



# Income Statement Consolidated

1/1/2020 - 9/30/2023, By Quarter, Cash basis

## York Living LLC

Amount	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Total
<b>Income</b>																
Cleaning and Maint Income		140.00	2,443.15	556.47	526.25	11,099.38					169.85		1,072.59			16,007.69
Convenience Fee			172.47	266.64	364.69	324.71	182.65	241.85	223.48	234.35	387.98	339.68	440.85	261.88	329.15	3,770.38
Grant Income					7,500.00											7,500.00
Late Fee Income	50.00	300.00	400.00	1,290.00	1,096.92	1,371.72	1,100.36	1,726.35	1,197.00	1,775.00	1,050.00	1,418.00	1,600.00	1,175.00	1,450.00	17,000.35
Laundry Income	2,650.50	4,548.00	3,814.00	3,431.75	4,468.25	3,317.39	3,313.50	2,342.75	4,741.75	3,020.50	3,589.50	3,822.86	3,846.25	4,419.25	4,313.00	55,639.25
Lease Cancel Fee			4.59								840.00		4,799.75	1,005.00		6,649.34
NSF Fee Income	30.00						25.00			75.00	85.00	595.00	185.00	140.00	210.00	1,345.00
Other Income						105.08			5.00	600.00	5,353.00	105.00	95.00	600.00	105.00	6,968.08
Parking Income	60.00		199.00	90.00												349.00
Pet Fees Income	10,305.22	2,518.43	2,869.02	2,689.61	2,751.60	4,042.05	2,825.61	2,645.00	2,865.00	2,101.92	1,935.08	2,546.20	2,287.00	3,056.62	4,303.88	49,742.24
Rent Income	144,842.70	142,847.93	141,109.68	134,926.49	154,166.88	163,386.39	147,966.46	143,643.56	155,826.89	174,568.33	177,182.26	181,396.33	179,883.42	176,992.72	183,972.64	2,402,712.68
Repairs Income			150.00									8,501.88	7,852.34	2,984.19	3,127.34	22,615.75
Storage Unit Rent	4,245.00	3,196.00	3,948.60	2,962.49	5,395.50	5,495.00	5,407.50	5,095.00	6,442.00	7,662.91	5,404.90	5,417.00	7,385.00	8,906.00	8,003.00	84,965.90
Trash removal income											(556.25)					(556.25)
Utility Income	377.22	49.50														426.72
Utility Income-Electric		348.35	206.06	285.28		437.61		187.91	746.24	1,954.19	2,075.22	1,907.04	3,287.55	1,667.02	2,782.23	15,884.70
<b>Total Income</b>	<b>\$162,560.64</b>	<b>\$153,948.21</b>	<b>\$155,316.57</b>	<b>\$146,498.73</b>	<b>\$176,270.09</b>	<b>\$189,579.33</b>	<b>\$160,821.08</b>	<b>\$155,882.42</b>	<b>\$172,047.36</b>	<b>\$191,992.20</b>	<b>\$197,516.54</b>	<b>\$206,048.99</b>	<b>\$211,662.16</b>	<b>\$202,280.27</b>	<b>\$208,596.24</b>	<b>\$2,691,020.83</b>
<b>Expense</b>																
Advertising	416.00	187.08														603.08
Appliances Expense	1,050.79	138.62		6,650.74		7,754.04	2,966.78	2,285.00	5,216.90			1,354.40			3,493.21	30,910.48
Auto and Travel									0.00	256.44			124.00		1,176.12	1,556.56
Bad Debt			5,910.72	736.97	1,350.00	14,181.95										22,179.64
Bank Fees								29.00								29.00
Cable TV Expense	6,999.40	12,482.60	10,669.24	7,155.12												37,306.36
Cleaning and Maintenance	(20.00)	75.00	450.00	880.00	1,816.00	1,413.69	250.00	1,540.00	1,162.38	3,276.39	675.50	495.25	1,860.13	2,673.57	3,082.10	19,630.01
Depreciation Expense												118,935.00				118,935.00
Equipment Rent						553.71					1,825.35					2,379.06
Flooring	674.02			4,178.42	4,587.45	8,266.19	28,338.16	4,830.00	10,391.75	3,732.17		2,448.59		13,266.50	39,592.09	120,305.34
Heating & A/C	961.10	19,112.35	6,678.56	211.35			15,748.58	511.15	15,196.86	16,914.55	16,789.15	19,351.60	16,371.00	11,000.00		138,846.25
Insurance	6,533.83	9,738.81	9,738.81	9,738.81	9,738.81	9,738.81	6,492.54	9,738.81	9,738.81	6,492.54	19,128.81	19,128.81	19,128.81	19,128.81	11,761.49	175,967.31
Insurance-Vehicles			(594.65)													(594.65)
Landscaping		769.64		374.50										423.09		1,567.23
Lawn Maintenance		1,320.00	3,292.00	880.00	1,145.00	2,312.00	4,207.38	2,083.00	960.00		4,366.34	961.00		2,455.41	2,216.00	26,198.13
Legal and Professional Fees																
Accounting															500.00	500.00
Legal and Professional Fees - Other				917.50			2,188.00					5,080.50		253.75		8,439.75
<b>Total for Legal and Professional Fees</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$917.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,188.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,080.50</b>	<b>\$0.00</b>	<b>\$253.75</b>	<b>\$500.00</b>	<b>\$8,939.75</b>
Licenses and Permits					13.00											13.00
Management Fees		230.00	690.00	690.00	690.00	690.00	690.00	790.00	1,700.00	560.00	345.00	345.00	345.00	345.00	345.00	8,455.00
Managerial Services						250.00										250.00
Office Expense	(5.00)															(5.00)
Other Expenses	29.00															29.00
Other Interest Expense												85.33				85.33
Paint Expense		43.51					612.75									656.26
Pest Control	860.00		2,417.02						322.50				80.63	430.00		4,110.15
Plumbing Repairs		889.08	166.75			1,017.10	70.00	319.78	68.66			330.56	1,103.74		520.29	4,485.96
Rental Expense		360.01														360.01
Repairs	17,112.54	2,209.94	3,439.61	18,151.44	6,344.80	26,832.72	176,794.53	31,554.80	13,169.96	10,330.55	6,764.60	13,526.90	8,020.81	272,986.67	412,640.16	1,019,880.03
Snow removal	6,424.16	2,260.85			7,420.00				4,875.00	1,625.00			1,538.00	553.85		24,696.86
Supplies	66.38	1,065.93	1,464.98	4,483.12	9,561.29	14,067.57	20,985.03	19,215.61	17,812.72	14,551.10	12,815.46	13,967.15	13,310.35	15,397.82	15,128.33	173,892.84
Taxes						15,522.17	16,888.55			17,113.35	17,080.53					15,989.61
Tools and Small Equipment					434.30		2,003.80									1,236.25



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Trash removal expense	941.00	1,634.00	1,600.25	1,778.75	1,801.00	2,054.50	1,836.25	1,999.25	1,753.00	1,845.75	2,409.85	2,317.75	688.00	739.25	1,878.50	25,277.10
Utilities-Electric		3,798.42	3,727.79	7,106.73	3,765.04	5,682.37	2,582.83	5,876.76	5,123.82	6,586.87	8,303.85	6,474.27	10,270.59	4,592.30	5,626.26	79,517.90
Utilities-Water/Sewer	11,367.74	14,157.94	18,220.86	18,681.30	9,618.05	9,946.09	19,808.28	15,988.40	22,777.74	9,612.30	18,100.64	10,559.49	10,525.21	17,361.94	4,707.21	211,433.19
<b>Total Expense</b>	<b>\$53,410.96</b>	<b>\$70,473.78</b>	<b>\$67,871.94</b>	<b>\$82,614.75</b>	<b>\$58,284.74</b>	<b>\$120,282.91</b>	<b>\$302,463.46</b>	<b>\$96,761.56</b>	<b>\$110,270.10</b>	<b>\$92,897.01</b>	<b>\$109,020.97</b>	<b>\$214,945.71</b>	<b>\$83,366.27</b>	<b>\$377,597.57</b>	<b>\$519,700.62</b>	<b>\$2,359,962.35</b>
<b>Net Operating Income</b>	<b>\$109,149.68</b>	<b>\$83,474.43</b>	<b>\$87,444.63</b>	<b>\$63,883.98</b>	<b>\$117,985.35</b>	<b>\$69,296.42</b>	<b>(\$141,642.38)</b>	<b>\$59,120.86</b>	<b>\$61,777.26</b>	<b>\$99,095.19</b>	<b>\$88,495.57</b>	<b>(\$8,896.72)</b>	<b>\$128,295.89</b>	<b>(\$175,317.30)</b>	<b>(\$311,104.38)</b>	<b>\$331,058.48</b>
<b>Non-operating Income</b>																
Insurance Proceeds														322,657.43	359,857.57	682,515.00
<b>Total Non-operating Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$322,657.43</b>	<b>\$359,857.57</b>	<b>\$682,515.00</b>
<b>Net Non-operating Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$322,657.43</b>	<b>\$359,857.57</b>	<b>\$682,515.00</b>
<b>Net Income</b>	<b>\$109,149.68</b>	<b>\$83,474.43</b>	<b>\$87,444.63</b>	<b>\$63,883.98</b>	<b>\$117,985.35</b>	<b>\$69,296.42</b>	<b>(\$141,642.38)</b>	<b>\$59,120.86</b>	<b>\$61,777.26</b>	<b>\$99,095.19</b>	<b>\$88,495.57</b>	<b>(\$8,896.72)</b>	<b>\$128,295.89</b>	<b>\$147,340.13</b>	<b>\$48,753.19</b>	<b>\$1,013,573.48</b>