

534 W42nd Association (534cond)

Income Statement

Period = Nov 2012-Oct 2013

Book = Cash

	Year to Date
45000000 Residential Rent	108,053.77
47300000 Plus: Prepaid Rent	4,575.24
49999999 NET RENT REVENUE	112,629.01
56900000 Key & Lock Fees	91.45
56950000 Utility Charges	129.72
57550000 Interest on Bank Accounts	32.14
58990000 TOTAL OTHER REVENUE	253.31
59990000 TOTAL REVENUE	112,882.32
60000000 OPERATING EXPENSES	
63000000 Utilities Expense	
63001000 Electric Common Area	1,461.65
63004000 Water Common Area	957.91
63006000 Telephone - House	267.38
63990000 TOTAL UTILITIES EXPENSES	2,686.94
64000000 REPAIRS & MAINTENANCE	
64100000 MAINTENANCE CONTRACTS	
64101000 Exterminating Contract	234.09
64102500 Elevator Contract	2,095.83
64103000 Fire Sprinkler Inspections Contract	538.93
64103500 Fire Alarm Monitoring Contract	3,368.94
64109999 TOTAL MAINTENANCE CONTRACTS	6,237.79
64200000 GENERAL REPAIRS & MAINTENANCE	
64200200 HVAC-Contract	353.84
64200201 Plumbing - Apartment R & M	163.31
64200301 Electrician - R & M	233.42
64200800 Common Area Cleaning	10,200.00
64202100 Boiler R & M	1,900.00
64203400 General/Misc Building R & M	489.94
64209999 TOTAL GENERAL REPAIRS & MAINTENANCE	13,340.51
64300000 SUPPLIES	
64301000 Door Hardware	397.39
64301300 General Building Supplies	7.94
64301900 Interior and Exterior Signage	52.00
64302100 Fire Extinguishers	1,192.03
64309999 TOTAL SUPPLIES	1,649.36
64990000 TOTAL REPAIRS & MAINTENANCE	21,227.66
65000000 GENERAL & ADMINISTRATIVE	
65000955 Elevator Filing Fees	383.84
65000960 License Permits & Misc. Fees	76.19
65001800 Management Fee	18,000.00
65200270 Legal Counsel Fees	5,617.90

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65990000	TOTAL GENERAL & ADMINISTRATIVE	24,077.93
66000000	INSURANCE	
66100000	Property Insurance	12,174.68
66990000	TOTAL INSURANCE	12,174.68
79900000	TOTAL OPERATING EXPENSES	60,167.21
79990000	NET OPERATING INCOME	52,715.11
81499999	TOTAL NOI AFTER DEBT EXPENSE	52,715.11
90900000	NET INCOME	52,715.11