

Income Statement - Detail

Grouped By Fund

Reporting for periods within 01/01/2021 and 12/31/2021

Operating Revenue

309 Conway Court Apartments

Tenant Revenue

311000 Dwelling Rental	150,430.00
312000 Excess Utilities	(336.00)
369200 Laundromat Receipts	2,438.50
369400 Maintenance	363.00
369600 Warrants	0.00
369920 Insufficient Notice On Va	276.77

Total Tenant Revenue \$ 153,172.27

Government Operating Grants

340600 Other Governmental Gran	163,318.00
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Total Government Operating G \$ 163,318.00

Other Revenue

369700 Other Leased Space	17,490.06
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Total Other Revenue \$ 17,490.06

Total Operating Revenue \$ 333,980.33

Operating Expense

309 Conway Court Apartments

Administrative Expenses

409035 Equipment - Over \$ 500.	0.00
411000 Administrative Salaries	37,678.76
411020 Overtime Salaries	981.64
417000 Accounting Fees	235.00
417100 Audit Fees	1,000.00
419001 Communication Services	2,317.49
419003 Office Supplies	2,134.65
419004 Mailing And Postage	143.92

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Apartments

419014 Cable Television Service	274.93
419020 Miscellaneous Expense	521.20
419029 High Speed Internet	1,482.94
419080 Computer Programming O	0.00
419082 Computer Software Purch	0.00
454000 Employee Benefit Contrib	4,704.54
454001 Medicare Reimbursement	1,102.51
454011 Health Insurance - Cdphp	20,347.65
454014 Dental Benefits	1,277.12
454015 Vision Plan Benefit	378.18
454020 Nys Retirement - Tha Sha	13,787.00

Total Administrative Expenses

\$ 88,367.53

Tenant Services

423000 Tenant Services Cost	1,501.16
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Total Tenant Services

\$ 1,501.16

Utilities

431000 Water Expense	2,269.58
432000 Electricity	14,893.61
433000 Gas	5,621.80
439000 Sewer Expense	4,693.19

Total Utilities

\$ 27,478.18

Maintenance

441000 Maintenance & Op Labor	24,812.11
441010 Maintenance Salary Pt	13,730.33
441020 Overtime Salaries - Main	2,040.91
442000 Maintenance & Op Mater	7,528.00
442001 Materials - Appliances	1,891.57
442002 Materials - Paint	103.50
442003 Materials - Janitorial	2,508.52
442004 Materials - Heating & Plu	2,126.15
442005 Materials - Electrical	744.62
442006 Materials - Locks	856.70
442007 Materials - Grounds	1,064.71
442008 Vehicle Repairs	304.75
442009 Vehicle Gas	1,254.49
443000 Maintenance & Op Contr	26,365.00

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443001 Contracts - Painting	2,500.00
443002 Contracts - Elevator Repa	11,359.95
443003 Contracts - Waste Remov	3,620.95
443004 Contracts - Extermination	2,137.00
443005 Contracts - Security Servi	2,700.00
443008 Contracts - Uniform Cloth	1,925.18
443013 Contracts - Electrical Rep	3,012.00
443014 Contracts - Heating & Plu	869.00
443015 Contracts - Miscellaneous	19,053.18
443016 Contracts - Grounds	12,971.00
443017 Contracts - Unit Inspectio	972.00

Total Maintenance \$ 146,451.62

General Expenses

451000 Insurance	20,153.17
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Total General Expenses \$ 20,153.17

**Total Operating Expenses before
Asset Mgt Fees** \$ 283,951.66

Asset Management Fees \$ 30,605.00

Total Operating Expenses \$ 314,556.66

**Net Income from Operations
excluding Asset Mgt Fees** \$ 50,028.67

**Net Income / (Loss) from
Operations** \$ 19,423.67

Non-Operating Expense

309 Conway

Court

Apartments

Casualty Loss

459000 Siemens Debt Service to C	26,279.05
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Total Casualty Loss \$ 26,279.05

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Total Non-Operating Expense	<u>\$ 26,279.05</u>
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Total Net Income / (Loss)	<u><u>\$(6,855.38)</u></u>
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