--- PREPARED FOR ---
2431 CROTONA AVENUE
BRONX NY 10458

2431 CROTONA AVE CORP
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 12/31/2024

--- PREPARED BY ---
LANGSAM PROPERTY SERVICES CORP.

BLD ACCT: 554 CORP.NO: 14 — FISCAL BEG: 1

	CURRENT YEAR 12/24	CURRENT YEAR Y.T.D.	LAST YEAR 12/23	LAST YEAR Y.T.D.	Y.T.D. VARIANCE	PER UNIT
INCOME:						
RENT INCOME:						
RENT POTEN. - RESIDENTIAL	27700.88	330248.54	27351.48	323551.27	6697.27	15011.29
MARKET ABATEMENT	-1208.01	-14391.52	-1197.55	-12498.70	-1892.82	-654.16
TOTAL	26492.87	315857.02	26153.93	311052.57	4804.45	14357.13
RENT ADJUSTMENTS:						
VACANCIES	-929.00	-23088.00	-2123.00	-23531.00	443.00	-1049.45
BAD DEBT LOSS	.00	818.29	163.33	-28510.71	29329.00	37.19
CHNG IN RECEIV FROM TENAN	-518.48	-9641.19	8448.79	32877.12	-42518.31	-438.23
CHNG IN PREPAID RENTS	687.93	1448.46	-1147.07	1345.36	103.10	65.83
OTHER INCOME:						
TELECOMMUN INCOME	.00	2310.00	.00	.00	2310.00	105.00
COLLECTION CHGS	-25.00	-20.00	-45.00	45.00	-65.00	-.90
TOTAL INCOME	25708.32	287684.58	31450.98	293278.34	-5593.76	13076.57
EXPENSES:						
PAYROLL:						
MNTCE PAYROLL	2295.00	17655.00	2615.00	17945.00	-290.00	802.50
MNTCE P/R TAXES	-393.27	1665.15	-475.39	1418.98	246.17	75.68
TELEPHONE	151.61	456.98	34.43	376.25	80.73	20.77
TOTAL	2053.34	19777.13	2174.04	19740.23	36.90	898.96
PAINTING:						
VACANT APT REHAB	2721.88	2721.88	.00	21928.98	-19207.10	123.72
PAINTING-APTS.	.00	3015.84	.00	860.12	2155.72	137.08
TOTAL	2721.88	5737.72	.00	22789.10	-17051.38	260.80
REPAIRS:						

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VIOL REMOV REPAIRS	.00	832.90	.00	1203.07	-370.17	37.85
SEWER & STOPPAGES	141.54	1216.69	244.97	1239.00	-22.31	55.30
PLUMBING REPAIR	.00	17403.00	1727.86	7325.54	10077.46	791.04
ELECTRICAL REPAIR	.00	103.43	401.43	635.51	-532.08	4.70
HEATING REPAIR	11480.87	27988.87	.00	3318.36	24670.51	1272.22
ROOF REPAIR	.00	.00	.00	489.94	-489.94	.00
WINDOW REPAIR	.00	1163.87	555.27	1472.54	-308.67	52.90
LOCK REPAIR	.00	430.05	.00	108.87	321.18	19.54
CARPENTRY REPAIR	707.69	12382.97	.00	9161.84	3221.13	562.86
REFRIG & A/C REPAIR	.00	239.52	.00	.00	239.52	10.88
INTERCOM REPAIR	.00	391.95	.00	244.96	146.99	17.81
TOTAL	12330.10	62153.25	2929.53	25199.63	36953.62	2825.14
MAINTENANCE SUPPLIES & SERVICES:						
SUPPLIES	29.94	3340.52	41.36	4925.66	-1585.14	151.84
EXTERMINATING	69.68	836.19	65.33	862.32	-26.13	38.00
OTHER MNTCE. EXP.	.00	3150.00	.00	450.00	2700.00	143.18
SAFETY SUPPLIES	.00	47.54	.00	39.70	7.84	2.16
TOTAL	99.62	7374.25	106.69	6277.68	1096.57	335.19
EQUIPMENT REPLACEMENTS:						
STOVE REPLACEMENTS	1165.50	1623.31	.00	.00	1623.31	73.78
REFRIGERATOR REPLACEMENTS	.00	979.32	.00	.00	979.32	44.51
TOTAL	1165.50	2602.63	.00	.00	2602.63	118.30
UTILITIES:						
OIL-HEAT & HOT WATER	2506.24	3815.84	.00	.00	3815.84	173.44
GAS-HEAT & HOT WATER	.00	13631.78	.00	18226.15	-4594.37	619.62
ELECTRICITY & GAS	313.67	20406.96	3670.03	11081.21	9325.75	927.58
WATER & SEWER	.00	19704.21	.00	19272.90	431.31	895.64
TOTAL	2819.91	57558.79	3670.03	48580.26	8978.53	2616.30

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LANGSAM PROPERTY SERVICES CORP.

BLD ACCT: 554 CORP.NO: 14 FISCAL BEG: 1

	CURRENT YEAR 12/24	CURRENT YEAR Y.T.D.	LAST YEAR 12/23	LAST YEAR Y.T.D.	Y.T.D. VARIANCE	PER UNIT
TAXES & INSURANCE:						
OTHER TAXES	-3701.78	-3526.78	1400.00	5497.41	-9024.19	-160.30
REAL EST TAX ATTY/CONSULT	.00	1430.00	.00	1430.00	.00	65.00
RE TAX ESCROW	4545.18	55270.84	5115.76	52127.32	3143.52	2512.31
INSURANCE	4190.57	45909.06	4242.40	35547.51	10361.55	2086.77
TOTAL	5033.97	99083.12	10758.16	94602.24	4480.88	4503.77
INTEREST:						
MORTGAGE INTEREST	5207.51	66578.58	5622.02	50476.51	16102.07	3026.29
TOTAL	5207.51	66578.58	5622.02	50476.51	16102.07	3026.29
ADMINISTRATIVE EXPENSES:						
MANAGEMENT FEES	1544.00	17653.47	1891.56	17601.21	52.26	802.43
THIRD PARTY MANAGEMENT FE	.00	405.36	.00	.00	405.36	18.42
LEASING FEES	50.00	500.00	100.00	750.00	-250.00	22.72
VIOLATIONS & FINES	.00	288.16	.00	283.76	4.40	13.09
INSPECTION & OTHER FEES	.00	.00	.00	50.00	-50.00	.00
SCRIE & DRIE CALC FEES	.00	423.00	.00	204.00	219.00	19.22
ENERGY/WATER CONSULTANT	86.91	228.11	97.50	258.67	-30.56	10.36
LEGAL FEES	160.00	1065.00	155.00	453.00	612.00	48.40
COURT FEES	.00	270.00	.00	.00	270.00	12.27
ACCOUNTING FEES	2471.88	8779.90	.00	7565.27	1214.63	399.08
LICENSES, FEES & PERMITS	440.00	845.60	.00	321.10	524.50	38.43
POSTAGE	10.77	152.67	.00	209.23	-56.56	6.93
OTHER ADMIN. EXP.	.00	334.43	250.00	661.73	-327.30	15.20
TOTAL	4763.56	30945.70	2494.06	28357.97	2587.73	1406.62
TOTAL EXPENSES	36195.39	351811.17	27754.53	296023.62	55787.55	15991.41
NET INCOME	-10487.07	-64126.59	3696.45	-2745.28	-61381.31	-2914.84

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LANGSAM PROPERTY SERVICES CORP.

BLD ACCT: 554 CORP.NO: 14	CURRENT YEAR 12/24	CURRENT YEAR Y.T.D.	LAST YEAR 12/23	LAST YEAR Y.T.D.	Y.T.D. VARIANCE	PER UNIT	FISCAL BEG: 1
SUBTRACT:							
MORTGAGE PAYABLE	1293.64	14131.98	1121.95	18016.23	-3884.25	642.36	
OWNERS DRAWINGS	.00	.00	.00	40000.00	-40000.00	.00	
LOANS & EXCHANGES	.00	-20000.00	.00	.00	-20000.00	-909.09	
BUILDING IMPROVEMENTS	3100.00	31000.00	.00	.00	31000.00	1409.09	
NET CASH FLOW	-14880.71	-89258.57	2574.50	-60761.51	-28497.06	-4057.20	
OWNERS BALANCE BEG.	-71225.77	3152.09	577.59	63913.60	-60761.51	143.27	
CASH BALANCE ENDING	-86106.48	-86106.48	3152.09	3152.09	-89258.57	-3913.93	