

PROFIT AND LOSS - 12 Month

I.C. Property Management & Investment Corp.

Properties: 2111 Cimarron - 2111 Cimarron Street Los Angeles, CA 90018

Fund Type: All

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Jan 2024 | Feb 2024 | Mar 2024 | Apr 2024 | May 2024 | Jun 2024 | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Dec 2024 | Total |
|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Operating Income & Expense | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| RENT INCOME | | | | | | | | | | | | | |
| Rent | 16,354.51 | 16,940.00 | 21,779.12 | 17,004.00 | 17,004.00 | 17,004.00 | 17,004.00 | 18,799.00 | 18,799.00 | 18,799.00 | 18,803.44 | 18,799.00 | 217,089.07 |
| Total RENT INCOME | 16,354.51 | 16,940.00 | 21,779.12 | 17,004.00 | 17,004.00 | 17,004.00 | 17,004.00 | 18,799.00 | 18,799.00 | 18,799.00 | 18,803.44 | 18,799.00 | 217,089.07 |
| Rent Registration | 15.17 | 10.19 | 17.03 | 12.19 | 19.88 | 14.62 | 15.57 | 16.10 | 16.75 | 17.06 | 25.76 | 17.71 | 198.03 |
| Code Enforcement | 26.96 | 16.98 | 31.13 | 19.81 | 33.52 | 25.91 | 27.96 | 27.22 | 31.22 | 30.91 | 46.28 | 31.07 | 348.97 |
| Credit Check | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 135.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 135.00 |
| Late Charge | 0.00 | 0.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 |
| Laundry | 0.00 | 160.26 | 248.57 | 0.00 | 475.97 | 209.35 | 198.32 | 140.92 | 368.49 | 0.00 | 0.00 | 0.00 | 1,801.88 |
| Total Operating Income | 16,396.64 | 17,127.43 | 22,125.85 | 17,036.00 | 17,533.37 | 17,388.88 | 17,245.85 | 18,983.24 | 19,215.46 | 18,846.97 | 18,875.48 | 18,847.78 | 219,622.95 |
| Expense | | | | | | | | | | | | | |
| Professional Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75.00 | 0.00 | 0.00 | 0.00 | 75.00 |
| Maintenance | 94.90 | 0.00 | 39.28 | 0.00 | 73.50 | 0.00 | 0.00 | 57.25 | 268.12 | 205.91 | 213.17 | 0.00 | 952.13 |
| Plumbing Service | 381.00 | 276.00 | 143.25 | 826.00 | 2,597.00 | 480.00 | 337.00 | 0.00 | 85.00 | 305.00 | 840.20 | 0.00 | 6,270.45 |
| Repair | 905.00 | 145.00 | 1,683.00 | 220.00 | 1,265.00 | 1,270.00 | 225.00 | 850.00 | 146.87 | 440.00 | 6,460.63 | 4,070.00 | 17,680.50 |
| Appliance Repair | 0.00 | 0.00 | 0.00 | 65.00 | 135.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 65.00 | 265.00 |
| Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,531.53 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,531.53 |
| Locksmith | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4.00 | 0.00 | 0.00 | 4.00 |
| Roof Repair | 0.00 | 200.00 | 250.00 | 20,000.00 | 35,228.49 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 55,678.49 |
| Remodel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,277.00 | 0.00 | 2,593.00 | 0.00 | 0.00 | 0.00 | 12,870.00 |
| Apartment Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| Painting | 0.00 | 0.00 | 0.00 | 0.00 | 1,100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,100.00 |
| Supplies | 0.00 | 116.30 | 0.00 | 0.00 | 318.50 | 350.95 | 0.00 | 43.91 | 30.00 | 140.09 | 223.81 | 0.00 | 1,223.56 |
| Gardening | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 1,900.00 | 1,450.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 5,350.00 |
| Building Cleaning | 0.00 | 750.00 | 0.00 | 750.00 | 0.00 | 700.00 | 0.00 | 750.00 | 0.00 | 750.00 | 0.00 | 750.00 | 4,450.00 |
| Management | 1,308.84 | 654.18 | 677.60 | 871.16 | 680.16 | 680.16 | 680.16 | 680.16 | 751.96 | 751.96 | 751.96 | 0.00 | 8,488.30 |
| Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,224.00 | 6,224.00 | 0.00 | 0.00 | 0.00 | 12,448.00 |

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| Account Name | Jan 2024 | Feb 2024 | Mar 2024 | Apr 2024 | May 2024 | Jun 2024 | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Dec 2024 | Total |
|-----------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| Workers Compensation | 12.44 | 0.00 | 3.18 | 0.00 | 0.00 | 7.67 | 0.00 | 5.54 | 50.74 | 25.56 | 0.00 | 0.00 | 105.13 |
| Property Tax | 0.00 | 0.00 | 0.00 | 17,824.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18,166.94 | 35,991.62 |
| Electricity | 29.31 | 0.00 | 23.43 | 0.00 | 23.64 | 0.00 | 30.03 | 0.00 | 21.82 | 0.00 | 0.00 | 0.00 | 128.23 |
| Gas | 475.92 | 500.76 | 536.68 | 415.03 | 335.40 | 309.49 | 252.90 | 200.15 | 190.28 | 264.28 | 317.96 | 459.39 | 4,258.24 |
| Water Power & Sewer | 3,037.43 | 0.00 | 3,015.77 | 0.00 | 2,715.68 | 0.00 | 2,666.19 | 0.00 | 3,342.20 | 0.20 | 3,598.03 | 0.00 | 18,375.50 |
| Trash Disposal | 0.00 | 89.57 | 582.31 | 582.31 | 582.31 | 582.31 | 582.31 | 582.31 | 582.31 | 618.13 | 582.31 | 618.13 | 5,984.31 |
| Pest Control | 178.00 | 89.00 | 89.00 | 149.00 | 149.00 | 149.00 | 149.00 | 218.00 | 69.00 | 844.00 | 149.00 | 149.00 | 2,381.00 |
| Credit Check Fee | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 135.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 135.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 29.99 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 29.99 |
| Rent Registration | 0.00 | 465.45 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 465.45 |
| Code Enforcement | 0.00 | 815.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 815.28 |
| Leasing agent | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| 1st Mortgage | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 6,298.49 | 75,581.88 |
| Total Operating Expense | 12,921.33 | 10,600.03 | 13,541.99 | 48,201.67 | 51,702.17 | 14,389.59 | 23,083.08 | 16,309.81 | 20,928.79 | 10,847.62 | 19,635.56 | 30,776.95 | 272,938.59 |
| NOI - Net Operating Income | 3,475.31 | 6,527.40 | 8,583.86 | -31,165.67 | -34,168.80 | 2,999.29 | -5,837.23 | 2,673.43 | -1,713.33 | 7,999.35 | -760.08 | -11,929.17 | -53,315.64 |
| Total Income | 16,396.64 | 17,127.43 | 22,125.85 | 17,036.00 | 17,533.37 | 17,388.88 | 17,245.85 | 18,983.24 | 19,215.46 | 18,846.97 | 18,875.48 | 18,847.78 | 219,622.95 |
| Total Expense | 12,921.33 | 10,600.03 | 13,541.99 | 48,201.67 | 51,702.17 | 14,389.59 | 23,083.08 | 16,309.81 | 20,928.79 | 10,847.62 | 19,635.56 | 30,776.95 | 272,938.59 |
| Net Income | <u>3,475.31</u> | <u>6,527.40</u> | <u>8,583.86</u> | <u>-31,165.67</u> | <u>-34,168.80</u> | <u>2,999.29</u> | <u>-5,837.23</u> | <u>2,673.43</u> | <u>-1,713.33</u> | <u>7,999.35</u> | <u>-760.08</u> | <u>-11,929.17</u> | <u>-53,315.64</u> |