

Property = 140 139 103 nrthlawn brryland sthlawn

Income Statement

Period = Jan 2025-Jun 2025

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
312-100000	Dwelling Rent				
312-311000	Dwelling Rental	3,534,065.46	0.00	3,534,065.46	0.00
312-341026	Tenant Based Subsidy	533,652.08	0.00	533,652.08	0.00
312-999999	Total Dwelling Rent	4,067,717.54	0.00	4,067,717.54	0.00
314-100000	Tenant Revenue Other				
314-312000	Excess Utilities	25,434.78	0.00	25,434.78	0.00
314-369001	Sales & Service Income	65,991.24	0.00	65,991.24	0.00
314-369016	Late Charges	-150.00	0.00	-150.00	0.00
314-999999	Total Tenant Revenue Other	91,276.02	0.00	91,276.02	0.00
319-333600	Fee For Service	-16,049.76	0.00	-16,049.76	0.00
320-100000	Interest on General Fund				
320-361000	Interest Income	233.00	0.00	233.00	0.00
320-999999	Total Interest on General Fund	233.00	0.00	233.00	0.00
322-999999	Total Operating Income	4,143,176.80	0.00	4,143,176.80	0.00
400-100000	Operating Expenditures				
410-100000	Administrative				
412-100000	Administrative Salaries				
412-411000	Administrative Salaries	231,198.72	0.00	231,198.72	0.00
412-999999	Total Administrative Salaries	231,198.72	0.00	231,198.72	0.00
414-100000	Employee Benefits Administrative				
414-418200	Employee Benefits-Admin.	254,308.89	0.00	254,308.89	0.00
414-999999	Total Employee Benefits - Administrative	254,308.89	0.00	254,308.89	0.00
416-100000	Legal and Accounting				
416-413000	City Attorney Costs	510.00	0.00	510.00	0.00
416-999999	Total Legal and Accounting	510.00	0.00	510.00	0.00
420-100000	Management Fees				
420-413100	Management Fee	365,861.34	0.00	365,861.34	0.00
420-413300	Bookkeeping Fee	41,145.00	0.00	41,145.00	0.00
420-999999	Total Management Fees	407,006.34	0.00	407,006.34	0.00
422-100000	Office Supplies and Printing				
422-419008	Office Supplies	3,305.37	0.00	3,305.37	0.00
422-419009	Printing and Reproduction	1,182.76	0.00	1,182.76	0.00
422-999999	Total Office Supplies and Printing	4,488.13	0.00	4,488.13	0.00
423-419004	Postage	318.24	0.00	318.24	0.00
423-419010	Telephone	4,244.00	0.00	4,244.00	0.00
424-100000	Other Contracted Services				
424-419006	Temp Services	34,540.93	0.00	34,540.93	0.00
424-419026	Contract Service	42,664.50	0.00	42,664.50	0.00
424-999999	Total Other Contracted Services	77,205.43	0.00	77,205.43	0.00
425-417100	Auditing and Tax Fees	1,141.69	0.00	1,141.69	0.00
426-100000	Sundry				
426-419000	Sundry	6,445.24	0.00	6,445.24	0.00
426-419013	Bank Charges/Trustee Fees	8,443.24	0.00	8,443.24	0.00
426-419020	Outside Legal Expense	1,515.00	0.00	1,515.00	0.00
426-419103	Software	5,599.06	0.00	5,599.06	0.00
426-999999	Total Sundry	22,002.54	0.00	22,002.54	0.00
428-999999	Total Administrative	1,002,423.98	0.00	1,002,423.98	0.00
438-100000	Utilities				
438-431000	Water	231,731.38	0.00	231,731.38	0.00
438-432000	Electricity	29,213.84	0.00	29,213.84	0.00
438-433000	Gas	29,574.27	0.00	29,574.27	0.00
438-999999	Total Utilities	290,519.49	0.00	290,519.49	0.00
440-100000	Ordinary Maintenance and Operating				
442-100000	Maintenance Salaries				

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442-441000	Maintenance Salaries	18,110.77	0.00	18,110.77	0.00
442-999999	Total Maintenance Salaries	18,110.77	0.00	18,110.77	0.00
444-100000	Employee Benefits - Maintenance				
444-441300	Employee Benefits-Maintenance	9,665.04	0.00	9,665.04	0.00
444-999999	Total Employee Benefits - Maintenance	9,665.04	0.00	9,665.04	0.00
446-100000	Maintenance Supplies				
446-442001	Appliance Parts	26,275.00	0.00	26,275.00	0.00
446-442002	Automotive Parts	4,478.67	0.00	4,478.67	0.00
446-442004	Electrical Supplies	1,291.00	0.00	1,291.00	0.00
446-442005	Hardware Supplies	33,960.79	0.00	33,960.79	0.00
446-442006	HVAC Supplies	27,982.30	0.00	27,982.30	0.00
446-442007	Janitorial Supplies	336.98	0.00	336.98	0.00
446-442008	Painting Supplies	1,583.33	0.00	1,583.33	0.00
446-442009	Plumbing Supplies	44,182.36	0.00	44,182.36	0.00
446-442012	Small Tools	1,648.77	0.00	1,648.77	0.00
446-442014	Uniforms	1,169.97	0.00	1,169.97	0.00
446-442103	Landscaping-Central Maintenance	8,000.00	0.00	8,000.00	0.00
446-999999	Total Maintenance Supplies	150,909.17	0.00	150,909.17	0.00
448-100000	Maintenance Contracts				
448-443019	Interior Painting Contractor	12,575.00	0.00	12,575.00	0.00
448-443020	Exterminating Contractor	85.00	0.00	85.00	0.00
448-443021	Electrical Contractor	14,529.34	0.00	14,529.34	0.00
448-443022	Plumbing Contractor	76,997.32	0.00	76,997.32	0.00
448-443023	HVAC Contractor	1,160.90	0.00	1,160.90	0.00
448-443025	Janitorial Contractor	84,102.76	0.00	84,102.76	0.00
448-443030	Site Improvements-Landscaping	17,700.00	0.00	17,700.00	0.00
448-443032	Dwelling Structures	33,800.05	0.00	33,800.05	0.00
448-443036	Carpenter Contracts	230,420.00	0.00	230,420.00	0.00
448-443044	Fee For Service-Central Maintenance	25,489.00	0.00	25,489.00	0.00
448-443045	Carpenter-Central Maintenance	23,426.00	0.00	23,426.00	0.00
448-443046	Painter-Central Maintenance	28,248.00	0.00	28,248.00	0.00
448-443047	Exterminating-Central Maintenance	16,200.00	0.00	16,200.00	0.00
448-443048	Electrical-Central Maintenance	120.00	0.00	120.00	0.00
448-443049	Plumbing-Central Maintenance	7,915.00	0.00	7,915.00	0.00
448-443050	HVAC-Central Maintenance	4,952.00	0.00	4,952.00	0.00
448-443051	Janitorial-Central Maintenance	93,409.00	0.00	93,409.00	0.00
448-999999	Total Maintenance Contracts	671,129.37	0.00	671,129.37	0.00
450-999999	Total Ordinary Maintenance and Operating	849,814.35	0.00	849,814.35	0.00
452-100000	Protection Services				
452-413700	Public Safety Allocation	132,454.00	0.00	132,454.00	0.00
452-448000	Protective Services Contract Cost	457.00	0.00	457.00	0.00
452-999999	Total Protection Services	132,911.00	0.00	132,911.00	0.00
454-100000	General Expenses				
456-100000	Insurance				
456-451100	Property Insurance	131,796.53	0.00	131,796.53	0.00
456-451200	Liability Insurance	61,914.27	0.00	61,914.27	0.00
456-451300	Workers Comp. Insurance	402.79	0.00	402.79	0.00
456-451500	Vehicle Insurance	7,270.26	0.00	7,270.26	0.00
456-999999	Total Insurance	201,383.85	0.00	201,383.85	0.00
462-100000	Other General Expenses				
457-452000	PILOT-RE Taxes	350,000.00	0.00	350,000.00	0.00
458-458000	Interest Expense	200,000.00	0.00	200,000.00	0.00
462-999999	Total Other General Expenses	550,000.00	0.00	550,000.00	0.00
464-999999	Total General Expenses	751,383.85	0.00	751,383.85	0.00
466-999999	Total Operating Expenditures	3,027,052.67	0.00	3,027,052.67	0.00

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468-999999	Excess (Deficiency) of Total Revenue Over Expenses	1,116,124.13	0.00	1,116,124.13	0.00
470-100000	Extraordinary Expenses				
470-462000	Casualty Losses-Non Capitalized	7,446.63	0.00	7,446.63	0.00
470-999999	Total Extraordinary Expenses	7,446.63	0.00	7,446.63	0.00
472-999999	Net Income (Loss) from Operations	1,108,677.50	0.00	1,108,677.50	0.00
476-999999	Total Net Income (Loss)	1,108,677.50	0.00	1,108,677.50	0.00