

	ONE MONTH BUDGET	ACTUAL 09.01.23-09.30.23	Over (under) Budget
<b>4089 AMERICAN WAY</b>			
BASE RENT (brr) <i>(included surplus payment from MMA)</i>	\$ 45,587.17	\$ 13,687.92	\$ (31,899.25)
CAM RECOVERY - BILLINGS (cam)	3,654.98	4,884.08	1,229.10
INSURANCE RECOVERY - BILLINGS (ins)	314.14	187.05	(127.09)
TAX RECOVERY - BILLINGS (ret)	1,049.88	1,563.34	513.46
MAJOR REPAIR INCOME (rmr)	30.76	-	(30.76)
PYLON SIGN PROGRAM (sgn)	174.39	181.61	7.22
<b>TOTAL INCOME</b>	<b>50,811.32</b>	<b>20,504.00</b>	<b>(30,307.32)</b>
MANAGEMENT FEES	1,300.00	1,300.00	-
LANDSCAPING - ONSITE	1,315.33	1,445.10	129.77
SWEEPING & PORTERING	1,000.00	1,408.55	408.55
SNOW REMOVAL	83.33	-	(83.33)
TRASH REMOVAL	1,600.00	589.99	(1,010.01)
STRIPING	250.00	-	(250.00)
PARKING LOT REPAIRS	441.67	-	(441.67)
SIGNAGE REPAIR	35.42	-	(35.42)
SECURITY - CONTRACT	9,450.00	21,630.35	12,180.35
SECURITY - EQUIPMENT	1,670.00	-	(1,670.00)
PRESSURE WASHING	300.00	-	(300.00)
LIGHTING-LIGHT BULBS	416.67	379.00	(37.67)
FIRE PROTECTION	145.00	-	(145.00)
REPAIRS	1,000.00	-	(1,000.00)
UTILITIES <i>combined</i>	2,928.24	4,372.86	1,444.62
PLUMBING REPAIRS	-	454.43	454.43
<b>TOTAL CAM EXPENSE</b>	<b>21,935.66</b>	<b>31,580.28</b>	<b>9,644.62</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	5,400.00	302.92
<b>REAL ESTATE TAXES</b>	<b>5,097.08</b>	<b>5,400.00</b>	<b>302.92</b>
SIGNAGE	41.67	-	(41.67)
ELECTRICAL	-	125.00	125.00
PLUMBING	20.83	164.42	143.59
HVAC (LANDLORD)	116.67	15,521.00	15,404.33
VACANT UTILITIES <i>combined</i>	3,029.58	788.57	(2,241.01)
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>16,598.99</b>	<b>13,178.10</b>
<b>NET OPERATING INCOME</b>	<b>15,597.45</b>	<b>(33,075.27)</b>	<b>(48,672.72)</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>\$ (33,075.27)</b>	<b>\$ (48,672.72)</b>