

Rio San Diego Plaza II (90210)

INCOME STATEMENT

January 2024

Accrual Basis; Account Tree = uba_us

		PERIOD TO DATE	%	YEAR TO DATE	%
4000-0000-000	REVENUE				
4100-0000-000	RENT REVENUE				
4110-0000-000	Base Rent Income - Office	200,322.45	97.20%	234,452.23	93.12%
4299-9999-000	TOTAL RENT REVENUE	200,322.45	97.20%	234,452.23	93.12%
4110-0000-000	REIMBURSABLE EXPENSE INCOME				
4110-0000-000	CAM Recovery	12,343.45	0.01%	12.34	0.01%
4110-0000-000	Tax Recovery	12.34	0.01%	54.23	0.01%
4110-0000-000	Insurance Recovery	54.23	6.08%	12,453.23	6.08%
4110-0000-000	TOTAL REIMBURSABLE EXP INCOME	12,453.23	100.00%	234,123.45	100.00%
4110-0000-000	TOTAL REVENUE	234,123.45	2.12%	12.12	2.12%
4110-0000-000	RECOVERABLE EXPENSES				
4110-0000-000	REPAIRS & MAINTENANCE				
4110-0000-000	Maintenance Payroll	542.45	1.12%	12.24	1.12%
4110-0000-000	R&M – Electrical	12.24	5.23%	87.23	5.23%
4110-0000-000	R&M – Electrical	87.23	6.06%	12,343.45	6.06%
4110-0000-000	R&M – Elevator – Contract Service	12,343.45	0.01%	12.34	0.01%
4110-0000-000	R&M – Exterminating	12.34	0.01%	54.23	0.01%
4110-0000-000	R&M – HVAC – Contract	54.23	6.08%	12,453.23	6.08%
4110-0000-000	R&M – Supplies – Maintenance	12,453.23	100.00%	234,123.45	100.00%
4110-0000-000	R&M – Supplies/Materials – Exterior	234,123.45	2.12%	12,343.45	2.12%
4110-0000-000	TOTAL REPAIRS & MAINTENANCE EXPENSE	12,234.45	7.23%	15,123.34	7.23%
4110-0000-000	LANDSCAPE				
4110-0000-000	Landscape – Contract Service	54.23	1.12%	12,453.23	1.12%
4110-0000-000	Landscape – Irrigation Repairs	12,453.23	5.23%	234,123.45	5.23%
4110-0000-000	Landscape – Other	234,123.45	6.06%	12.12	6.06%
4110-0000-000	TOTAL LANDSCAPE EXPENSE	12.12	0.01%	23,231.23	0.01%
4110-0000-000	CLEANING				
4110-0000-000	Cleaning – Contract Service	542.45	6.08%	12.24	6.08%
4110-0000-000	Cleaning – Day Porter Contract	12.24	100.00%	87.23	100.00%
4110-0000-000	Cleaning – Supplies	87.23	2.12%	12.12	2.12%
4110-0000-000	Cleaning – Other	12.12	23.45%	23,231.23	23.45%
4110-0000-000	Cleaning – Trash Removal	23,231.23	0.12%	542.45	0.12%
4110-0000-000	TOTAL CLEANING EXPENSE	542.45	1.12%	12.24	1.12%
4110-0000-000	SECURITY & SAFETY EXPENSE				
4110-0000-000	Security & Safety – Contract	87.23	6.06%	54.23	6.06%
4110-0000-000	Security & Safety – Miscellaneous	54.23	0.01%	12,453.23	0.01%
4110-0000-000	Fire Safety – Contract	12,453.23	0.01%	234,123.45	0.01%
4110-0000-000	Equipment – Alarms/Monitoring	234,123.45	6.08%	12,343.45	6.08%
4110-0000-000	TOTAL SECURITY?SAFETY EXPENSE	12,343.45	100.00%	54.23	100.00%
4110-0000-000	UTILITIES				
4110-0000-000	Electric	12,453.23	23.45%	234,123.45	23.45%
4110-0000-000	Electric – 2	234,123.45	0.12%	12,343.45	0.12%
4110-0000-000	Gas	12,343.45	1.12%	54.23	1.12%
4110-0000-000	Water/Sewer	54.23	5.23%	12,453.23	5.23%
4110-0000-000	TOTAL UTILITIES EXPENSE	12,453.23	6.06%	234,123.45	6.06%
4110-0000-000	PARKING & GARAGE				
4110-0000-000	Parking/Garage - Cleaning	12,343.45	0.01%	12.34	0.01%
4110-0000-000	TOTAL PARKING & GARAGE EXPENSE	12.34	6.08%	54.23	6.08%
4110-0000-000	MANAGEMENT FEES				
4110-0000-000	Management Fees	12,453.23	2.12%	234,123.45	2.12%
4110-0000-000	TOTAL MANAGEMENT FEE EXPENSE	234,123.45	23.45%	12.12	23.45%
4110-0000-000	ADMINISTRATIVE EXPENSE				
4110-0000-000	Administrative Payroll	23,231.23	1.12%	542.45	1.12%
4110-0000-000	Administrative Payroll – Other	542.45	5.23%	12.34	5.23%
4110-0000-000	Admin – Bank Charges	12.34	6.06%	54.23	6.06%
4110-0000-000	Admin – Dues & Subscriptions	54.23	0.01%	12,453.23	0.01%
4110-0000-000	Admin – Telephone	12,453.23	0.01%	234,123.45	0.01%
4110-0000-000	TOTAL ADMINISTRATIVE EXPENSE	234,123.45	6.08%	12.12	6.08%
4110-0000-000	INSURANCE				
4110-0000-000	Insurance	23,231.23	2.12%	123.34	2.12%