

## Income Statement - 12 Month

**Palm Beach Managers, LLC**

**Properties:** FLCA 352-360 - 352-360 W. Pine St. Lantana, FL 33462

**Owned By:** Florida CA Investments, LLC

**Display by Ownership %:** No

**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
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Rent Income	13,771.00	3,776.75	9,596.61	8,229.54	8,668.36	11,796.27	5,730.00	5,357.00	6,576.06	5,220.00	6,970.00	0.00	85,691.59
Concessions	0.00	0.00	0.00	0.00	0.00	0.00	-162.58	0.00	0.00	0.00	0.00	0.00	-162.58
Pet Fee-Non Refundable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	-300.00	0.00	0.00
Application Fee Income	85.00	-85.00	0.00	0.00	0.00	0.00	0.00	170.00	-170.00	0.00	0.00	0.00	0.00
Laundry Income	0.00	140.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	190.00
Liability to Landlord Insurance	0.00	0.00	19.00	-19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	100.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>13,856.00</b>	<b>3,831.75</b>	<b>9,715.61</b>	<b>8,110.54</b>	<b>8,668.36</b>	<b>11,796.27</b>	<b>5,567.42</b>	<b>5,577.00</b>	<b>6,406.06</b>	<b>5,520.00</b>	<b>6,670.00</b>	<b>0.00</b>	<b>85,719.01</b>
<b>Expense</b>													
Tenant Improvements	-30.00	-410.00	0.00	0.00	-1.80	-194.45	-187.58	0.00	-46.75	0.00	0.00	0.00	-870.58
<b>Repair</b>													
Appliances	0.00	84.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139.10	0.00	0.00	223.63
<b>Total Repair</b>	<b>0.00</b>	<b>84.53</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>139.10</b>	<b>0.00</b>	<b>0.00</b>	<b>223.63</b>
Painting	0.00	0.00	0.00	0.00	0.00	-542.89	0.00	0.00	0.00	0.00	0.00	0.00	-542.89
HVAC (Heat, Ventilation, Air)	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	165.00	89.00	150.00	0.00	554.00
Janitorial Expense	0.00	11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.00	11.00	0.00	33.00
Commissions Paid	1,514.81	885.50	1,735.50	1,075.38	953.52	1,297.59	885.50	885.50	1,785.50	885.50	1,760.50	0.00	13,664.80
Project	7.50	15.95	103.40	21.50	7.50	111.00	44.03	485.80	115.20	60.81	40.50	0.00	1,013.19

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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
Managment Fee													
Lease Renewal Fee	420.00	0.00	876.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,296.25
Insurance - Property	626.73	626.73	626.73	626.73	626.73	626.73	626.73	689.06	0.00	0.00	2,067.19	0.00	7,143.36
Property Tax	44.39	0.00	0.00	933.33	933.33	933.33	933.33	933.33	933.33	933.33	933.33	0.00	7,511.03
Electricity	74.45	0.00	26.65	36.97	37.43	36.06	105.68	170.93	243.20	105.25	4.59	0.00	841.21
Water	634.07	1,293.82	571.20	1,076.84	362.37	0.00	743.68	518.53	525.81	259.94	269.88	0.00	6,256.14
Plumbing	0.00	0.00	0.00	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00
Pest Control	0.00	0.00	300.00	0.00	0.00	0.00	0.00	4,783.00	0.00	0.00	0.00	0.00	5,083.00
Landscape	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	0.00	825.00
Sublet repairs/ maintenance	0.00	0.00	508.99	0.00	0.00	1,150.00	365.25	0.00	1,140.00	370.00	200.00	0.00	3,734.24
Skilled Labor	441.00	2,171.40	450.60	112.20	0.00	114.00	235.20	0.00	123.00	0.00	0.00	0.00	3,647.40
Semi-Skilled Labor	235.80	270.00	285.30	129.60	121.50	264.60	100.80	225.90	90.00	248.85	130.95	0.00	2,103.30
Materials	148.91	890.24	83.52	14.69	0.00	77.00	178.97	0.00	66.00	427.19	451.16	0.00	2,337.68
Legal Expenses	-675.00	0.00	0.00	0.00	675.00	-675.00	0.00	0.00	0.00	0.00	0.00	0.00	-675.00
Other Profession Fees	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	250.00	0.00	0.00	1,500.00
Licensing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	193.35	0.00	125.00	0.00	318.35
Tenant Damages	0.00	0.00	-300.00	0.00	-165.00	0.00	0.00	0.00	-1,440.00	0.00	0.00	0.00	-1,905.00
Trash Removal	0.00	0.00	0.00	0.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00
<b>Total Operating Expense</b>	<b>3,567.66</b>	<b>5,914.17</b>	<b>5,493.14</b>	<b>4,242.24</b>	<b>3,625.58</b>	<b>3,072.97</b>	<b>4,106.59</b>	<b>8,767.05</b>	<b>5,168.64</b>	<b>3,854.97</b>	<b>6,219.10</b>	<b>0.00</b>	<b>54,032.11</b>
<b>NOI - Net Operating Income</b>	<b>10,288.34</b>	<b>-2,082.42</b>	<b>4,222.47</b>	<b>3,868.30</b>	<b>5,042.78</b>	<b>8,723.30</b>	<b>1,460.83</b>	<b>-3,190.05</b>	<b>1,237.42</b>	<b>1,665.03</b>	<b>450.90</b>	<b>0.00</b>	<b>31,686.90</b>
Total Income	13,856.00	3,831.75	9,715.61	8,110.54	8,668.36	11,796.27	5,567.42	5,577.00	6,406.06	5,520.00	6,670.00	0.00	85,719.01
Total Expense	3,567.66	5,914.17	5,493.14	4,242.24	3,625.58	3,072.97	4,106.59	8,767.05	5,168.64	3,854.97	6,219.10	0.00	54,032.11
<b>Net Income</b>	<b>10,288.34</b>	<b>-2,082.42</b>	<b>4,222.47</b>	<b>3,868.30</b>	<b>5,042.78</b>	<b>8,723.30</b>	<b>1,460.83</b>	<b>-3,190.05</b>	<b>1,237.42</b>	<b>1,665.03</b>	<b>450.90</b>	<b>0.00</b>	<b>31,686.90</b>