

**BUILDING NAME**

Mark S. Bennett, CPM

Acct.#	Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
	<b>Revenue:</b>													
4010	Base Rent	65,603	65,664	65,664	65,711	65,931	66,351	66,396	66,492	66,608	66,715	66,912	67,007	795,052
4040	Opr. Exp. Lump Sum	-	-	-	-	12,000	-	-	-	-	-	-	-	12,000
4050	Expense Reimb. - CAM	20,630	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	235,221
4060	Expense Reimb. - Tax	7,515	7,505	7,505	7,505	7,505	7,505	7,505	7,505	7,505	7,505	7,505	7,505	90,075
4055	Expense Reimb. - Ins.	5,008	4,787	4,759	4,759	4,759	4,466	4,466	4,466	4,466	4,466	4,466	4,466	55,336
	<b>Total Revenue</b>	<b>98,756</b>	<b>97,465</b>	<b>97,436</b>	<b>97,483</b>	<b>109,704</b>	<b>97,831</b>	<b>97,876</b>	<b>97,972</b>	<b>98,088</b>	<b>98,195</b>	<b>98,392</b>	<b>98,487</b>	<b>1,187,684</b>
	<b>Common Area Maintenance:</b>													
5020	Electrical - Lighting	410	205	205	205	205	410	205	205	410	205	205	205	3,075
5040	Signage	-	-	-	700	-	-	-	500	-	-	-	-	1,200
5060	Gen. Repair - HVAC	-	5,000	-	5,000	-	-	-	5,000	-	5,000	-	-	20,000
5065	Gen. Repair - HVAC / Contract	771	771	771	771	771	771	771	771	771	771	771	771	9,248
5070	Gen. Repair - Misc.	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	14,266
5080	Gen. Repair - Painting	-	-	-	-	-	-	4,000	4,000	-	-	-	-	8,000
5090	Gen. Repair - Plumbing	-	-	-	916	-	-	-	916	-	-	916	-	2,748
5095	Gen. Repair - Roof	-	-	-	577	-	1,403	-	-	-	-	-	842	2,822
5110	Day Porter	425	425	425	425	425	425	425	425	425	425	425	425	5,100
5140	Power Wash	1,444	-	-	-	-	1,444	-	-	1,444	-	-	1,444	5,776
5150	Landscaping - Contract	-	-	-	895	895	895	895	895	895	1,055	895	-	7,320
5160	Landscaping - Extra	-	-	-	-	-	2,350	3,300	1,284	275	-	-	-	7,209
5190	Parking Lot - Repairs	-	-	-	-	-	-	20,000	-	-	-	-	-	20,000
5200	Parking Lot - Striping	-	-	-	-	-	-	-	3,600	-	-	-	-	3,600
5210	Parking Lot - Sweeping & Day Porter	642	642	642	642	642	642	642	642	642	642	642	642	7,704
5220	Snow Removal	6,000	6,500	10,000	4,000	1,000	-	-	-	-	1,500	2,500	4,815	36,315
5230	Trash Removal	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	1,961	23,533
5240	Utility - Electricity /Gas	1,900	1,900	1,700	1,400	1,300	1,300	1,400	1,200	1,200	1,400	1,500	1,900	18,100
5270	Utility - Water / Sewer	2,385	2,430	2,430	2,250	2,295	4,770	4,320	4,410	4,140	2,700	1,890	1,890	35,910
5280	Security/Fire Alarm	526	526	526	526	526	526	526	526	526	526	526	526	6,309
	<b>Total Common Area Maint.</b>	<b>17,652</b>	<b>21,548</b>	<b>19,848</b>	<b>21,456</b>	<b>11,208</b>	<b>18,085</b>	<b>39,633</b>	<b>27,523</b>	<b>13,877</b>	<b>17,373</b>	<b>13,419</b>	<b>16,609</b>	<b>238,235</b>
	<b>Utilities (Non CAM):</b>													
6110	Utility - Electric /Gas	515	515	515	515	515	515	515	515	515	515	515	515	6,180
	<b>Total Utilities</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>6,180</b>
	<b>Administrative:</b>													
7040	Bank Charges	30	30	30	30	30	30	30	30	30	30	30	30	360
7110	Property Management Fees	4,940	4,907	4,875	5,923	3,390	5,304	4,869	4,871	4,876	4,848	4,793	4,797	58,393
7160	Office Supplies / Postage	190	-	-	190	-	-	190	-	-	190	-	-	760
	<b>Total Administrative</b>	<b>5,160</b>	<b>4,937</b>	<b>4,905</b>	<b>6,143</b>	<b>3,420</b>	<b>5,334</b>	<b>5,089</b>	<b>4,901</b>	<b>4,906</b>	<b>5,068</b>	<b>4,823</b>	<b>4,827</b>	<b>59,513</b>

**BUILDING NAME**

Mark S. Bennett, CPM

Acct.#	Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
	<b>Taxes and Insurance:</b>													
8035	Insurance - Fire / Liability	25,297	-	-	-	46,988	-	-	-	-	-	-	-	72,285
8060	Taxes - Real Property	-	54,235	-	-	-	54,235	-	-	-	-	-	-	108,470
	<b>Total Taxes and Insurance</b>	<b>25,297</b>	<b>54,235</b>	<b>-</b>	<b>-</b>	<b>46,988</b>	<b>54,235</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>180,755</b>
	<b>Total Operating Expenses</b>	<b>48,624</b>	<b>81,235</b>	<b>25,268</b>	<b>28,114</b>	<b>62,131</b>	<b>78,169</b>	<b>45,237</b>	<b>32,939</b>	<b>19,298</b>	<b>22,956</b>	<b>18,757</b>	<b>21,951</b>	<b>484,683</b>
	<b>Extraordinary Expenses:</b>													
9310	Accounting Services	-	-	-	-	-	-	-	2,600	-	-	-	-	2,600
9320	Architect and Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
9325	Asset Management Fee	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	13,740
9330	Commissions	-	-	-	-	-	-	-	-	-	-	-	-	-
9350	Legal	-	-	-	1,200	-	-	1,200	-	-	-	-	-	2,400
9360	Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
9380	Plumbing & HVAC	-	-	-	-	-	-	-	-	-	-	-	-	-
9400	Sign Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
9420	Tenant Finish	-	-	-	-	-	-	-	-	-	-	-	-	-
9500	Mortgage LOC	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
	<b>Total Extraordinary Expenses</b>	<b>7,145</b>	<b>7,145</b>	<b>7,145</b>	<b>8,345</b>	<b>7,145</b>	<b>7,145</b>	<b>8,345</b>	<b>9,745</b>	<b>7,145</b>	<b>7,145</b>	<b>7,145</b>	<b>7,145</b>	<b>90,740</b>
	<b>Financial Expenses:</b>													
1030	Tax / Insurance Escrow	10,756	(37,654)	10,756	(21,490)	10,756	(37,654)	10,756	10,756	10,756	10,756	10,756	10,750	-
	<b>Total Financial Expenses</b>	<b>10,756</b>	<b>(37,654)</b>	<b>10,756</b>	<b>(21,490)</b>	<b>10,756</b>	<b>(37,654)</b>	<b>10,756</b>	<b>10,756</b>	<b>10,756</b>	<b>10,756</b>	<b>10,756</b>	<b>10,750</b>	<b>0</b>
	<b>Net Cash Flow</b>	<b>32,231</b>	<b>46,739</b>	<b>54,267</b>	<b>82,514</b>	<b>29,671</b>	<b>50,170</b>	<b>33,537</b>	<b>44,532</b>	<b>60,888</b>	<b>57,337</b>	<b>61,733</b>	<b>58,641</b>	<b>612,261</b>

## 2022 Base Rent Schedule

Suite #	Tenant Name	S/Ft	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals		Lease Expires
1410		1,600	2,651	2,561	2,561	2,561	2,561	2,651	2,651	2,651	2,651	2,651	2,651	2,651	31,450	19.66	04/30/22
1414		3,262	2,282	2,282	2,282	2,282	2,282	2,362	2,362	2,362	2,362	2,362	2,362	2,362	27,948	8.57	05/31/24
1420		3,022	3,048	3,048	3,048	3,048	3,174	3,174	3,174	3,174	3,174	3,174	3,174	3,174	37,584	12.44	04/30/23
1424		1,859	2,986	2,986	2,986	2,986	2,986	2,986	2,986	2,986	2,986	2,986	2,986	2,986	35,834	19.28	12/31/26
1426		1,257	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-
1430		1,502	1,309	1,309	1,309	1,309	1,309	1,309	1,309	1,348	1,348	1,348	1,348	1,348	15,903	10.59	07/31/22
1434		3,017	3,520	3,520	3,520	3,520	3,520	3,643	3,643	3,643	3,643	3,643	3,643	3,643	43,100	14.29	05/31/26
7818		2,846	6,375	6,375	6,375	6,375	6,375	6,375	6,375	6,375	6,375	6,375	6,375	6,375	76,500	26.88	03/31/25
7820		3,960	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	
7822B		899		-	-	-	-	-	-	-	-	-	-	-	-	0.00	
7824B		1,075	1,075	1,075	1,075	1,075	1,075	1,113	1,113	1,113	1,113	1,113	1,113	1,113	13,163	12.25	05/31/24
7826		1,490	1,918	1,918	1,918	1,918	1,918	1,918	1,918	1,976	1,976	1,976	1,976	1,976	23,308	15.64	07/31/25
7828		1,231	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	15,924	12.94	12/31/24
7830		3,818	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,965	3,965	3,965	3,965	46,657	12.22	04/30/24
7836		1,261	1,550	1,550	1,550	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	19,020	15.08	03/31/23
7840		1,200	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,604	1,660	1,660	1,660	19,416	16.18	09/30/24
7842		1,215	1,453	1,453	1,453	1,453	1,453	1,453	1,453	1,453	1,453	1,504	1,504	1,504	17,589	14.48	09/30/24
7844		1,824	699	699	699	699	720	720	720	720	720	720	720	699	8,539	4.68	04/30/24
7850		6,465	4,457	4,457	4,457	4,457	4,457	4,546	4,546	4,546	4,546	4,546	4,546	4,546	54,109	8.37	05/31/24
7852		1,986	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	21,372	10.76	04/30/24
7854		3,733	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	40,172	10.76	04/30/24
7860		1,263	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	13,587	10.76	04/30/24
7862		2,531	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,442	28,021	11.07	11/30/25
7864		1,268	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	16,759	13.22	12/31/22
7866		1,298	1,307	1,307	1,307	1,307	1,307	1,307	1,352	1,352	1,352	1,352	1,352	1,352	15,952	12.29	06/30/23
7868		1,980	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	14,278	7.21	MTM

**2022 Base Rent Schedule**

7870	3,626	<b>2,720</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	<b>2,871</b>	34,296	9.46	01/31/24
7880	2,300	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	<b>2,194</b>	26,322	11.44	<b>12/31/24</b>
7882	2,300	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,429</b>	<b>4,626</b>	<b>4,626</b>	53,542	23.28	10/31/26
7884	2,091	<b>3,677</b>	<b>3,677</b>	<b>3,677</b>	<b>3,677</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	44,706	21.38	04/30/25
Totals	<b>67,179</b>	65,603	65,664	65,664	65,711	65,931	66,351	66,396	66,492	66,608	66,715	66,912	67,007	795,052	11.83		

Lease renewals/Extentions 2% / New Leases 7%

**2022 CAM Schedule**

Total Property S/Ft. 67,179  
 Est. CAM **297,748** Cost - S/F **4.43**

Suite #	Tenant Name	S/Ft.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals	
1410	Guthrie's Inc.	1,600	591	591	591	591	591	591	591	591	591	591	591	591	7,091	4.43
1414	Springs Rhythm	3,262	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	14,458	4.43
1420	La Baguette	3,022	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	13,394	4.43
1424	Prime BJJ	1,859	687	687	687	687	687	687	687	687	687	687	687	687	8,239	4.43
1426	Prime BJJ	1,257	464	457	457	457	457	457	457	457	457	457	457	457	5,491	4.37
1430	De Castro/Huntington	1,502	555	555	555	555	555	555	555	555	555	555	555	555	6,657	4.43
1434	Amy Neary - IV	3,017	1,114	-	-	-	-	-	-	-	-	-	-	-	1,114	0.37
7818	Chipotle Mex Grill, Inc.	2,846	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	12,614	4.43
7820	<b>VACANT</b>	3,960	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7822B	<b>VACANT</b>	899														0.00
7824B	Living God Ministries	1,075	397	397	397	397	397	397	397	397	397	397	397	397	4,765	4.43
7826	Tom Harabert Insurance	1,490	550	550	550	550	550	550	550	550	550	550	550	550	6,604	4.43
7828	Modomola, Inc. Any Lab	1,231	455	455	455	455	455	455	455	455	455	455	455	455	5,456	4.43
7830	Cole Gormet Popcorn	3,818	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	16,922	4.43
7834																
7836		1,261	466	466	466	466	466	466	466	466	466	466	466	466	5,589	4.43
7840		1,200	443	443	443	443	443	443	443	443	443	443	443	443	5,319	4.43
7842		1,215	449	449	449	449	449	449	449	449	449	449	449	449	5,385	4.43
7844		1,824	674	674	674	674	674	674	674	674	674	674	674	674	8,084	4.43
7850		6,465	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7852		1,986	734	734	734	734	734	734	734	734	734	734	734	734	8,802	4.43
7854		3,733	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	16,545	4.43
7860		1,263	466	466	466	466	466	466	466	466	466	466	466	466	5,598	4.43
7862		2,531	935	935	935	935	935	935	935	935	935	935	935	935	11,218	4.43
7864		1,268	468	468	468	468	468	468	468	468	468	468	468	468	5,620	4.43
7866		1,298	479	479	479	479	479	479	479	479	479	479	479	479	5,753	4.43
7868		1,980	731	731	731	731	731	731	731	731	731	731	731	731	8,776	4.43
7870		3,626	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	16,071	4.43
7880		2,300	849	849	849	849	849	849	849	849	849	849	849	849	10,194	4.43
7882		2,300	849	849	849	849	849	849	849	849	849	849	849	849	10,194	4.43

7884	2,091	772	772	772	772	772	772	772	772	772	772	772	772	772	9,268	4.43
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Totals	67,179	20,630	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	19,508	235,221	
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**2022 Tax Schedule**

Total Property S/Ft. 67,179  
 Est.Tax 108,470 Cost - S/F 1.61

Suite #	Tenant Name	S/Ft.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals	
1410		1,600	215	215	215	215	215	215	215	215	215	215	215	215	2,583	1.61
1414		3,262	439	439	439	439	439	439	439	439	439	439	439	439	5,267	1.61
1420		3,022	407	407	407	407	407	407	407	407	407	407	407	407	4,879	1.61
1424		1,859	250	250	250	250	250	250	250	250	250	250	250	250	3,002	1.61
1426		1,257	169	166	166	166	166	166	166	166	166	166	166	166	1,995	1.59
1430		1,502	202	202	202	202	202	202	202	202	202	202	202	202	2,425	1.61
1434		3,017	406	399	399	399	399	399	399	399	399	399	399	399	4,795	1.59
7818		2,846	383	383	383	383	383	383	383	383	383	383	383	383	4,595	1.61
7820		3,960	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7822B		899	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7824B		1,075	145	145	145	145	145	145	145	145	145	145	145	145	1,736	1.61
7826		1,490	200	200	200	200	200	200	200	200	200	200	200	200	2,406	1.61
7828		1,231	166	166	166	166	166	166	166	166	166	166	166	166	1,988	1.61
7830		3,818	514	514	514	514	514	514	514	514	514	514	514	514	6,165	1.61
7836		1,261	170	170	170	170	170	170	170	170	170	170	170	170	2,036	1.61
7840		1,200	161	161	161	161	161	161	161	161	161	161	161	161	1,938	1.61
7842		1,215	163	163	163	163	163	163	163	163	163	163	163	163	1,962	1.61
7844		1,824	245	245	245	245	245	245	245	245	245	245	245	245	2,945	1.61
7850		6,465	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7852		1,986	267	267	267	267	267	267	267	267	267	267	267	267	3,207	1.61
7854		3,733	502	502	502	502	502	502	502	502	502	502	502	502	6,027	1.61
7860		1,263	170	170	170	170	170	170	170	170	170	170	170	170	2,039	1.61
7862		2,531	341	341	341	341	341	341	341	341	341	341	341	341	4,087	1.61
7864		1,268	171	171	171	171	171	171	171	171	171	171	171	171	2,047	1.61
7866		1,298	175	175	175	175	175	175	175	175	175	175	175	175	2,096	1.61
7868		1,980	266	266	266	266	266	266	266	266	266	266	266	266	3,197	1.61
7870		3,626	488	488	488	488	488	488	488	488	488	488	488	488	5,855	1.61
7880		2,300	309	309	309	309	309	309	309	309	309	309	309	309	3,714	1.61
7882		2,300	309	309	309	309	309	309	309	309	309	309	309	309	3,714	1.61
7884		2,091	281	281	281	281	281	281	281	281	281	281	281	281	3,376	1.61

Totals 67,179 7,515 7,505 7,505 7,505 7,505 7,505 7,505 7,505 7,505 7,505 7,505 7,505 7,505 90,075

Notes:

**2022 Insurance Schedule**

Total Property S/Ft. 67,179  
 Est. Ins. 72,285 Cost - S/F 1.08

Suite #	Tenant Name	S/Ft.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals	
1410		1,600	143	143	143	143	143	143	143	143	143	143	143	143	1,722	1.08
1414		3,262	292	292	292	292	292	-	-	-	-	-	-	-	1,462	0.45
1420		3,022	271	271	271	271	271	271	271	271	271	271	271	271	3,252	1.08
1424		1,859	167	118	118	118	118	118	118	118	118	118	118	118	1,465	0.79
1426		1,257	113	80	80	80	80	80	80	80	80	80	80	80	993	0.79
1430		1,502	135	135	135	135	135	135	135	135	135	135	135	135	1,616	1.08
1434		3,017	271	191	191	191	191	191	191	191	191	191	191	191	2,372	0.79
7818		2,846	255	255	255	255	255	255	255	255	255	255	255	255	3,062	1.08
7820		3,960	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7822B		899														0.00
7824B		1,075	96	96	68	68	68	68	68	68	68	68	68	68	873	0.81
7826		1,490	134	134	134	134	134	134	134	134	134	134	134	134	134	0.09
7828		1,231	110	110	110	110	110	110	110	110	110	110	110	110	1,325	1.08
7830		3,818	342	342	342	342	342	342	342	342	342	342	342	342	4,108	1.08
7836		1,261	113	113	113	113	113	113	113	113	113	113	113	113	1,357	1.08
7840		1,200	108	108	108	108	108	108	108	108	108	108	108	108	1,291	1.08
7842		1,215	109	109	109	109	109	109	109	109	109	109	109	109	1,307	1.08
7844		1,824	164	164	164	164	164	164	164	164	164	164	164	164	1,963	1.08
7850		6,465	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7852		1,986	178	178	178	178	178	178	178	178	178	178	178	178	2,137	1.08
7854		3,733	335	335	335	335	335	335	335	335	335	335	335	335	4,017	1.08
7860		1,263	113	113	113	113	113	113	113	113	113	113	113	113	1,359	1.08
7862		2,531	227	227	227	227	227	227	227	227	227	227	227	227	2,723	1.08
7864		1,268	114	114	114	114	114	114	114	114	114	114	114	114	1,364	1.08
7866		1,298	116	116	116	116	116	116	116	116	116	116	116	116	1,397	1.08
7868		1,980	178	178	178	178	178	178	178	178	178	178	178	178	2,130	1.08
7870		3,626	325	325	325	325	325	325	325	325	325	325	325	325	3,902	1.08
7880		2,300	206	146	146	146	146	146	146	146	146	146	146	146	1,812	0.79
7882		2,300	206	206	206	206	206	206	206	206	206	206	206	206	2,475	1.08
7884		2,091	187	187	187	187	187	187	187	187	187	187	187	187	2,250	1.08
<b>Totals</b>		67,179	5,008	4,787	4,759	4,759	4,759	4,466	4,466	4,466	4,466	4,466	4,466	4,466	53,866	



#1030 Tax / Insurance Escrow

Center Name: WESTAR EXAMPLE

Month Actual 2021 Budget 2022 Comments

Month	Actual 2021	Budget 2022	Comments
January	9,501	10,756	
February	(42,500)	(37,654)	
March	9,500	10,756	
April	9,500	(21,490)	
May	9,501	10,756	
June	9,500	(37,654)	
July	12,000	10,756	
August	12,001	10,756	
September	12,000	10,756	
October		10,756	
November		10,756	
December		10,750	
Totals	41,004	0	

Cost Per Square Foot Budget

0.00

#4040 Opr. Exp. Lump Sum

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	(1,103)		
February	0		
March	(24)		
April	20,876		
May	6,558	12,000	CAM reconciliation
June	8,071		
July	70		
August			
September			
October			
November			
December			
Totals	34,448	12,000	

Cost Per Square Foot Budget

0.18

#5020 Electrical - Lighting

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	216	410	
February	25	205	
March	25	205	Inspection
April	0	205	fee, balance is for bulb replacement,
May	50	205	repairs, resetting of time clocks, etc.
June	395	410	
July	739	205	contract with Colorado Lighting
August	178	205	
September	225	410	
October		205	contingency
November		205	
December		205	
Totals	1,853	3,075	

Cost Per Square Foot Budget

0.05

#5040 Signage

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	1,610		Contingency for repairs.
February			
March			Misc. sign repairs
April		700	ADA replacement signs
May			
June			
July			
August		500	
September			
October			
November			
December			
Totals	1,610	1,200	

Cost Per Square Foot Budget

0.02

#5060 General Repair - HVAC

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	549	0	
February	2,942	5,000	
March	(1,390)	0	
April	0	5,000	
May	669	0	
June	1,075	0	
July	498	0	
August	400	5,000	
September	1,899	0	
October		5,000	
November		0	
December		0	
Totals	6,642	20,000	

Cost Per Square Foot Budget

0.30

#5065 General Repair HVAC - Contract

Center Name: WESTAR EXAMPLE

Month Actual 2021 Budget 2022 Comments

Month	Actual 2021	Budget 2022	Comments
January	734	771	Contracted service to test & inspect the units 4 times per year and provided written report contract with Climate Design
February	0	771	
March	1,468	771	
April	734	771	
May	734	771	
June	734	771	
July	734	771	
August	734	771	
September		771	
October		771	
November		771	
December		771	
Totals	5,872	9,248	

Cost Per Square Foot Budget

0.14

#5070 General Repair - Miscellaneous

Center Name: WESTAR EXAMPLE

Month	Actual 2021	Budget 2022	Comments
January	600	1,189	Cost of bird & pest control along with misc. odd jobs estimated and timed seasonally.
February	1,037	1,189	
March	900	1,189	
April	1,364	1,189	Orkin Pest Control
May	867	1,189	
June	3,133	1,189	Misc repairs typically performed by Craftsman Contracting Jim Bonner
July	600	1,189	
August	739	1,189	
September	950	1,189	
October		1,189	
November		1,189	
December		1,189	
Totals	10,190	14,266	

Cost Per Square Foot Budget

0.21

#5080 General Repair - Painting

Center Name:  
Month

WESTAR EXAMPLE  
Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April			
May			
June			Touch up of soffit fascia
July		4,000	window trim and doors
August		4,000	
September			
October			
November			
December			
<b>Total</b>	<b>0</b>	<b>8,000</b>	

Cost Per Square Foot Budget

0.12



#5090 General Repair - Plumbing

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	0		
February	145		
March	140		
April	0	916	
May	186		Contingency and 3 time per year
June	0		line jetting
July	0		
August	0	916	
September	318		
October			
November		916	
December			
Totals	789	2,748	

Cost Per Square Foot Budget

0.04

#5095 General Repair - Roof

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April		577	
May			Contingency
June		1,403	New roof on 80% of building.
July			
August	1,686		
September			
October			
November			
December		842	
<b>Total</b>	<b>1,686</b>	<b>2,822</b>	

Cost Per Square Foot Budget

0.04

#5110 Janitorial - Contract/Day Porter

Center Name:  
Month

WESTAR EXAMPLE  
Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	400	425	JLG Inc . Contract 4x per week
February	400	425	
March	400	425	
April	400	425	
May	400	425	
June	400	425	
July	400	425	
August	400	425	
September	400	425	
October		425	
November		425	
December		425	
Totals	3,600	5,100	

Cost Per Square Foot Budget

0.08

#5140 Power Wash

Center Name:  
Month

WESTAR EXAMPLE  
Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January		1,444	Master Blaster, Inc. contract
February			
March			
April			
May	2,660		sidewalks, patios, breezeway, trash area
June		1,444	
July	1,350		
August			
September	1,350	1,444	
October			
November			
December		1,444	
<b>Total</b>	<b>5,360</b>	<b>5,776</b>	

Cost Per Square Foot Budget

0.09

#5150 Landscaping - Contract

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

contracted by Metco Landscape

Month	Actual 2021	Budget 2022	Comments
January			
February	(845)		
March			
April	865	895	
May	865	895	
June		895	
July	865	895	
August	1,730	895	
September	865	895	
October		1,055	895 + 140 for fall aeration
November		895	
December			
Totals	4,345	7,320	

Cost Per Square Foot Budget

0.11

#5160 Landscaping - Extra

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April			Spring clean up - replace dead
May			trees / shrubs, & spring flowers
June	350	2,350	Sprinkler repairs
July	2,220	3,300	Contingency
August	1,223	1,284	
September	250	275	
October			
November			Blow out sprinklers
December			
Totals	4,043	7,209	

Cost Per Square Foot Budget

0.11

# 5190 Parking Lot - Repairs

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April			
May			
June			
July		20,000	
August	1,300		
September			
October			
November			
December			
<b>Total</b>	<b>1,300</b>	<b>20,000</b>	

Cost Per Square Foot Budget

0.30

#5200 Parking Lot - Striping

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

January			
February			
March			
April			
May			
June			
July			
August		3,600	
September			
October			
November			
December			
Total	0	3,600	

Cost Per Square Foot Budget

0.05



#5210 Parking Lot - Sweeping

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	600	642	contract 3 times per week
February	600	642	
March	600	642	
April	600	642	
May	600	642	
June	600	642	
July	600	642	
August	600	642	
September	600	642	
October		642	
November		642	
December		642	
Total	5,400	7,704	

Cost Per Square Foot Budget

0.11

#5220 Snow Removal

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	6,483	6,000	
February	4,638	6,500	
March	10,048	10,000	Best Guess Estimate
April	2,533	4,000	Trace on sidewalks & / or 2" in
May	1,830	1,000	parking lot
June			
July			
August	7,328		
September			
October		1,500	
November		2,500	
December		4,815	
<b>Total</b>	<b>32,858</b>	<b>36,315</b>	

Cost Per Square Foot Budget

0.54

#5230 Trash Removal

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	3,769	1,961	Trash removal & community contributions Per contract with Waste Management
February		1,961	
March	1,835	1,961	
April	1,823	1,961	
May	1,813	1,961	
June	1,823	1,961	
July	1,828	1,961	
August	1,933	1,961	
September	1,984	1,961	
October		1,961	
November		1,961	
December		1,961	
Total	16,809	23,533	

Cost Per Square Foot Budget

0.35

#5240 Utility - Electricity/Gas

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	1,690	1,900	Outside lighting only
February	2,298	1,900	
March	1,544	1,700	City of Colorado Springs Utilities
April	1,343	1,400	
May	1,229	1,300	
June	1,413	1,300	
July	1,397	1,400	
August	2,035	1,200	
September	1,678	1,200	
October		1,400	
November		1,500	
December		1,900	
<b>Total</b>	<b>14,627</b>	<b>18,100</b>	

Cost Per Square Foot Budget

0.27

#5270 Utility - Water / Sewer

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	1,694	2,385	City of Colorado Springs Utilities
February	1,711	2,430	
March	1,996	2,430	
April	2,096	2,250	
May	1,754	2,295	
June	2,578	4,770	
July	2,976	4,320	
August	2,790	4,410	
September	3,786	4,140	
October		2,700	
November		1,890	
December		1,890	
<b>Total</b>	<b>21,381</b>	<b>35,910</b>	

Cost Per Square Foot Budget

0.53

#5280 Security

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	186	526	
February	1,190	526	Drive by night time
March	391	526	security checks & homeless sweep
April	384	526	
May	398	526	
June	974	526	
July	405	526	
August	398	526	
September	405	526	
October		526	
November		526	
December		526	
<b>Total</b>	<b>4,732</b>	<b>6,309</b>	

Cost Per Square Foot Budget

0.09

#6110 Utility - Electric (Non CAM)

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	1,037	515	
February	893	515	Contingency
March	1,019	515	
April	(560)	515	City of Colorado Springs Utilities
May	272	515	
June	470	515	2021 is net of payments made from billbacks.
July	(213)	515	
August	151	515	
September	285	515	
October		515	
November		515	
December		515	
Total	3,354	6,000	

Cost Per Square Foot Budget

0.09

#7040 Bank Charges

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	15	30	
February	15	30	
March	15	30	
April	15	30	
May	15	30	
June	15	30	
July	0	30	
August	30	30	
September		30	
October		30	
November		30	
December		30	
Totals	120	360	

Cost Per Square Foot Budget

0.01



#7110 Property Management Fees - Westar

Center Name:

WESTAR EXAMPLE

Month Actual 2021 Budget 2022 Comments

Month	Actual 2021	Budget 2022	Comments
January	4,860	4,940	
February	5,266	4,907	\$1,200 minimum or 5% of gross receipts, whichever is greater, per mgt agreement
March	4,884	4,875	
April	4,951	5,923	
May	4,478	3,390	
June	4,702	5,304	
July	4,903	4,869	
August	5,027	4,871	
September	5,238	4,876	
October		4,848	
November		4,793	
December		4,797	
<b>Total</b>	<b>44,308</b>	<b>58,393</b>	

Cost Per Square Foot Budget

0.87

#7130 Misc Admin Costs

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April		200	Annual processing fees
May			for LLC's
June			
July	10		
August			
September			
October			
November			
December			
Total	10	200	

Cost Per Square Foot Budget

0.00

#7160 Office Supplies / Postage

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	184	190	Postage, copies, FedEx & misc supplies for statements to tenants, CAM statements, & reports to the owners.
February			
March			
April		190	
May			
June			
July	345	190	
August			
September			
October		190	
November			
December			
<b>Total</b>	<b>529</b>	<b>760</b>	

Cost Per Square Foot Budget

0.01

#8035 Insurance - Fire / Liability

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January		25,297	The Hartford, sold by Mahoney Group property and flood insurance
February			
March			
April	8,499		billed as bldg 1 & bldg 2 & bldg 3
May		46,988	
June			
July			Expect increase in premiums for both flood and GL
August			
September			
October			
November			
December			
<b>Total</b>	<b>8,499</b>	<b>72,285</b>	

Cost Per Square Foot Budget

1.08

#8060 Taxes - Real Property

Center Name:  
Month

WESTAR EXAMPLE  
Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February	52,298	54,235	County of El Paso
March			
April			
May			
June	52,298	54,235	previous year plus 2%
July			
August			
September			
October			
November			
December			
<b>Total</b>	<b>104,596</b>	<b>108,470</b>	

Cost Per Square Foot Budget

1.61

#9310 Accounting Services

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			Tax return preparation for partnership
April			
May			
June			
July			
August	1,450	2,600	
September			
October			
November			
December			
Totals	1,450	2,600	

Cost Per Square Foot Budget

0.04

#9320 Architect and Engineering

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Total	0	0	

Cost Per Square Foot Budget

0.00

#9325 Asset Management Fee

Center Name: WESTAR EXAMPLE

Month Actual 2021 Budget 2022 Comments

Month	Actual 2021	Budget 2022	Comments
January	1,145	1,145	
February	1,145	1,145	
March	1,145	1,145	
April	1,145	1,145	
May	1,145	1,145	
June	0	1,145	
July	2,290	1,145	
August	1,145	1,145	
September	1,145	1,145	
October		1,145	
November		1,145	
December		1,145	
Total	10,305	13,740	

Cost Per Square Foot Budget

0.20



#9330 Commissions

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April			
May			
June			
July	1,196		
August			
September	1,439		
October			
November			
December			
Totals	2,635	0	

Cost Per Square Foot Budget

0.00

#9340 Construction

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Totals	0	0	

Cost Per Square Foot Budget

0.00

#9350 Legal

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January	1,330		
February			
March			
April		1,200	
May			
June			
July		1,200	
August			
September			
October			
November			
December			
Totals	1,330	2,400	

Cost Per Square Foot Budget

0.04

#9360 Miscellaneous

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Totals	0	0	

Cost Per Square Foot Budget

0.00

#9380 Plumbing & HVAC

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

January			
February			
March	8,145		
April			
May			
June	8,137		
July	814		
August			
September			
October			
November			
December			
Totals	17,096	0	

Cost Per Square Foot Budget

0.00

#9390 Roof Replacement

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Totals	0	0	

Cost Per Square Foot Budget

0.00

#9400 Signage Replacement

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January			
February	94		
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Totals	94	0	

Cost Per Square Foot Budget

0.00

#9420 Tenant Finish

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Total	0	0	

Cost Per Square Foot Budget

0.00



#9500 Mortgage LOC

Center Name:

WESTAR EXAMPLE

Month

Actual 2021

Budget 2022

Comments

Month	Actual 2021	Budget 2022	Comments
January		6,000	interest only loan
February	7,058	6,000	
March	2,970	6,000	
April	1,242	6,000	Wells Fargo Bank
May	1,202	6,000	
June	1,242	6,000	Pay 20K per month to Time Square
July	1,207	6,000	this appears on the balance sheet each month
August		6,000	
September	(10,939)	6,000	
October		6,000	
November		6,000	
December		6,000	
Total	3,983	72,000	

Cost Per Square Foot Budget

1.07