

	12 MONTH FY '25 BUDGET	ONE MONTH BUDGET	ACTUAL 07.01.24-07.31.24	Over (under) Budget
<u>4089 AMERICAN WAY</u>				
BASE RENT (brr) <i>(included surplus payment from MMA)</i>	\$ 1,041,159.04	\$ 86,763.25	\$ 86,261.57	\$ (501.68)
CAM RECOVERY - BILLINGS (cam)	46,788.88	3,899.07	4,054.73	155.66
INSURANCE RECOVERY - BILLINGS (ins)	3,838.37	319.86	138.30	(181.56)
TAX RECOVERY - BILLINGS (ret)	7,508.05	625.67	355.72	(269.95)
MAJOR REPAIR INCOME (rmr)	369.12	30.76	-	(30.76)
PYLON SIGN PROGRAM (sgn)	2,092.68	174.39	189.19	14.80
TOTAL INCOME	1,101,756.14	91,813.01	90,999.51	(813.50)
MANAGEMENT FEES	21,884.96	1,823.75	1,810.11	(13.64)
LANDSCAPING - ONSITE	17,341.20	1,445.10	1,445.10	-
SWEEPING & PORTERING	16,902.60	1,408.55	1,408.55	-
SNOW REMOVAL	1,000.00	83.33	-	(83.33)
TRASH REMOVAL	9,730.80	810.90	3,447.58	2,636.68
STRIPING	3,000.00	250.00	-	(250.00)
PARKING LOT REPAIRS	5,300.00	441.67	-	(441.67)
SIGNAGE REPAIR	425.00	35.42	-	(35.42)
SECURITY - CONTRACT	109,200.00	9,100.00	11,203.20	2,103.20
SECURITY - EQUIPMENT	20,040.00	1,670.00	-	(1,670.00)
PRESSURE WASHING	5,000.00	416.67	-	(416.67)
LIGHTING-LIGHT BULBS	4,548.00	379.00	379.00	-
FIRE PROTECTION	1,760.00	146.67	-	(146.67)
REPAIRS	13,000.00	1,083.33	-	(1,083.33)
UTILITIES <i>combined</i>	36,211.00	3,017.58	2,862.01	(155.57)
TOTAL CAM EXPENSE	265,343.56	22,111.96	22,555.55	443.59
LIABILITY	1,923.90	160.33	-	(160.33)
PROPERTY	32,211.30	2,684.28	-	(2,684.28)
TOTAL INSURANCE	34,135.20	2,844.60	-	(2,844.60)
RE TAXES - CITY OF MEMPHIS	10,162.91	846.91	950.00	103.09
RE TAXES - SHELBY COUNTY	12,752.37	1,062.70	950.00	(112.70)
REAL ESTATE TAXES	22,915.28	1,909.61	1,900.00	(9.61)
SIGNAGE	500.00	41.67	-	(41.67)
PLUMBING	250.00	20.83	-	(20.83)
HVAC (LANDLORD)	1,400.00	116.67	-	(116.67)
VACANT UTILITIES <i>combined</i>	2,733.80	227.82	359.74	131.92
FIRE PROTECTION	1,440.00	120.00	-	(120.00)
VACANT SPACE - REKEYING/CLEANING	1,000.00	83.33	577.50	494.17
PROF FEES - STATUTORY REPRESENTATION	110.00	9.17	-	(9.17)
GENERAL UNIT REPAIRS	-	-	7,420.00	7,420.00
TOTAL NON-REIMBURSABLE EXPENSE	7,433.80	619.48	8,357.24	7,737.76
NET OPERATING INCOME	771,928.30	64,327.36	58,186.72	(6,140.64)
INTEREST PAYMENTS	675,416.00	56,284.67	-	(56,284.67)
PRINCIPLE	-	-	-	-
TOTAL DEBT EXPENSE	675,416.00	56,284.67	-	(56,284.67)
NET INCOME	\$ 96,512.30	\$ 8,042.69	\$ 58,186.72	\$ 50,144.03