

4089 AMERICAN WAY	BUDGET	ACTUAL	Over (under)
	03.10.23 - 09.30.23	03.01.23 - 09.30.23	Budget
BASE RENT (brr) <i>(included surplus payment from MMA)</i>	\$ 192,198.19	\$ 237,951.42	\$ 45,753.23
CAM RECOVERY - BILLINGS (cam)	25,584.86	30,433.25	4,848.39
INSURANCE RECOVERY - BILLINGS (ins)	2,198.98	1,345.99	(852.99)
TAX RECOVERY - BILLINGS (ret)	7,349.16	6,428.84	(920.32)
MAJOR REPAIR INCOME (rmr)	215.32	-	(215.32)
PYLON SIGN PROGRAM (sgn)	1,220.73	1,089.66	(131.07)
LATE FEE INCOME	-	408.72	408.72
MISC. REIMBURSEMENT	-	350.00	350.00
TOTAL INCOME	228,767.24	278,007.88	49,240.64
MANAGEMENT FEES	9,100.00	9,100.00	-
LEASE RENEWAL FEES	-	256.50	256.50
LANDSCAPING - ONSITE	9,207.32	16,848.52	7,641.20
SWEEPING & PORTERING	7,000.00	5,270.70	(1,729.30)
SNOW REMOVAL	249.99	-	(249.99)
TRASH REMOVAL	11,200.00	8,372.54	(2,827.46)
STRIPING	750.00	-	(750.00)
PARKING LOT REPAIRS	1,325.01	-	(1,325.01)
SIGNAGE REPAIR	247.93	-	(247.93)
SECURITY - CONTRACT	66,150.00	68,651.68	2,501.68
SECURITY - EQUIPMENT	11,690.00	-	(11,690.00)
PRESSURE WASHING	900.00	-	(900.00)
LIGHTING-LIGHT BULBS	2,916.68	7,499.09	4,582.41
FIRE PROTECTION	1,015.00	920.00	(95.00)
REPAIRS	7,000.00	1,460.78	(5,539.22)
UTILITIES <i>combined</i>	20,497.71	16,599.87	(3,897.84)
PLUMBING REPAIRS	-	2,399.43	2,399.43
TOTAL CAM EXPENSE	149,249.64	137,379.11	(11,870.53)
LIABILITY	4,672.50	-	(4,672.50)
PROPERTY	28,649.11	-	(28,649.11)
TOTAL INSURANCE	33,321.61	-	(33,321.61)
RE TAXES-PARCEL #1	35,688.31	32,200.00	(3,488.31)
REAL ESTATE TAXES	35,688.31	32,200.00	(3,488.31)
SIGNAGE	291.68	-	(291.68)
ELECTRICAL	-	125.00	125.00
PLUMBING	145.82	164.42	18.60
HVAC (LANDLORD)	816.68	15,521.00	14,704.32
VACANT UTILITIES <i>combined</i>	21,207.07	4,637.57	(16,569.50)
FIRE PROTECTION	840.00	-	(840.00)
VACANT SPACE - REKEYING/CLEANING	583.32	-	(583.32)
PROF FEES - STATUTORY REPRESENTATION	61.66	-	(61.66)
TOTAL NON-REIMBURSABLE EXPENSE	23,946.23	20,447.99	(3,498.24)
NET OPERATING INCOME	(13,438.55)	87,980.78	101,419.33
INTEREST PAYMENTS	-	-	-
PRINCIPLE	-	-	-
TOTAL DEBT EXPENSE	-	-	-
NET INCOME	\$ (13,438.55)	\$ 87,980.78	\$ 101,419.33