

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
Operating Income & Expense												
Income												
RENT INCOME												
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
Total RENT INCOME	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
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
Total Operating Income	28,338.10	30,479.23	29,874.91	29,749.91	29,565.92	28,087.29	27,924.72	27,944.72	30,038.74	29,258.72	29,608.22	320,870.48
Expense												
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

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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	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
Total Operating Expense	17,927.35	26,532.06	27,726.66	28,505.63	25,911.52	16,764.08	24,952.35	17,420.23	20,763.65	20,082.05	25,943.84	252,529.42
NOI - Net Operating Income	10,410.75	3,947.17	2,148.25	1,244.28	3,654.40	11,323.21	2,972.37	10,524.49	9,275.09	9,176.67	3,664.38	68,341.06
Total Income	28,338.10	30,479.23	29,874.91	29,749.91	29,565.92	28,087.29	27,924.72	27,944.72	30,038.74	29,258.72	29,608.22	320,870.48
Total Expense	17,927.35	26,532.06	27,726.66	28,505.63	25,911.52	16,764.08	24,952.35	17,420.23	20,763.65	20,082.05	25,943.84	252,529.42
Net Income	10,410.75	3,947.17	2,148.25	1,244.28	3,654.40	11,323.21	2,972.37	10,524.49	9,275.09	9,176.67	3,664.38	68,341.06