00	1,070.00
5920-0000 Resident Damages	250.00	0.00	0.00	450.00	250.00	435.35	0.00	0.00	0.00	0.00	0.00	0.00	1,385.35
5921-0000 Apt Cleaning Fees	250.00	0.00	67.13	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517.13
5922-0000 Administrative Fees	0.00	150.00	-150.00	300.00	-150.00	-150.00	800.00	0.00	200.00	200.00	400.00	-200.00	1,400.00
5923-0000 Pet Rent	80.00	80.00	99.33	-79.36	100.00	80.50	100.00	40.00	80.00	100.00	100.00	92.26	872.73
5925-0000 Security Deposit Forfeit	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
5953-0000 Pest Control Rebill	88.00	96.39	100.71	97.29	93.93	99.81	91.87	95.28	98.84	100.07	101.29	100.27	1,163.75
5954-0000 Trash Rebill	88.00	96.39	100.71	97.29	93.93	99.81	91.87	95.28	98.84	100.07	101.29	100.27	1,163.75
5956-0000 Water/Sewer Rebill	1,188.24	1,247.56	1,246.96	1,461.06	1,444.33	1,248.04	1,080.11	1,309.68	1,144.07	1,626.09	1,366.33	1,272.27	15,634.74
5990-0000 Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.45
5998-9999 TOTAL OTHER RENTAL INCOME	3,080.59	-761.07	3,558.62	1,239.60	889.63	-723.59	79.54	2,847.27	3,113.75	1,667.78	1,028.31	-994.11	15,026.32
5999-9999 TOTAL INCOME	43,014.45	39,102.43	43,658.59	39,406.74	41,114.07	39,394.14	41,003.67	42,874.94	43,882.20	42,780.15	42,170.73	38,852.18	497,254.29
6000-0000 EXPENSES													
6100-0000 OPERATING EXPENSES													
6200-0000 RENTAL EXPENSE													

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6210-0000 Advertising	1,062.05	964.55	1,319.46	1,004.38	1,152.05	1,009.68	1,151.91	1,152.05	1,152.05	1,597.28	1,045.00	1,104.46	13,714.92
6239-0000 Credit Processing Fee	179.75	574.75	118.25	183.50	140.00	224.25	139.75	112.25	91.75	74.75	109.25	109.75	2,058.00
6299-9999 TOTAL RENTAL EXPENSE	1,241.80	1,539.30	1,437.71	1,187.88	1,292.05	1,233.93	1,291.66	1,264.30	1,243.80	1,672.03	1,154.25	1,214.21	15,772.92
6300-0000 ADMINISTRATIVE EXPENSE													
6311-0000 Office Supplies	39.90	44.62	16.07	125.31	121.25	42.54	106.07	98.23	212.53	71.12	105.40	309.02	1,292.06
6311-2000 Postage and Delivery	27.26	44.78	15.59	13.47	24.91	25.18	9.50	31.02	25.70	22.69	28.39	17.10	285.59
6313-0000 Membership Dues and Fees	558.00	0.00	0.00	0.00	0.00	0.00	16.90	0.00	0.00	0.00	0.00	461.46	1,036.36
6314-0000 Computer Expense	76.00	72.50	72.50	76.00	65.50	72.50	72.50	72.50	72.50	72.50	79.50	76.00	880.50
6314-1000 Software Licenses / Maintenance Fees	110.63	110.63	110.63	110.63	110.63	110.63	110.63	110.63	110.63	110.63	110.60	114.05	1,330.95
6317-1000 Mileage Reimbursement	0.00	114.97	145.52	102.72	191.60	180.74	102.72	0.00	153.01	0.00	0.00	49.22	1,040.50
6318-0000 Bank Service Charges	672.24	660.61	671.93	639.34	674.51	666.13	632.62	705.49	660.02	653.44	661.28	634.94	7,932.55
6320-0000 Management Fee	1,810.83	1,663.75	1,636.39	1,688.82	1,572.30	1,672.33	1,805.76	1,590.46	1,707.02	1,743.58	1,808.31	1,553.47	20,253.02
6330-0000 Employee Development	0.00	0.00	0.00	0.00	0.00	41.00	41.00	0.00	0.00	0.00	49.00	0.00	131.00
6340-0000 Eviction and Legal Fees	80.00	0.00	120.00	20.00	40.00	257.50	488.00	40.00	200.00	280.00	220.00	0.00	1,745.50
6350-0000 Auditing and Appraisal Fees	0.00	0.00	1,500.00	4,650.00	-4,612.50	512.50	512.50	512.50	512.50	512.50	512.50	512.50	5,125.00
6360-0000 Telephone and Internet	423.26	549.98	-128.38	323.01	888.00	545.24	-175.48	404.70	197.98	317.38	317.38	477.19	4,140.26
6362-9999 TOTAL ADMINISTRATIVE EXPENSE	3,798.12	3,261.84	4,160.25	7,749.30	-923.80	4,126.29	3,722.72	3,565.53	3,851.89	3,783.84	3,892.36	4,204.95	45,193.29
6363-0000 PAYROLL RELATED EXPENSE													
6365-0000 Payroll - Manager	904.36	2,068.94	1,574.88	1,802.61	1,683.76	1,593.39	2,657.92	1,472.33	1,258.05	1,365.90	1,364.89	0.00	17,747.03
6370-0000 Payroll - Maint Supervisor	917.08	1,344.15	3,139.68	3,323.89	3,571.80	1,695.75	2,504.57	2,464.99	3,029.63	2,382.58	2,569.14	0.00	26,943.26
6373-0000 Payroll - Maint Assistant	0.00	0.00	0.00	0.00	0.00	2,121.00	1,570.38	0.00	0.00	0.00	0.00	1,716.46	5,407.84
6380-0000 Payroll - Leasing Bonus	100.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	475.00	112.50	0.00	80.88	1,118.38
6383-0000 Payroll - Background Checks	0.00	0.00	0.00	-285.00	35.00	0.00	0.00	0.00	0.00	0.00	31.80	23.85	-194.35
6384-0000 Payroll - Temporary Staffing	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
6387-0000 Payroll - Processing Fee	85.25	146.03	200.70	215.83	247.79	226.29	274.95	184.97	203.09	169.28	175.98	90.37	2,220.53
6388-0000 Payroll - Health Insurance	1.44	184.64	316.42	336.82	410.89	390.10	455.05	270.97	352.28	270.90	0.00	295.13	3,284.64
6389-0000 Payroll - Workers Comp	109.64	97.98	97.98	97.98	97.98	491.98	97.98	97.98	97.98	97.98	97.98	144.08	1,627.52
6390-0000 Payroll - Taxes and Fees	170.03	296.79	384.79	408.55	405.58	417.17	510.48	322.88	357.68	290.25	310.11	147.79	4,022.10
6399-9999 TOTAL PAYROLL RELATED EXPENSE	2,287.80	4,388.53	5,714.45	5,900.68	6,452.80	6,935.68	8,071.33	5,164.12	5,773.71	4,689.39	4,549.90	2,498.56	62,426.95
6400-0000 UTILITY EXPENSE													
6450-2000 Electric - Common Areas	13.38	68.39	292.27	166.08	150.43	201.19	178.91	179.67	251.64	137.03	151.30	161.45	1,951.74
6450-4000 Electric - Occupied Units	277.72	216.96	196.93	153.39	352.05	248.04	473.92	492.42	255.04	110.25	317.85	185.69	3,280.26
6450-5000 Electric - Vacant Units	460.72	-101.29	0.00	117.26	173.58	248.19	196.83	49.30	79.19	114.00	88.78	126.46	1,553.02
6451-0000 Water	1,301.74	1,400.00	1,586.07	1,159.10	1,191.12	1,410.03	1,190.33	1,300.00	1,522.93	1,269.81	1,498.81	1,392.09	16,222.03

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6470-0000 Garbage Removal	175.00	175.00	175.00	175.00	225.00	455.00	475.00	350.00	963.73	492.44	406.21	403.88	4,471.26
6481-0000 Corporate Util Reimbursement	0.00	-238.38	-196.93	-184.04	-375.56	-259.00	-1,009.79	-381.01	-161.54	-66.00	0.00	0.00	-2,872.25
6489-0000 Utility Rebill Service Fees	237.00	223.00	224.00	303.00	214.00	260.00	279.00	279.00	189.00	249.00	196.00	213.00	2,866.00
6489-1000 Utility Rebill Service Fee Reimbursement	-546.82	-230.00	-219.00	-201.00	-198.00	-205.00	-208.00	-216.00	-219.00	-209.00	-209.00	-214.00	-2,874.82
6499-9999 TOTAL UTILITY EXPENSE	1,918.74	1,513.68	2,058.34	1,688.79	1,732.62	2,358.45	1,576.20	2,053.38	2,880.99	2,097.53	2,449.95	2,268.57	24,597.24
6500-0000 MAINTENANCE EXPENSE													
6521-0000 Grounds Supplies	49.80	0.00	0.00	838.30	804.92	84.42	26.49	0.00	0.00	0.00	0.00	0.00	1,803.93
6522-0000 Grounds Maint Contract	425.00	425.00	525.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,200.00
6526-0000 Exterminating	0.70	0.00	150.00	0.00	922.19	172.51	265.00	280.00	280.00	185.88	140.00	140.00	2,536.28
6531-0000 Cleaning - Supplies	0.00	0.00	98.36	42.27	0.00	75.15	0.00	69.46	0.00	0.00	0.00	0.00	285.24
6532-0000 Cleaning - Contract	0.00	0.00	0.00	0.00	0.00	305.00	0.00	0.00	0.00	0.00	0.00	0.00	305.00
6535-0000 Cleaning - Carpet-Occupied	0.00	0.00	100.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00
6536-0000 Water Extraction-Occupied	0.00	50.00	0.00	245.00	0.00	200.00	290.00	200.00	130.00	285.00	0.00	150.00	1,550.00
6537-0000 Maint - Plumbing	239.40	160.18	376.58	413.12	1,097.10	1,234.58	720.52	109.43	116.04	246.59	0.00	132.46	4,846.00
6538-0000 Maint - Electrical	139.77	143.86	150.40	305.23	498.56	337.43	453.20	88.88	24.00	616.02	0.00	0.00	2,757.35
6538-1000 Lighting Supplies and Repairs	0.00	0.00	79.12	0.00	150.10	-229.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6539-0000 Maint - Appliance Parts	0.00	226.90	308.30	613.44	281.27	425.65	269.27	0.00	252.01	352.90	0.00	0.00	2,729.74
6541-0000 Maint - Materials	214.12	196.87	250.92	574.49	480.92	633.44	308.71	32.00	176.08	608.11	430.39	911.19	4,817.24
6542-0000 Maint - Contract	50.00	0.00	150.00	375.00	365.00	1,865.00	470.00	310.00	680.00	306.00	180.00	1,175.70	5,926.70
6548-0000 Safety and Fire Supplies Maint	0.00	0.00	0.00	27.78	0.00	0.00	86.45	0.00	0.00	0.00	0.00	0.00	114.23
6551-0000 HVAC - Repair and Maint	0.00	0.00	663.78	1,201.56	1,299.40	1,240.22	863.26	311.49	0.00	116.75	0.00	0.00	5,696.46
6552-0000 HVAC - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	229.00	0.00	0.00	0.00	0.00	229.00
6554-0000 Carpet Repair	0.00	0.00	120.00	0.00	150.00	0.00	50.00	0.00	110.00	0.00	0.00	0.00	430.00
6561-0000 Decorating - Supplies	0.00	0.00	0.00	0.00	97.69	77.99	0.00	0.00	0.00	0.00	0.00	0.00	175.68
6563-0000 Carpet and Vinyl Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	70.00	65.00	0.00	0.00	175.00
6565-0000 Common Area Expense	0.00	0.00	0.00	100.00	0.00	0.00	119.82	411.48	0.00	0.00	0.00	0.00	631.30
6599-9999 TOTAL MAINTENANCE EXPENSE	1,118.79	1,202.81	2,972.46	5,201.19	6,572.15	6,847.17	4,347.72	2,506.74	2,263.13	3,207.25	1,175.39	2,934.35	40,349.15
6600-0000 UNIT TURNOVER EXPENSE													
6605-0000 Turnover - Painting Supplies	128.75	371.95	48.83	434.57	298.25	344.83	821.13	306.32	319.96	461.69	403.15	0.00	3,939.43
6606-0000 Turnover - Painting	125.00	560.00	390.00	860.00	50.00	746.00	1,295.00	580.00	530.00	380.00	0.00	800.00	6,316.00
6607-0000 Turnover - Cleaning Supplies	26.39	0.00	0.00	0.00	0.00	9.97	155.67	0.00	0.00	0.00	0.00	93.81	285.84
6608-0000 Turnover - Cleaning Contract	0.00	290.00	150.00	130.00	405.00	0.00	295.00	190.00	100.00	100.00	0.00	0.00	1,660.00
6610-0000 Turnover - Carpet Cleaning	0.00	285.00	240.00	165.00	125.00	810.00	40.00	120.00	290.00	145.00	155.00	0.00	2,375.00
6611-0000 Turnover - Misc Supplies	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00
6612-0000 Turnover - Misc Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00

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6614-0000 Resurfacing - Tub / Shower	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
6698-9999 TOTAL UNIT TURNOVER EXPENSE	280.14	1,506.95	828.83	1,864.57	878.25	2,110.80	2,606.80	1,196.32	1,239.96	1,086.69	558.15	943.81	15,101.27
6699-9998 TOTAL OPERATING EXPENSES	10,645.39	13,413.11	17,172.04	23,592.41	16,004.07	23,612.32	21,616.43	15,750.39	17,253.48	16,536.73	13,780.00	14,064.45	203,440.82
6700-0000 TAXES AND INSURANCE													
6710-0000 Taxes - Real Estate	4,177.83	4,177.83	4,177.83	4,177.83	4,177.83	4,177.83	4,177.83	4,177.83	4,177.83	4,067.34	4,067.34	4,367.39	50,102.54
6712-0000 Taxes - Corporate	0.00	0.00	0.00	0.00	0.00	0.00	1,165.00	0.00	0.00	0.00	0.00	0.00	1,165.00
6720-0000 Insurance - Hazard and Liability	1,048.91	1,048.91	1,048.91	1,048.91	1,048.91	1,048.91	1,048.91	1,048.91	1,048.91	1,048.91	1,049.14	1,048.91	12,587.15
6725-0000 Insurance - Other	4.16	4.16	4.16	4.16	9.93	9.93	9.93	9.93	9.93	9.93	9.93	9.93	96.08
6797-9999 TOTAL TAXES AND INSURANCE	5,230.90	5,230.90	5,230.90	5,230.90	5,236.67	5,236.67	6,401.67	5,236.67	5,236.67	5,126.18	5,126.41	5,426.23	63,950.77
6798-9999 TOTAL EXPENSES	15,876.29	18,644.01	22,402.94	28,823.31	21,240.74	28,848.99	28,018.10	20,987.06	22,490.15	21,662.91	18,906.41	19,490.68	267,391.59
6799-9998 TOTAL NET OPERATING INCOME	27,138.16	20,458.42	21,255.65	10,583.43	19,873.33	10,545.15	12,985.57	21,887.88	21,392.05	21,117.24	23,264.32	19,361.50	229,862.70
6799-9999 NON-OPERATING EXPENSE													
6800-0000 FINANCIAL EXPENSE													
6820-0000 Interest - Mortgage	8,643.38	7,795.37	8,614.59	8,324.22	8,587.70	8,298.10	8,560.61	8,547.51	8,259.05	8,520.11	8,232.44	8,492.52	100,875.60
6840-0000 Asset Management Fee	0.00	2,625.00	0.00	0.00	2,625.00	2,625.00	0.00	0.00	0.00	0.00	0.00	0.00	7,875.00
6999-9999 TOTAL FINANCIAL EXPENSE	8,643.38	10,420.37	8,614.59	8,324.22	11,212.70	10,923.10	8,560.61	8,547.51	8,259.05	8,520.11	8,232.44	8,492.52	108,750.60
7000-0000 CAPITAL AND REPL RESERVE EXPENSE													
7150-0000 Capital - Bldg Improvements	210.00	314.77	1,263.72	150.00	0.00	0.00	0.00	0.00	258.65	0.00	0.00	0.00	2,197.14
7151-0000 Capital - HVAC	0.00	0.00	316.94	1,143.74	0.00	2,242.74	1,242.29	816.60	0.00	0.00	0.00	0.00	5,762.31
7152-0000 Capital - Carpet and Vinyl	0.00	0.00	0.00	1,811.37	693.03	1,328.37	0.00	920.37	920.37	0.00	0.00	0.00	5,673.51
7153-0000 Capital - Gutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
7159-0000 Capital - Countertops	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
7160-0000 Capital - Furniture-Fixtures-Equipment	0.00	0.00	201.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	577.94	779.34
7161-0000 Capital - Appliances	0.00	221.54	1,161.82	276.66	2,329.88	1,829.73	0.00	401.36	65.23	1,739.81	0.00	153.00	8,179.03
7166-0000 Capital - Roof Replacement	6,000.00	0.00	11,047.24	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,047.24
7167-0000 Capital - Gates / Fencing	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,279.59	0.00	4,529.59
7168-0000 Capital - Tree Removal	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
7172-0000 Capital - Interior Improvement	98.37	409.17	378.42	163.30	334.92	654.50	106.14	312.36	49.21	421.79	0.00	0.00	2,928.18

Statement (12 months)

Period = Feb 2018-Jan 2019

Book = Accrual ; Tree = ysi_is

	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Total
7198-0000 Casualty Expense	0.00	0.00	0.00	5,000.00	-5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7199-0000 Insurance Proceeds	0.00	-22,009.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-22,009.67
7399-9999 TOTAL CAPITAL AND REPL RESERVE EXPENSE	6,308.37	-21,004.19	16,019.54	8,545.07	3,357.83	6,055.34	1,348.43	2,450.69	1,293.46	2,161.60	4,279.59	1,730.94	32,546.67
7500-0000 TOTAL NON-OPERATING EXPENSE	14,951.75	-10,583.82	24,634.13	16,869.29	14,570.53	16,978.44	9,909.04	10,998.20	9,552.51	10,681.71	12,512.03	10,223.46	141,297.27
8999-9999 TOTAL NET INCOME	12,186.41	31,042.24	-3,378.48	-6,285.86	5,302.80	-6,433.29	3,076.53	10,889.68	11,839.54	10,435.53	10,752.29	9,138.04	88,565.43