

<b>4089 AMERICAN WAY</b>	<b>ONE MONTH BUDGET</b>	<b>ACTUAL 07.01.23-07.31.23</b>	<b>Over (under) Budget</b>
BASE RENT (brr) <i>(included surplus payment from MMA)</i>	\$ 45,587.17	\$ 44,562.89	\$ (1,024.28)
CAM RECOVERY - BILLINGS (cam)	3,654.98	2,336.83	(1,318.15)
INSURANCE RECOVERY - BILLINGS (ins)	314.14	150.27	(163.87)
TAX RECOVERY - BILLINGS (ret)	1,049.88	783.44	(266.44)
MAJOR REPAIR INCOME (rmr)	30.76	-	(30.76)
PYLON SIGN PROGRAM (sgn)	174.39	181.61	7.22
LATE FEE INCOME	-	89.39	89.39
MISC. REIMBURSEMENT	-	-	-
<b>TOTAL INCOME</b>	<b>50,811.32</b>	<b>48,104.43</b>	<b>(2,706.89)</b>
MANAGEMENT FEES	1,300.00	1,300.00	-
LEASE RENEWAL FEES	-	-	-
LANDSCAPING - ONSITE	1,315.33	4,353.65	3,038.32
SWEEPING & PORTERING	1,000.00	-	(1,000.00)
SNOW REMOVAL	83.33	-	(83.33)
TRASH REMOVAL	1,600.00	1,356.81	(243.19)
STRIPING	250.00	-	(250.00)
PARKING LOT REPAIRS	441.67	-	(441.67)
SIGNAGE REPAIR	35.42	-	(35.42)
SECURITY - CONTRACT	9,450.00	24,107.28	14,657.28
SECURITY - EQUIPMENT	1,670.00	-	(1,670.00)
PRESSURE WASHING	300.00	-	(300.00)
LIGHTING-LIGHT BULBS	416.67	4,804.31	4,387.64
FIRE PROTECTION	145.00	920.00	775.00
REPAIRS	1,000.00	-	(1,000.00)
UTILITIES <i>combined</i>	2,928.24	1,975.00	(953.24)
PLUMBING REPAIRS	-	-	-
<b>TOTAL CAM EXPENSE</b>	<b>21,935.66</b>	<b>38,817.05</b>	<b>16,881.39</b>
LIABILITY	667.50	-	(667.50)
PROPERTY	4,092.73	-	(4,092.73)
<b>TOTAL INSURANCE</b>	<b>4,760.23</b>	<b>-</b>	<b>(4,760.23)</b>
RE TAXES-PARCEL #1	5,097.08	5,100.00	2.92
<b>REAL ESTATE TAXES</b>	<b>5,097.08</b>	<b>5,100.00</b>	<b>2.92</b>
SIGNAGE	41.67	-	(41.67)
PLUMBING	20.83	-	(20.83)
HVAC (LANDLORD)	116.67	-	(116.67)
VACANT UTILITIES <i>combined</i>	3,029.58	3,054.00	24.42
FIRE PROTECTION	120.00	-	(120.00)
VACANT SPACE - REKEYING/CLEANING	83.33	-	(83.33)
PROF FEES - STATUTORY REPRESENTATION	8.81	-	(8.81)
<b>TOTAL NON-REIMBURSABLE EXPENSE</b>	<b>3,420.89</b>	<b>3,054.00</b>	<b>(366.89)</b>
<b>NET OPERATING INCOME</b>	<b>15,597.45</b>	<b>1,133.38</b>	<b>(14,464.07)</b>
INTEREST PAYMENTS	-	-	-
PRINCIPLE	-	-	-
<b>TOTAL DEBT EXPENSE</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET INCOME</b>	<b>\$ 15,597.45</b>	<b>\$ 1,133.38</b>	<b>\$ (14,464.07)</b>