

# Income Statement

Utopia Management Inc.

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

Owned By: Carol Niewiadomy

As of: Sep 2024

Accounting Basis: Cash

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	11,434.82	100.00	119,859.35	99.61
Laundry Income	0.00	0.00	470.76	0.39
<b>Total Operating Income</b>	<b>11,434.82</b>	<b>100.00</b>	<b>120,330.11</b>	<b>100.00</b>
<b>Expense</b>				
<b>Administrative</b>				
Management	914.79	8.00	9,626.41	8.00
Vendor Service Fee	83.00	0.73	2,145.39	1.78
Advertising	0.00	0.00	149.95	0.12
<b>Total Administrative</b>	<b>997.79</b>	<b>8.73</b>	<b>11,921.75</b>	<b>9.91</b>
<b>Maintenance</b>				
Utopia Maintenance	2,044.50	17.88	5,154.75	4.28
Utopia Plumbing and Electric	346.50	3.03	1,435.50	1.19
Subcontract Maintenance	0.00	0.00	12,055.65	10.02
Misc Maintenance	46.73	0.41	611.73	0.51
Fence/Gate/Railing Repair	0.00	0.00	0.00	0.00
HVAC Service	0.00	0.00	0.00	0.00
Plumbing (Minor Repairs)	125.00	1.09	1,415.00	1.18
Fire System Service	0.00	0.00	306.00	0.25
Electrical Contractor	0.00	0.00	0.00	0.00
Cleaning	275.00	2.40	1,710.00	1.42
Painting	550.00	4.81	1,333.00	1.11
Carpet Cleaning	0.00	0.00	0.00	0.00
Lock & Key	0.00	0.00	0.00	0.00
Appliance Repair	0.00	0.00	309.30	0.26
Maintenance Supplies	661.19	5.78	2,716.92	2.26
Misc. Expense	0.00	0.00	714.39	0.59
<b>Total Maintenance</b>	<b>4,048.92</b>	<b>35.41</b>	<b>27,762.24</b>	<b>23.07</b>
<b>Monthly Contracts</b>				
Gardening / Landscaping	225.00	1.97	2,315.00	1.92
Pest Control	59.00	0.52	580.00	0.48
<b>Total Monthly Contracts</b>	<b>284.00</b>	<b>2.48</b>	<b>2,895.00</b>	<b>2.41</b>
<b>Replacement Items</b>				
Floor Coverings	0.00	0.00	2,962.85	2.46

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Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Total Replacement Items</b>	0.00	0.00	2,962.85	2.46
<b>Utilities</b>				
Gas & Electric	317.05	2.77	2,849.33	2.37
Water / Sewer	724.47	6.34	4,273.22	3.55
Trash	861.37	7.53	8,593.92	7.14
<b>Total Utilities</b>	<b>1,902.89</b>	<b>16.64</b>	<b>15,716.47</b>	<b>13.06</b>
<b>Total Operating Expense</b>	<b>7,233.60</b>	<b>63.26</b>	<b>61,258.31</b>	<b>50.91</b>
<b>NOI - Net Operating Income</b>	<b>4,201.22</b>	<b>36.74</b>	<b>59,071.80</b>	<b>49.09</b>
Total Income	11,434.82	100.00	120,330.11	100.00
Total Expense	7,233.60	63.26	61,258.31	50.91
<b>Net Income</b>	<b>4,201.22</b>	<b>36.74</b>	<b>59,071.80</b>	<b>49.09</b>