

PROFIT AND LOSS - 12 Month

I.C. Property Management & Investment Corp.

Properties: 2538 4thAve - 2538 4th Avenue 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	34,792.48	35,539.01	35,607.00	37,102.00	37,102.00	37,102.00	37,102.00	37,102.00	37,102.00	34,668.65	38,421.00	37,142.00	438,782.14
Total RENT INCOME	34,792.48	35,539.01	35,607.00	37,102.00	37,102.00	37,102.00	37,102.00	37,102.00	37,102.00	34,668.65	38,421.00	37,142.00	438,782.14
Rent Registration	49.91	36.50	58.49	45.08	53.13	49.87	49.95	49.91	49.87	47.15	50.01	49.91	589.78
Code Enforcement	63.04	55.66	84.57	68.34	74.72	71.53	87.73	87.73	87.73	82.98	87.73	87.73	939.49
Credit Check	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	0.00	0.00	190.00
Late Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00	0.00	0.00	100.00
Laundry	205.00	226.37	224.00	247.50	227.25	224.00	290.00	194.37	225.00	245.50	253.50	273.25	2,835.74
Total Operating Income	35,110.43	35,957.54	35,974.06	37,462.92	37,457.10	37,447.40	37,529.68	37,544.01	37,464.60	35,184.28	38,812.24	37,552.89	443,497.15
Expense													
Maintenance	143.18	133.46	96.25	0.00	266.64	599.98	853.16	84.23	81.75	322.17	135.83	0.00	2,716.65
Plumbing Service	781.00	236.00	630.00	210.00	105.00	0.00	908.50	868.00	360.00	200.00	0.00	111.00	4,409.50
Electric Repair	0.00	370.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.00
Repair	0.00	1,132.50	75.00	320.00	335.00	825.08	1,798.44	859.91	87.50	650.85	74.66	750.00	6,908.94
Roof Repair	0.00	150.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	725.00
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	550.00
Elevator Maintenance	0.00	450.00	0.00	0.00	150.00	0.00	0.00	450.00	0.00	0.00	450.00	0.00	1,500.00
Painting	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	650.00	1,800.00
Supplies	460.46	666.04	108.07	37.26	41.96	279.02	55.00	447.69	194.31	78.64	615.79	200.00	3,184.24
Window & Screen	181.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	181.90
Elevator & Repair	342.00	300.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	942.00
Extinguisher Service	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Fire System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	412.00	412.00

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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
Gardening	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	680.00	80.00	80.00	1,560.00
Building Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
City Inspection Fee	0.00	0.00	0.00	0.00	542.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	542.92
Management	1,416.76	1,391.70	1,421.56	1,424.28	1,484.08	1,484.08	1,484.08	1,484.08	1,484.08	1,484.08	1,386.75	1,536.84	17,482.37
Insurance	0.00	0.00	21,468.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,468.13
Workers Compensation	146.97	143.33	127.80	127.80	127.80	272.18	260.86	155.87	136.55	198.00	127.80	127.80	1,952.76
Property Tax	0.00	0.00	0.00	21,120.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,665.87	42,786.70
Gas	962.72	899.80	965.44	0.00	0.00	0.00	206.76	488.40	538.02	625.91	784.21	832.48	6,303.74
Water Power & Sewer	8,268.17	0.00	8,149.38	0.00	8,112.50	0.00	7,739.92	0.00	10,919.78	0.00	9,559.90	0.00	52,749.65
Trash Disposal	921.96	921.96	921.96	921.96	921.96	921.96	921.96	921.96	921.96	921.96	921.96	921.96	11,063.52
Pest Control	178.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	0.00	89.00	89.00	89.00	1,068.00
Deposit Refund	0.00	1,105.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,645.00	0.00	0.00	2,750.00
Credit Check Fee	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	0.00	140.00
Advertising & Promotion	0.00	29.99	29.99	29.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.97
Rent Registration	0.00	1,240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,240.00
Code Enforcement	0.00	2,174.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,174.08
1st Mortgage	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	5,375.45	64,505.40
Total Operating Expense	19,258.57	17,438.31	39,588.03	30,361.57	17,782.31	9,926.75	19,773.13	11,544.59	20,179.40	12,521.06	20,841.35	32,752.40	251,967.47
NOI - Net Operating Income	15,851.86	18,519.23	-3,613.97	7,101.35	19,674.79	27,520.65	17,756.55	25,999.42	17,285.20	22,663.22	17,970.89	4,800.49	191,529.68
Total Income	35,110.43	35,957.54	35,974.06	37,462.92	37,457.10	37,447.40	37,529.68	37,544.01	37,464.60	35,184.28	38,812.24	37,552.89	443,497.15
Total Expense	19,258.57	17,438.31	39,588.03	30,361.57	17,782.31	9,926.75	19,773.13	11,544.59	20,179.40	12,521.06	20,841.35	32,752.40	251,967.47
Net Income	15,851.86	18,519.23	-3,613.97	7,101.35	19,674.79	27,520.65	17,756.55	25,999.42	17,285.20	22,663.22	17,970.89	4,800.49	191,529.68