

# Cash Flow Master

I.C. Property Management & Investment Corp.

**Properties:** 2600 8th - 2600 W 8th Street Los Angeles, CA 90057

**Date Range:** 01/01/2024 to 12/31/2024

**Accounting Basis:** Cash

**Additional Cash GL Accounts:** None

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>RENT INCOME</b>				
Rent	456,254.82	99.47	456,254.82	99.47
<b>Total RENT INCOME</b>	<b>456,254.82</b>	<b>99.47</b>	<b>456,254.82</b>	<b>99.47</b>
Rent Registration	444.36	0.10	444.36	0.10
Code Enforcement	691.97	0.15	691.97	0.15
Credit Check	490.00	0.11	490.00	0.11
Late Charge	515.00	0.11	515.00	0.11
NSF Charge	300.00	0.07	300.00	0.07
Income Repair	-2.00	0.00	-2.00	0.00
<b>Total Operating Income</b>	<b>458,694.15</b>	<b>100.00</b>	<b>458,694.15</b>	<b>100.00</b>
<b>Expense</b>				
Professional Fees	75.00	0.02	75.00	0.02
Intercom/Phone	935.53	0.20	935.53	0.20
Maintenance	2,256.56	0.49	2,256.56	0.49
Plumbing Service	26,235.50	5.72	26,235.50	5.72
Plumbing Supplies	6,465.67	1.41	6,465.67	1.41
Repair	44,245.07	9.65	44,245.07	9.65
Appliance Repair	1,364.00	0.30	1,364.00	0.30
Appliances	948.23	0.21	948.23	0.21
Roof Repair	495.00	0.11	495.00	0.11
Apartment Cleaning	650.00	0.14	650.00	0.14
Flooring	2,670.00	0.58	2,670.00	0.58
Deck & Stairs	1,950.00	0.43	1,950.00	0.43
Painting	4,741.00	1.03	4,741.00	1.03
Supplies	5,975.90	1.30	5,975.90	1.30
Window & Screen	1,215.25	0.26	1,215.25	0.26
Elevator & Repair	1,562.62	0.34	1,562.62	0.34
Extinguisher Service	175.60	0.04	175.60	0.04
Gardening	1,100.00	0.24	1,100.00	0.24
Building Cleaning	230.00	0.05	230.00	0.05
City Inspection Fee	439.02	0.10	439.02	0.10
Management	19,281.34	4.20	19,281.34	4.20
Insurance	35,601.71	7.76	35,601.71	7.76
Workers Compensation	445.06	0.10	445.06	0.10
Property Tax	40,082.36	8.74	40,082.36	8.74
Gas	9,750.41	2.13	9,750.41	2.13
Water Power & Sewer	61,826.09	13.48	61,826.09	13.48
Trash Disposal	16,231.95	3.54	16,231.95	3.54

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Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Pest Control	3,647.00	0.80	3,647.00	0.80
Deposit Refund Not in spreadsheet (fine if also not added to income)	4,441.33	0.97	4,441.33	0.97
Credit Check Fee	490.00	0.11	490.00	0.11
Advertising & Promotion	437.93	0.10	437.93	0.10
Rent Registration	1,317.50	0.29	1,317.50	0.29
Code Enforcement	2,309.96	0.50	2,309.96	0.50
1st Mortgage	125,542.80	27.37	125,542.80	27.37
<b>Total Operating Expense</b>	<b>425,135.39</b>	<b>92.68</b>	<b>425,135.39</b>	<b>92.68</b>
<b>NOI - Net Operating Income</b>	<b>33,558.76</b>	<b>7.32</b>	<b>33,558.76</b>	<b>7.32</b>
Total Income	458,694.15	100.00	458,694.15	100.00
Total Expense	425,135.39	92.68	425,135.39	92.68
<b>Net Income</b>	<b>33,558.76</b>	<b>7.32</b>	<b>33,558.76</b>	<b>7.32</b>
<b>Other Items</b>				
Prepaid Rent	2,208.75		2,208.75	
Tenant Deposits	8,715.00		8,715.00	
Owner Draw	-35,213.66		-35,213.66	
<b>Net Other Items</b>	<b>-24,289.91</b>		<b>-24,289.91</b>	
<b>Cash Flow</b>	<b>9,268.85</b>		<b>9,268.85</b>	
<b>Beginning Cash</b>	<b>3,196.58</b>		<b>3,196.58</b>	
<b>Beginning Cash + Cash Flow</b>	<b>12,465.43</b>		<b>12,465.43</b>	
<b>Actual Ending Cash</b>	<b>12,465.43</b>		<b>12,465.43</b>	