

## Income Statement - Comparative

### Young America Realty

Properties: 410 N. Main - 410 N Main St Normal, IL 61761-4401

Period Range: Dec 2020 to Dec 2020

Prior Year Period Range: Dec 2019 to Dec 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>Rental Revenues</b>				
Rent	24,529.30	23,948.51	325,234.89	295,797.03
Rent Inclusive Utility	2,989.90	2,888.00	42,452.17	35,945.48
Pet Rent	0.00	0.00	0.00	-499.98
Subsidy Rent	0.00	0.00	200.00	0.00
<b>Total Rental Revenues</b>	<b>27,519.20</b>	<b>26,836.51</b>	<b>367,887.06</b>	<b>331,242.53</b>
<b>Fee Revenues</b>				
Late Fee	278.10	-87.60	3,420.64	2,322.14
Transfer Fee	53.90	0.00	53.90	-53.90
<b>Total Fee Revenues</b>	<b>332.00</b>	<b>-87.60</b>	<b>3,474.54</b>	<b>2,268.24</b>
<b>Other Revenues</b>				
Damage Expense Recovery	0.00	0.00	947.49	0.00
<b>Total Other Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>947.49</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>27,851.20</b>	<b>26,748.91</b>	<b>372,309.09</b>	<b>333,510.77</b>
<b>Expense</b>				
<b>Operating Expenses</b>				
<b>Utilities</b>				
Utilities-Electric	40.91	40.86	488.92	614.98
Utilities - Inclusive Electric	1,578.23	1,560.44	19,095.56	21,399.25
Utilities - Cable & Internet	648.00	0.00	648.00	0.00
Utilities - Internet Support	0.00	472.50	7,128.00	5,670.00
Utilities-Water	70.20	70.20	842.40	772.20
Utilities - Inclusive Water	1,082.61	1,084.34	9,898.64	10,467.42
<b>Total Utilities</b>	<b>3,419.95</b>	<b>3,228.34</b>	<b>38,101.52</b>	<b>38,923.85</b>
<b>Maintenance &amp; Repairs</b>				
Plumbing	91.50	51.83	1,735.27	4,872.46
Electrical	1.80	16.99	1,108.70	1,068.47
Carpentry Repairs	25.00	0.00	764.82	499.36
HVAC Repairs	0.00	99.40	3,316.55	5,730.84
Appliance Repairs	133.33	81.10	3,184.71	1,659.91
Exterior Repairs	0.00	11.42	17.50	747.83
Furniture Repairs	0.00	0.00	196.83	120.05
Keys/Locks/Door Knobs	0.00	10.93	228.23	484.51
Parking Lot & Sidewalk Repairs	0.00	0.00	95.10	798.27
Roofing Repairs	0.00	0.00	0.00	160.00
Wall/Drywall Repairs	0.00	0.00	241.87	711.80
Windows/Screens/Doors Repairs	131.45	32.25	3,762.23	1,291.34

## Income Statement - Comparative

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior
Maintenance	213.05	42.00	449.90	1,242.56
Materials	0.00	76.48	310.53	1,114.61
<b>Total Maintenance &amp; Repairs</b>	<b>596.13</b>	<b>422.40</b>	<b>15,412.24</b>	<b>20,502.01</b>
<b>Turnover Costs</b>				
Apartment Cleaning	0.00	0.00	2,206.91	2,794.90
Painting	0.00	0.00	1,935.56	4,733.68
Carpet Cleaning	0.00	0.00	1,152.49	1,706.70
Unit Turn	0.00	491.25	2,849.61	4,255.97
<b>Total Turnover Costs</b>	<b>0.00</b>	<b>491.25</b>	<b>8,144.57</b>	<b>13,491.25</b>
<b>Contract Services</b>				
Pest Control	0.00	0.00	109.81	129.50
Refuse	675.41	159.26	2,397.43	1,822.07
Grounds Cleaning	110.00	27.00	686.00	642.17
Lawn & Tree Care	0.00	54.00	72.00	4,738.50
Landscaping & Fencing	0.00	0.00	7.96	499.74
Snow & Ice Treatment	33.50	219.00	1,480.84	2,015.22
<b>Total Contract Services</b>	<b>818.91</b>	<b>459.26</b>	<b>4,754.04</b>	<b>9,847.20</b>
<b>Advertising &amp; Marketing</b>				
Advertising	109.42	122.37	2,281.14	4,726.07
Lease Incentive Expense	0.00	0.00	0.00	7,095.25
<b>Total Advertising &amp; Marketing</b>	<b>109.42</b>	<b>122.37</b>	<b>2,281.14</b>	<b>11,821.32</b>
<b>Payroll</b>				
Owner Sponsored Commission	125.00	550.00	125.00	550.00
<b>Total Payroll</b>	<b>125.00</b>	<b>550.00</b>	<b>125.00</b>	<b>550.00</b>
<b>General &amp; Administrative</b>				
Legal & Collections	714.36	170.70	3,501.62	1,599.37
Inspections & Municiple Fees	0.00	166.00	166.00	433.00
<b>Total General &amp; Administrative</b>	<b>714.36</b>	<b>336.70</b>	<b>3,667.62</b>	<b>2,032.37</b>
<b>Property Taxes, Insurance, Fees &amp; Dues</b>				
Property Taxes	0.00	0.00	40,348.48	46,813.12
Insurance	0.00	0.00	5,628.00	5,215.34
Management Fees	1,984.59	1,908.87	26,308.45	23,809.53
<b>Total Property Taxes, Insurance, Fees &amp; Dues</b>	<b>1,984.59</b>	<b>1,908.87</b>	<b>72,284.93</b>	<b>75,837.99</b>
<b>Replacement Costs</b>				
Flooring Replacement	0.00	0.00	3,401.41	7,266.99
Furniture Replacement	0.00	212.89	8,235.77	7,640.52
Appliance Replacement	0.00	0.00	4,031.87	6,014.47
HVAC Replacement	0.00	0.00	0.00	105.43
Carpentry Replacement	0.00	0.00	746.53	405.55
Television Replacement	0.00	0.00	-27.47	226.38
<b>Total Replacement Costs</b>	<b>0.00</b>	<b>212.89</b>	<b>16,388.11</b>	<b>21,659.34</b>
<b>Total Operating Expenses</b>	<b>7,768.36</b>	<b>7,732.08</b>	<b>161,159.17</b>	<b>194,665.33</b>
<b>Total Operating Expense</b>	<b>7,768.36</b>	<b>7,732.08</b>	<b>161,159.17</b>	<b>194,665.33</b>

## Income Statement - Comparative

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior
<b>NOI - Net Operating Income</b>	<b>20,082.84</b>	<b>19,016.83</b>	<b>211,149.92</b>	<b>138,845.44</b>
<b>Other Income &amp; Expense</b>				
<b>Other Expense</b>				
<b>Non-Operating Expenses</b>				
Debt Service	0.00	7,658.00	91,896.00	93,730.30
<b>Total Non-Operating Expenses</b>	<b>0.00</b>	<b>7,658.00</b>	<b>91,896.00</b>	<b>93,730.30</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>7,658.00</b>	<b>91,896.00</b>	<b>93,730.30</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-7,658.00</b>	<b>-91,896.00</b>	<b>-93,730.30</b>
Total Income	27,851.20	26,748.91	372,309.09	333,510.77
Total Expense	7,768.36	15,390.08	253,055.17	288,395.63
<b>Net Income</b>	<b>20,082.84</b>	<b>11,358.83</b>	<b>119,253.92</b>	<b>45,115.14</b>