

Cash Flow

Utopia Management Inc.

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

Owned By: Carol Niewiadomy

Date Range: 01/01/2023 to 12/31/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

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	160,921.10	99.62	160,921.10	99.62
Laundry Income	615.60	0.38	615.60	0.38
Total Operating Income	161,536.70	100.00	161,536.70	100.00
Expense				
Administrative				
Management	12,922.94	8.00	12,922.94	8.00
Vendor Service Fee	3,818.35	2.36	3,818.35	2.36
Advertising	299.90	0.19	299.90	0.19
Total Administrative	17,041.19	10.55	17,041.19	10.55
Maintenance				
Utopia Maintenance	10,496.00	6.50	10,496.00	6.50
Utopia Plumbing and Electric	6,580.00	4.07	6,580.00	4.07
Subcontract Maintenance	20,929.69	12.96	20,929.69	12.96
Misc Maintenance	556.00	0.34	556.00	0.34
Fence/Gate/Railing Repair	9,388.85	5.81	9,388.85	5.81
HVAC Service	496.00	0.31	496.00	0.31
Plumbing (Minor Repairs)	6,031.53	3.73	6,031.53	3.73
Fire System Service	478.40	0.30	478.40	0.30
Electrical Contractor	170.00	0.11	170.00	0.11
Cleaning	1,845.00	1.14	1,845.00	1.14
Painting	3,500.00	2.17	3,500.00	2.17
Carpet Cleaning	363.00	0.22	363.00	0.22
Lock & Key	219.55	0.14	219.55	0.14
Maintenance Supplies	2,580.37	1.60	2,580.37	1.60
Total Maintenance	63,634.39	39.39	63,634.39	39.39
Monthly Contracts				
Gardening / Landscaping	1,920.00	1.19	1,920.00	1.19
Pest Control	591.00	0.37	591.00	0.37
Total Monthly Contracts	2,511.00	1.55	2,511.00	1.55
Replacement Items				
Floor Coverings	1,600.30	0.99	1,600.30	0.99
Total Replacement	1,600.30	0.99	1,600.30	0.99

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Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Items				
Utilities				
Gas & Electric	4,043.87	2.50	4,043.87	2.50
Water / Sewer	5,903.16	3.65	5,903.16	3.65
Trash	8,842.34	5.47	8,842.34	5.47
Total Utilities	18,789.37	11.63	18,789.37	11.63
Total Operating Expense	103,576.25	64.12	103,576.25	64.12
NOI - Net Operating Income	57,960.45	35.88	57,960.45	35.88
Total Income	161,536.70	100.00	161,536.70	100.00
Total Expense	103,576.25	64.12	103,576.25	64.12
Net Income	57,960.45	35.88	57,960.45	35.88
Other Items				
Tenant Prepayments	-1,081.15		-1,081.15	
Tenant deposit	600.00		600.00	
Owner Draw	-65,414.80		-65,414.80	
Net Other Items	-65,895.95		-65,895.95	
Cash Flow	-7,935.50		-7,935.50	
Beginning Cash	17,497.06		17,497.06	
Beginning Cash + Cash Flow	9,561.56		9,561.56	
Actual Ending Cash	9,561.56		9,561.56	