

Income Statement - 12 Month

California Income Property

Properties: 18875 E. Main St. Apts. (14 Units) Long Beach, CA

90802 Period Beginning: Jan 2017

Period Ending: Dec 2017

Accounting Basis: Cash

Account Name	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Total
Operating Income & Expense													
Income													
INCOME ACCOUNTS													
Rent Income	17,263.71	16,260.00	21,776.77	21,705.00	22,859.35	21,625.00	22,791.77	22,145.00	22,145.00	22,145.00	19,433.00	18,710.00	248,859.60
Laundry Income	36.96	0.00	160.91	34.19	76.07	0.00	131.30	37.81	0.00	118.68	64.42	99.97	760.31
Pet Fee Income	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Garage & Parking Income	885.00	885.00	948.06	885.00	991.94	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	840.00	975.00	11,810.00
Total INCOME ACCOUNTS	18,335.67	17,295.00	23,035.74	22,774.19	24,077.36	22,855.00	24,153.07	23,412.81	23,375.00	23,493.68	20,487.42	19,934.97	263,229.91
Rent Concessions	0.00	0.00	-853.54	-346.46	-1,261.29	-897.50	0.00	0.00	0.00	0.00	0.00	0.00	-3,358.79
Total Operating Income	18,335.67	17,295.00	22,182.20	22,427.73	22,816.07	21,957.50	24,153.07	23,412.81	23,375.00	23,493.68	20,487.42	19,934.97	259,871.12
Expense													
ADVERTISING AND PROMOTION													
Referral Fees	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Total ADVERTISING AND PROMOTION	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
MAINTENANCE													
Landscaper	100.00	100.00	100.00	110.00	165.00	110.00	110.00	110.00	110.00	110.00	110.00	410.00	1,645.00
Cleaners	50.00	50.00	50.00	245.00	195.00	205.00	95.00	50.00	50.00	50.00	340.00	195.00	1,575.00
Pest Control	50.00	50.00	50.00	50.00	50.00	51.00	51.00	51.00	51.00	51.00	116.00	51.00	672.00
Haul Away/Dump Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.64	0.00	71.64
Total MAINTENANCE	200.00	200.00	200.00	405.00	410.00	366.00	256.00	211.00	211.00	211.00	637.64	656.00	3,963.64
REPAIRS AND UPGRADES													
INTERIOR													
Vinyl/Tile/Wood Floors	0.00	0.00	0.00	495.00	0.00	190.00	0.00	0.00	0.00	0.00	390.00	195.00	1,270.00
Painting	0.00	0.00	0.00	595.00	0.00	590.00	0.00	0.00	0.00	0.00	990.00	495.00	2,670.00
Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.77	170.00	0.00	215.77
Plumbing	190.00	160.00	190.00	0.00	0.00	45.00	0.00	195.00	0.00	0.00	220.00	215.00	1,215.00
HVAC	0.00	595.00	0.00	595.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,190.00
Hardware	0.00	0.00	0.00	0.00	0.00	0.00	95.00	0.00	0.00	0.00	0.00	0.00	95.00
Doors/Windows	95.00	0.00	0.00	0.00	0.00	0.00	0.00	149.75	0.00	0.00	0.00	0.00	244.75

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Account Name	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Total
Total INTERIOR	285.00	755.00	190.00	1,685.00	0.00	825.00	95.00	344.75	0.00	45.77	1,770.00	905.00	6,900.52
EXTERIOR													
Garages/Carports & Gates	0.00	0.00	295.65	0.00	0.00	195.00	0.00	0.00	376.00	0.00	0.00	0.00	866.65
Sidewalks, Decks, and Patio	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Screen and Glass	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.95	0.00	0.00	0.00	0.00	29.95
Code Upgrade/Directional Signs	0.00	0.00	0.00	0.00	0.00	121.78	0.00	0.00	0.00	0.00	0.00	0.00	121.78
Site Lighting & Electrical	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Landscape & Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	229.47	0.00	229.47
Windows/Doors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.18	0.00	0.00	104.18
Total EXTERIOR	0.00	0.00	295.65	0.00	125.00	316.78	0.00	29.95	376.00	104.18	229.47	0.00	1,477.03
Total REPAIRS AND UPGRADES	285.00	755.00	485.65	1,685.00	125.00	1,141.78	95.00	374.70	376.00	149.95	1,999.47	905.00	8,377.55
UTILITIES													
Electrical	149.32	103.86	93.71	80.72	75.03	63.97	93.73	99.90	72.47	87.92	43.08	0.00	963.71
Gas	157.50	229.93	187.58	142.08	152.81	119.50	102.54	125.13	107.75	118.92	107.04	117.40	1,668.18
Water	111.99	116.13	111.77	139.68	146.88	129.58	119.55	136.08	110.89	105.13	104.22	109.90	1,441.80
Trash	131.88	140.08	131.88	134.60	129.12	131.88	109.34	93.66	89.56	90.94	300.04	128.99	1,611.97
Sewer	25.05	26.39	24.61	28.95	29.98	24.66	23.83	23.86	21.51	33.47	32.46	36.39	331.16
Total UTILITIES	575.74	616.39	549.55	526.03	533.82	469.59	448.99	478.63	402.18	436.38	586.84	392.68	6,016.82
MANAGEMENT EXPENSES													
Management Fee	1,317.92	1,295.45	1,497.32	1,480.32	1,565.03	1,485.58	1,569.95	1,521.83	1,519.38	1,527.09	1,331.69	1,298.70	17,410.26
Onsite Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	188.88	0.00	188.88
Total MANAGEMENT EXPENSES	1,317.92	1,295.45	1,497.32	1,480.32	1,565.03	1,485.58	1,569.95	1,521.83	1,519.38	1,527.09	1,520.57	1,298.70	17,599.14
Total Operating Expense	2,378.66	2,866.84	2,932.52	4,096.35	2,633.85	3,662.95	2,369.94	2,586.16	2,508.56	2,324.42	4,744.52	3,252.38	36,357.15
NOI - Net Operating Income	15,957.01	14,428.16	19,249.68	18,331.38	20,182.22	18,294.55	21,783.13	20,826.65	20,866.44	21,169.26	15,742.90	16,682.59	223,513.97
Total Income	18,335.67	17,295.00	22,182.20	22,427.73	22,816.07	21,957.50	24,153.07	23,412.81	23,375.00	23,493.68	20,487.42	19,934.97	259,871.12
Total Expense	2,378.66	2,866.84	2,932.52	4,096.35	2,633.85	3,662.95	2,369.94	2,586.16	2,508.56	2,324.42	4,744.52	3,252.38	36,357.15
Net Income	15,957.01	14,428.16	19,249.68	18,331.38	20,182.22	18,294.55	21,783.13	20,826.65	20,866.44	21,169.26	15,742.90	16,682.59	223,513.97