

Cash Flow

Utopia Management Inc.

Properties: 4045 - 4045 Cherokee Avenue San Diego, CA 92104

Owned By: Carol Niewiadomy

Date Range: 12/01/2022 to 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Rent	13,532.19	99.07	159,039.43	99.62
Laundry Income	126.77	0.93	612.22	0.38
Total Operating Income	13,658.96	100.00	159,651.65	100.00
Expense				
Administrative				
Management	1,092.72	8.00	12,772.14	8.00
Vendor Service Fee	20.00	0.15	1,293.79	0.81
CSC - Robby (Customer Service Credit)	0.00	0.00	-98.00	-0.06
Total Administrative	1,112.72	8.15	13,967.93	8.75
Maintenance				
Utopia Maintenance	0.00	0.00	3,457.00	2.17
Labor Maintenance....	0.00	0.00	-41.00	-0.03
Subcontract Maintenance	0.00	0.00	11,791.88	7.39
Utopia Plumbing and Electric	0.00	0.00	3,017.00	1.89
Plumbing (Minor Repairs)	0.00	0.00	298.00	0.19
Cleaning	360.00	2.64	1,560.00	0.98
Painting	200.00	1.46	475.00	0.30
Carpet Cleaning	0.00	0.00	68.00	0.04
Equipment Rental	0.00	0.00	-361.38	-0.23
Maintenance Supplies	0.00	0.00	1,274.98	0.80
Misc. Expense	0.00	0.00	220.00	0.14
Total Maintenance	560.00	4.10	21,759.48	13.63
Monthly Contracts				
Gardening / Landscaping	160.00	1.17	1,950.00	1.22
Pest Control	51.00	0.37	737.00	0.46
Total Monthly Contracts	211.00	1.54	2,687.00	1.68
Utilities				
Gas & Electric	645.21	4.72	3,241.37	2.03
Water / Sewer	1,023.72	7.49	6,338.36	3.97
Trash	490.62	3.59	4,924.81	3.08
Total Utilities	2,159.55	15.81	14,504.54	9.09
Total Operating	4,043.27	29.60	52,918.95	33.15

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Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Expense				
NOI - Net Operating Income	9,615.69	70.40	106,732.70	66.85
Total Income	13,658.96	100.00	159,651.65	100.00
Total Expense	4,043.27	29.60	52,918.95	33.15
Net Income	<u>9,615.69</u>	<u>70.40</u>	<u>106,732.70</u>	<u>66.85</u>
Other Items				
Tenant Prepayments	-813.75		586.65	
Tenant deposit	0.00		200.00	
Deposits to be Refunded	-209.20		0.00	
Owner Draw	-10,614.94		-97,293.13	
Net Other Items	<u>-11,637.89</u>		<u>-96,506.48</u>	
Cash Flow	<u>-2,022.20</u>		<u>10,226.22</u>	
Beginning Cash	19,519.26		7,270.84	
Beginning Cash + Cash Flow	17,497.06		17,497.06	
Actual Ending Cash	17,497.06		17,497.06	