

## PROFIT AND LOSS - 12 Month

**I.C. Property Management & Investment Corp.**

**Properties:** 2856Francis - 2856 Francis Avenue Los Angeles, CA 90005

**Fund Type:** All

**Period Range:** Jan 2024 to Nov 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	Total
<b>Operating Income &amp; Expense</b>												
<b>Income</b>												
<b>RENT INCOME</b>												
Rent	28,304.63	30,441.16	29,808.18	29,712.00	29,532.45	28,043.37	27,859.00	27,698.00	29,979.00	29,201.00	29,550.50	320,129.29
<b>Total RENT INCOME</b>	<b>28,304.63</b>	<b>30,441.16</b>	<b>29,808.18</b>	<b>29,712.00</b>	<b>29,532.45</b>	<b>28,043.37</b>	<b>27,859.00</b>	<b>27,698.00</b>	<b>29,979.00</b>	<b>29,201.00</b>	<b>29,550.50</b>	<b>320,129.29</b>
Rent Registration	19.32	20.93	30.59	20.93	19.32	21.28	23.80	24.15	22.54	20.93	20.93	244.72
Code Enforcement	14.15	17.14	36.14	16.98	14.15	22.64	41.92	42.57	37.20	36.79	36.79	316.47
Credit Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	180.00
<b>Total Operating Income</b>	<b>28,338.10</b>	<b>30,479.23</b>	<b>29,874.91</b>	<b>29,749.91</b>	<b>29,565.92</b>	<b>28,087.29</b>	<b>27,924.72</b>	<b>27,944.72</b>	<b>30,038.74</b>	<b>29,258.72</b>	<b>29,608.22</b>	<b>320,870.48</b>
<b>Expense</b>												
Stucco Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,850.00	0.00	1,850.00
Welding	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	1,200.00
Maintenance	68.40	98.53	0.00	0.00	145.02	121.60	0.00	0.00	0.00	325.56	981.63	1,740.74
Plumbing Service	0.00	0.00	190.00	105.00	929.09	660.00	111.00	374.00	0.00	3,183.00	165.00	5,717.09
Repair	340.00	1,023.25	622.50	790.00	350.97	1,650.00	855.00	545.00	0.00	175.98	3,418.96	9,771.66
Appliance Repair	65.00	369.78	0.00	0.00	0.00	0.00	389.19	0.00	0.00	425.00	0.00	1,248.97
Appliances	0.00	801.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	801.06
Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	12.00	0.00	0.00	204.00	0.00	216.00
Roof Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	275.00
Apartment Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
Flooring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	785.92	350.00	1,135.92
Elevator Maintenance	0.00	420.00	0.00	0.00	420.00	0.00	0.00	420.00	0.00	0.00	420.00	1,680.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00	0.00	0.00	0.00	850.00
Supplies	14.22	20.00	11.54	0.00	41.74	10.00	0.00	425.26	0.00	97.64	1,552.82	2,173.22
Window & Screen	0.00	0.00	0.00	153.23	207.43	0.00	0.00	0.00	0.00	0.00	0.00	360.66
Elevator & Repair	0.00	0.00	0.00	0.00	0.00	0.00	3,275.00	3,000.00	300.00	0.00	0.00	6,575.00
Extinguisher Service	0.00	0.00	0.00	0.00	138.80	0.00	0.00	0.00	0.00	0.00	0.00	138.80

## PROFIT AND LOSS - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
Fire System	0.00	0.00	0.00	0.00	5,806.24	0.00	0.00	0.00	0.00	0.00	0.00	5,806.24
Gardening	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	880.00
Building Cleaning	0.00	750.00	0.00	750.00	0.00	700.00	0.00	750.00	0.00	750.00	0.00	3,700.00
City Inspection Fee	0.00	233.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.26
Management	1,165.96	1,132.19	1,217.65	1,192.33	1,188.48	1,181.30	1,121.73	1,114.36	1,107.92	1,199.16	1,168.04	12,789.12
Insurance	0.00	9,092.00	9,092.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,184.00
Workers Compensation	9.09	24.50	0.00	0.00	34.21	13.97	0.00	0.00	0.00	63.88	218.93	364.58
Property Tax	0.00	0.00	0.00	15,311.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,311.53
Electricity	2,786.25	0.00	2,791.31	0.00	2,493.62	0.00	2,739.75	0.00	4,455.78	0.00	3,460.09	18,726.80
Gas	639.59	656.91	698.36	0.00	0.00	378.67	472.84	433.08	502.55	343.37	413.64	4,539.01
Water Power & Sewer	2,546.29	0.00	2,988.76	0.00	3,863.38	0.00	3,722.30	0.00	4,102.86	0.00	3,591.19	20,814.78
Trash Disposal	1,387.47	1,387.46	1,387.46	1,387.46	1,387.46	1,387.46	1,387.46	1,387.46	1,387.46	1,387.46	1,387.46	15,262.07
Pest Control	178.00	89.00	0.00	89.00	178.00	89.00	89.00	89.00	0.00	89.00	89.00	979.00
Deposit Refund	0.00	0.00	0.00	0.00	0.00	1,845.00	0.00	0.00	0.00	0.00	0.00	1,845.00
Credit Check Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	180.00	0.00	0.00	205.00
Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.99	0.00	0.00	0.00	29.99
Rent Registration	0.00	620.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.00
Code Enforcement	0.00	1,087.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,087.04
Leasing agent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
1st Mortgage	8,647.08	8,647.08	8,647.08	8,647.08	8,647.08	8,647.08	8,647.08	8,647.08	8,647.08	8,647.08	8,647.08	95,117.88
<b>Total Operating Expense</b>	<b>17,927.35</b>	<b>26,532.06</b>	<b>27,726.66</b>	<b>28,505.63</b>	<b>25,911.52</b>	<b>16,764.08</b>	<b>24,952.35</b>	<b>17,420.23</b>	<b>20,763.65</b>	<b>20,082.05</b>	<b>25,943.84</b>	<b>252,529.42</b>
<b>NOI - Net Operating Income</b>	<b>10,410.75</b>	<b>3,947.17</b>	<b>2,148.25</b>	<b>1,244.28</b>	<b>3,654.40</b>	<b>11,323.21</b>	<b>2,972.37</b>	<b>10,524.49</b>	<b>9,275.09</b>	<b>9,176.67</b>	<b>3,664.38</b>	<b>68,341.06</b>
<b>Total Income</b>	<b>28,338.10</b>	<b>30,479.23</b>	<b>29,874.91</b>	<b>29,749.91</b>	<b>29,565.92</b>	<b>28,087.29</b>	<b>27,924.72</b>	<b>27,944.72</b>	<b>30,038.74</b>	<b>29,258.72</b>	<b>29,608.22</b>	<b>320,870.48</b>
<b>Total Expense</b>	<b>17,927.35</b>	<b>26,532.06</b>	<b>27,726.66</b>	<b>28,505.63</b>	<b>25,911.52</b>	<b>16,764.08</b>	<b>24,952.35</b>	<b>17,420.23</b>	<b>20,763.65</b>	<b>20,082.05</b>	<b>25,943.84</b>	<b>252,529.42</b>
<b>Net Income</b>	<b>10,410.75</b>	<b>3,947.17</b>	<b>2,148.25</b>	<b>1,244.28</b>	<b>3,654.40</b>	<b>11,323.21</b>	<b>2,972.37</b>	<b>10,524.49</b>	<b>9,275.09</b>	<b>9,176.67</b>	<b>3,664.38</b>	<b>68,341.06</b>