

Eagle Ridge Square Apartments

Twelve Month Trailing Income Statement

October 31, 2024

	11/30/2023	12/31/2023	01/31/2024	02/29/2024	03/31/2024	04/30/2024	05/31/2024	06/30/2024	07/31/2024	08/31/2024	09/30/2024	10/31/2024	Total
Income	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
Rental Income													
5120 - Apartment Rent	53,943	54,343	53,604	54,079	54,905	54,965	54,999	57,321	58,140	58,268	59,314	62,936	676,817
5125 - Subsidy Rent	14,220	14,180	15,168	14,973	14,192	14,252	14,348	12,730	12,226	12,781	11,855	9,459	160,384
5127 - Commercial Rent	0	0	0	0	0	0	0	0	1,500	1,500	1,500	1,500	6,000
Total Rental Income	68,163	68,523	68,772	69,052	69,097	69,217	69,347	70,051	71,866	72,549	72,669	73,895	843,201
Vacancy, Losses & Concessions													
5130 - Collection Loss	(9,930)	(10,093)	(3,077)	(611)	(1,032)	(124)	(4,613)	(2,297)	(1,293)	(6,374)	(3,666)	(6,772)	(49,884)
5140 - Rent Concession	0	(799)	(100)	(200)	(100)	(200)	(76)	(100)	0	(35)	(26)	0	(1,636)
5150 - Vacancy Loss	(958)	(2,644)	(4,059)	(3,566)	(2,560)	(982)	(1,352)	(5,829)	(6,819)	(8,338)	(4,586)	(5,948)	(47,641)
Total Vacancy, Losses & Concessions	(10,888)	(13,536)	(7,236)	(4,377)	(3,692)	(1,306)	(6,041)	(8,226)	(8,112)	(14,747)	(8,280)	(12,720)	(99,161)
Net Rental Income	57,275	54,987	61,536	64,675	65,405	67,911	63,306	61,825	63,754	57,802	64,389	61,175	744,040
Other Income													
5173 - Sublease/Cancellation Fee	689	2,197	850	900	0	0	1,300	0	1,089	200	662	2,300	10,187
5174 - Late Fees	2,100	2,175	1,875	1,875	1,500	675	1,875	675	2,100	2,625	1,950	2,475	21,900
5175 - Credit Checks	105	70	105	35	245	70	70	280	280	560	175	70	2,065
5180 - NSF Check Fee	0	0	0	0	0	0	70	0	0	70	0	0	140
5184 - Key & Lock Charges	0	0	0	55	0	0	0	0	0	0	25	0	80
5225 - Tenant Move Out Charges	1,831	910	1,949	400	1,032	0	1,985	175	0	500	0	1,145	9,927
5255 - Utility Surcharge	0	0	0	50	50	150	200	50	0	100	250	100	950
5275 - Eviction/Legal Fees	1,352	3,307	381	1,825	598	1,227	1,510	75	0	1,735	275	511	12,586
5302 - Laundry Income - Rental	1,325	1,325	1,325	1,475	1,475	1,617	1,602	1,675	1,579	1,433	1,425	1,430	17,686
5304 - Cable Revenue Sharing Income	0	0	1,040	0	0	0	0	0	0	0	0	0	1,040
5325 - Pmt Convenience Fee	0	0	0	0	0	1	0	0	0	3	0	0	4
Total Other Income	7,402	9,984	7,525	6,415	4,900	3,740	8,612	2,930	5,048	7,226	4,762	8,031	76,575
Total Income	64,677	64,971	69,061	71,090	70,305	71,651	71,918	64,755	68,802	65,028	69,151	69,206	820,615

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Expenses	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
Payroll & Related													
6719 - Office Payroll	3,461	3,462	3,462	3,539	5,423	3,615	4,790	865	3,462	3,461	4,984	3,462	43,986
6720 - Maintenance Payroll	6,113	6,652	6,015	6,084	8,892	6,185	6,460	6,600	6,479	5,707	6,117	7,102	78,406
6721 - Health Insurance	1,329	1,329	1,646	1,660	1,332	1,660	1,660	1,887	322	1,104	1,213	(215)	14,927
6722 - Workmen's Compensation	0	0	1,662	0	0	(73)	0	0	0	0	0	0	1,589
6730 - Federal Unemployment Tax	0	0	50	53	22	0	0	5	21	16	5	5	177
6731 - State Unemployment Tax	0	0	484	629	367	89	0	48	190	190	137	48	2,182
6732 - FICA - Employer's Share	532	566	523	528	806	539	629	402	556	534	685	481	6,781
6745 - Medicare Employers Share	125	132	122	124	189	127	148	94	130	125	161	112	1,589
Total Payroll & Related	11,560	12,141	13,964	12,617	17,031	12,142	13,687	9,901	11,160	11,137	13,302	10,995	149,637
Administrative Expenses													
6200 - Renting Expenses	63	63	0	42	64	125	21	21	126	146	230	84	965
6220 - Bank Charges	30	0	0	0	0	0	0	0	0	0	0	0	30
6222 - RPI Transliling Fees	0	0	0	0	0	0	21	0	0	0	44	0	65
6311 - Office Expenses	196	234	74	148	258	277	373	666	296	252	632	968	4,374
6320 - Management Fee	2,587	2,599	2,762	2,844	2,812	2,866	2,877	2,590	2,752	2,601	2,766	2,768	32,825
6341 - Legal Collections	1,297	3,157	1,100	1,342	162	1,203	1,438	1,201	345	760	2,891	486	15,382
6360 - Telephone & Internet	193	192	192	193	206	177	178	167	179	179	188	144	2,188
6392 - Software	244	187	0	195	195	196	195	195	195	195	195	195	2,187
Total Administrative Expenses	4,610	6,432	4,128	4,764	3,697	4,844	5,103	4,840	3,893	4,133	6,946	4,645	58,036
Utilities													
6450 - Electricity	1,411	1,366	1,404	1,357	1,386	1,335	1,502	1,836	1,756	1,585	1,248	1,087	17,273
6451 - Water & Sewer	11,423	9,316	9,983	12,688	9,952	9,654	11,084	9,499	8,484	10,644	10,571	9,331	122,629
6452 - Gas/Fuel	325	359	438	338	288	176	46	26	27	23	24	89	2,159
6453 - Vacant Unit Utilities	99	186	586	426	211	258	242	262	312	773	773	369	4,497
6455 - Resident Util Reimb RUB	0	0	0	0	74	(23)	162	(212)	24	17	(18)	88	112
6470 - Garbage Removal	1,666	1,665	1,342	1,220	1,022	1,130	1,145	1,409	1,409	1,410	1,439	1,424	16,281
Total Utilities	14,924	12,892	13,753	16,029	12,933	12,530	14,181	12,820	12,012	14,452	14,037	12,388	162,951

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Maintenance & Repairs	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
6520 - Snow Removal	290	1,005	5,475	25	2,080	0	0	0	0	0	0	0	8,875
6521 - Grounds Supplies	10	0	0	0	0	821	284	2,000	0	0	0	0	3,115
6522 - Grounds Contracts	870	625	0	0	0	870	298	1,240	1,278	1,160	1,160	1,517	9,018
6523 - Gas - Reimb / Truck	90	90	90	90	135	115	202	155	105	137	669	85	1,963
6525 - Cleaning - Tenant	490	225	1,130	0	225	0	450	250	900	1,000	1,400	1,475	7,545
6526 - Cleaning - Public	0	0	0	300	0	0	0	0	300	250	0	300	1,150
6527 - Cleaning - Carpet	200	238	1,075	0	90	420	390	1,583	695	2,223	965	155	8,034
6540 - Janitorial Supplies	0	0	0	70	161	0	0	0	0	0	0	0	231
6541 - Repair Materials (HDWE)	1,671	1,702	1,019	1,196	1,184	1,811	2,876	4,665	890	4,788	3,548	670	26,020
6552 - Air Conditioning Repairs	0	0	0	0	0	0	521	293	0	0	0	0	814
6561 - Painting & Décor Supplies	391	391	415	0	0	0	553	0	414	103	553	2,210	5,030
6563 - Painting - Tenant	1,775	1,200	2,475	0	425	0	2,125	1,350	900	1,185	2,950	3,580	17,965
6571 - Pest Control	800	245	0	0	0	0	0	0	0	150	0	0	1,195
6580 - Pool Supplies/Service	0	81	0	280	0	775	2,046	273	196	231	750	0	4,632
6591 - Electrical Repairs	0	0	0	0	0	0	0	0	357	0	0	0	357
6592 - Boiler/Furnace Repairs	869	217	1,438	1,346	0	0	0	0	0	0	0	0	3,870
6593 - Appliance / Laundry Eq. Repairs	0	0	0	123	0	0	0	0	0	0	0	0	123
6595 - Plumbing Repairs	0	0	185	0	0	125	290	55	0	0	0	855	1,510
6599 - Window Repairs	0	0	573	0	131	0	0	0	530	0	649	0	1,883
6604 - Intercom / Fire Alarm / Sprinkler	0	0	432	0	0	0	0	0	166	0	0	0	598
6605 - Roof Repair	0	0	0	0	0	0	0	0	0	777	0	0	777
Total Maintenance & Repairs	7,456	6,019	14,307	3,430	4,431	4,937	10,035	11,864	6,731	12,004	12,644	10,847	104,705
Taxes & Insurance													
6783 - Real Estate Taxes	0	0	0	0	0	0	24,287	0	62	0	0	0	24,349
6784 - Insurance	0	7,672	0	0	29,881	0	0	0	0	0	0	0	37,553
Total Taxes & Insurance	0	7,672	0	0	29,881	0	24,287	0	62	0	0	0	61,902
Total Operating Expenses	38,650	45,156	46,152	36,840	67,973	34,453	67,293	39,425	33,858	41,726	46,929	38,875	537,231
Net Operating Income (Loss)	26,127	19,815	22,909	34,250	2,332	37,198	4,625	25,330	34,944	23,302	22,222	30,331	283,384

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Non-Operating Expenses	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
Capital Expenditures													
6971 - Building Alterations	0	0	0	0	0	0	0	636	2,902	0	0	0	3,538
6975 - HVAC	0	2,784	0	0	0	0	0	0	0	1,781	0	0	4,565
6978 - Draperies & Blinds	0	645	0	0	554	0	0	516	0	1,141	568	0	3,424
6980 - Appliance Replacement	4,216	3,565	2,984	669	3,644	0	4,486	3,907	0	6,026	0	1,113	30,610
6981 - Carpet & Tile	3,495	0	5,171	0	993	0	3,503	0	1,986	2,411	2,386	3,655	23,610
Total Capital Expenditures	7,711	6,994	8,155	669	5,191	0	7,989	5,059	4,888	11,359	2,964	4,768	65,747
Debt Services													
6820 - Mort Int - 1st	9,247	8,949	9,247	9,247	8,650	9,247	8,948	9,247	8,948	9,247	9,247	8,949	109,173
Total Debt Services	9,247	8,949	9,247	9,247	8,650	9,247	8,948	9,247	8,948	9,247	9,247	8,949	109,173
Total Non-Operating Expenses	16,958	15,943	17,402	9,916	13,841	9,247	16,937	14,306	13,836	20,606	12,211	13,717	174,920
Net Income (Loss)	9,169	3,872	5,507	24,334	(11,509)	27,951	(12,312)	11,024	21,108	2,696	10,011	16,614	108,464

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