

# Income Statement

## LBPM

Properties: Martin & Schwartz Properties (2640) - 15316-15324 Parthenia St North Hills, CA 91343

As of: Dec 2025

Accounting Basis: Cash

GL Account Map: APT - SFH - COM

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Rent	3,348.76	100.00	55,536.05	100.00
<b>Total Operating Income</b>	<b>3,348.76</b>	<b>100.00</b>	<b>55,536.05</b>	<b>100.00</b>
<b>Expense</b>				
<b>Administrative</b>				
Postage	38.15	1.14	496.25	0.89
Office Supplies & Expense	63.90	1.91	696.30	1.25
Storage	37.13	1.11	445.56	0.80
Management Fee	300.00	8.96	4,192.94	7.55
Bank Service Charges	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	<b>439.18</b>	<b>13.11</b>	<b>5,831.05</b>	<b>10.50</b>
<b>Maintenance &amp; Repair</b>				
Electrical Repairs	0.00	0.00	4,100.00	7.38
Landscape Grounds - Contract	120.00	3.58	1,440.00	2.59
Fire Equipment Service	0.00	0.00	0.00	0.00
Architect/Engineer Fees	0.00	0.00	4,750.00	8.55
Roof/Gutter Repairs	0.00	0.00	0.00	0.00
General Maintenance & Repair	5.00	0.15	7,990.00	14.39
<b>Total Maintenance &amp; Repair</b>	<b>125.00</b>	<b>3.73</b>	<b>18,280.00</b>	<b>32.92</b>
<b>Utilities</b>				
Rubbish Removal	326.04	9.74	3,950.09	7.11
Electricity	65.64	1.96	746.70	1.34
Water	369.93	11.05	1,404.50	2.53
Sewer	234.05	6.99	969.01	1.74
<b>Total Utilities</b>	<b>995.66</b>	<b>29.73</b>	<b>7,070.30</b>	<b>12.73</b>
<b>Recoverable Expenses</b>				
<b>Recoverable Maint &amp; Repair</b>				
<b>Recov Parking Lot/ Common</b>				
Parking Lot - M & R	0.00	0.00	0.00	0.00
<b>Total Recov Parking Lot/ Common</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Recoverable Maint &amp; Repair</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Recoverable Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Taxes &amp; Insurance</b>				
Insurance - Building	0.00	0.00	2,253.25	4.06
Insurance - Earthquake	0.00	0.00	5,537.67	9.97
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>7,790.92</b>	<b>14.03</b>
<b>Total Operating Expense</b>	<b>1,559.84</b>	<b>46.58</b>	<b>38,972.27</b>	<b>70.17</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>NOI - Net Operating Income</b>	1,788.92	53.42	16,563.78	29.83
Total Income	3,348.76	100.00	55,536.05	100.00
Total Expense	1,559.84	46.58	38,972.27	70.17
Net Income	<u>1,788.92</u>	<u>53.42</u>	<u>16,563.78</u>	<u>29.83</u>