



# Plaza Colonnade

2019 Budget Package

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# Plaza Colonnade, LLC

## Budget Summary

### For Year 2019

#### Summary of Financial Operations

Net Operating Income for 2019 is budgeted to be \$6.56M which is \$116K better than the reforecasted 2018 budget of \$6.45M.

Revenue: The \$193,000 positive variance is due to the new deal with Cranial Tech. and the speculative lease up of suite 230.

Operating Expenses: There is a negative variance of \$77K for the year 2019 over 2018.

Contract Services	\$ 23,000	November 2018 Snow Removal was unusually high
Repairs & Maintenance	(118,000)	HVAC Repairs for Louver Replacement and Pipe Fitting Replacement
General Op Ex	(8,000)	
Utilities	23,000	Utility Reimbursement Are Up
Management Fee	(2,000)	
Taxes	-	
Tenant Specific Expenses	(3,000)	
Insurance	11,000	
Non-Recoverable	(3,000)	
<b>Total Variance</b>	<b>\$ (77,000)</b>	

#### Summary of Leasing Status

A lease has been signed with Cranial Technologies for Suite 220 which will increase the consolidated occupancy to 98.8%. Key deals terms are as follows:

Suite: 220

RSF: 4,240

Start: 04/01/19 (Est)

Expire: 05/31/26

Term: 86 months

Initial Rate: \$30.00 PRSF

Escalations: \$0.50 PRSF Per Year

Free Rent: 2 months

Tenant Improvements: \$33.00 PRSF

Renewal: One, 5-Yr Option

The RSM lease expires 12/31/19 with 30,992 SF (11% of total RSF). The customer has requested a short-term(7 month) extension and negotiations are underway. The are currently paying a base rent of \$20.75 SF with an additional expense pass through of \$13.93 PRSF, for all-in rate of \$34.68 PRSF. The latest proposal increase base rent by \$8.50 PRSF to \$29.25 PRSF for an all-in rate of \$43.18 PRSF. Lender approval will be required.

#### Current Distributions and Calls

We are not currently projecting any distributions in 2019 due to anticipated Capital Expenditures for Building Improvements, Refurbishment Allowance and Lease Up Dollars of Approx. \$2M.

**Comparative Income Statement-Summary  
Plaza Colonnade, LLC-**

	Act 2015	Act 2016	Act 2017	Reforecast 2018	Bud 2019
<b>Rental Revenue</b>					
Base Rent	8,309	8,482	8,541	8,451	8,639
Recovery	1,255	1,386	1,643	1,583	1,586
Recovery - PY	0	56	(95)	14	0
Tenant Specific Reimb	202	222	223	228	232
Percentage Rent	0	0	0	0	0
Parking Income	799	851	840	771	748
Term Fees	0	84	0	0	0
Fee Income	0	0	0	0	34
Bad Debts	0	0	(64)	(1)	0
SLR WOs	0	(4)	0	0	0
<b>Total Rental Revenue</b>	<b>10,565</b>	<b>11,077</b>	<b>11,088</b>	<b>11,046</b>	<b>11,239</b>
<b>Operating Expense</b>					
Contract Services	834	829	820	920	897
Repairs and Maintenance	290	418	471	266	384
General OpEx	47	49	50	48	56
<b>Total Controllable Expenses</b>	<b>1,171</b>	<b>1,296</b>	<b>1,341</b>	<b>1,234</b>	<b>1,337</b>
Utilities	650	716	793	834	811
Taxes	1,307	1,307	1,427	1,458	1,458
Taxes - PY Adjustments	0	0	0	0	0
Insurance	89	60	68	88	77
<b>Non-Controllable Expenses</b>	<b>2,046</b>	<b>2,083</b>	<b>2,288</b>	<b>2,380</b>	<b>2,346</b>
<i>Management Fees/Alloc's</i>	463	490	539	484	486
<b>Total Recoverable Expenses</b>	<b>3,680</b>	<b>3,869</b>	<b>4,168</b>	<b>4,098</b>	<b>4,169</b>
<i>Non-Rec/Customer Specific</i>	448	490	497	501	507
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
<b>Total Non-Recoverable Expenses</b>	<b>4,128</b>	<b>4,359</b>	<b>4,665</b>	<b>4,599</b>	<b>4,676</b>
<b>Net Operating Income</b>	<b>6,437</b>	<b>6,718</b>	<b>6,423</b>	<b>6,447</b>	<b>6,563</b>
<b>Prior Month</b>					
<b>Difference</b>	<b>6,437</b>	<b>6,718</b>	<b>6,423</b>	<b>6,447</b>	<b>6,563</b>
<b>Other Income</b>					
SLR	(35)	(114)	(150)	(186)	(209)
TIF Inc Other	1,742	1,742	1,699	1,999	1,853
<b>Adjusted Net Operating Income</b>	<b>8,144</b>	<b>8,346</b>	<b>7,972</b>	<b>8,260</b>	<b>8,207</b>

**NOI DRILL DOWN**  
**Plaza Colonnade, LLC**  
**2018 Vs. 2019**

	2018 Actuals	2019 Forecast	Variance	Pct. Var	Comments
<b>Average Occupancy</b>	<b>97.32%</b>	<b>99.15%</b>			
<b>Rental Revenue</b>					
<b>GAAP Rent</b>	<b>8,266</b>	<b>8,429</b>	<b>163</b>	<b>1.97%</b>	<b>Tower-\$100K-Spec For Suite 220-Cranial Technologies Tower-\$31K-Spec For Suite 230 Tower-\$29K-Aon Renewal Suite 350</b>
Percentage Rent	0	0	0	0.00%	
Other Rents	1,999	1,853	(146)	-7.30%	<b>2018 had a large pickup for the TIF Eats. I normalized 2019 to be consistent with past years to conservative.</b>
Termination Fees	0	0	0	0.00%	
Expense Recovery	1,583	1,586	3	0.19%	<b>Tower-Reset Aon Base Year for Suite 350</b>
Expense Recovery-Prior Year	14	0	(14)	-100.00%	<b>CAM True Up in 2018</b>
Tenant Specific Reimburseme	228	232	4	1.75%	
Fee Income	0	34	34	0.00%	
Bad Debts	(1)	0	1	-100.00%	
SLR WOs	0	0	0	0.00%	
Parking	771	748	(23)	-2.98%	
FAS 141	0	0	0	0.00%	
<b>Total Rental Revenue</b>	<b>12,860</b>	<b>12,882</b>	<b>22</b>	<b>0.17%</b>	
<b>Operating Expense</b>					
Contract Services	920	897	23	-2.50%	<b>Tower-Snow Removal-\$30K-November 2018 was unusually high.</b>
Repairs and Maintenance	266	384	(118)	44.36%	<b>Tower-Security Contract-16K-Savings in 2019 Tower-Janitorial Contract-(7K)-Increased Occupancy Tower-HVAC Repairs-(\$48K)-Louver Replacement and Pipe Fitting Replacement Tower-General Building-(\$16K)-Sidewalk Recoating Tower-Window Replacement-(\$7K)-FBI Tampa Retail-Sidewalk Recoating and Repairs</b>
General OpEx	48	56	(8)	16.67%	
<b>Controllable Expenses</b>	<b>1,234</b>	<b>1,337</b>	<b>(103)</b>	<b>8.35%</b>	
Utilities	834	811	23	2.76%	<b>Tower-Utility Reimbursements Are up.</b>
Taxes	1,458	1,458	0	0.00%	
Insurance	88	77	11	12.50%	
<b>Non-Controllable Expenses</b>	<b>2,380</b>	<b>2,346</b>	<b>34</b>	<b>1.43%</b>	
Management Fees/Alloc's	484	486	(2)	-0.41%	
<b>Recoverable Expenses</b>	<b>4,098</b>	<b>4,169</b>	<b>(71)</b>	<b>-1.73%</b>	
Tenant Specific Expenses	203	206	(3)	-1.48%	
Non-Recoverable Expenses	298	301	(3)	-1.01%	
<b>Mgmt. Fee Elim - Internal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Total Operating Expense</b>	<b>4,599</b>	<b>4,676</b>	<b>(77)</b>	<b>(0)</b>	
<b>Net Operating Income</b>	<b>8,261</b>	<b>8,206</b>	<b>(55)</b>	<b>-0.67%</b>	

**Income Statement**  
**By Tax Owner- Colonnade**  
**For the Period Ending: 12/2019**

TaxOwner: COL

Combined View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Square Feet</b>	<b>291,697</b>							
<b>Occupancy %</b>	<b>99.89%</b>							
<b>Rental Revenue</b>								
<b>Base Rent</b>								
511110 Base Rent	691,488	0	691,488	28.45	8,210,289	0	8,210,289	28.15
511120 Gross Potential - Retail	19,194	0	19,194	0.79	230,324	0	230,324	0.79
511185 Base Rent - Lse Incentive	-36	0	-36	0.00	-435	0	-435	0.00
519140 Storage Rent	13,943	0	13,943	0.57	167,312	0	167,312	0.57
519180 Antenna Dish/Income	2,439	0	2,439	0.10	31,237	0	31,237	0.11
<b>Total: Base Rent</b>	<b>727,026</b>	<b>0</b>	<b>727,026</b>	<b>29.91</b>	<b>8,638,727</b>	<b>0</b>	<b>8,638,727</b>	<b>29.62</b>
<b>Straight Line Rent</b>								
511190 Base Rent-Straight Line	-18,962	0	-18,962	-0.78	-209,238	0	-209,238	-0.72
<b>Total: Straight Line Rent</b>	<b>-18,962</b>	<b>0</b>	<b>-18,962</b>	<b>-0.78</b>	<b>-209,238</b>	<b>0</b>	<b>-209,238</b>	<b>-0.72</b>
<b>Recovery</b>								
512110 CAM Inc - CY Mth Billed	116,211	0	116,211	4.78	1,449,507	0	1,449,507	4.97
512115 CAM Inc - Fixed	10,099	0	10,099	0.42	121,190	0	121,190	0.42
<b>Total: Recovery</b>	<b>126,310</b>	<b>0</b>	<b>126,310</b>	<b>5.20</b>	<b>1,570,697</b>	<b>0</b>	<b>1,570,697</b>	<b>5.38</b>
<b>Reimbursed Expenses</b>								
512220 AHU Bldg Svcs Income	2,100	0	2,100	0.09	25,200	0	25,200	0.09
512225 AHU Bldg Svcs Exp Reimb	449	0	449	0.02	5,388	0	5,388	0.02
512230 Utility Reimbursements	16,000	0	16,000	0.66	201,000	0	201,000	0.69
<b>Total: Reimbursed Expenses</b>	<b>18,549</b>	<b>0</b>	<b>18,549</b>	<b>0.76</b>	<b>231,588</b>	<b>0</b>	<b>231,588</b>	<b>0.79</b>
<b>Fee Income</b>								
514140 Mngmnt Fee-3rd Party	2,800	0	2,800	0.12	33,596	0	33,596	0.12
<b>Total: Fee Income</b>	<b>2,800</b>	<b>0</b>	<b>2,800</b>	<b>0.12</b>	<b>33,596</b>	<b>0</b>	<b>33,596</b>	<b>0.12</b>
<b>Parking</b>								
519160 Parking Income-Contract	30,325	0	30,325	1.25	363,900	0	363,900	1.25
519165 Parking Income-Tenant	32,000	0	32,000	1.32	384,000	0	384,000	1.32
<b>Total: Parking</b>	<b>62,325</b>	<b>0</b>	<b>62,325</b>	<b>2.56</b>	<b>747,900</b>	<b>0</b>	<b>747,900</b>	<b>2.56</b>
<b>Other Rents</b>								
512275 TIF Inc Other	154,385	0	154,385	6.35	1,852,620	0	1,852,620	6.35
<b>Total: Other Rents</b>	<b>154,385</b>	<b>0</b>	<b>154,385</b>	<b>6.35</b>	<b>1,852,620</b>	<b>0</b>	<b>1,852,620</b>	<b>6.35</b>

**Income Statement**  
**By Tax Owner- Colonnade**  
**For the Period Ending: 12/2019**

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Total: Rental Revenue</b>	<b>1,072,433</b>	<b>0</b>	<b>1,072,433</b>	<b>44.12</b>	<b>12,865,891</b>	<b>0</b>	<b>12,865,891</b>	<b>44.11</b>
<b>Operating Expense</b>								
<b>Contract Services</b>								
611110 Janitorial Contract	23,368	0	-23,368	0.96	280,411	0	-280,411	0.96
611115 Dayporter Contract	3,036	0	-3,036	0.12	36,430	0	-36,430	0.12
611130 Waste Remov Contract	2,625	0	-2,625	0.11	31,500	0	-31,500	0.11
611160 Window Clean Contract	795	0	-795	0.03	23,125	0	-23,125	0.08
612310 HVAC Contract	1,238	0	-1,238	0.05	24,084	0	-24,084	0.08
612410 Elevator Contract	3,390	0	-3,390	0.14	40,680	0	-40,680	0.14
614166 Pest Control Contract	100	0	-100	0.00	1,950	0	-1,950	0.01
614168 Metal Refinish Contract	0	0	0	0.00	6,750	0	-6,750	0.02
614210 Life Safety Contract	48	0	-48	0.00	576	0	-576	0.00
614310 Security Contract	29,528	0	-29,528	1.21	354,332	0	-354,332	1.21
615141 Landscpg Int Contract	1,983	0	-1,983	0.08	23,982	0	-23,982	0.08
615220 Landscpg Ext Contract	0	0	0	0.00	16,553	0	-16,553	0.06
615250 Snow Removal Contract	8,500	0	-8,500	0.35	56,976	0	-56,976	0.20
<b>Total: Contract Services</b>	<b>74,611</b>	<b>0</b>	<b>-74,611</b>	<b>3.07</b>	<b>897,349</b>	<b>0</b>	<b>-897,349</b>	<b>3.08</b>
<b>Repair and Maint</b>								
611185 Janitorial Supplies	4,550	0	-4,550	0.19	54,600	0	-54,600	0.19
611190 Janitorial-Other	3,625	0	-3,625	0.15	26,075	0	-26,075	0.09
612210 Electrical Repairs	300	0	-300	0.01	3,700	0	-3,700	0.01
612240 Electrical Supplies	833	0	-833	0.03	10,000	0	-10,000	0.03
612340 HVAC Repairs	4,050	0	-4,050	0.17	60,730	0	-60,730	0.21
612375 HVAC Supplies	1,150	0	-1,150	0.05	4,600	0	-4,600	0.02
612450 Elevator Repairs	25	0	-25	0.00	2,075	0	-2,075	0.01
612510 Plumbing Repairs	300	0	-300	0.01	4,050	0	-4,050	0.01
614140 Painting-Int/Ext	0	0	0	0.00	8,400	0	-8,400	0.03
614154 Roof Repairs	0	0	0	0.00	8,500	0	-8,500	0.03
614156 Door Repairs	375	0	-375	0.02	1,500	0	-1,500	0.01
614160 Locks/Keys	50	0	-50	0.00	200	0	-200	0.00
614195 General Bldg Supplies	520	0	-520	0.02	33,240	0	-33,240	0.11
614230 Life Safety Repairs	5,165	0	-5,165	0.21	21,721	0	-21,721	0.07
614320 Security Repairs	300	0	-300	0.01	10,400	0	-10,400	0.04
614400 R&M - Other	0	0	0	0.00	8,800	0	-8,800	0.03
615160 Parking Lot/Deck R&M	93	0	-93	0.00	86,896	0	-86,896	0.30
615161 Allocated Parking Deck Exp	0	0	0	0.00	0	0	0	0.00

**Income Statement**  
**By Tax Owner- Colonnade**  
**For the Period Ending: 12/2019**

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
615170 Sidewalk Repairs	0	0	0	0.00	9,700	0	-9,700	0.03
615240 Landscpg Rep & Maint	50	0	-50	0.00	12,600	0	-12,600	0.04
<b>Total: Repair and Maint</b>	<b>21,386</b>	<b>0</b>	<b>-21,386</b>	<b>0.88</b>	<b>367,787</b>	<b>0</b>	<b>-367,787</b>	<b>1.26</b>
<b>General Op-Ex</b>								
612260 Generator Fuel	0	0	0	0.00	1,100	0	-1,100	0.00
612430 Elev License/Inspection	0	0	0	0.00	8,361	0	-8,361	0.03
614170 Building Signage	0	0	0	0.00	1,600	0	-1,600	0.01
614181 Building Telephones	556	0	-556	0.02	7,100	0	-7,100	0.02
615150 Exterior Flags	0	0	0	0.00	435	0	-435	0.00
615300 Seasonal	0	0	0	0.00	4,000	0	-4,000	0.01
615305 Powerwashing	1,810	0	-1,810	0.07	33,555	0	-33,555	0.12
<b>Total: General Op-Ex</b>	<b>2,366</b>	<b>0</b>	<b>-2,366</b>	<b>0.10</b>	<b>56,151</b>	<b>0</b>	<b>-56,151</b>	<b>0.19</b>
<b>Tenant Specific Chgs</b>								
621163 After Hours Expenses	449	0	-449	0.02	5,388	0	-5,388	0.02
621164 Tenant Specific Util Expense	16,000	0	-16,000	0.66	201,000	0	-201,000	0.69
<b>Total: Tenant Specific Chgs</b>	<b>16,449</b>	<b>0</b>	<b>-16,449</b>	<b>0.68</b>	<b>206,388</b>	<b>0</b>	<b>-206,388</b>	<b>0.71</b>
<b>Utilities</b>								
613110 Electricity	73,884	0	-73,884	3.04	901,631	0	-901,631	3.09
613116 Contra - Tenant Specific Elect	-16,000	0	16,000	-0.66	-201,000	0	201,000	-0.69
613117 Contra After Hours Expense	-449	0	449	-0.02	-5,388	0	5,388	-0.02
613150 Water - Water & Sewer	5,680	0	-5,680	0.23	115,605	0	-115,605	0.40
<b>Total: Utilities</b>	<b>63,115</b>	<b>0</b>	<b>-63,115</b>	<b>2.60</b>	<b>810,848</b>	<b>0</b>	<b>-810,848</b>	<b>2.78</b>
<b>Taxes</b>								
617110 Taxes-Real Estate	121,521	0	-121,521	5.00	1,458,255	0	-1,458,255	5.00
<b>Total: Taxes</b>	<b>121,521</b>	<b>0</b>	<b>-121,521</b>	<b>5.00</b>	<b>1,458,255</b>	<b>0</b>	<b>-1,458,255</b>	<b>5.00</b>
<b>Insurance</b>								
617210 Insurance Premium	6,494	0	-6,494	0.27	77,167	0	-77,167	0.26
<b>Total: Insurance</b>	<b>6,494</b>	<b>0</b>	<b>-6,494</b>	<b>0.27</b>	<b>77,167</b>	<b>0</b>	<b>-77,167</b>	<b>0.26</b>
<b>Mgmt Fees</b>								
616130 JV Mgmt Fee Exp	26,770	0	-26,770	1.10	320,740	0	-320,740	1.10
616160 PM Allocation-JV Exp	21,778	0	-21,778	0.90	286,104	0	-286,104	0.98
616195 CAM Class Adj Contra	-10,099	0	10,099	-0.42	-121,190	0	121,190	-0.42
<b>Total: Mgmt Fees</b>	<b>38,449</b>	<b>0</b>	<b>-38,449</b>	<b>1.58</b>	<b>485,654</b>	<b>0</b>	<b>-485,654</b>	<b>1.66</b>
<b>Non-Recoverable Exp</b>								
618110 Ground Lease Rent	14,969	0	-14,969	0.62	179,628	0	-179,628	0.62
621169 CAM Class Adj	10,099	0	-10,099	0.42	121,190	0	-121,190	0.42



TaxOwner: COL

Combined View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Total: Non-Recoverable Exp</b>	<b>25,068</b>	<b>0</b>	<b>-25,068</b>	<b>1.03</b>	<b>300,818</b>	<b>0</b>	<b>-300,818</b>	<b>1.03</b>
<b>Total: Operating Expense</b>	<b>369,459</b>	<b>0</b>	<b>-369,459</b>	<b>15.20</b>	<b>4,660,418</b>	<b>0</b>	<b>-4,660,418</b>	<b>15.98</b>
<b>Total: Net Operating Income</b>	<b>702,974</b>	<b>0</b>	<b>702,974</b>	<b>28.92</b>	<b>8,205,473</b>	<b>0</b>	<b>8,205,473</b>	<b>28.13</b>
<i>Interest and Other Income</i>								
<b>Interest and Other Income</b>								
529130 Interest and Dividend Income	12	0	12	0.00	144	0	144	0.00
<b>Total: Interest and Other Income</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0.00</b>	<b>144</b>	<b>0</b>	<b>144</b>	<b>0.00</b>
<b>Total: Interest and Other Income</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0.00</b>	<b>144</b>	<b>0</b>	<b>144</b>	<b>0.00</b>
<i>Personnel</i>								
<b>Salaries/Commissions</b>								
711110 Salaries	13,614	0	-13,614	0.56	190,370	0	-190,370	0.65
<b>Total: Salaries/Commissions</b>	<b>13,614</b>	<b>0</b>	<b>-13,614</b>	<b>0.56</b>	<b>190,370</b>	<b>0</b>	<b>-190,370</b>	<b>0.65</b>
<b>Benefits</b>								
711210 Employee Benefit Expens	3,133	0	-3,133	0.13	40,548	0	-40,548	0.14
711240 Employee Education	0	0	0	0.00	2,300	0	-2,300	0.01
711310 Employer Taxes	1,122	0	-1,122	0.05	14,898	0	-14,898	0.05
711340 Workers Compensation In	275	0	-275	0.01	3,300	0	-3,300	0.01
<b>Total: Benefits</b>	<b>4,530</b>	<b>0</b>	<b>-4,530</b>	<b>0.19</b>	<b>61,046</b>	<b>0</b>	<b>-61,046</b>	<b>0.21</b>
<b>Total: Personnel</b>	<b>18,144</b>	<b>0</b>	<b>-18,144</b>	<b>0.75</b>	<b>251,416</b>	<b>0</b>	<b>-251,416</b>	<b>0.86</b>
<i>Accounting and Legal</i>								
<b>Accounting and Legal</b>								
715110 Accounting/Tax/Audit	3,493	0	-3,493	0.14	41,910	0	-41,910	0.14
<b>Total: Accounting and Legal</b>	<b>3,493</b>	<b>0</b>	<b>-3,493</b>	<b>0.14</b>	<b>41,910</b>	<b>0</b>	<b>-41,910</b>	<b>0.14</b>
<b>Total: Accounting and Legal</b>	<b>3,493</b>	<b>0</b>	<b>-3,493</b>	<b>0.14</b>	<b>41,910</b>	<b>0</b>	<b>-41,910</b>	<b>0.14</b>
<i>Operations</i>								
<b>Office</b>								
713102 Rent-Intercompany	3,340	0	-3,340	0.14	40,080	0	-40,080	0.14
713110 Postage	50	0	-50	0.00	600	0	-600	0.00
713113 Mobile Phones	185	0	-185	0.01	2,220	0	-2,220	0.01
713114 Telephones	887	0	-887	0.04	10,644	0	-10,644	0.04
713130 Office Supplies	930	0	-930	0.04	13,134	0	-13,134	0.05
<b>Total: Office</b>	<b>5,392</b>	<b>0</b>	<b>-5,392</b>	<b>0.22</b>	<b>66,678</b>	<b>0</b>	<b>-66,678</b>	<b>0.23</b>

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
735120 Meals & Entertainment	30	0	-30	0.00	360	0	-360	0.00
735125 License	0	0	0	0.00	200	0	-200	0.00
735130 Uniform Expense	52	0	-52	0.00	624	0	-624	0.00
735172 Space Planning	25	0	-25	0.00	9,775	0	-9,775	0.03
735190 Miscellaneous Expense	50	0	-50	0.00	600	0	-600	0.00
<b>Total: Other G&amp;A Expense</b>	<b>157</b>	<b>0</b>	<b>-157</b>	<b>0.01</b>	<b>11,559</b>	<b>0</b>	<b>-11,559</b>	<b>0.04</b>
<b>Marketing</b>								
721175 Advertising	380	0	-380	0.02	4,560	0	-4,560	0.02
735105 Tenant Relations	1,500	0	-1,500	0.06	6,906	0	-6,906	0.02
<b>Total: Marketing</b>	<b>1,880</b>	<b>0</b>	<b>-1,880</b>	<b>0.08</b>	<b>11,466</b>	<b>0</b>	<b>-11,466</b>	<b>0.04</b>
<b>Total: Operations</b>	<b>7,429</b>	<b>0</b>	<b>-7,429</b>	<b>0.31</b>	<b>89,703</b>	<b>0</b>	<b>-89,703</b>	<b>0.31</b>
<b>Allocations</b>								
<b>Allocations</b>								
761116 Allocated G&A-JV	-21,778	0	21,778	-0.90	-286,104	0	286,104	-0.98
<b>Total: Allocations</b>	<b>-21,778</b>	<b>0</b>	<b>21,778</b>	<b>-0.90</b>	<b>-286,104</b>	<b>0</b>	<b>286,104</b>	<b>-0.98</b>
<b>Total: Allocations</b>	<b>-21,778</b>	<b>0</b>	<b>21,778</b>	<b>-0.90</b>	<b>-286,104</b>	<b>0</b>	<b>286,104</b>	<b>-0.98</b>
<b>Total: G&amp;A</b>	<b>7,288</b>	<b>0</b>	<b>-7,288</b>	<b>0.30</b>	<b>96,925</b>	<b>0</b>	<b>-96,925</b>	<b>0.33</b>
<b>Interest Expense</b>								
<b>Interest Expense</b>								
641110 Interest Expenses	216,172	0	-216,172	8.89	2,616,123	0	-2,616,123	8.97
641120 Loan Fees Amort	4,980	0	-4,980	0.20	59,759	0	-59,759	0.20
<b>Total: Interest Expense</b>	<b>221,152</b>	<b>0</b>	<b>-221,152</b>	<b>9.10</b>	<b>2,675,882</b>	<b>0</b>	<b>-2,675,882</b>	<b>9.17</b>
<b>Total: Interest Expense</b>	<b>221,152</b>	<b>0</b>	<b>-221,152</b>	<b>9.10</b>	<b>2,675,882</b>	<b>0</b>	<b>-2,675,882</b>	<b>9.17</b>
<b>Total: Net Income</b>	<b>474,547</b>	<b>0</b>	<b>474,547</b>	<b>19.52</b>	<b>5,432,810</b>	<b>0</b>	<b>5,432,810</b>	<b>18.62</b>
<b>2nd Generation TI's</b>								
<b>2nd Gen. TI Complete</b>								
225100 2 & R Tenant Improvement	0	0	0	0.00	336,140	0	-336,140	1.15
<b>Total: 2nd Gen. TI Complete</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>336,140</b>	<b>0</b>	<b>-336,140</b>	<b>1.15</b>
<b>Total: 2nd Generation TI's</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>336,140</b>	<b>0</b>	<b>-336,140</b>	<b>1.15</b>
<b>2nd Generation Leasing</b>								
<b>2nd Gen Leasing Complete</b>								
181225 2&R External Lease Comm	0	0	0	0.00	130,962	0	-130,962	0.45

**Income Statement**  
**By Tax Owner- Colonnade**  
**For the Period Ending: 12/2019**

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Total: 2nd Gen Leasing Complete</b>	0	0	0	0.00	130,962	0	-130,962	0.45
<b>Total: 2nd Generation Leasing</b>	0	0	0	0.00	130,962	0	-130,962	0.45
<b>Total: Recurring CAP-X</b>	0	0	0	0.00	467,102	0	-467,102	1.60
<b>Total: Recurring Cash Flow</b>	474,547	0	474,547	19.52	4,965,707	0	4,965,707	17.02
<b>Total: Cash Flow</b>	474,547	0	474,547	19.52	4,965,707	0	4,965,707	17.02
<i>Depr. And Amort.</i>								
<i>Depr. And Amort.</i>								
631120 Amort-LC Inside-2nd Gen	6,854	0	-6,854	0.28	81,372	0	-81,372	0.28
631320 Depr.-Building Improvem	1,873	0	-1,873	0.08	22,479	0	-22,479	0.08
631420 Depr.-TI-2nd Generation	14,546	0	-14,546	0.60	173,380	0	-173,380	0.59
<b>Total: Depr. And Amort.</b>	23,273	0	-23,273	0.96	277,231	0	-277,231	0.95
<b>Total: Depr. And Amort.</b>	23,273	0	-23,273	0.96	277,231	0	-277,231	0.95
<b>Total: Depr. And Amort.</b>	23,273	0	-23,273	0.96	277,231	0	-277,231	0.95
<b>Total: Depr. And Amort.</b>	23,273	0	-23,273	0.96	277,231	0	-277,231	0.95
<b>Total: Depr. And Amort.</b>	23,273	0	-23,273	0.96	277,231	0	-277,231	0.95

**Comparative Income Statement-Summary  
Plaza Colonnade-Tower**

	Act 2015	Act 2016	Act 2017	Reforecast 2018	Bud 2019
<b>Rental Revenue</b>					
Base Rent	8,089	8,251	8,310	8,221	8,408
Recovery	1,169	1,249	1,563	1,494	1,497
Recovery - PY	0	52	(52)	0	0
Tenant Specific Reimb	202	220	223	227	232
Percentage Rent	0	0	0	0	0
Parking Income	796	849	837	767	744
Term Fees	0	84	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	0	0	(64)	(1)	0
SLR WOs	0	(4)	0	0	0
<b>Total Rental Revenue</b>	<b>10,256</b>	<b>10,701</b>	<b>10,817</b>	<b>10,708</b>	<b>10,881</b>
<b>Operating Expense</b>					
Contract Services	758	754	747	839	815
Repairs and Maintenance	264	308	380	187	263
General OpEx	38	37	38	35	42
<b>Total Controllable Expenses</b>	<b>1,060</b>	<b>1,099</b>	<b>1,165</b>	<b>1,061</b>	<b>1,120</b>
Utilities	598	664	741	783	759
Taxes	1,272	1,272	1,370	1,419	1,419
Taxes - PY Adjustments	0	0	0	0	0
Insurance	77	46	52	69	58
<b>Non-Controllable Expenses</b>	<b>1,947</b>	<b>1,982</b>	<b>2,163</b>	<b>2,271</b>	<b>2,236</b>
Management Fees/Alloc's	455	482	532	478	479
<b>Total Recoverable Expenses</b>	<b>3,462</b>	<b>3,563</b>	<b>3,860</b>	<b>3,810</b>	<b>3,835</b>
Non-Rec/Customer Specific	448	487	497	499	507
Mgmt Fee Elim - Internal	0	0	0	0	0
<b>Total Operating Expense</b>	<b>3,910</b>	<b>4,050</b>	<b>4,357</b>	<b>4,309</b>	<b>4,342</b>
<b>Net Operating Income</b>	<b>6,346</b>	<b>6,651</b>	<b>6,460</b>	<b>6,399</b>	<b>6,539</b>
<b>Prior Month</b>					
<b>Difference</b>	<b>6,346</b>	<b>6,651</b>	<b>6,460</b>	<b>6,399</b>	<b>6,539</b>
<b>Other Income</b>					
SLR	(29)	(111)	(147)	(183)	(206)
TIF Inc Other	1,742	1,742	1,699	1,999	1,853
<b>Adjusted Net Operating Income</b>	<b>8,059</b>	<b>8,282</b>	<b>8,012</b>	<b>8,215</b>	<b>8,186</b>

**NOI DRILL DOWN**  
**Plaza Colonnade Tower**  
**2018 Vs. 2019**

	2018 Actuals	2019 Forecast	Variance	Pct. Var	Comments
<b>Average Occupancy</b>	<b>97.32%</b>	<b>99.13%</b>			
<b>Rental Revenue</b>					
<b>GAAP Rent</b>	<b>8,038</b>	<b>8,202</b>	<b>164</b>	<b>2.04%</b>	<b>\$100K-Spec For Suite 220-Cranial Technologies \$31K-Spec For Suite 230 \$29K-Aon Renewal Suite 350</b>
Percentage Rent	0	0	0	0.00%	
Other Rents	1,999	1,853	(146)	-7.30%	<b>2018 had a large pickup for the TIF Eats. I normalized 2019 to be consistent with past years to conservative.</b>
Termination Fees	0	0	0	0.00%	
Expense Recovery	1,494	1,497	3	0.20%	<b>Reset Aon Base Year for Suite 350</b>
Expense Recovery-Prior Year	0	0	0	0.00%	
Tenant Specific Reimburseme	227	232	5	2.20%	
Fee Income	0	0	0	0.00%	
Bad Debts	(1)	0	1	-100.00%	
SLR WOs	0	0	0	0.00%	
Parking	767	744	(23)	-3.00%	
FAS 141	0	0	0	0.00%	
<b>Total Rental Revenue</b>	<b>12,524</b>	<b>12,528</b>	<b>4</b>	<b>0.03%</b>	
<b>Operating Expense</b>					
Contract Services	839	815	24	-2.86%	<b>Snow Removal-\$30K-November 2018 was unusually high. Security Contract-16K-Savings in 2019 Janitorial Contract-(7K)-Increased Occupancy</b>
Repairs and Maintenance	187	263	(76)	40.64%	<b>HVAC Repairs-(\$48K)-Louver Replacement and Pipe Fitting Replacement General Building-(\$16K)-Sidewalk Recoating Window Replacement-(\$7K)-FBI Tampa</b>
General OpEx	35	42	(7)	20.00%	
<b>Controllable Expenses</b>					
Utilities	783	759	24	3.07%	<b>Utility Reimbursements Are up.</b>
Taxes	1,419	1,419	0	0.00%	
Insurance	69	58	11	15.94%	
<b>Non-Controllable Expenses</b>					
<b>Management Fees/Alloc's</b>	<b>478</b>	<b>479</b>	<b>(1)</b>	<b>-0.21%</b>	
<b>Recoverable Expenses</b>					
Tenant Specific Expenses	202	206	(4)	-1.98%	
Non-Recoverable Expenses	297	301	(4)	-1.35%	
<b>Mgmt. Fee Elim - Internal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Total Operating Expense</b>	<b>4,309</b>	<b>4,342</b>	<b>(33)</b>	<b>(0)</b>	
<b>Net Operating Income</b>	<b>8,215</b>	<b>8,186</b>	<b>(29)</b>	<b>-0.35%</b>	

# Plaza Colonnade

## 2019

As of January 13, 2019

### BEGINNING GL BALANCE

#### PLUS INCOME

Current Cash Collections  
 Prepaid Rents/Subsequent Receipts  
 Other Income  
 Expenses Due from Affiliate  
 Cash Receipts Due to Affiliate  
 Security Deposit  
 Insurance Reimbursement  
 Cash Received from Trustee  
 Capital Call

#### TOTAL INCOME

#### LESS EXPENSES

Expenses Paid  
 Real Estate Taxes Paid  
 TIF Special Assessment Payment  
 Mortgage Payment  
 Distribution - Copaken  
 Distribution - HIW  
 Building Improvements  
 Tenant Improvements  
 Husch Refurbishment Allowance  
 Commissions  
 Withholding Taxes  
 Expenses Due from Affiliate  
 Cash Receipts due to Affiliate  
 Other Expenses

#### TOTAL EXPENSES

#### ENDING GL BALANCE

#### CASH MGMT ACCOUNT BALANCE

#### TOTAL CASH BALANCE

#### LESS RESERVES

Misc Reserves  
 Accrued Operating Expenses  
 Accrued Audit Fees  
 Security Deposits  
 Accrued Capital Expenditures  
 Mortgage Payment (reserve for Next Month)  
 Special Assessment  
 Husch Refurbishment Allowance  
 RSM Backfill

#### TOTAL RESERVES

	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2019 Total
	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	
<b>BEGINNING GL BALANCE</b>	1,359,860	1,540,535	1,722,112	1,536,801	2,930,497	2,715,730	2,797,145	2,988,468	3,199,537	3,068,101	2,906,002	3,130,997	
<b>PLUS INCOME</b>													
Current Cash Collections	892,654	890,493	887,317	884,752	896,026	928,633	915,528	903,229	894,316	903,111	889,652	896,078	10,781,790
Prepaid Rents/Subsequent Receipts	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses Due from Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Receipts Due to Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Received from Trustee	0	0	0	1,603,043	0	0	0	0	0	0	0	0	1,603,043
Capital Call	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL INCOME</b>	892,654	890,493	887,317	2,487,795	896,026	928,633	915,528	903,229	894,316	903,111	889,652	896,078	12,384,833
<b>LESS EXPENSES</b>													
Expenses Paid	273,485	270,422	274,134	198,487	261,890	362,432	285,712	253,667	227,258	268,116	226,163	243,584	3,145,350
Real Estate Taxes Paid	0	0	0	0	0	0	0	0	0	0	0	0	0
TIF Special Assessment Payment	0	0	0	0	0	0	0	0	0	0	0	1,603,043	1,603,043
Mortgage Payment	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	5,261,928
Distribution - Copaken	0	0	0	0	0	0	0	0	0	0	0	0	0
Distribution - HIW	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Improvements	0	0	0	0	267,000	0	0	0	0	0	0	0	0
Tenant Improvements	0	0	0	69,960	107,118	37,158	0	0	0	0	0	0	267,000
Husch Refurbishment Allowance	0	0	360,000	360,000	0	0	0	0	360,000	358,600	0	0	1,438,600
Commissions	0	0	0	27,157	36,291	9,134	0	0	0	0	0	0	72,582
Withholding Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses Due from Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Receipts due to Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL EXPENSES</b>	711,979	708,916	1,072,628	1,094,099	1,110,793	847,218	724,206	692,161	1,025,752	1,065,210	664,657	2,285,121	12,002,740
<b>ENDING GL BALANCE</b>	1,540,535	1,722,112	1,536,801	2,930,497	2,715,730	2,797,145	2,988,467	3,199,537	3,068,101	2,906,002	3,130,997	1,741,954	
<b>CASH MGMT ACCOUNT BALANCE</b>	54,338	54,349	54,360	54,371	54,382	54,393	54,404	54,415	54,426	54,437	54,448	54,459	
<b>TOTAL CASH BALANCE</b>	1,594,873	1,776,461	1,591,161	2,984,868	2,770,112	2,851,538	3,042,871	3,253,952	3,122,527	2,960,439	3,185,445	1,796,413	
<b>LESS RESERVES</b>													
Misc Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrued Operating Expenses	275,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	2,400,000
Accrued Audit Fees	38,917	3,500	7,000	10,500	14,000	17,500	21,000	24,500	28,000	31,500	35,000	38,500	385,000
Security Deposits	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	1,035,927
Accrued Capital Expenditures	0	0	0	0	0	0	0	0	0	0	0	0	0
Mortgage Payment (reserve for Next Month)	412,105	412,105	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	4,384,944
Special Assessment	267,174	400,761	594,348	667,934	801,521	935,108	1,068,695	1,202,282	1,335,869	1,469,456	1,603,043	1,741,954	13,587,587
Husch Refurbishment Allowance	1,438,600	1,438,600	1,078,600	718,600	718,600	718,600	718,600	718,600	358,600	0	0	0	0
RSM Backfill	0	0	0	779,067	426,368	398,243	428,239	503,663	594,198	653,397	743,316	820,240	8,202,440
<b>TOTAL RESERVES</b>	2,535,389	2,598,559	2,402,035	2,958,188	2,742,576	2,851,538	3,018,621	3,231,132	3,098,754	2,936,440	3,163,446	1,774,413	22,002,740

# Plaza Colonnade

**2019**

As of January 13, 2019

**LESS OTHER DEBITS**

Due to/from Affiliates

**TOTAL OTHER DEBITS**

Available for Distribution before Adjustments  
Less Distributions Earned but not yet Paid  
Less Other Adjustments

**NET FUNDS FOR DISTRIBUTION**

**DISTRIBUTION ALLOCATIONS**

Copaken (50%)  
Less Total Withholding Taxes Paid  
Other Adjustments

**Net Copaken Share**

HIW Share (50%)

Other Adjustments

**Net HIW Share**

**BUILDING IMPROVEMENTS**

Roofing Membrand

**TOTAL BUILDING IMPROVEMENTS**

**TENANT IMPROVEMENTS**

Husch Blackwell Refurbishment Allowance

Spec Suite 220-Cranial Technology

Spec Suite 230

**TOTAL TENANT IMPROVEMENTS**

**COMMISSIONS**

Spec Suite 220-Cranial Technology

Spec Suite 230

**TOTAL COMMISSIONS**

	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2019 Total	
	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec		
22,851	22,769	22,769	23,105	26,681	27,537	0	24,250	22,820	23,774	22,000	22,000	22,000	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22,851	22,769	23,105	26,681	27,537	0	24,250	22,820	23,774	22,000	22,000	22,000	22,000	0	
(963,367)	(844,867)	(833,979)	(0)	(0)	(0)	0	0	(0)	(0)	2,000	(0)	(0)	(0)	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>(963,367)</b>	<b>(844,867)</b>	<b>(833,979)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>2,000</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	
(481,683)	(422,433)	(416,989)	(0)	(0)	(0)	0	0	(0)	(0)	1,000	(0)	(0)	(0)	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>(481,683)</b>	<b>(422,433)</b>	<b>(416,989)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>1,000</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	
(481,683)	(422,433)	(416,989)	(0)	(0)	(0)	0	0	(0)	(0)	1,000	(0)	(0)	(0)	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>(481,683)</b>	<b>(422,433)</b>	<b>(416,989)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>1,000</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	
<b>BUILDING IMPROVEMENTS</b>													267,000	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	267,000
<b>TENANT IMPROVEMENTS</b>													1,438,600	
0	0	360,000	360,000	69,960	69,960	37,158	37,158	37,158	360,000	358,600	0	0	0	1,438,600
0	0	0	0	0	0	0	0	0	0	0	0	0	0	139,920
0	0	0	0	0	0	0	0	0	0	0	0	0	0	74,316
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,652,836
<b>COMMISSIONS</b>													54,314	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,268
0	0	0	0	0	0	0	0	0	0	0	0	0	0	72,582

# Plaza Colonnade

## 2020

As of January 13, 2019

### BEGINNING GL BALANCE

#### PLUS INCOME

	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2019 Total
	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	
Current Cash Collections	1,796,413	1,927,146	2,058,855	2,174,069	3,919,431	4,050,608	4,085,211	3,379,268	3,242,540	2,911,894	2,759,295	2,643,275	
Prepaid Rents/Subsequent Receipts	840,151	838,065	825,339	827,137	829,002	832,968	868,254	787,866	789,520	786,444	770,838	837,387	9,832,370
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses Due from Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Receipts Due to Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Received from Trustee	0	0	0	1,603,043	0	0	0	0	0	0	0	0	0
Capital Call	0	0	0	0	0	0	0	0	0	0	0	0	1,603,043
<b>TOTAL INCOME</b>	<b>840,151</b>	<b>838,065</b>	<b>825,339</b>	<b>2,430,180</b>	<b>829,002</b>	<b>832,968</b>	<b>868,254</b>	<b>787,866</b>	<b>789,520</b>	<b>786,444</b>	<b>770,838</b>	<b>837,387</b>	<b>11,436,013</b>

#### LESS EXPENSES

Expenses Paid	270,924	267,862	271,632	246,323	259,330	359,872	285,703	253,660	227,253	268,108	215,924	243,578	3,170,168
Real Estate Taxes Paid	0	0	0	0	0	0	0	0	0	0	0	0	0
TIF Special Assessment Payment	0	0	0	0	0	0	0	0	0	0	0	1,603,043	1,603,043
Mortgage Payment	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	5,261,928
Distribution - Copaken	0	0	0	0	0	0	425,000	0	0	0	0	0	425,000
Distribution - HIW	0	0	0	0	0	0	425,000	0	0	0	0	0	425,000
Building Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0
RSM Backfill Tenant Improvement	0	0	0	0	0	0	0	232,440	232,440	232,440	232,440	0	929,760
RSM Backfill Commissions	0	0	0	0	0	0	0	0	221,980	0	0	221,980	443,960
Commissions	0	0	0	0	0	0	0	0	0	0	0	0	0
Withholding Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses Due from Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Receipts due to Affiliate	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL EXPENSES</b>	<b>709,418</b>	<b>706,356</b>	<b>710,126</b>	<b>684,817</b>	<b>697,824</b>	<b>798,366</b>	<b>1,574,197</b>	<b>924,594</b>	<b>1,120,167</b>	<b>939,042</b>	<b>886,858</b>	<b>2,507,095</b>	<b>12,258,859</b>

#### ENDING GL BALANCE

	1,927,146	2,058,855	2,174,069	3,919,431	4,050,608	4,085,211	3,379,267	3,242,540	2,911,894	2,759,295	2,643,275	973,567	
<b>CASH MGMT ACCOUNT BALANCE</b>	<b>54,338</b>	<b>54,349</b>	<b>54,360</b>	<b>54,371</b>	<b>54,382</b>	<b>54,393</b>	<b>54,404</b>	<b>54,415</b>	<b>54,426</b>	<b>54,437</b>	<b>54,448</b>	<b>54,459</b>	
<b>TOTAL CASH BALANCE</b>	<b>1,981,484</b>	<b>2,113,204</b>	<b>2,228,429</b>	<b>3,973,802</b>	<b>4,104,990</b>	<b>4,139,604</b>	<b>3,433,671</b>	<b>3,296,955</b>	<b>2,966,320</b>	<b>2,813,732</b>	<b>2,697,723</b>	<b>1,028,026</b>	

#### LESS RESERVES

Misc Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrued Operating Expenses	275,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	2,400,000
Accrued Audit Fees	38,917	3,500	7,000	10,500	14,000	17,500	21,000	24,500	28,000	31,500	35,000	38,500	38,500
Security Deposits	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	103,593	1,035,983
Accrued Capital Expenditures	0	0	0	0	0	0	0	0	0	0	0	0	0
Mortgage Payment (reserve for Next Month)	412,105	412,105	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	438,494	4,384,944
Special Assessment	267,174	400,761	534,348	667,934	801,521	935,108	1,068,695	1,202,282	1,335,869	1,469,456	1,603,043	1,737,587	13,358,771
RSM Backfill	861,844	930,473	881,889	1,373,720	1,373,720	1,373,720	1,373,720	1,411,280	686,860	454,420	221,980	0	8,328,110
<b>TOTAL RESERVES</b>	<b>1,958,633</b>	<b>2,090,432</b>	<b>2,205,324</b>	<b>2,834,241</b>	<b>2,971,328</b>	<b>3,108,415</b>	<b>3,245,502</b>	<b>3,150,149</b>	<b>2,832,816</b>	<b>2,737,463</b>	<b>2,642,110</b>	<b>954,173</b>	



# Plaza Colonnade

**2020**

As of January 13, 2019

	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2019 Total
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
<b>LESS OTHER DEBTS</b>													
Due to/from Affiliates	22,851	0	23,105	26,681	27,537	27,537	24,250	22,820	23,774	22,000	22,000	22,000	220,000
<b>TOTAL OTHER DEBTS</b>	<b>22,851</b>	<b>0</b>	<b>23,105</b>	<b>26,681</b>	<b>27,537</b>	<b>27,537</b>	<b>24,250</b>	<b>22,820</b>	<b>23,774</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>220,000</b>
Available for Distribution before Adjustments	0	3	(0)	1,112,880	1,106,126	1,003,653	163,920	123,986	109,731	54,270	33,613	51,853	51,853
Less Distributions Earned but not yet Paid	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>NET FUNDS FOR DISTRIBUTION</b>	<b>0</b>	<b>3</b>	<b>(0)</b>	<b>1,112,880</b>	<b>1,106,126</b>	<b>1,003,653</b>	<b>163,920</b>	<b>123,986</b>	<b>109,731</b>	<b>54,270</b>	<b>33,613</b>	<b>51,853</b>	<b>51,853</b>
<b>DISTRIBUTION ALLOCATIONS</b>													
Copaken (50%)	0	2	(0)	556,440	553,063	501,826	81,960	61,993	54,865	27,135	16,807	25,926	25,926
Less Total Withholding Taxes Paid	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Copaken Share</b>	<b>0</b>	<b>2</b>	<b>(0)</b>	<b>556,440</b>	<b>553,063</b>	<b>501,826</b>	<b>81,960</b>	<b>61,993</b>	<b>54,865</b>	<b>27,135</b>	<b>16,807</b>	<b>25,926</b>	<b>25,926</b>
HIW Share (50%)	0	2	(0)	556,440	553,063	501,826	81,960	61,993	54,865	27,135	16,807	25,926	25,926
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net HIW Share</b>	<b>0</b>	<b>2</b>	<b>(0)</b>	<b>556,440</b>	<b>553,063</b>	<b>501,826</b>	<b>81,960</b>	<b>61,993</b>	<b>54,865</b>	<b>27,135</b>	<b>16,807</b>	<b>25,926</b>	<b>25,926</b>
<b>BUILDING IMPROVEMENTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TENANT IMPROVEMENTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
RSM Backfill							232,440	232,440	232,440	232,440	232,440	232,440	929,760
<b>TOTAL TENANT IMPROVEMENTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>232,440</b>	<b>232,440</b>	<b>232,440</b>	<b>232,440</b>	<b>232,440</b>	<b>232,440</b>	<b>929,760</b>
<b>COMMISSIONS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
RSM Backfill								221,980	221,980	221,980	221,980	221,980	443,960
<b>TOTAL COMMISSIONS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>221,980</b>	<b>221,980</b>	<b>221,980</b>	<b>221,980</b>	<b>221,980</b>	<b>443,960</b>



Company: 83310

# AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower  
Year 2019

Page 1 of 24  
1/13/2019  
Compared to 2018 Forecast

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PersF
<b>Square Feet</b>	<b>283,845</b>													
2018 Occupancy %	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%	97.32%
2019 Occupancy %	97.25%	97.25%	97.60%	99.09%	99.09%	99.89%	99.89%	99.89%	99.89%	99.89%	99.89%	99.89%	99.89%	99.13%
Avg														Avg
51110	682,408	686,792	685,196	685,196	686,287	686,289	686,619	688,779	688,942	688,942	689,081	690,060	7,988,569	28.18
Base Rent	671,790	671,790	671,816	683,223	684,294	684,482	689,619	689,779	690,442	690,442	691,125	691,488	8,210,269	28.93
Variance	9,382	4,988	6,621	18,027	18,027	18,193	23,000	23,000	23,500	23,500	22,044	21,368	211,680	0.75
%	1.42%	0.75%	1.00%	2.71%	2.71%	2.73%	3.45%	3.45%	3.52%	3.52%	3.25%	3.19%	2.65%	
51120	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,160	0.07
Gross Potential - Retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	-1,680	-1,680	-1,680	-1,680	-1,680	-1,680	-1,680	-1,680	-1,680	-1,680	-1,680	-1,680	-20,160	-0.07
%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	
51185	-37	-33	-37	-36	-37	-36	-37	-37	-36	-37	-36	-37	-435	0.00
Base Rent - Lse Incentive	-36	-36	-36	-36	-36	-36	-36	-36	-36	-36	-36	-36	-435	0.00
Variance	1	-3	1	0	1	0	1	1	0	1	0	1	0	0.00
%	-1.87%	8.60%	-1.87%	1.37%	-1.87%	1.37%	-1.87%	-1.87%	1.37%	-1.89%	1.37%	-1.87%	0.00%	
519140	14,009	14,009	14,009	14,009	14,009	14,009	14,009	14,009	14,009	14,009	14,009	14,009	168,112	0.59
Storage Rent	13,943	13,943	13,943	13,943	13,943	13,943	13,943	13,943	13,943	13,943	13,943	13,943	167,312	0.59
Variance	-67	-67	-67	-67	-67	-67	-67	-67	-67	-67	-67	-67	-800	0.00
%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	-0.48%	
519180	2,526	2,526	2,526	2,535	2,535	2,563	2,585	2,585	2,595	2,595	2,602	2,602	34,711	0.12
Antenna Dis/Income	2,602	2,602	2,602	2,611	2,611	2,640	2,673	2,673	2,673	2,673	2,439	2,439	31,237	0.11
Variance	76	76	76	76	76	77	78	78	78	78	-163	-163	-3,473	-0.01
%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	-6.28%	-6.28%	-10.01%	
<b>TOTAL</b>	<b>680,586</b>	<b>684,974</b>	<b>683,374</b>	<b>683,385</b>	<b>684,454</b>	<b>684,506</b>	<b>684,866</b>	<b>685,027</b>	<b>685,190</b>	<b>689,103</b>	<b>687,337</b>	<b>688,344</b>	<b>8,221,147</b>	<b>28.96</b>



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<b>Base Rent</b>														
2019 Act/Ref	688,298	688,298	688,325	699,741	700,811	701,028	706,198	706,369	707,021	707,021	707,470	707,833	8,468,403	28.62
Variance %	7,712 1.13%	3,324 0.49%	4,950 0.72%	16,366 2.39%	16,357 2.39%	16,523 2.41%	21,332 3.11%	21,332 3.11%	21,831 3.19%	17,918 2.60%	20,133 2.93%	19,489 2.83%	187,256	0.66
2018 Act/Ref	-12,440	-14,430	-14,430	-14,430	-15,501	-15,524	-15,853	-16,014	-16,176	-16,176	-15,441	-16,449	-182,864	-0.64
2019 Act/Ref	-16,449	-16,449	-16,448	-15,877	-16,948	-16,964	-17,113	-17,273	-17,936	-17,936	-18,370	-18,733	-206,496	-0.73
Variance %	-4,009 32.22%	-2,019 13.99%	-2,018 13.98%	-1,447 10.03%	-1,447 9.34%	-1,441 9.28%	-1,260 7.95%	-1,260 7.87%	-1,760 10.88%	-1,760 10.88%	-2,930 18.97%	-2,284 13.89%	-23,632	-0.08
<b>TOTAL</b>														
2018 Act/Ref	-12,440	-14,430	-14,430	-14,430	-15,501	-15,524	-15,853	-16,014	-16,176	-16,176	-15,441	-16,449	-182,864	-0.64
2019 Act/Ref	-16,449	-16,449	-16,448	-15,877	-16,948	-16,964	-17,113	-17,273	-17,936	-17,936	-18,370	-18,733	-206,496	-0.73
Variance %	-4,009 32.22%	-2,019 13.99%	-2,018 13.98%	-1,447 10.03%	-1,447 9.34%	-1,441 9.28%	-1,260 7.95%	-1,260 7.87%	-1,760 10.88%	-1,760 10.88%	-2,930 18.97%	-2,284 13.89%	-23,632	-0.08
<b>512110</b>														
CAM Inc - CY Mth Billed	90,315	90,315	90,315	90,315	91,855	91,855	91,855	91,855	91,855	91,855	90,116	90,116	1,082,622	3.85
2019 Act/Ref	119,510	117,475	115,847	104,588	109,472	127,785	122,630	111,642	101,197	115,712	99,298	110,828	1,355,985	4.78
Variance %	29,195 32.33%	27,160 30.07%	25,533 28.27%	14,274 15.80%	17,617 19.18%	35,900 39.12%	30,775 33.50%	19,787 21.54%	9,342 10.17%	23,857 25.97%	9,182 10.19%	20,712 22.98%	263,363	0.93
<b>512115</b>														
CAM Inc - Fixed	9,805	9,805	9,805	9,805	9,805	9,805	9,805	9,805	9,805	9,805	9,805	9,805	117,660	0.41
2019 Act/Ref	10,099	10,099	10,099	10,099	10,099	10,099	10,099	10,099	10,099	10,099	10,099	10,099	121,190	0.43
Variance %	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	294 3.00%	3,530	0.01
<b>512130</b>														
CAM Inc - CY Adj	30,221	12,556	22,567	25,429	16,908	27,993	37,088	40,907	-1,916	-5,191	51,026	26,580	284,168	1.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	-30,221 -100.00%	-12,556 -100.00%	-22,567 -100.00%	-25,429 -100.00%	-16,908 -100.00%	-27,993 -100.00%	-37,088 -100.00%	-40,907 -100.00%	1,916 -100.00%	5,191 -100.00%	-51,026 -100.00%	-26,580 -100.00%	-284,168	-1.00
<b>512140</b>														
CAM Inc - PY Adj	0	0	0	142	0	0	0	0	0	0	0	0	142	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	0 0.00%	0 0.00%	0 0.00%	-142 -100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	-142	-0.00



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<b>TOTAL</b>														
Recovery	130,341	112,676	122,687	125,691	118,568	129,653	138,748	142,567	96,744	96,469	150,948	126,501	1,494,592	5.27
	129,609	127,574	125,947	114,687	119,571	137,884	132,729	121,741	111,296	125,611	109,397	120,928	1,477,175	5.20
Variance	-732	14,888	3,260	-11,004	1,003	8,231	-6,019	-20,825	11,552	28,342	-41,551	-5,574	-17,418	-0.06
%	-0.56%	13.22%	2.66%	-8.75%	0.85%	6.35%	-4.34%	-14.61%	11.56%	30.42%	-27.53%	-4.41%	-1.17%	
2018 Act/Ref	0	0	0	418	-418	705	0	0	0	0	0	0	705	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	-418	418	-705	0	0	0	0	0	0	-705	0.00
%	0.00%	0.00%	0.00%	-100.00%	100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
512210 Expenses Billed to Tenant														
2018 Act/Ref	50	150	75	25	0	50	500	0	650	25	0	100	1,625	0.01
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	-50	-150	-75	-25	0	-50	-500	0	-650	-25	0	-100	-1,625	-0.01
%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	
512215 Markup - Expenses Billed to TT														
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. AHU Bldg Svcs Inc NonRecurring	-2,100	-2,100	-2,100	-2,100	-2,100	-2,100	-2,100	2,100	-2,100	-2,100	-2,100	-2,100	-25,200	0
2018 Act/Ref	2,072	1,653	1,670	1,005	2,709	1,197	1,407	2,016	2,347	99	5,418	1,915	23,516	0.08
2019 Act/Ref	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200	0.09
Variance	28	438	431	1,096	-609	903	693	84	-247	2,001	-3,318	186	1,684	0.01
%	1.35%	26.32%	25.79%	109.06%	-22.48%	75.44%	49.25%	4.17%	-10.53%	2027.88%	-61.24%	9.66%	7.16%	
512225 AHU Bldg Svcs Exp Reimb														
2018 Act/Ref	888	713	716	431	1,161	513	603	1,144	761	4,677	-2,348	821	10,078	0.04
2019 Act/Ref	449	449	449	449	449	449	449	449	449	449	449	449	5,388	0.02
Variance	-439	-264	-267	19	-712	-64	-154	-695	-312	-4,228	2,797	-372	-4,690	-0.02
%	-49.44%	-36.98%	-37.25%	4.30%	-61.33%	-12.48%	-25.54%	-60.75%	-40.99%	-90.40%	-119.12%	-45.28%	-46.54%	
512230 Utility Reimbursements														
2018 Act/Ref	24,483	19,505	18,733	7,648	18,049	10,478	24,112	15,565	14,199	9,632	10,190	18,383	191,017	0.67
2019 Act/Ref	17,000	17,000	14,000	16,000	18,000	14,000	18,000	20,000	19,000	16,000	16,000	16,000	201,000	0.71
Variance	-7,483	-2,505	-4,733	832	-49	3,522	-6,112	4,405	4,801	6,368	5,810	-2,383	9,983	0.04
%	-30.56%	-12.84%	-25.26%	109.21%	-0.27%	33.61%	-25.35%	28.24%	33.82%	66.11%	57.01%	-13.01%	5.23%	



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<b>TOTAL</b>														
Reimbursed Expenses	27,483	22,030	21,193	9,525	21,501	12,944	26,622	18,755	17,957	14,433	13,260	21,228	226,941	0.80
	19,549	19,549	16,549	18,549	20,549	16,549	20,549	22,549	21,549	18,549	18,549	18,549	231,588	0.82
Variance	-7,944	-2,481	-4,644	9,024	-852	3,605	-6,073	3,794	3,592	4,116	5,289	-2,679	4,647	0.02
%	-28.89%	-11.26%	-21.91%	94.74%	-4.43%	27.85%	-22.81%	20.23%	20.01%	28.52%	39.88%	-12.62%	2.05%	
<b>519160</b>														
Parking Income-Contract	37,800	37,800	37,800	37,800	37,800	22,200	30,000	30,000	30,000	30,000	30,000	30,000	391,200	1.38
	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	360,000	1.27
Variance	-7,800	-7,800	-7,800	-7,800	-7,800	7,800	0	0	0	0	0	0	-31,200	-0.11
%	-20.63%	-20.63%	-20.63%	-20.63%	-20.63%	35.14%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-7.98%	
<b>519165</b>														
Parking Income-Tenant	31,628	31,333	30,452	33,070	29,428	31,916	32,017	32,376	30,547	30,480	31,152	31,570	375,968	1.32
	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	384,000	1.35
Variance	-372	667	1,548	-1,070	2,572	84	-17	-376	1,453	1,520	848	431	8,032	0.03
%	1.18%	2.13%	5.08%	-3.23%	8.74%	0.26%	-0.05%	-1.16%	4.76%	4.99%	2.72%	1.36%	2.14%	
<b>TOTAL</b>														
Parking	69,428	69,133	68,252	70,870	67,228	54,116	62,017	62,376	60,547	60,480	61,152	61,570	767,168	2.70
	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	744,000	2.62
Variance	-7,428	-7,133	-6,252	-8,870	-5,228	7,884	-17	-376	1,453	1,520	848	431	-23,168	-0.08
%	-10.70%	-10.32%	-9.18%	-12.52%	-7.78%	14.57%	-0.03%	-0.60%	2.40%	2.51%	1.39%	0.70%	-3.02%	
<b>512275</b>														
TIF Inc Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	-92,478	-92,478	-92,478	-92,478	-92,478	-92,478	-92,478	-92,478	-92,478	-92,478	-92,478	-92,478	-1,109,736	
	-61,907	-61,907	-61,907	-61,907	-61,907	-61,907	-61,907	-61,907	-61,907	-61,907	-61,907	-61,907	-742,884	
	170,500	141,703	141,703	141,703	285,591	154,385	154,385	154,385	154,385	154,385	191,766	154,385	1,999,276	7.04
	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	1,852,620	6.53
Variance	-16,115	12,682	12,682	-8,870	-131,206	0	0	0	0	0	-37,381	0	-146,656	-0.52
%	-9.45%	8.95%	8.95%	-12.52%	-45.94%	0.00%	0.00%	0.00%	0.00%	0.00%	-19.49%	0.00%	-7.34%	
<b>TOTAL</b>														
Other Rents	170,500	141,703	141,703	141,703	285,591	154,385	154,385	154,385	154,385	154,385	191,766	154,385	1,999,276	7.04
	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	154,385	1,852,620	6.53
Variance	-16,115	12,682	12,682	-8,870	-131,206	0	0	0	0	0	-37,381	0	-146,656	-0.52
%	-9.45%	8.95%	8.95%	-12.52%	-45.94%	0.00%	0.00%	0.00%	0.00%	0.00%	-19.49%	0.00%	-7.34%	
<b>519130</b>														
	-5,801	8,950	-4,459	30,131	-1,207	-6,221	26,501	-4,425	-225	-34,266	114	-10,081	-1,029	0.00



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	5,801	-8,950	4,459	-30,131	1,207	6,221	-26,501	4,425	225	34,296	-114	10,091	1,029	0.00
%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
<b>TOTAL</b>														
2018 Act/Ref	-5,801	8,950	-4,459	30,131	-1,207	-6,221	26,501	-4,425	-225	-34,296	114	-10,091	-1,029	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	5,801	-8,950	4,459	-30,131	1,207	6,221	-26,501	4,425	225	34,296	-114	10,091	1,029	0.00
%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
<b>TOTAL</b>														
2018 Act/Ref	1,060,107	1,025,037	1,018,319	1,046,874	1,160,634	1,013,889	1,077,287	1,042,671	1,001,422	964,398	1,089,137	1,025,488	12,525,232	44.13
2018 Act/Ref	1,037,392	1,035,357	1,030,757	1,033,485	1,040,368	1,054,882	1,058,748	1,048,761	1,038,316	1,049,831	0	1,044,961	12,507,290	44.06
Variance	-22,715	10,321	12,439	-13,390	-120,266	41,023	-18,538	7,090	36,894	85,432	-55,706	19,473	-17,942	-0.06
%	-2.14%	1.01%	1.22%	-1.28%	-10.36%	4.05%	-1.72%	0.68%	3.68%	8.66%	-5.11%	1.90%	-0.14%	
<b>TOTAL</b>														
2018 Act/Ref	18,500	20,455	19,500	19,951	19,675	19,675	19,675	19,675	19,675	19,675	19,675	19,675	235,708	0.83
2019 Act/Ref	20,266	20,266	20,266	20,266	20,266	20,266	20,266	20,266	20,266	20,266	20,266	20,266	243,187	0.86
Variance	-1,766	190	-766	-415	-590	-590	-590	-590	-590	-590	-590	-590	-7,478	-0.03
%	-9.54%	0.93%	-3.93%	-2.09%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.17%	
2019 Notes: Reflects 3% increase effective 1/2019.														
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Dayporter	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	36,430	0
2018 Act/Ref	2,904	2,991	2,948	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,913	35,335	0.12
2019 Act/Ref	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	36,430	0.13
Variance	-132	-45	-88	-88	-88	-88	-88	-88	-88	-88	-88	-122	-1,065	0.00
%	-4.54%	-1.51%	-2.99%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-4.20%	-3.10%	
2019 Notes: 3% increase effective 1/2019														
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Waste Management - Waste	525	525	525	525	525	525	525	525	525	525	525	525	6,300	0
Sup. Sched. Liberty Compactor Rental	337	337	337	337	337	337	337	337	337	337	337	337	4,044	0
Sup. Sched. Waste Management - Recycle	260	260	260	260	260	260	260	260	260	260	260	260	3,120	0
2018 Act/Ref	771	1,370	1,051	628	1,936	221	767	676	1,360	1,104	406	1,015	11,306	0.04
2019 Act/Ref	1,122	1,122	1,122	1,122	1,122	1,122	1,122	1,122	1,122	1,122	1,122	1,122	13,464	0.05
Variance	-352	248	-71	-494	814	-901	-356	-446	238	-18	-716	-107	-2,159	-0.01



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
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%	-45.62%	18.11%	-6.79%	-78.76%	42.05%	-406.59%	-46.38%	-65.91%	17.48%	-1.61%	-176.21%	-10.52%	-19.10%	
2019 Notes: Based on history. No increase per provider. Based on history														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Weekly 1st Level Windows Lobby	1000	320	320	320	320	320	320	320	320	320	320	320	3,840	0.07
Sup. Sched.: Monthly I&O Lobby & High Dust	2000	475	475	475	475	475	475	475	475	475	475	475	5,700	0.08
Sup. Sched.: Exterior Windows	3000	0	0	1,740	0	0	0	0	0	1,740	0	0	3,480	0.08
Sup. Sched.: Exterior Windows	4000	0	0	3,500	0	0	0	0	0	3,500	0	0	7,000	0.08
Sup. Sched.: Interior Windows	5000	1,900	0	0	0	0	0	0	0	0	0	0	1,900	0.08
Sup. Sched.: City Opaque Lobby Glass	6000	110	0	110	0	0	110	0	0	110	0	0	440	0.08
Sup. Sched.: Lobby Partition Wall	7000	0	190	0	0	0	175	0	0	0	0	0	365	0.08
Sup. Sched.: Lobby Glass Light Fixture	8000	0	0	0	0	400	0	0	0	0	0	0	400	0.08
2018 Act/Ref	565	1,415	825	825	525	5,280	1,580	795	-15	4,260	0	2,490	18,555	0.07
2019 Act/Ref	2,805	965	795	6,145	795	1,195	1,080	795	795	6,145	795	795	23,125	0.08
Variance	-2,240	430	-30	-5,320	-270	4,085	510	0	-810	-1,885	-795	1,695	-4,570	-0.02
%	-396.46%	30.39%	3.64%	-644.85%	-51.43%	77.37%	32.08%	0.00%	5400.00%	-44.25%	100.00%	68.07%	-24.63%	

2019 Notes: Opaque glass by garage elevators														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Control Service	1000	2,306	0	2,306	0	0	2,306	0	0	2,306	0	0	9,224	0.08
Sup. Sched.: Flo-Zone	2000	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	14,860	0.08
2018 Act/Ref	1,238	1,238	1,238	3,435	3,435	1,238	1,238	1,238	1,238	5,631	1,238	1,238	23,645	0.08
2019 Act/Ref	3,544	1,238	1,238	3,544	1,238	1,238	3,544	1,238	1,238	3,544	1,238	1,238	24,084	0.08
Variance	-2,306	0	0	-110	2,196	0	-2,306	0	0	2,087	0	0	-439	0.00
%	-186.21%	0.00%	0.00%	-3.20%	63.94%	0.00%	-186.21%	0.00%	0.00%	37.05%	0.00%	0.00%	-1.86%	

2019 Notes: 5 yr contract - 5/2023														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Elevator Contract	1000	2,271	2,271	2,271	2,271	2,271	2,271	2,271	2,271	2,271	2,271	2,271	27,266	0.10
Sup. Sched.: Retail Allocation	2000	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-360	0.09
2018 Act/Ref	2,172	2,337	2,255	2,255	2,255	2,255	2,255	2,255	2,300	2,255	2,255	2,255	27,133	0.10
2019 Act/Ref	2,241	2,241	2,241	2,241	2,241	2,241	2,241	2,241	2,241	2,241	2,241	2,241	26,896	0.09
Variance	-69	96	14	14	14	14	14	14	88	14	14	14	238	0.00
%	-3.17%	4.11%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	3.79%	0.60%	0.60%	0.60%	0.88%	

2019 Notes: 5 yr Contract - 12/2022														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Odom's Monthly Pest Control	1000	100	100	100	100	100	100	100	100	100	100	100	1,200	0.08

## AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2019

Company: 83310

Account	Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
614166	Sup. Sched.: Odont's Termite Treatment	0	0	0	750	0	0	0	0	0	0	0	0	750	0.01
	2018 Act/Ref	100	100	100	0	850	100	100	100	100	100	100	280	1,900	0.01
	2019 Act/Ref	100	100	100	850	100	100	100	100	100	100	100	100	1,950	0.01
	Variance	0	0	0	-850	750	0	0	-100	0	0	0	180	-20	0.00
	%	0.00%	0.00%	0.00%	100.00%	88.24%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	64.29%	-1.04%	

2019 Notes: no increase, no increase

614168	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2018 Act/Ref	1000	0	0	0	0	3000	0	0	0	0	0	0	3,000	0
	2019 Act/Ref	2000	800	0	0	0	0	0	0	0	0	0	0	800	0
	Variance	0	800	0	0	0	0	0	0	0	0	0	0	1,200	0.02
	%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5,775	0.02
	2019 Act/Ref	0	2,000	0	0	0	3,000	0	0	0	0	0	0	5,000	0.02
	Variance	0	-2,000	0	0	0	-3,000	0	0	5,775	0	0	0	775	0.00
	%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	13.42%	

614210	Sup. Sched.: Actuals	0	48	48	48	48	48	48	48	48	48	48	48	48	0
	2018 Act/Ref	1000	48	48	48	48	48	48	48	48	48	48	48	48	576
	2019 Act/Ref	48	48	48	48	48	48	48	48	48	48	48	48	48	576
	Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%	100.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%

2019 Notes: Monthly Monitoring

614310	Sup. Sched.: Actuals	0	28,528	29,528	29,528	28,528	29,528	29,528	29,528	29,528	29,528	28,528	29,528	354,332	0
	2018 Act/Ref	1000	-797	-797	-797	-797	-797	-797	-797	-797	-797	-797	-797	-9,567	0
	2019 Act/Ref	27,247	28,528	27,672	27,733	33,428	43,558	36,670	23,784	28,105	28,077	28,220	28,573	361,720	1.27
	Variance	-1,484	-79	-1,058	-997	4,697	14,828	7,940	-4,947	-625	-653	-511	-157	16,955	0.06
	%	-5.45%	-0.27%	-3.62%	-3.60%	14.05%	34.04%	21.65%	-20.80%	-2.22%	-2.33%	-1.81%	-0.55%	4.69%	

2019 Notes: Budget provided by GAS

615141	Sup. Sched.: Actuals	0	225	225	225	225	225	225	225	225	225	225	225	2,335	0.07
	2018 Act/Ref	1000	1,590	1,295	1,295	1,590	1,295	1,590	1,295	1,295	1,590	1,295	1,295	16,720	0.07
	2019 Act/Ref	352	352	352	352	352	352	352	352	352	352	352	352	4,229	0.07
	Variance	0	0	0	0	0	0	0	0	0	0	0	0	20,335	0.07



## AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Company: 83310

Year 2019

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Landscpp Int Contract	2,167	1,872	1,872	1,983	2,167	1,872	2,278	1,872	1,872	2,167	1,872	1,983	23,982	0.06
Variance	630	5	1	-346	-520	-225	-2,066	6	925	-512	-1,171	-353	-3,647	-0.01
%	22.51%	0.24%	0.04%	-21.11%	-31.60%	-13.65%	-1081.39%	0.31%	33.05%	-30.91%	-165.90%	-21.64%	-17.94%	
2019 Notes: Studio Den Meiners, Studio Den Meiners, True Moss														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Signature Landscaping	1000	0	0	2,069	2,069	2,069	2,069	2,069	2,069	2,069	2,069	0	16,553	0
Sup. Sched.: Retail Allocation	2000	0	0	-56	-56	-56	-56	-56	-56	-56	-56	0	-447	0
615220	0	0	0	1,185	4,740	2,433	-870	1,590	1,073	4,357	2,202	0	16,710	0.06
2019 Act/Ref	0	0	0	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	0	16,105	0.06
Variance	0	0	0	-828	2,726	420	-2,883	-423	-940	2,343	189	0	605	0.00
%	0.00%	0.00%	0.00%	-69.84%	57.52%	17.25%	-331.50%	-26.60%	-87.57%	53.79%	8.58%	0.00%	3.62%	
2019 Notes: Based on Historical Data														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Snow Removal	1000	11,000	3,800	12,000	0	0	0	0	0	0	3,000	8,500	53,300	0
Sup. Sched.: Retail Allocation	2000	-297	-405	-324	0	0	0	0	0	0	-81	-230	-1,442	0
615250	10,016	12,912	3,148	27,900	0	0	0	0	0	0	22,702	3,148	79,826	0.28
2019 Act/Ref	10,703	14,555	3,694	11,676	0	0	0	0	0	0	2,919	8,271	51,858	0.18
Variance	-687	-1,683	-546	16,224	0	0	0	0	0	0	19,783	-5,123	27,968	0.10
%	-6.86%	-13.04%	-17.36%	58.15%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	87.14%	-162.72%	35.04%	
2019 Notes: Based on Historical Data														
2018 Act/Ref	66,310	73,443	60,658	88,445	71,486	79,403	64,614	54,839	65,482	70,110	80,496	63,267	838,553	2.96
2019 Act/Ref	74,783	76,234	63,143	81,655	61,757	64,862	64,459	61,462	61,462	69,413	64,381	67,830	811,423	2.86
Variance	-8,453	-2,791	-2,485	6,789	9,728	14,541	155	-6,623	4,020	697	16,115	-4,564	27,131	0.10
%	-12.75%	-3.80%	-4.10%	7.68%	13.61%	18.31%	0.24%	-12.08%	6.14%	0.99%	20.02%	-7.21%	3.24%	
2019 Notes: Based on history and estimated 3% increase														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Janitorial Supplies	1000	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	54,600	0
611185	3,930	4,832	5,296	4,912	4,000	3,125	5,794	4,287	5,339	2,571	1,198	10,304	55,589	0.20
2019 Act/Ref	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	54,600	0.19
Variance	-620	282	746	362	-550	-1,425	1,244	-263	789	-1,979	-3,352	5,754	989	0.00
%	-15.79%	5.84%	14.08%	7.38%	-13.75%	-45.60%	21.47%	-6.12%	14.77%	-76.95%	-279.76%	55.84%	1.78%	
2019 Notes: Based on history and estimated 3% increase														
2018 Act/Ref	0	2,547	7,550	125	1,002	125	250	3,127	125	125	3,377	0	18,352	0.06



## AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower  
Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
	0	0	-1,150	143	0	-1,150	454	191	-96	16	218	-1,150	-2,524	-0.01
Variance %	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%	-9.14%	100.00%	100.00%	100.00%	-121.57%	
2018 Act/Ref	0	1,500	0	0	0	0	0	0	0	0	0	0	1,500	0.01
2019 Act/Ref	1,800	25	25	25	25	25	25	25	25	25	25	25	2,075	0.01
Variance %	-1,800	1,475	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-575	0.00
	100.00%	98.33%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-38.33%	
2019 Notes: Cab Leather Repairs and Misc Repairs														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Backflow Test City Water Line	1000	0	0	0	0	0	0	0	100	0	0	0	100	100
Sup. Sched.: Backflow Test Cooling Tower	2000	0	0	0	0	0	0	0	100	0	0	0	100	100
Sup. Sched.: Misc Repairs	3000	0	150	0	0	150	0	0	150	0	0	150	600	600
Sup. Sched.: Water Heater Replacement	4000	0	0	0	0	2,500	0	0	0	0	0	0	2,500	2,500
Sup. Sched.: Misc Plumbing Supplies	5000	150	0	150	0	150	0	0	150	0	0	150	750	750
2018 Act/Ref	260	235	969	0	0	0	0	0	435	1,045	1,960	3,616	8,520	0.03
2019 Act/Ref	150	0	300	0	0	2,800	0	0	500	0	0	300	4,050	0.01
Variance %	110	235	669	0	0	-2,800	0	0	-65	1,045	1,960	3,316	4,470	0.02
	42.31%	100.00%	69.04%	0.00%	0.00%	100.00%	0.00%	0.00%	-14.94%	100.00%	100.00%	91.70%	52.46%	
612570 Plumbing Supplies	0	428	0	0	68	0	0	1,460	0	0	111	52	2,148	0.01
2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	0	428	0	0	68	0	0	1,460	0	0	111	52	2,148	0.01
	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	100.00%	
614140 Painting-Int/Ext	0	0	0	0	0	0	0	3,310	13,960	0	0	0	17,260	0.06
2018 Act/Ref	4,500	0	0	0	0	0	0	0	0	0	0	0	5,500	0.02
2019 Act/Ref	0	0	0	0	0	1,000	0	0	0	0	0	0	0	0.00
Variance %	-4,500	0	0	0	0	-1,000	0	3,310	13,960	0	0	0	11,760	0.04
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	68.13%	
2019 Notes: Parkway (January), 2nd Floor Door Frames (January), Freight Vestibules (January), Dock Door (June)														
614146 Ceiling Repairs	400	0	0	0	0	0	0	0	0	0	0	0	400	0.00
2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	400	0	0	0	0	0	0	0	0	0	0	0	400	0.00
	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
614148 Masonry/Tile Repairs	0	0	0	0	0	0	0	0	0	170	0	0	170	0.00
2018 Act/Ref	0	0	0	0	0	0	0	0	0	170	0	0	3,000	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	2,500	0.00
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	170	100.00%
614154 Roof Repairs	0	0	0	0	0	0	0	0	0	309	0	0	3,000	0.01
2018 Act/Ref	0	0	0	0	0	0	3,384	-1,062	0	309	0	0	5,500	0.02
2019 Act/Ref	0	0	0	0	0	0	2,500	0	0	3,000	0	0	5,500	0.02
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	26.13%	100.00%	0.00%	-870.12%	0.00%	0.00%	-2,869	-0.01
2019 Notes: Contingency														
614156 Door Repairs	0	0	0	0	0	0	0	0	0	0	0	0	1,500	0.00
2018 Act/Ref	0	0	375	0	0	375	0	0	375	0	0	0	3,000	0.00
2019 Act/Ref	0	0	375	323	0	0	195	0	333	0	0	0	1,323	0.00
Variance %	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%	-12.70%	0.00%	0.00%	0.00%	-177	0.00
614160 Locks/Keys	0	22	0	0	0	0	46	0	0	20	0	0	655	0.00
2018 Act/Ref	0	22	0	0	0	0	46	0	0	20	0	0	200	0.00
2019 Act/Ref	0	0	50	0	0	50	0	0	50	0	0	50	200	0.00
Variance %	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%	91.19%	455	0.00
614166 General Bldg Supplies	0	36	-352	118	474	-15,375	18	99	-345	323	77	-237	-15,165	-0.05
2018 Act/Ref	0	36	-352	118	474	-15,375	18	99	-345	323	77	-237	-15,165	-0.05
2019 Act/Ref	0	0	-15,469.90%	100.00%	100.00%	100.00%	100.00%	100.00%	-1144.19%	100.00%	100.00%	-171.40%	-1135.62%	
Variance %	0.00%	100.00%	-1546.90%	100.00%	100.00%	100.00%	100.00%	100.00%	-1144.19%	100.00%	100.00%	-171.40%	-1135.62%	



# AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower  
Year 2019

Company: 83310

Account	Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
	Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sup. Sched. Fire Alarm Recertification	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sup. Sched. Fire Extinguisher Inspection	1000	0	0	0	0	0	0	0	0	0	0	0	4,540	4,540
	Sup. Sched. Misc Repairs	2000	0	1,000	0	0	0	0	0	0	0	0	0	1,000	1,000
	Sup. Sched. Fire System Inspection	3000	0	600	0	0	600	0	600	0	0	0	0	2,400	2,400
	Sup. Sched. Replace Sprinkler Guages	4000	0	0	0	0	0	0	0	0	2,700	0	0	2,700	2,700
	Sup. Sched. Replace Sprinkler Guages	5000	1,006	0	0	0	0	0	0	0	0	0	0	1,006	1,006
614230	Life Safety Repairs	0	0	998	0	0	0	210	0	0	2,726	46	4,540	8,520	0.03
	2019 Act/Ref	0	1,006	1,600	0	0	600	0	600	600	2,700	0	5,140	11,646	0.04
	Variance %	0.00%	-1,006	-602	0.00%	0.00%	-600	210	0.00%	-600	0.94%	100.00%	-13.22%	-3,126	-0.01
			100.00%	-60.35%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%		100.00%		-36.69%	

2019 Notes: Progressive, Cintas, American Fire, Completed Every 5 Years

	Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sup. Sched. Camera Repairs	0	0	300	0	0	300	0	0	300	0	0	0	300	1,200
	Sup. Sched. Camera Replacement	2000	0	0	1,500	0	0	1,500	0	0	1,500	0	0	6,000	6,000
	Sup. Sched. Retail Allocation	3000	-71	-156	0	0	-23	0	-23	0	-54	0	-23	-351	-351
	Sup. Sched. Thermal Components	4000	0	800	0	800	0	0	800	0	0	800	0	3,200	3,200
614320	Security Repairs	1,056	0	1,301	515	0	776	0	4,866	675	115	639	179	10,322	0.04
	2019 Act/Ref	1,429	800	144	1,500	800	277	1,500	800	277	1,446	800	277	10,049	0.04
	Variance %	-373	-800	1,157	-985	-800	500	-1,500	4,066	369	-1,331	39	-96	274	0.00
		-35.31%	100.00%	88.93%	-191.12%	100.00%	64.37%	100.00%	83.56%	59.05%	-1154.18%	4.68%	-54.86%	2.65%	

2019 Notes: Contingency

614321	Security Supplies	0	0	0	0	0	60	0	0	0	0	0	0	60	0.00
	2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	60	100.00%

614400	R&M - Other	0	3,300	0	0	0	2,500	560	4,800	0	96	0	0	11,256	0.04
	2018 Act/Ref	0	2,300	0	0	3,500	0	0	0	0	2,000	0	0	7,800	0.03
	2019 Act/Ref	0	2,300	0	0	3,500	0	0	0	0	2,000	0	0	7,800	0.03
	Variance %	0.00%	1,000	0.00%	0.00%	-3,500	2,500	560	4,800	0	-1,904	0	0	3,456	0.01
		0.00%	30.30%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-1980.06%	0.00%	0.00%	30.70%	

2019 Notes: Lobby Wood Maint (February); Blue Mosaic Tile - Contingency (May), Misc (Oct)

615170	Sidewalk Repairs	0	0	0	0	0	6,000	0	0	0	0	0	0	6,000	0.02
	2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2019 Act/Ref	0	0	0	0	9,700	0	0	0	0	0	0	0	9,700	0.03
	Variance	0	0	0	0	-9,700	6,000	0	0	0	0	0	0	-3,700	-0.01







**AREF Receipts/Disbursements Report**  
 By Company - Plaza Colonnade Tower  
 Year 2019

Company: 83310

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Power Wash Drive Lane Monthly	850	850	850	850	850	850	850	850	850	850	850	850	10,200	
Sup. Sched.: Powerwash Sidewalks Weekly	780	780	780	780	780	780	780	780	780	780	780	780	9,360	
Sup. Sched.: Powerwash Library Steps Monthly	180	180	180	180	180	180	180	180	180	180	180	180	2,160	
Sup. Sched.: Retail Allocation	-49	-49	-49	-49	-49	-49	-49	-49	-49	-49	-49	-49	-588	
Sup. Sched.: Powerwash Loading Dock	0	0	425	0	0	0	0	0	425	0	0	0	850	
2018 Act/Ref	-49	1,274	1,420	0	3,850	585	3,620	195	0	780	1,600	2,430	15,705	0.06
2019 Act/Ref	1,761	1,761	2,186	1,761	1,761	1,761	1,761	1,761	2,186	1,761	1,761	1,761	21,982	0.08
Variance	-1,810	-487	-766	-1,761	2,089	-1,176	1,869	-1,566	-2,186	-981	-161	689	-6,277	-0.02
%	3693.88%	-38.23%	-53.94%	100.00%	54.26%	-201.03%	51.35%	-803.08%	100.00%	-125.77%	-10.06%	27.53%	-39.97%	
<b>TOTAL</b>	<b>615</b>	<b>2,338</b>	<b>2,356</b>	<b>1,444</b>	<b>4,765</b>	<b>1,115</b>	<b>4,291</b>	<b>3,559</b>	<b>816</b>	<b>3,316</b>	<b>7,813</b>	<b>2,966</b>	<b>35,396</b>	<b>0.12</b>
General Op-Ex	2,917	2,549	3,126	3,431	2,948	2,442	2,501	3,708	2,726	4,721	8,799	2,301	42,163	0.15
Variance	-2,301	-210	-770	-1,986	1,818	-1,326	1,790	-149	-1,910	-1,404	-985	666	-8,769	-0.02
%	-374.00%	-8.99%	-32.67%	-137.56%	38.15%	-118.94%	41.72%	-4.18%	-234.18%	-42.34%	-12.61%	22.44%	-19.12%	
2018 Act/Ref	888	713	716	431	1,161	513	603	1,144	761	4,677	2,348	821	10,078	0.04
2019 Act/Ref	449	449	449	449	449	449	448	449	449	449	449	449	5,388	0.02
Variance	439	264	267	-19	712	64	154	695	312	4,228	-2,797	372	4,690	0.02
%	49.44%	36.99%	37.25%	-4.30%	61.33%	12.48%	25.54%	60.75%	40.95%	90.40%	119.12%	45.28%	46.54%	
2018 Act/Ref	24,483	19,505	18,733	7,648	18,049	10,478	24,112	15,595	14,199	9,632	10,190	18,393	191,017	0.67
2019 Act/Ref	17,000	17,000	14,000	16,000	18,000	14,000	18,000	20,000	19,000	16,000	16,000	16,000	201,000	0.71
Variance	7,483	2,505	4,733	-8,352	49	-3,522	6,112	-4,405	-4,801	-6,368	-5,810	2,393	-9,983	-0.04
%	30.56%	12.84%	25.26%	-109.21%	0.27%	-33.61%	25.35%	-28.24%	-33.82%	-66.11%	-57.01%	13.01%	-5.23%	
2018 Act/Ref	0	0	0	418	-418	705	0	0	0	0	0	0	705	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	418	-418	705	0	0	0	0	0	0	705	0.00
%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
2018 Act/Ref	25,371	20,218	19,448	8,496	18,792	11,697	24,715	16,739	14,969	14,309	7,842	19,214	201,800	0.71
2019 Act/Ref	17,449	17,449	14,449	16,449	18,449	14,449	18,449	20,449	19,449	16,449	16,449	16,449	206,388	0.73
Variance	7,922	2,769	4,999	-7,953	343	-2,752	6,266	-3,710	-4,490	-2,140	-8,607	2,765	-4,588	-0.02

621163  
 After Hours Expenses

621164  
 Tenant Specific Util Expense

621166  
 Expenses Billed to Tenant

**TOTAL**  
**Tenant Specific Chgs**





# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
%	31.22%	13.69%	25.70%	-83.62%	1.83%	-23.53%	25.35%	-22.16%	-30.01%	-14.95%	-109.74%	14.39%	-2.27%	
2018 Acct/Ref	78,253	78,899	74,265	69,302	63,863	69,208	81,358	78,560	64,066	67,940	55,510	67,935	847,150	2.98
2019 Acct/Ref	93,674	82,675	74,282	46,553	64,269	79,607	97,715	81,073	46,952	65,637	47,466	70,161	850,074	2.99
Variance	-15,421	-5,776	-17	22,750	-406	-10,399	-16,357	-2,523	17,104	2,303	8,044	-2,226	-2,923	-0.01
%	-19.71%	-7.51%	-0.02%	32.83%	-0.64%	-15.02%	-20.11%	-3.21%	26.70%	3.39%	14.49%	-3.28%	-0.35%	
2018 Acct/Ref	15,421	5,776	17	-22,783	407	10,399	16,358	2,523	-17,103	-2,303	-8,043	2,227	2,886	0.01
2019 Acct/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	15,421	5,776	17	-22,783	407	10,399	16,358	2,523	-17,103	-2,303	-8,043	2,227	2,886	0.01
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2018 Acct/Ref	-24,483	-19,505	-18,733	-7,648	-18,049	-10,478	-24,112	-15,955	-14,199	-9,532	-10,190	-18,393	-191,017	-0.67
2019 Acct/Ref	-17,000	-17,000	-14,000	-16,000	-18,000	-14,000	-18,000	-20,000	-19,000	-16,000	-16,000	-16,000	-201,000	-0.71
Variance	-7,483	-2,505	-4,733	8,352	-49	3,522	-6,112	4,405	4,801	6,368	5,810	-2,363	9,983	0.04
%	30.56%	12.84%	25.26%	-109.21%	0.27%	-33.61%	-25.35%	-28.24%	-33.82%	-66.11%	-57.01%	13.01%	-5.23%	
2018 Acct/Ref	-888	-713	-716	-431	-1,161	-513	-603	-1,144	-761	-4,677	2,348	-821	-10,078	-0.04
2019 Acct/Ref	-449	-449	-449	-449	-449	-449	-449	-449	-449	-449	-449	-449	-5,388	-0.02
Variance	-439	-264	-267	19	-712	-64	-154	-695	-312	-4,228	2,797	-372	-4,690	-0.02
%	49.44%	36.98%	37.25%	-4.30%	61.33%	12.48%	25.54%	60.75%	40.99%	90.40%	119.12%	45.28%	46.54%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Storm Water	130	130	130	130	130	130	365	130	130	130	130	130	1,795	0.00
Sup. Sched.: Tower Water	5,555	5,470	6,779	6,432	7,288	10,926	14,559	16,069	14,811	13,164	7,189	5,550	113,810	0.49
2018 Acct/Ref	10,300	9,295	9,916	9,609	11,540	11,893	15,062	17,852	13,689	12,936	9,557	6,227	137,866	0.49
2019 Acct/Ref	5,685	5,600	6,909	6,562	7,416	11,056	14,924	16,199	14,941	13,314	7,319	5,690	115,605	0.41
Variance	4,615	3,695	3,007	3,047	4,124	827	158	1,653	-1,252	-378	2,238	547	22,260	0.08
%	44.81%	39.76%	30.32%	31.71%	35.74%	6.96%	1.05%	9.31%	-9.15%	-2.93%	23.42%	8.78%	16.16%	
2019 Notes: Based on prior year history w/ estimated 3% increase 1/16														
2018 Acct/Ref	528	-1,103	36	662	2,173	417	3,145	3,263	-4,447	-1,231	-4,064	-3,656	-4,278	-0.02
2019 Acct/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	528	-1,103	36	662	2,173	417	3,145	3,263	-4,447	-1,231	-4,064	-3,656	-4,278	-0.02



**AREF Receipts/Disbursements Report**  
**By Company - Plaza Colonnade Tower**  
**Year 2019**

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL</b>	<b>79,132</b>	<b>70,651</b>	<b>64,786</b>	<b>48,712</b>	<b>58,773</b>	<b>80,916</b>	<b>91,227</b>	<b>85,459</b>	<b>41,245</b>	<b>63,033</b>	<b>45,117</b>	<b>53,618</b>	<b>782,589</b>	<b>2.76</b>
Utilities	81,910	70,826	66,742	36,666	53,236	76,214	94,190	76,823	42,454	62,502	38,336	59,392	759,291	2.68
Variance	-2,778	-175	-1,956	12,046	5,537	4,702	-2,983	8,636	-1,209	531	6,781	-5,874	23,278	0.08
%	-3.51%	-0.25%	-3.02%	24.73%	9.42%	5.81%	-3.25%	10.11%	-2.93%	0.84%	15.03%	-10.97%	2.97%	
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Taxes-Real Estate	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	1,419,174	5.00
61710	117,607	117,607	117,607	117,607	117,607	117,607	117,607	117,607	117,607	117,607	124,839	118,264	1,419,174	5.00
Taxes-Real Estate	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	1,419,174	5.00
Variance	-657	-657	-657	-657	-657	-657	-657	-657	-657	-657	6,575	0	0	0.00
%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	5.27%	0.00%	0.00%	
<b>TOTAL</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>117,607</b>	<b>124,839</b>	<b>118,264</b>	<b>1,419,174</b>	<b>5.00</b>
Taxes	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	118,264	1,419,174	5.00
Variance	-657	-657	-657	-657	-657	-657	-657	-657	-657	-657	6,575	0	0	0.00
%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	-0.56%	5.27%	0.00%	0.00%	
614196	0	0	0	0	0	0	2,210	0	0	0	6,215	1,760	10,186	0.04
Property Damage	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	0	2,210	0	0	0	6,215	1,760	10,186	0.04
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	
617210	4,771	4,771	4,771	4,771	4,771	4,771	4,771	4,771	4,771	4,771	4,771	6,425	56,908	0.21
Insurance Premium	4,771	4,771	4,771	4,771	4,914	4,914	4,914	4,914	4,914	4,914	4,914	4,914	56,399	0.21
Variance	0	0	0	0	-143	-143	-143	-143	-143	-3,000	-143	1,511	509	0.00
%	0.00%	0.00%	0.00%	0.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	23.51%	0.86%	
<b>TOTAL</b>	<b>4,771</b>	<b>4,771</b>	<b>4,771</b>	<b>4,771</b>	<b>4,771</b>	<b>4,771</b>	<b>6,982</b>	<b>4,771</b>	<b>4,771</b>	<b>4,771</b>	<b>10,987</b>	<b>8,185</b>	<b>69,084</b>	<b>0.24</b>
Insurance	4,771	4,771	4,771	4,771	4,914	4,914	4,914	4,914	4,914	4,914	4,914	4,914	56,399	0.21
Variance	0	0	0	0	-143	-143	2,067	-143	-143	-3,000	6,072	3,271	10,684	0.04
%	0.00%	0.00%	0.00%	0.00%	-3.00%	-3.00%	29.61%	-3.00%	-3.00%	-3.00%	55.27%	39.96%	15.48%	





# AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2019

Page 19 of 24  
1/13/2019  
Compared to 2018 Forecast

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Variance	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-3,530	-0.01
%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-0.00%
2018 Act/Ref	0	0	0	0	0	150	0	0	0	0	0	0	150	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	150	0	0	0	0	0	0	150	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
<b>TOTAL</b>	<b>24,774</b>	<b>24,774</b>	<b>24,774</b>	<b>24,774</b>	<b>24,774</b>	<b>24,924</b>	<b>24,774</b>	<b>24,774</b>	<b>24,774</b>	<b>24,774</b>	<b>24,774</b>	<b>24,774</b>	<b>297,438</b>	<b>1.05</b>
Non-Recoverable Exp	25,068	25,068	25,068	25,068	25,068	25,068	25,068	25,068	25,068	25,068	25,068	25,068	300,818	1.06
Variance	-294	-294	-294	-294	-294	-144	-294	-294	-294	-294	-294	-294	-3,380	-0.01
%	-1.19%	-1.19%	-1.19%	-1.19%	-1.19%	-0.58%	-1.19%	-1.19%	-1.19%	-1.19%	-1.19%	-1.19%	-1.14%	-0.01
2018 Act/Ref	392,202	347,336	355,205	341,826	353,865	372,846	396,477	370,948	332,413	330,477	357,923	357,410	4,308,631	15.18
2019 Act/Ref	378,633	372,918	365,319	335,706	351,563	399,232	388,698	359,540	329,331	367,096	25,068	353,204	4,322,011	15.23
Variance	13,569	-25,582	-10,113	6,120	2,303	-26,366	7,780	11,308	3,082	-36,619	37,152	4,206	-13,180	-0.05
%	3.46%	-7.37%	-2.85%	1.79%	0.65%	-7.08%	1.96%	3.05%	0.93%	-11.08%	10.38%	1.18%	-0.31%	-0.31%
2018 Act/Ref	667,905	677,700	663,113	705,048	806,769	641,013	680,809	671,823	669,008	633,921	731,213	668,078	8,215,401	28.95
2019 Act/Ref	658,759	662,439	665,439	697,778	688,805	655,650	670,051	690,221	708,985	682,735	712,660	691,757	8,185,279	28.84
Variance	-9,146	-15,261	-2,325	-7,270	-117,963	14,638	-10,758	18,398	39,976	48,813	-18,554	23,679	-31,121	-0.11
%	-1.37%	-2.25%	-0.35%	-1.03%	-14.62%	2.28%	-1.58%	2.74%	5.98%	7.70%	-2.54%	3.54%	-0.38%	-0.38%
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Salaries	13,618	15,545	13,726	14,493	16,417	17,957	19,634	17,618	17,224	21,040	14,027	14,027	195,326	0
Sup. Sched.: Less Retail Allocation	-413	-413	-413	-413	-413	-413	-413	-413	-413	-413	-413	-413	-4,956	0
2018 Act/Ref	39,315	-366	17,749	14,466	15,970	15,421	23,164	12,559	16,246	8,466	11,563	15,509	188,081	0.66
2019 Act/Ref	13,205	15,132	13,313	14,080	16,004	17,544	19,221	17,205	16,811	20,627	13,614	13,614	190,370	0.67
Variance	26,110	-15,498	4,436	366	-34	-2,123	3,943	-4,646	-565	-14,161	-2,021	1,895	-2,279	-0.01
%	66.41%	-4234.88%	24.99%	2.67%	-0.22%	-13.77%	17.02%	-36.98%	-3.48%	-219.00%	-17.43%	12.22%	-1.21%	-1.21%
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: 23% of Estimated Wages	3,132	3,132	3,132	3,132	4,941	3,228	3,228	3,226	3,226	4,839	3,226	3,226	41,664	0
Sup. Sched.: Retail Allocation	-93	-93	-93	-93	-93	-93	-93	-93	-93	-93	-93	-93	-1,116	0
2018 Act/Ref	7,287	-94	3,009	1,094	3,117	2,547	3,101	2,746	2,691	2,510	640	4,582	33,122	0.12



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<b>Employee Benefit Expens</b>														
2019 Act/Ref	3,039	3,039	3,039	3,039	4,848	3,133	3,133	3,133	3,133	4,746	3,133	3,133	40,548	0.14
Variance	4,248	-3,133	-30	-2,005	-1,731	-566	-32	-387	-442	-2,236	-2,493	1,369	-7,426	-0.03
%	58.23%	3347.49%	-1.00%	-193.90%	-55.51%	-22.99%	-1.02%	-14.09%	-16.42%	-89.11%	-989.32%	30.87%	-22.42%	
<b>Sup. Sched. Actuals</b>														
Sup. Sched. RPA Classes-50%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Staff BOMIA/REM-50%	1000	0	0	500	0	0	0	500	0	0	0	0	1,000	0
2000	2000	1,300	0	0	0	0	0	0	0	0	0	0	1,300	0
2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2019 Act/Ref	1,300	0	0	500	0	0	0	500	0	0	0	0	2,300	0.01
Variance	-1,300	0	0	-500	0	0	0	-500	0	0	0	0	-2,300	-0.01
%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
<b>711310 Employer Taxes</b>														
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. 8% of Estimated Wages	1000	1,069	1,069	1,069	2,127	1,122	1,122	1,122	1,122	1,683	1,122	1,122	14,868	0
2018 Act/Ref	2,965	87	1,640	1,094	977	1,105	1,690	844	1,156	382	998	1,065	14,065	0.05
2019 Act/Ref	1,069	1,069	1,069	1,069	2,127	1,122	1,122	1,122	1,122	1,683	1,122	1,122	14,868	0.05
Variance	1,906	-1,002	551	5	-1,150	-17	568	-278	34	-1,301	-124	-27	-833	0.00
%	63.64%	-1151.87%	33.62%	0.48%	-117.66%	-1.51%	33.62%	-32.88%	2.90%	-340.06%	-12.43%	-2.42%	-5.92%	
<b>711340 Workers Compensation In</b>														
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Accounting/Tax/Audit	1000	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	41,910	0
2018 Act/Ref	2,942	4,122	2,942	2,942	2,942	2,942	2,942	2,942	2,942	8,372	2,942	2,942	41,910	0.15
2019 Act/Ref	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	3,493	41,910	0.15
Variance	-51	629	-551	-551	-551	-551	-551	-551	-551	4,879	-551	-551	0	0.00
%	-18.73%	15.26%	-18.73%	-18.73%	-18.73%	-18.73%	-18.73%	-18.73%	-18.73%	58.28%	-18.73%	-18.73%	0.00%	
<b>735180 Legal Fees</b>														
2018 Act/Ref	0	0	0	8,643	9,367	3,034	0	0	0	-1,174	0	0	19,870	0.07
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	8,643	9,367	3,034	0	0	0	-1,174	0	0	19,870	0.07
%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade Tower

### Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
713102 Rent-Intercompany	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	40,080	0.14
2018 Act/Ref	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	40,080	0.14
2019 Act/Ref	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	40,080	0.14
Variance %	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Postage & Courier Svcs	1000	50	50	50	50	50	50	50	50	50	50	50	600	600
2018 Act/Ref	0	36	48	48	36	24	61	0	0	69	0	57	379	0.00
2019 Act/Ref	50	50	50	50	50	50	50	50	50	50	50	50	600	0.00
Variance %	-50	-14	-2	-2	-14	-26	11	-50	-50	19	-50	7	-221	0.00
	100.00%	-37.63%	-3.22%	-3.22%	-37.63%	-106.44%	17.42%	100.00%	100.00%	27.16%	100.00%	11.55%	-56.11%	
713113 Mobile Phones	1,378	842	211	275	175	563	-39	206	498	-73	213	-50	2,515	0.01
2018 Act/Ref	1,378	842	211	275	175	563	-39	206	498	-73	213	-50	2,515	0.01
2019 Act/Ref	185	185	185	185	185	185	185	185	185	185	185	185	2,220	0.01
Variance %	1,193	-1,027	26	90	-10	378	-224	21	313	-258	28	-235	295	0.00
	86.57%	121.98%	12.33%	32.74%	-5.43%	67.15%	569.54%	10.17%	62.86%	354.40%	13.10%	466.41%	11.74%	
2018 Act/Ref	876	863	921	873	865	878	866	881	491	812	901	965	10,260	0.04
2019 Act/Ref	874	874	874	874	874	874	874	874	874	874	874	874	10,488	0.04
Variance %	2	19	47	-1	11	4	12	7	-83	-62	27	91	-228	0.00
	0.26%	2.09%	5.07%	-0.14%	1.19%	0.42%	1.41%	0.77%	-78.10%	-7.57%	2.95%	9.40%	-2.22%	
2019 Notes: WindStream (VOIP)=\$481/mo Retail Alloc=\$12.99/mo, Angus=\$405.80/mo														
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Copier	1000	480	480	480	480	480	480	480	480	480	480	480	5,760	5,760
Sup. Sched. Office Supplies	2000	300	300	300	300	300	300	300	300	300	300	300	3,600	3,600
Sup. Sched. Retail Allocation	3000	-55	-25	-25	-25	-25	-25	-25	-25	-25	-49	-25	-356	-356
Sup. Sched. Water/Coffee/Soda	4000	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800
Sup. Sched. Laptop/Dock/Desktop	5000	1,100	0	0	0	0	0	0	0	0	875	0	1,975	1,975
2018 Act/Ref	487	2,500	1,047	798	1,116	567	521	611	1,249	1,347	908	1,951	13,101	0.05
2019 Act/Ref	1,975	905	905	905	905	905	905	905	905	905	1,756	905	12,779	0.05
Variance %	-1,488	1,595	142	-106	211	-338	-384	-294	344	442	-849	1,047	323	0.00
	-305.88%	63.81%	13.56%	-13.31%	18.94%	-59.64%	-73.59%	-48.09%	27.54%	32.83%	-93.46%	53.64%	2.46%	

2019 Notes: APIM and Security



# AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower  
Year 2019

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
735110 Professional & Association Due	0	0	1,300	0	1,201	0	0	0	245	0	112	0	2,858	0.01
2018 Act/Ref	0	0	1,300	0	1,201	0	0	0	245	0	112	0	2,858	0.01
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	1,300	0	1,201	0	0	0	245	0	112	0	2,858	0.01
%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	100.00%
735115 Travel Expenses	0	0	0	0	0	0	0	0	0	0	15	0	15	0.00
2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	15	0	15	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	0	0	0	0	0	15	0	15	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	100.00%
735120 Meals & Entertainment	0	0	0	0	0	315	0	0	0	0	0	0	315	0.00
2018 Act/Ref	0	0	0	0	0	315	0	0	0	0	0	0	315	0.00
2019 Act/Ref	30	30	30	30	30	30	30	30	30	30	30	30	360	0.00
Variance	-30	-30	-30	-30	-30	285	-30	-30	-30	-30	-30	-30	-45	0.00
%	100.00%	100.00%	100.00%	100.00%	100.00%	90.47%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-14.36%	0.00
735125 License	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
735130 Uniform Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2019 Act/Ref	51	51	51	51	51	51	51	51	51	51	51	51	607	0.00
Variance	51	51	51	51	51	51	51	51	51	51	51	51	607	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
735135 Bank Fees	0	20	166	57	0	0	0	0	0	0	0	0	243	0.00
2018 Act/Ref	0	20	166	57	0	0	0	0	0	0	0	0	243	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	20	166	57	0	0	0	0	0	0	0	0	243	0.00
%	0.00%	40.80%	56.36%	65.06%	49.40%	51.53%	32.64%	283.33%	66.31%	20.63%	57.67%	10.04%	44.50%	0.00

2019 Notes: 1 employee



Company: 83310

## AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2019

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
2018 Act/Ref	0	0	0	0	179	0	0	688	0	0	0	0	868	0.00
2019 Act/Ref	9,500	25	25	25	25	25	25	25	25	25	25	25	9,775	0.03
Variance	-9,500	-25	-25	-25	154	-25	-25	663	-25	-25	-25	-25	-8,909	-0.03
%	100.00%	100.00%	100.00%	100.00%	86.01%	100.00%	100.00%	96.36%	100.00%	100.00%	100.00%	100.00%	-1028.23%	
2019 Notes: Demo of vacant suite (old DIC) on 2nd floor														
735172 Space Planning														
2018 Act/Ref	0	0	0	0	0	0	0	0	0	255	0	0	255	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	0	0	0	0	255	0	0	255	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	
735190 Miscellaneous Expense														
2018 Act/Ref	0	0	0	-69	814	0	0	0	0	0	166	0	911	0.00
2019 Act/Ref	50	50	50	50	50	50	50	50	50	50	50	50	600	0.00
Variance	-50	-50	-50	-119	764	-50	-50	-50	-50	-50	116	-50	311	0.00
%	100.00%	100.00%	100.00%	172.46%	93.86%	100.00%	100.00%	100.00%	100.00%	100.00%	69.82%	100.00%	34.14%	
721175 Advertising														
2018 Act/Ref	300	300	300	125	392	378	378	378	378	-108	756	486	4,060	0.01
2019 Act/Ref	380	380	380	380	380	380	380	380	380	380	380	380	4,560	0.02
Variance	-80	-80	-80	-255	12	-2	-2	-2	-2	-488	376	106	-500	0.00
%	-26.84%	-26.84%	-26.84%	-204.19%	2.96%	-0.59%	-0.59%	-0.59%	-0.59%	450.38%	49.71%	21.85%	-12.32%	
2019 Notes: Loop Net - \$1,320 and CoStar - @3,240 (Annually)														
735105 Tenant Relations														
2018 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2019 Act/Ref	150	1,652	1,300	0	100	1,350	252	50	50	1,500	302	1,500	6,908	0.02
Variance	-150	-1,652	1,300	0	-100	-1,350	959	-50	-50	-775	-227	-1,500	-3,595	-0.01
%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%	79.19%	100.00%	100.00%	-106.97%	-301.01%	100.00%	-108.58%	
2019 Notes: Lease Anniversary, Quarterly Program														
761116														
2018 Act/Ref	-55,317	-7,212	-31,871	-22,401	-28,622	-25,546	-34,877	-22,638	-26,501	0	-35,977	-28,197	-319,160	-1.12





Company 83310

## AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2019

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1/13/2019  
Compared to 2018 Forecast

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Allocated G&A-IV	-22,223	-23,281	-20,010	-21,077	-25,448	-25,518	-26,087	-24,379	-23,485	-30,925	-21,382	-21,738	-285,576	-1.01
Variance	-33,095	16,070	-11,860	-1,324	-3,174	-27	-8,780	1,742	-3,016	30,925	-14,586	-6,459	-33,594	-0.12
%	59.83%	-222.84%	37.21%	5.91%	11.09%	0.11%	25.17%	-7.69%	11.38%	100.00%	40.54%	22.91%	10.52%	
<b>TOTAL</b>														
G&A	-2,942	-4,122	-2,942	-11,584	-12,309	-5,976	-2,942	-2,942	-2,942	-23,302	13,163	-2,942	-61,780	-0.22
Variance	-16,763	-7,288	-7,288	-7,288	-7,288	-7,288	-7,288	-7,288	-7,288	-7,288	-7,288	-7,288	-96,925	-0.34
%	469.83%	76.81%	147.73%	37.09%	-40.79%	21.98%	147.73%	147.73%	147.73%	-68.73%	-155.37%	147.73%	56.89%	

Company: 83310

By Company View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Square Feet</b>	<b>283,845</b>							
<b>Occupancy %</b>	<b>99.89%</b>							
<b>Rental Revenue</b>								
<b>Base Rent</b>								
511110 Base Rent	691,488	0	691,488	29.23	8,210,289	0	8,210,289	28.93
511185 Base Rent - Lse Incentive	-36	0	-36	0.00	-435	0	-435	0.00
519140 Storage Rent	13,943	0	13,943	0.59	167,312	0	167,312	0.59
519180 Antenna Dish/Income	2,439	0	2,439	0.10	31,237	0	31,237	0.11
<b>Total: Base Rent</b>	<b>707,833</b>	<b>0</b>	<b>707,833</b>	<b>29.92</b>	<b>8,408,403</b>	<b>0</b>	<b>8,408,403</b>	<b>29.62</b>
<b>Straight Line Rent</b>								
511190 Base Rent-Straight Line	-18,733	0	-18,733	-0.79	-206,496	0	-206,496	-0.73
<b>Total: Straight Line Rent</b>	<b>-18,733</b>	<b>0</b>	<b>-18,733</b>	<b>-0.79</b>	<b>-206,496</b>	<b>0</b>	<b>-206,496</b>	<b>-0.73</b>
<b>Recovery</b>								
512110 CAM Inc - CY Mth Billed	110,964	0	110,964	4.69	1,360,701	0	1,360,701	4.79
512115 CAM Inc - Fixed	10,099	0	10,099	0.43	121,190	0	121,190	0.43
<b>Total: Recovery</b>	<b>121,063</b>	<b>0</b>	<b>121,063</b>	<b>5.12</b>	<b>1,481,891</b>	<b>0</b>	<b>1,481,891</b>	<b>5.22</b>
<b>Reimbursed Expenses</b>								
512220 AHU Bldg Svcs Income	2,100	0	2,100	0.09	25,200	0	25,200	0.09
512225 AHU Bldg Svcs Exp Reimb	449	0	449	0.02	5,388	0	5,388	0.02
512230 Utility Reimbursements	16,000	0	16,000	0.68	201,000	0	201,000	0.71
<b>Total: Reimbursed Expenses</b>	<b>18,549</b>	<b>0</b>	<b>18,549</b>	<b>0.78</b>	<b>231,588</b>	<b>0</b>	<b>231,588</b>	<b>0.82</b>
<b>Parking</b>								
519160 Parking Income-Contract	30,000	0	30,000	1.27	360,000	0	360,000	1.27
519165 Parking Income-Tenant	32,000	0	32,000	1.35	384,000	0	384,000	1.35
<b>Total: Parking</b>	<b>62,000</b>	<b>0</b>	<b>62,000</b>	<b>2.62</b>	<b>744,000</b>	<b>0</b>	<b>744,000</b>	<b>2.62</b>
<b>Other Rents</b>								
512275 TIF Inc Other	154,385	0	154,385	6.53	1,852,620	0	1,852,620	6.53
<b>Total: Other Rents</b>	<b>154,385</b>	<b>0</b>	<b>154,385</b>	<b>6.53</b>	<b>1,852,620</b>	<b>0</b>	<b>1,852,620</b>	<b>6.53</b>
<b>Total: Rental Revenue</b>	<b>1,045,096</b>	<b>0</b>	<b>1,045,096</b>	<b>44.18</b>	<b>12,512,006</b>	<b>0</b>	<b>12,512,006</b>	<b>44.08</b>

**Operating Expense**

Company: 83310

By Company View

Account Description	Current Period				Year to Date				
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF	
<b>Contract Services</b>									
611110 Janitorial Contract	20,266	0	-20,266	0.86	243,187	0	-243,187	0.86	
611115 Dayporter Contract	3,036	0	-3,036	0.13	36,430	0	-36,430	0.13	
611130 Waste Remov Contract	1,122	0	-1,122	0.05	13,464	0	-13,464	0.05	
611160 Window Clean Contract	795	0	-795	0.03	23,125	0	-23,125	0.08	
612310 HVAC Contract	1,238	0	-1,238	0.05	24,084	0	-24,084	0.08	
612410 Elevator Contract	2,241	0	-2,241	0.09	26,896	0	-26,896	0.09	
614166 Pest Control Contract	100	0	-100	0.00	1,950	0	-1,950	0.01	
614168 Metal Refinish Contract	0	0	0	0.00	5,000	0	-5,000	0.02	
614210 Life Safety Contract	48	0	-48	0.00	576	0	-576	0.00	
614310 Security Contract	28,730	0	-28,730	1.21	344,765	0	-344,765	1.21	
615141 Landscpg Int Contract	1,983	0	-1,983	0.08	23,982	0	-23,982	0.08	
615220 Landscpg Ext Contract	0	0	0	0.00	16,106	0	-16,106	0.06	
615250 Snow Removal Contract	8,271	0	-8,271	0.35	55,750	0	-55,750	0.20	
<b>Total: Contract Services</b>	<b>67,830</b>	<b>0</b>	<b>-67,830</b>	<b>2.87</b>	<b>815,315</b>	<b>0</b>	<b>-815,315</b>	<b>2.87</b>	
<b>Repair and Maint</b>									
611185 Janitorial Supplies	4,550	0	-4,550	0.19	54,600	0	-54,600	0.19	
611190 Janitorial-Other	3,625	0	-3,625	0.15	26,075	0	-26,075	0.09	
612210 Electrical Repairs	300	0	-300	0.01	3,700	0	-3,700	0.01	
612240 Electrical Supplies	833	0	-833	0.04	10,000	0	-10,000	0.04	
612340 HVAC Repairs	4,050	0	-4,050	0.17	60,730	0	-60,730	0.21	
612375 HVAC Supplies	1,150	0	-1,150	0.05	4,600	0	-4,600	0.02	
612450 Elevator Repairs	25	0	-25	0.00	2,075	0	-2,075	0.01	
612510 Plumbing Repairs	300	0	-300	0.01	4,050	0	-4,050	0.01	
614140 Painting-Int/Ext	0	0	0	0.00	6,000	0	-6,000	0.02	
614154 Roof Repairs	0	0	0	0.00	5,500	0	-5,500	0.02	
614156 Door Repairs	375	0	-375	0.02	1,500	0	-1,500	0.01	
614160 Locks/Keys	50	0	-50	0.00	200	0	-200	0.00	
614195 General Bldg Supplies	375	0	-375	0.02	16,500	0	-16,500	0.06	
614230 Life Safety Repairs	5,140	0	-5,140	0.22	11,646	0	-11,646	0.04	
614320 Security Repairs	277	0	-277	0.01	10,049	0	-10,049	0.04	
614400 R&M - Other	0	0	0	0.00	7,800	0	-7,800	0.03	
615170 Sidewalk Repairs	0	0	0	0.00	9,700	0	-9,700	0.03	
615240 Landscpg Rep & Maint	22	0	-22	0.00	12,260	0	-12,260	0.04	
<b>Total: Repair and Maint</b>	<b>21,072</b>	<b>0</b>	<b>-21,072</b>	<b>0.89</b>	<b>246,985</b>	<b>0</b>	<b>-246,985</b>	<b>0.87</b>	
<b>General Op-Ex</b>									

Company: 83310

By Company View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
612260 Generator Fuel	0	0	0	0.00	1,100	0	-1,100	0.00
612430 Elev License/Inspection	0	0	0	0.00	6,356	0	-6,356	0.02
614170 Building Signage	0	0	0	0.00	1,400	0	-1,400	0.00
614181 Building Telephones	540	0	-540	0.02	6,902	0	-6,902	0.02
615150 Exterior Flags	0	0	0	0.00	423	0	-423	0.00
615300 Seasonal	0	0	0	0.00	4,000	0	-4,000	0.01
615305 Powerwashing	1,761	0	-1,761	0.07	22,142	0	-22,142	0.08
<b>Total: General Op-Ex</b>	<b>2,301</b>	<b>0</b>	<b>-2,301</b>	<b>0.10</b>	<b>42,323</b>	<b>0</b>	<b>-42,323</b>	<b>0.15</b>
<b>Tenant Specific Chgs</b>								
621163 After Hours Expenses	449	0	-449	0.02	5,388	0	-5,388	0.02
621164 Tenant Specific Util Expense	16,000	0	-16,000	0.68	201,000	0	-201,000	0.71
<b>Total: Tenant Specific Chgs</b>	<b>16,449</b>	<b>0</b>	<b>-16,449</b>	<b>0.70</b>	<b>206,388</b>	<b>0</b>	<b>-206,388</b>	<b>0.73</b>
<b>Utilities</b>								
613110 Electricity	70,161	0	-70,161	2.97	850,074	0	-850,074	2.99
613116 Contra - Tenant Specific Elect	-16,000	0	16,000	-0.68	-201,000	0	201,000	-0.71
613117 Contra After Hours Expense	-449	0	449	-0.02	-5,388	0	5,388	-0.02
613150 Water - Water & Sewer	5,680	0	-5,680	0.24	115,605	0	-115,605	0.41
<b>Total: Utilities</b>	<b>59,392</b>	<b>0</b>	<b>-59,392</b>	<b>2.51</b>	<b>759,291</b>	<b>0</b>	<b>-759,291</b>	<b>2.68</b>
<b>Taxes</b>								
617110 Taxes-Real Estate	118,264	0	-118,264	5.00	1,419,174	0	-1,419,174	5.00
<b>Total: Taxes</b>	<b>118,264</b>	<b>0</b>	<b>-118,264</b>	<b>5.00</b>	<b>1,419,174</b>	<b>0</b>	<b>-1,419,174</b>	<b>5.00</b>
<b>Insurance</b>								
617210 Insurance Premium	4,914	0	-4,914	0.21	58,399	0	-58,399	0.21
<b>Total: Insurance</b>	<b>4,914</b>	<b>0</b>	<b>-4,914</b>	<b>0.21</b>	<b>58,399</b>	<b>0</b>	<b>-58,399</b>	<b>0.21</b>
<b>Mgmt Fees</b>								
616130 JV Mgmt Fee Exp	26,275	0	-26,275	1.11	314,282	0	-314,282	1.11
616160 PM Allocation-JV Exp	21,738	0	-21,738	0.92	285,576	0	-285,576	1.01
616195 CAM Class Adj Contra	-10,099	0	10,099	-0.43	-121,190	0	121,190	-0.43
<b>Total: Mgmt Fees</b>	<b>37,914</b>	<b>0</b>	<b>-37,914</b>	<b>1.60</b>	<b>478,668</b>	<b>0</b>	<b>-478,668</b>	<b>1.69</b>
<b>Non-Recoverable Exp</b>								
618110 Ground Lease Rent	14,969	0	-14,969	0.63	179,628	0	-179,628	0.63
621169 CAM Class Adj	10,099	0	-10,099	0.43	121,190	0	-121,190	0.43
<b>Total: Non-Recoverable Exp</b>	<b>25,068</b>	<b>0</b>	<b>-25,068</b>	<b>1.06</b>	<b>300,818</b>	<b>0</b>	<b>-300,818</b>	<b>1.06</b>
<b>Total: Operating Expense</b>	<b>353,204</b>	<b>0</b>	<b>-353,204</b>	<b>14.93</b>	<b>4,327,360</b>	<b>0</b>	<b>-4,327,360</b>	<b>15.25</b>

Company: 83310

By Company View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Total: Net Operating Income L5</b>	<b>691,892</b>	<b>0</b>	<b>691,892</b>	<b>29.25</b>	<b>8,184,646</b>	<b>0</b>	<b>8,184,646</b>	<b>28.83</b>
<b>Personnel</b>								
<b>Salaries/Commissions</b>								
711110 Salaries	13,614	0	-13,614	0.58	190,370	0	-190,370	0.67
<b>Total: Salaries/Commissions</b>	<b>13,614</b>	<b>0</b>	<b>-13,614</b>	<b>0.58</b>	<b>190,370</b>	<b>0</b>	<b>-190,370</b>	<b>0.67</b>
<b>Benefits</b>								
711210 Employee Benefit Expns	3,133	0	-3,133	0.13	40,548	0	-40,548	0.14
711240 Employee Education	0	0	0	0.00	2,300	0	-2,300	0.01
711310 Employer Taxes	1,122	0	-1,122	0.05	14,898	0	-14,898	0.05
711340 Workers Compensation In	275	0	-275	0.01	3,300	0	-3,300	0.01
<b>Total: Benefits</b>	<b>4,530</b>	<b>0</b>	<b>-4,530</b>	<b>0.19</b>	<b>61,046</b>	<b>0</b>	<b>-61,046</b>	<b>0.22</b>
<b>Total: Personnel</b>	<b>18,144</b>	<b>0</b>	<b>-18,144</b>	<b>0.77</b>	<b>251,416</b>	<b>0</b>	<b>-251,416</b>	<b>0.89</b>
<b>Accounting and Legal</b>								
<b>Accounting and Legal</b>								
715110 Accounting/Tax/Audit	3,493	0	-3,493	0.15	41,910	0	-41,910	0.15
<b>Total: Accounting and Legal</b>	<b>3,493</b>	<b>0</b>	<b>-3,493</b>	<b>0.15</b>	<b>41,910</b>	<b>0</b>	<b>-41,910</b>	<b>0.15</b>
<b>Total: Accounting and Legal</b>	<b>3,493</b>	<b>0</b>	<b>-3,493</b>	<b>0.15</b>	<b>41,910</b>	<b>0</b>	<b>-41,910</b>	<b>0.15</b>
<b>Operations</b>								
<b>Office</b>								
713102 Rent-Intercompany	3,340	0	-3,340	0.14	40,080	0	-40,080	0.14
713110 Postage	50	0	-50	0.00	600	0	-600	0.00
713113 Mobile Phones	185	0	-185	0.01	2,220	0	-2,220	0.01
713114 Telephones	874	0	-874	0.04	10,488	0	-10,488	0.04
713130 Office Supplies	905	0	-905	0.04	12,779	0	-12,779	0.05
<b>Total: Office</b>	<b>5,354</b>	<b>0</b>	<b>-5,354</b>	<b>0.23</b>	<b>66,167</b>	<b>0</b>	<b>-66,167</b>	<b>0.23</b>
<b>Other G&amp;A Expense</b>								
735120 Meals & Entertainment	30	0	-30	0.00	360	0	-360	0.00
735125 License	0	0	0	0.00	200	0	-200	0.00
735130 Uniform Expense	51	0	-51	0.00	607	0	-607	0.00
735172 Space Planning	25	0	-25	0.00	9,775	0	-9,775	0.03
735190 Miscellaneous Expense	50	0	-50	0.00	600	0	-600	0.00
<b>Total: Other G&amp;A Expense</b>	<b>156</b>	<b>0</b>	<b>-156</b>	<b>0.01</b>	<b>11,542</b>	<b>0</b>	<b>-11,542</b>	<b>0.04</b>
<b>Marketing</b>								
721175 Advertising	380	0	-380	0.02	4,560	0	-4,560	0.02

Company: 83310

By Company View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
735105 Tenant Relations	1,500	0	-1,500	0.06	6,906	0	-6,906	0.02
<b>Total: Marketing</b>	<b>1,880</b>	<b>0</b>	<b>-1,880</b>	<b>0.08</b>	<b>11,466</b>	<b>0</b>	<b>-11,466</b>	<b>0.04</b>
<b>Total: Operations</b>	<b>7,389</b>	<b>0</b>	<b>-7,389</b>	<b>0.31</b>	<b>89,175</b>	<b>0</b>	<b>-89,175</b>	<b>0.31</b>
<b>Allocations</b>								
<b>Allocations</b>								
761116 Allocated G&A-JV	-21,738	0	21,738	-0.92	-285,576	0	285,576	-1.01
<b>Total: Allocations</b>	<b>-21,738</b>	<b>0</b>	<b>21,738</b>	<b>-0.92</b>	<b>-285,576</b>	<b>0</b>	<b>285,576</b>	<b>-1.01</b>
<b>Total: Allocations</b>	<b>-21,738</b>	<b>0</b>	<b>21,738</b>	<b>-0.92</b>	<b>-285,576</b>	<b>0</b>	<b>285,576</b>	<b>-1.01</b>
<b>Total: G&amp;A L5</b>	<b>7,288</b>	<b>0</b>	<b>-7,288</b>	<b>0.31</b>	<b>96,925</b>	<b>0</b>	<b>-96,925</b>	<b>0.34</b>
<b>Total: Net Income</b>	<b>684,605</b>	<b>0</b>	<b>684,605</b>	<b>28.94</b>	<b>8,087,721</b>	<b>0</b>	<b>8,087,721</b>	<b>28.49</b>
<b>2nd Generation TI's</b>								
<b>2nd Gen. TI Complete</b>								
225100 2 & R Tenant Improvement	0	0	0	0.00	336,140	0	-336,140	1.18
<b>Total: 2nd Gen. TI Complete</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>336,140</b>	<b>0</b>	<b>-336,140</b>	<b>1.18</b>
<b>Total: 2nd Generation TI's</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>336,140</b>	<b>0</b>	<b>-336,140</b>	<b>1.18</b>
<b>2nd Generation Leasing</b>								
<b>2nd Gen Leasing Complete</b>								
181225 2&R External Lease Comm	0	0	0	0.00	130,962	0	-130,962	0.46
<b>Total: 2nd Gen Leasing Complete</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>130,962</b>	<b>0</b>	<b>-130,962</b>	<b>0.46</b>
<b>Total: 2nd Generation Leasing</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>130,962</b>	<b>0</b>	<b>-130,962</b>	<b>0.46</b>
<b>Total: Recurring CAP-X</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>467,102</b>	<b>0</b>	<b>-467,102</b>	<b>1.65</b>
<b>Total: Recurring Cash Flow</b>	<b>684,605</b>	<b>0</b>	<b>684,605</b>	<b>28.94</b>	<b>7,620,619</b>	<b>0</b>	<b>7,620,619</b>	<b>26.85</b>
<b>Total: Cash Flow</b>	<b>684,605</b>	<b>0</b>	<b>684,605</b>	<b>28.94</b>	<b>7,620,619</b>	<b>0</b>	<b>7,620,619</b>	<b>26.85</b>
<b>Depr. And Amort.</b>								
<b>Depr. And Amort.</b>								
631120 Amort-LC Inside-2nd Gen	6,854	0	-6,854	0.29	81,372	0	-81,372	0.29
631320 Depr.-Building Improvem	1,873	0	-1,873	0.08	22,479	0	-22,479	0.08
631420 Depr.-TI-2nd Generation	14,546	0	-14,546	0.61	173,380	0	-173,380	0.61
<b>Total: Depr. And Amort.</b>	<b>23,273</b>	<b>0</b>	<b>-23,273</b>	<b>0.98</b>	<b>277,231</b>	<b>0</b>	<b>-277,231</b>	<b>0.98</b>
<b>Total: Depr. And Amort.</b>	<b>23,273</b>	<b>0</b>	<b>-23,273</b>	<b>0.98</b>	<b>277,231</b>	<b>0</b>	<b>-277,231</b>	<b>0.98</b>
<b>Total: Depr. And Amort.</b>	<b>23,273</b>	<b>0</b>	<b>-23,273</b>	<b>0.98</b>	<b>277,231</b>	<b>0</b>	<b>-277,231</b>	<b>0.98</b>
<b>Total: Depr. And Amort.</b>	<b>23,273</b>	<b>0</b>	<b>-23,273</b>	<b>0.98</b>	<b>277,231</b>	<b>0</b>	<b>-277,231</b>	<b>0.98</b>



**Income Statement**  
**By Company - Plaza Colonnade Tower**  
**For the Period Ending: 12/2019**

Company: 83310

By Company View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Total: Depr. And Amort.</b>	23,273	0	-23,273	0.98	277,231	0	-277,231	0.98









**Rent Roll By Company as of 1/31/2019**  
**Plaza Colonnade Tower**  
**Current and Future Charges Only**

Company: 83310  
Building RSF: 283,652

AR Balance as of 01/16/2019

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
													PSF	PSF	PSF	Bill Code	Beg Date	End Date
Descr	Natl Customer#	Customer#	Lease#	Lease#	Sec Deposit	AR Balance	Future Lease SF Chg	Future Move In	Future Plan Out	Future Move In	Future Plan Out	Future Move In	Future Plan Out	Future Move In	Future Plan Out	Future Move In	Future Plan Out	
0200	Diagnostic Imaging Centers	234631	100925	8,706	12/01/17	12/01/17	11/30/27	24,014.05	0.00	0.00	0.00	24,014.05	BRNT	12/1/2018	11/30/19	24,014.05	M	33.10
0200	Diagnostic Imaging Centers	602833	4		33,761.25			33.10	0.00	0.00	0.00	33.10	BRNT	12/1/2019	11/30/20	24,376.80	M	33.60
													BRNT	12/1/2020	11/30/21	24,739.55	M	34.10
													BRNT	12/1/2021	11/30/22	25,102.30	M	34.60
													BRNT	12/1/2022	11/30/23	25,465.05	M	35.10
													BRNT	12/1/2023	11/30/24	25,827.80	M	35.60
													BRNT	12/1/2024	11/30/25	26,190.55	M	36.10
													BRNT	12/1/2025	11/30/26	26,553.30	M	36.60
													BRNT	12/1/2026	11/30/27	26,916.05	M	37.10
0205	Fortie Products	283748	106180	2,703	06/25/15	06/25/15	06/24/22	6,307.00	161.62	0.00	0.00	6,468.62	BRNT	6/25/2018	06/24/19	6,307.00	M	28.00
0205	Fortie Product Solutions	605009	1		5,969.13			28.00	0.72	0.00	0.00	28.72	BRNT	6/25/2019	06/24/20	6,419.63	M	28.50
													BRNT	6/25/2020	06/24/21	6,532.25	M	29.00
													BRNT	6/25/2021	06/24/22	6,644.88	M	29.50
													CAME	5/1/2018	06/24/22	161.62	M	0.72
0210	Plaza Colonnade LLC	263346	108741	2,004	07/01/15	07/01/15	06/30/25	0.00	0.00	0.00	0.00	0.00	BRNT	1/1/2016	06/30/25	3,340.00	M	20.00
0210	Plaza Colonnade LLC	650870	1					0.00	0.00	0.00	0.00	0.00	MCON	1/1/2016	06/30/25	-3,340.00	M	-20.00
0220	Vacant			4,047														
0220	New - Spec-Cranial Technologies		910585	193		04/01/19	05/31/26											
0230	Vacant			2,252														
0230	New - Spec Lease		910586			06/30/19	06/29/24											
0300	Costar Realty Information, Inc	290827	113419	5,964	07/21/16	07/21/16	07/20/21	14,785.75	120.45	0.00	0.00	14,906.20	BRNT	7/21/2018	07/20/19	14,785.75	M	29.75
0300	Costar Realty Information, Inc	651065	1		14,288.75			29.75	0.24	0.00	0.00	29.99	BRNT	7/21/2019	07/20/20	15,034.25	M	30.25
													BRNT	7/21/2020	07/20/21	15,282.75	M	30.75
													CAME	5/1/2018	07/20/21	120.45	M	0.24



Company: 83310  
Building RSF: 283,652

**Rent Roll By Company as of 1/31/2019**  
Plaza Colonnade Tower  
Current and Future Charges Only

AR Balance as of 01/16/2019

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes			
													Bill Code	Beg Date	End Date	Amount
Descr	Nafl Customer#	Netl Customer#	LsVr	Sec Deposit	AR Balance	AR Balance	AR Balance	PSF	PSF	PSF	PSF	PSF	PSF	PSF	PSF	PSF
<b>Future Customer Name</b>																
<b>Future Lease SF Chg</b>																
<b>Fut Move In Fut Plan Out</b>																
0310	Seyferth Blumenthal & Harris,	278549	100886	12,848	01/01/14	01/01/14	10/31/20	30,514.00	1,485.42	0.00	0.00	32,009.42				
0310	Seyferth Blumenthal & Harris, LLC	650650	1		25,160.67			28.50	1.40	0.00	0.00	29.90	BRNT	5/1/2018	04/30/19	30,514.00 M 28.50
													BRNT	5/1/2019	10/31/20	31,994.67 M 29.50
													CAME	5/1/2018	10/31/20	1,485.42 M 1.40
0326	Vacant			161												
0326	New - Spec-Sq Footage True Up		906158				01/01/20	11/30/24								0.00
0350	Aon Services Corporation	278604	100868	8,118	11/01/18	11/01/18	10/31/20	20,971.50	0.00	0.00	0.00	20,971.50				
0350	Aon Services Corporation	600143	2		7,110.61			31.00	0.00	0.00	0.00	31.00	BRNT	11/1/2018	10/31/19	20,971.50 M 31.00
													BRNT	11/1/2019	10/31/20	21,309.75 M 31.50
0375	Presley & Presley LLC	278534	100870	2,643	01/01/14	01/01/14	10/31/20	6,772.69	308.37	0.00	0.00	7,081.06				
0375	Presley & Presley LLC	650549	1		6,222.06	-83,249.87		30.75	1.40	0.00	0.00	32.15	BRNT	11/1/2018	10/31/19	6,772.69 M 30.75
													BRNT	11/1/2019	10/31/20	6,882.81 M 31.25
													CAME	5/1/2018	10/31/20	308.37 M 1.40
0400	RSM US LLP	225144	100909	30,982	12/01/14	12/01/14	12/31/19	53,590.33	35,984.93	0.00	0.00	89,555.26				
0400	RSM US LLP	602768	2		37,196.20			20.75	13.93	0.00	0.00	34.68	BRNT	12/1/2018	12/31/19	53,590.33 M 20.75
	New - RSM Short Term Renewal		912050		01/01/20		07/31/20						CAME	5/1/2018	12/31/19	35,984.93 M 13.93
													CAME	5/1/2018	12/31/19	35,984.93 M 13.93
0500	George K. Baum & Company	234422	100941	23,880	01/01/14	01/01/14	09/30/23	56,715.00	1,086.91	0.00	0.00	57,801.91				
0500	George K. Baum & Company	602949	1		8,853.98			28.50	0.55	0.00	0.00	29.05	BRNT	2/1/2018	01/31/20	56,715.00 M 28.50
													BRNT	2/1/2020	01/31/22	58,705.00 M 29.50
													BRNT	2/1/2022	09/30/23	60,695.00 M 30.50
													CAME	5/1/2018	09/30/23	1,086.91 M 0.55
0550	The Uhlmann Company	281008	103261	3,869	09/12/14	09/12/14	09/31/20	9,503.81	185.87	0.00	0.00	9,689.68				
0550	the Uhlmann Company	650660	1		8,853.98			29.25	0.57	0.00	0.00	29.82	BRNT	9/1/2018	08/31/19	9,503.81 M 29.25
													BRNT	9/1/2019	08/31/20	9,666.27 M 29.75
													CAME	5/1/2018	08/31/20	185.87 M 0.57



Company: 83310  
Building RSF: 283,652

**Rent Roll By Company as of 1/31/2019**  
**Plaza Colonnade Tower**  
**Current and Future Charges Only**

AR Balance as of 01/16/2019

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Rate Changes								
												PSF	PSF	PSF	Bill Code	Begin Date	End Date	Amount	Freq	PSF
Descr	Nat'l Customer Name	Nat'l Customer#	LaVr	Sec Deposit	AR Balance	Future Lease SF Chg	Future Move In	Fut Plan Out	PSF	PSF	PSF	PSF	PSF	PSF	PSF	PSF	PSF			
<b>Future Customer Name</b>																				
0600	Merrill Lynch, Pierce, Fenner & Smith	282985	105646	3,634	01/01/15	03/01/15	08/31/22	8,630.75	1,075.10	0.00	0.00	0.00	9,705.85	BRNT	7/1/2018	06/30/19	8,630.75	M	28.50	
0600	Merrill Lynch, Pierce, Fenner & Smith	650730	1		-6,505.05			28.50	3.55	0.00	0.00	32.05		BRNT	7/1/2019	06/30/20	8,782.17	M	29.00	
														BRNT	7/1/2020	06/30/21	8,933.58	M	29.50	
														BRNT	7/1/2021	06/30/22	9,085.00	M	30.00	
														BRNT	7/1/2022	06/31/22	9,236.42	M	30.50	
														CAME	5/1/2018	08/31/22	1,075.10	M	3.55	
0600	Merrill Lynch, Pierce, Fenner & Smith	282985	105646	12,006	01/01/15	01/01/15	08/31/22	31,765.88	2,948.29	0.00	0.00	0.00	34,714.17	BRNT	9/1/2017	08/31/19	31,765.88	M	31.75	
0600	Merrill Lynch, Pierce, Fenner & Smith	650730	1		21,968.20			31.75	2.96	0.00	0.00	34.70		BRNT	9/1/2019	08/31/22	32,286.13	M	32.25	
														CAME	5/1/2018	08/31/22	2,948.29	M	2.96	
0626	Vacant			156																
0626	New - Spec-Sq Footage True Up		906159			12/31/20	12/30/24													0.00
0650	Husch Blackwell Sanders LLP	225164	100950	0	01/01/14	01/01/14	12/31/19													
0650	Husch Blackwell Sanders LLP	602898	1			01/01/20	12/31/24													
	Renewal - Husch Blackwell Sanders LLP																			0.00
1000	Husch Blackwell Sanders LLP	225164	100950	143,864	01/01/14	01/01/14	12/31/19	403,178.85	35,638.39	0.00	30,000.00	0.00	468,817.24							
1000	Husch Blackwell Sanders LLP	602898	1		-139,097.71			33.63	2.97	0.00	2.50	36.11								
	Renewal - Husch Blackwell Sanders LLP				01/01/20															
														BRNT	1/1/2015	12/31/19	403,178.85	M	33.63	
														CAME	1/1/2014	12/31/19	35,638.39	M	2.97	
														PARK	5/1/2018	12/31/19	30,000.00	M	2.50	
<b>BUILDING TOTALS - Plaza Colonnade Tower:</b>																				
												867,898.32	100,215.34	0.00	50,626.63	1,018,639.29				
												283,952								
												278,336								
												7,616								
												97.32%								
																Missing Square Feet:		300		

**Comparative Income Statement-Summary  
Plaza Colonnade-Retail**

	Act 2015	Act 2016	Act 2017	Reforecast 2018	Bud 2019
<b>Rental Revenue</b>					
Base Rent	220	230	230	230	230
Recovery	86	136	80	88	89
Recovery - PY	0	4	(44)	14	0
Tenant Specific Reimb	0	3	0	1	0
Percentage Rent	0	0	0	0	0
Parking Income	0	0	0	0	0
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	34
Bad Debts	0	0	0	0	0
SLR WOs	0	0	0	0	0
<b>Total Rental Revenue</b>	<b>306</b>	<b>373</b>	<b>266</b>	<b>333</b>	<b>353</b>
<b>Operating Expense</b>					
Contract Services	28	26	26	31	31
Repairs and Maintenance	7	47	6	7	29
General OpEx	0	0	0	0	1
<b>Total Controllable Expenses</b>	<b>35</b>	<b>73</b>	<b>32</b>	<b>38</b>	<b>61</b>
<b>Non-Controllable Expenses</b>					
Utilities	2	2	2	2	2
Taxes	35	35	38	39	39
Taxes - PY Adjustments	0	0	0	0	0
Insurance	1	2	2	2	2
<b>Non-Controllable Expenses</b>	<b>38</b>	<b>39</b>	<b>42</b>	<b>43</b>	<b>43</b>
<b>Management Fees/Alloc's</b>					
	8	8	7	7	7
<b>Total Recoverable Expenses</b>	<b>81</b>	<b>120</b>	<b>81</b>	<b>88</b>	<b>111</b>
Non-Rec/Customer Specific	0	3	0	1	0
Mgmt Fee Elim - Internal	0	0	0	0	0
<b>Total Operating Expense</b>	<b>81</b>	<b>123</b>	<b>81</b>	<b>89</b>	<b>111</b>
<b>Net Operating Income</b>	<b>225</b>	<b>250</b>	<b>185</b>	<b>244</b>	<b>242</b>
<b>Prior Month</b>					
<b>Difference</b>	<b>225</b>	<b>250</b>	<b>185</b>	<b>244</b>	<b>242</b>
<b>Other Income</b>					
SLR	(6)	(3)	(3)	(3)	(3)
TIF Inc Other	0	0	0	0	0
<b>Adjusted Net Operating Income</b>	<b>219</b>	<b>247</b>	<b>182</b>	<b>241</b>	<b>239</b>

**NOI DRILL DOWN**  
**Plaza Colonnade Retail**  
**2018 Vs. 2019**

	2018 Actuals	2019 Forecast	Variance	Pct. Var	Comments
<b>Average Occupancy</b>	100.00%	100.00%			
<b>Rental Revenue</b>					
<b>GAAP Rent</b>	228	228	0	0.00%	
Percentage Rent	0	0	0	0.00%	
Other Rents	0	0	0	0.00%	
Termination Fees	0	0	0	0.00%	
Expense Recovery	88	89	1	1.14%	
Expense Recovery-Prior Year	14	0	(14)	-100.00%	CAM True Up in 2018
Tenant Specific Reimburseme	1	0	(1)	-100.00%	
Fee Income	0	34	34	0.00%	
Bad Debts	0	0	0	0.00%	
SLR WOs	0	0	0	0.00%	
Parking	4	4	0	0.00%	
FAS 141	0	0	0	0.00%	
<b>Total Rental Revenue</b>	<b>335</b>	<b>355</b>	<b>20</b>	<b>5.97%</b>	
<b>Operating Expense</b>					
Contract Services	31	31	0	0.00%	
Repairs and Maintenance	7	29	(22)	314.29%	Sidewalk Recoating and Repairs
General OpEx	0	1	(1)	0.00%	
<b>Controllable Expenses</b>	<b>38</b>	<b>61</b>	<b>(23)</b>	<b>60.53%</b>	
Utilities	2	2	0	0.00%	
Taxes	39	39	0	0.00%	
Insurance	2	2	0	0.00%	
<b>Non-Controllable Expenses</b>	<b>43</b>	<b>43</b>	<b>0</b>	<b>0.00%</b>	
<b>Management Fees/Alloc's</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>0.00%</b>	
<b>Recoverable Expenses</b>	<b>88</b>	<b>111</b>	<b>(23)</b>	<b>-26.14%</b>	
Tenant Specific Expenses	1	0	1	100.00%	
Non-Recoverable Expenses	0	0	0	0.00%	
<b>Mgmt. Fee Elim - Internal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Total Operating Expense</b>	<b>89</b>	<b>111</b>	<b>(22)</b>	<b>1</b>	
<b>Net Operating Income</b>	<b>246</b>	<b>244</b>	<b>(2)</b>	<b>-0.81%</b>	



Company: 83320

## AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail  
Year 2019

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PersF
<b>7,852</b>														
Square Feet														
2018 Occupancy %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2019 Occupancy %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
511120	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	230,324	29.33
Gross Potential - Retail	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	230,324	29.33
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>TOTAL</b>														
2018 Act/Ref	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	230,324	29.33
2019 Act/Ref	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	19,194	230,324	29.33
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>511150</b>														
2018 Act/Ref	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-2,742	-0.35
2019 Act/Ref	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-2,742	-0.35
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>TOTAL</b>														
2018 Act/Ref	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-2,742	-0.35
2019 Act/Ref	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-229	-2,742	-0.35
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>512110</b>														
2018 Act/Ref	7,001	7,001	7,001	7,001	9,278	9,278	9,278	9,278	9,278	9,278	9,278	9,278	102,228	13.02
2019 Act/Ref	5,486	5,621	5,670	5,645	6,955	23,681	7,921	5,119	6,759	5,339	5,266	5,241	88,703	11.30
Variance %	-21.64%	-19.72%	-19.02%	-19.37%	-25.04%	155.24%	-14.62%	-44.82%	-27.15%	-42.45%	-43.24%	-43.51%	-13.525%	-13.23%
<b>512130</b>														
2018 Act/Ref	-1,626	80	997	-147	-1,907	-2,745	1,216	-786	-2,734	-1,880	-1,550	-3,089	-14,171	-1.80



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade-Retail

### Year 2019

Company: 83320

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<b>CAM Inc - CY Adj</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	1,626 -100.00%	-80 -100.00%	-987 -100.00%	147 -100.00%	1,907 -100.00%	2,745 -100.00%	-1,216 -100.00%	766 -100.00%	2,734 -100.00%	1,880 -100.00%	1,550 -100.00%	3,089 -100.00%	14,171 -100.00%	1.80
<b>2019 Acf/Ref</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
<b>2018 Acf/Ref</b>	0	0	0	13,534	0	0	0	0	0	0	0	0	13,534	1.72
Variance %	0 0.00%	0 0.00%	0 0.00%	-13,534 -100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	-13,534 -100.00%	-1.72
<b>CAM Inc - PY Adj</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	5,375 5,486	7,081 5,621	7,998 5,670	20,388 5,645	7,370 6,955	6,533 23,681	10,494 7,921	8,492 5,119	6,544 6,759	7,398 5,339	7,728 5,266	6,189 5,241	101,592 88,703	12.94 11.30
<b>2018 Acf/Ref</b>	111	-1,460	-2,329	-14,743	-416	17,148	-2,573	-3,373	215	-2,059	-2,462	-948	-12,888	-1.64
Variance %	2.06%	-20.62%	-29.11%	-72.31%	-5.64%	262.50%	-24.52%	-39.72%	3.28%	-27.83%	-31.85%	-15.31%	-12.68%	
<b>2019 Acf/Ref</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	-966 -100.00%	-0.13
<b>512210 Expenses Billed to Tenant</b>	0	0	0	0	0	0	0	0	0	0	0	0	966	0.13
Variance %	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0.00
<b>512215 Markup - Expenses Billed to TT</b>	0	0	0	25	0	0	0	0	0	25	0	0	50	0.01
Variance %	0 0.00%	0 0.00%	0 0.00%	-25 -100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	-25 -100.00%	0 0.00%	0 0.00%	-50 -100.00%	-0.01
<b>TOTAL Reimbursed Expenses</b>	0	0	0	25	0	0	0	0	0	25	0	0	1,046	0.13
Variance %	0 0.00%	0 0.00%	0 0.00%	-25 -100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	-25 -100.00%	0 0.00%	0 0.00%	-1,046 -100.00%	-0.13
<b>514140 Mngmnt Fee-3rd Party</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	2,797 100.00%	33,569 100.00%	4.28





# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade-Retail

### Year 2019

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<b>TOTAL</b>														
Fee Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2,797	2,797	2,797	2,797	2,797	2,797	2,797	2,797	2,797	2,797	2,797	2,797	33,569	4.28
Variance %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
519160														
Parking Income-Contract	195	195	195	195	315	325	325	325	325	325	325	325	3,370	0.43
	325	325	325	325	325	325	325	325	325	325	325	325	3,900	0.50
Variance %	66.67%	66.67%	66.67%	66.67%	3.17%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	530	0.07
														15.73%
519165														
Parking Income-Tenant	0	0	0	140	0	0	0	0	0	0	0	0	140	0.02
	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	0.00%	0.00%	0.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-140	-0.02
														-100.00%
<b>TOTAL</b>														
Parking	195	195	195	335	315	325	325	325	325	325	325	325	3,510	0.45
	325	325	325	325	325	325	325	325	325	325	325	325	3,900	0.50
Variance %	66.67%	66.67%	66.67%	-2.99%	3.17%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	390	0.05
														11.11%
519130														
Bad Debts	0	0	0	0	0	0	0	0	0	-10,637	10,637	0	0	0.00
	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	100.00%	0.00%	0	0.00
														0.00%
<b>TOTAL</b>														
Bad Debts	0	0	0	0	0	0	0	0	0	-10,637	10,637	0	0	0.00
	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	100.00%	0.00%	0	0.00
														0.00%
<b>TOTAL</b>														
Rental Revenue	24,536	26,241	27,159	39,713	26,651	25,823	29,784	27,782	25,834	16,077	37,655	26,475	333,730	42.50
	27,574	27,708	27,757	27,733	29,042	45,768	30,069	27,207	28,846	27,427	0	27,329	353,755	45.05



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade-Retail

### Year 2019

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
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Variance	3,038	1,467	599	-11,960	2,392	19,946	225	-576	3,012	11,351	-10,301	854	20,025	2.55
%	12.38%	5.89%	2.20%	-30.17%	8.97%	77.24%	0.75%	-2.07%	11.66%	70.60%	-27.36%	3.22%	6.00%	
2018 Act/Ref	80	82	81	81	81	81	81	81	81	81	81	81	81	972
2019 Act/Ref	84	84	84	84	84	84	84	84	84	84	84	84	84	1,013
Variance	-5	-2	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-41
%	-5.79%	-2.71%	-4.23%	-4.22%	-4.23%	-4.23%	-4.22%	-4.23%	-4.22%	-4.23%	-4.23%	-4.22%	-4.23%	-4.23%

2019 Notes: Dayporter Services - 3% increase effective 1/1/19

Sup Sched: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup Sched: Trash	1000	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	18,036
2018 Act/Ref	519	1,655	2,357	1,328	1,513	1,490	1,409	1,442	1,443	1,478	1,460	826	16,922	2.16
2019 Act/Ref	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	18,036	2.30
Variance	-984	152	854	-175	10	-13	-94	-61	-60	-25	-43	-677	-1,114	-0.14
%	-189.66%	9.17%	36.24%	-13.19%	0.68%	-0.85%	-6.65%	-4.21%	-4.13%	-1.69%	-2.92%	-81.90%	-6.58%	

2019 Notes: Based on quote

Sup Sched: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup Sched: Elevator Contract	1000	30	30	30	30	30	30	30	30	30	30	30	30	360
2018 Act/Ref	29	31	30	30	30	30	30	30	30	30	30	30	359	0.05
2019 Act/Ref	30	30	30	30	30	30	30	30	30	30	30	30	360	0.05
Variance	-1	1	0	0	0	0	0	0	0	0	0	0	-1	0.00
%	-2.60%	1.80%	-0.33%	-0.37%	-0.33%	-0.33%	-0.33%	-0.33%	-0.37%	-0.33%	-0.37%	-0.33%	-0.35%	

2019 Notes: 5yr Contract - 12/2022

2018 Act/Ref	753	792	765	767	924	1,204	1,014	657	777	776	780	790	9,999	1.27
2019 Act/Ref	797	797	797	797	797	797	797	797	797	797	797	797	9,567	1.22
Variance	-44	-5	-32	-31	127	407	216	-140	-20	-21	-17	-7	432	0.06
%	-5.85%	-0.66%	-4.22%	-3.99%	13.72%	33.79%	21.35%	-21.26%	-2.61%	-2.72%	-2.20%	-0.94%	4.32%	

2019 Notes: Budget provided by G4S

2018 Act/Ref	0	0	0	33	131	67	-24	44	30	120	61	0	462	0.06
2019 Act/Ref	0	0	0	56	56	56	56	56	56	56	56	0	447	0.06
Variance	0	0	0	-23	75	11	-80	-12	-26	65	5	0	15	0.00
%	0.00%	0.00%	0.00%	-70.49%	57.36%	16.92%	-332.40%	-27.09%	-88.30%	53.61%	8.21%	0.00%	3.24%	





# AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2019

Company 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Variance %	0	0	0	0	0	0	0	0	0	712	0	0	712	0.09
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Misc	95	95	95	95	95	95	95	95	95	95	95	95	95	1,140
Sup. Sched. Trash Room Related Repairs	50	50	50	50	50	50	50	50	50	50	50	50	50	600
Sup. Sched. Retail Stipewalk Repointing	0	0	0	0	0	15,000	0	0	0	0	0	0	0	15,000
614195	0	0	2	3	13	0	0	3	0	10	2	4	4	37
General Bldg Supplies	145	145	145	145	145	15,145	145	145	145	145	145	145	145	16,740
Variance %	-145	-145	-143	-142	-132	-15,145	-145	-142	-145	-135	-143	-141	-16,703	-2.13
	100.00%	100.00%	-8795.71%	-4347.85%	-1006.87%	100.00%	100.00%	-4389.16%	100.00%	-1385.66%	-6772.04%	-3695.81%	-45253.56%	
614320	29	0	36	14	0	21	0	135	19	3	23	5	285	0.04
Security Repairs	71	0	156	0	0	23	0	0	23	54	0	23	351	0.04
Variance %	-42	0	-120	14	0	-2	0	135	-5	-51	23	-19	-66	-0.01
	-143.15%	0.00%	-333.82%	100.00%	0.00%	-9.41%	0.00%	100.00%	-25.83%	-1586.52%	100.00%	-375.30%	-23.09%	
614400	0	0	0	0	0	3,260	0	0	0	0	0	0	3,260	0.42
R&M - Other	0	0	0	0	0	0	1,000	0	0	0	0	0	1,000	0.13
Variance %	0	0	0	0	0	3,260	-1,000	0	0	0	0	0	2,260	0.29
	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	69.33%	
615161	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Allocated Parking Deck Exp	295	395	606	839	737	1,727	295	308	255	482	334	264	6,538	0.83
Variance %	-295	-395	-606	-839	-737	-1,727	-295	-309	-255	-482	-334	-264	-6,538	-0.83
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
615240	0	0	0	0	136	13	50	17	0	135	5	7	362	0.05
Landscog Rep & Maint	28	28	28	28	28	28	28	28	28	28	28	28	340	0.04
Variance %	-28	-28	-28	-28	107	-15	21	-11	-28	107	-24	-22	22	0.00
	100.00%	100.00%	100.00%	100.00%	79.09%	-118.24%	43.11%	-65.02%	100.00%	79.01%	-503.19%	-332.82%	5.99%	
TOTAL	29	0	36	18	231	3,294	50	2,240	19	951	30	15	6,914	0.88
Repair and Maint	539	568	936	1,012	2,110	16,924	2,969	482	1,952	709	507	461	28,170	3.71





# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade-Retail

### Year 2019

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	ParSF
<b>Tenant Specific Chgs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	996	0.13
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2018 Act/Ref	195	195	195	195	195	195	195	195	195	195	195	195	195	2,340
2019 Act/Ref	209	212	201	144	208	212	207	207	188	177	206	166	166	2,337
Variance %	-14.0%	-7.20%	-8.74%	-26.14%	-6.69%	-8.74%	-6.17%	-6.17%	3.56%	9.21%	-5.66%	14.86%	29	3.00
2018 Act/Ref	15	18	7	-50	14	17	13	13	-7	-18	11	-28	-28	5
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Variance %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-28	5
2018 Act/Ref	210	213	202	145	209	212	208	208	188	177	206	167	167	2,344
2019 Act/Ref	209	212	201	144	208	212	207	207	188	177	206	166	166	2,337
Variance %	0.28%	0.28%	0.34%	0.57%	0.26%	0.01%	0.47%	0.47%	0.25%	0.14%	0.19%	0.52%	1	0.31%
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Taxes-Real Estate	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	39,081
2018 Act/Ref	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,257	3,257	39,081
2019 Act/Ref	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	39,081
Variance %	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	0.00%	0	0.00%
2018 Act/Ref	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,244	3,384	3,257	3,257	39,081
2019 Act/Ref	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	39,081
Variance %	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	-13.00%	3.77%	0.00%	0	0.00%
2018 Act/Ref	159	159	159	159	159	159	159	159	159	159	159	159	159	1,954
2019 Act/Ref	159	159	159	159	164	164	164	164	164	164	164	164	164	1,951
Variance %	0.00%	0.00%	0.00%	0.00%	3.77%	3.77%	3.77%	3.77%	3.77%	3.77%	3.77%	0.00%	0	0.00%
Insurance Premium	159	159	159	159	164	164	164	164	164	164	164	164	164	1,951
Variance %	0.00%	0.00%	0.00%	0.00%	3.77%	3.77%	3.77%	3.77%	3.77%	3.77%	3.77%	0.00%	0	0.00%



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade-Retail

Company: 83320

Year 2019

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Variance %	0	0	0	0	-5	-5	-5	-5	-5	-5	-5	46	12	0.00
	0.00%	0.00%	0.00%	0.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.02%	-3.00%	-3.00%	21.88%	0.64%	
<b>TOTAL</b>														
Insurance	159	159	159	159	159	159	159	159	159	159	159	210	1,964	0.25
2018 Act/Ref	159	159	159	159	159	159	159	159	159	159	159	164	1,951	0.25
2019 Act/Ref	159	159	159	159	164	164	164	164	164	164	164	164		
Variance %	0	0	0	0	-5	-5	-5	-5	-5	-5	-5	46	12	0.00
	0.00%	0.00%	0.00%	0.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.02%	-3.00%	-3.00%	21.88%	0.64%	
616130														
JV Mgmt Fee Exp	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2018 Act/Ref	500	500	504	503	529	864	549	493	526	497	496	495	6,459	0.82
2019 Act/Ref	500	503	504	503	529	864	549	493	526	497	496	495		
Variance %	-500	-503	-504	-503	-529	-864	-549	-493	-526	-497	-496	-495	-6,459	-0.82
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
616140														
3rd Party Mgmt Fee Exp	528	204	528	711	528	454	791	555	555	555	809	421	6,641	0.85
2018 Act/Ref	528	204	528	711	528	454	791	555	555	555	809	421		
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance %	528	204	528	711	528	454	791	555	555	555	809	421	6,641	0.85
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
616160														
PM Allocation-JV Exp	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2018 Act/Ref	69	40	40	40	40	40	40	40	40	40	63	40	528	0.07
2019 Act/Ref	69	40	40	40	40	40	40	40	40	40	63	40		
Variance %	-69	-40	-40	-40	-40	-40	-40	-40	-40	-40	-63	-40	-528	-0.07
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
<b>TOTAL</b>														
Mgmt Fees	528	204	528	711	528	454	791	555	555	555	809	421	6,641	0.85
2018 Act/Ref	569	542	543	543	569	904	588	532	565	537	569	535	6,987	0.89
2019 Act/Ref	41	338	-16	168	-41	-449	203	23	-10	19	250	-114	-346	-0.04
Variance %	-7.78%	-165.94%	-2.95%	23.66%	-7.82%	-88.66%	25.63%	4.16%	-1.75%	3.36%	30.92%	-27.04%	-5.21%	
<b>TOTAL</b>														
Operating Expense	5,843	6,754	7,501	7,316	7,068	10,251	6,977	8,677	6,545	7,567	7,647	6,895	89,061	11.34
2018 Act/Ref	7,511	7,628	7,682	7,652	8,844	24,001	9,721	7,179	8,662	7,380	559	7,292	110,865	14.12
2019 Act/Ref	-1,668	-874	-181	-335	-1,776	-13,749	-2,744	1,498	-2,118	207	333	-397	-21,804	-2.78
Variance %	-28.55%	-12.93%	-2.42%	-4.58%	-25.13%	-134.12%	-39.33%	17.27%	-32.36%	2.73%	4.35%	-5.76%	-24.48%	





Company: 83320

By Company View

Account Description	Current Period				Year to Date				
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF	
<b>Square Feet</b>	<b>7,852</b>								
<b>Occupancy %</b>	<b>100.00%</b>								
<b>Rental Revenue</b>									
<b>Base Rent</b>									
511120 Gross Potential - Retail	19,194	0	19,194	29.33	230,324	0	230,324	29.33	
<b>Total: Base Rent</b>	<b>19,194</b>	<b>0</b>	<b>19,194</b>	<b>29.33</b>	<b>230,324</b>	<b>0</b>	<b>230,324</b>	<b>29.33</b>	
<b>Straight Line Rent</b>									
511190 Base Rent-Straight Line	-229	0	-229	-0.35	-2,742	0	-2,742	-0.35	
<b>Total: Straight Line Rent</b>	<b>-229</b>	<b>0</b>	<b>-229</b>	<b>-0.35</b>	<b>-2,742</b>	<b>0</b>	<b>-2,742</b>	<b>-0.35</b>	
<b>Recovery</b>									
512110 CAM Inc - CY Mth Billed	5,247	0	5,247	8.02	88,806	0	88,806	11.31	
<b>Total: Recovery</b>	<b>5,247</b>	<b>0</b>	<b>5,247</b>	<b>8.02</b>	<b>88,806</b>	<b>0</b>	<b>88,806</b>	<b>11.31</b>	
<b>Fee Income</b>									
514140 Mngmnt Fee-3rd Party	2,800	0	2,800	4.28	33,596	0	33,596	4.28	
<b>Total: Fee Income</b>	<b>2,800</b>	<b>0</b>	<b>2,800</b>	<b>4.28</b>	<b>33,596</b>	<b>0</b>	<b>33,596</b>	<b>4.28</b>	
<b>Parking</b>									
519160 Parking Income-Contract	325	0	325	0.50	3,900	0	3,900	0.50	
<b>Total: Parking</b>	<b>325</b>	<b>0</b>	<b>325</b>	<b>0.50</b>	<b>3,900</b>	<b>0</b>	<b>3,900</b>	<b>0.50</b>	
<b>Total: Rental Revenue</b>	<b>27,337</b>	<b>0</b>	<b>27,337</b>	<b>41.78</b>	<b>353,884</b>	<b>0</b>	<b>353,884</b>	<b>45.07</b>	
<b>Operating Expense</b>									
<b>Contract Services</b>									
611110 Janitorial Contract	84	0	-84	0.13	1,013	0	-1,013	0.13	
611130 Waste Remov Contract	1,503	0	-1,503	2.30	18,036	0	-18,036	2.30	
612410 Elevator Contract	30	0	-30	0.05	360	0	-360	0.05	
614310 Security Contract	797	0	-797	1.22	9,567	0	-9,567	1.22	
615220 Landscpg Ext Contract	0	0	0	0.00	447	0	-447	0.06	
615250 Snow Removal Contract	230	0	-230	0.35	1,226	0	-1,226	0.16	
<b>Total: Contract Services</b>	<b>2,644</b>	<b>0</b>	<b>-2,644</b>	<b>4.04</b>	<b>30,649</b>	<b>0</b>	<b>-30,649</b>	<b>3.90</b>	
<b>Repair and Maint</b>									
614140 Painting-Int/Ext	0	0	0	0.00	1,200	0	-1,200	0.15	

Company: 83320

By Company View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
614154 Roof Repairs	0	0	0	0.00	3,000	0	-3,000	0.38
614195 General Bldg Supplies	145	0	-145	0.22	16,740	0	-16,740	2.13
614320 Security Repairs	23	0	-23	0.04	351	0	-351	0.04
614400 R&M - Other	0	0	0	0.00	1,000	0	-1,000	0.13
615161 Allocated Parking Deck Exp	264	0	-264	0.40	6,538	0	-6,538	0.83
615240 Landscpg Rep & Maint	28	0	-28	0.04	340	0	-340	0.04
<b>Total: Repair and Maint</b>	<b>461</b>	<b>0</b>	<b>-461</b>	<b>0.70</b>	<b>29,170</b>	<b>0</b>	<b>-29,170</b>	<b>3.71</b>
<b>General Op-Ex</b>								
614181 Building Telephones	16	0	-16	0.03	198	0	-198	0.03
615150 Exterior Flags	0	0	0	0.00	12	0	-12	0.00
615305 Powerwashing	49	0	-49	0.07	588	0	-588	0.07
<b>Total: General Op-Ex</b>	<b>65</b>	<b>0</b>	<b>-65</b>	<b>0.10</b>	<b>798</b>	<b>0</b>	<b>-798</b>	<b>0.10</b>
<b>Utilities</b>								
613110 Electricity	166	0	-166	0.25	2,337	0	-2,337	0.30
<b>Total: Utilities</b>	<b>166</b>	<b>0</b>	<b>-166</b>	<b>0.25</b>	<b>2,337</b>	<b>0</b>	<b>-2,337</b>	<b>0.30</b>
<b>Taxes</b>								
617110 Taxes-Real Estate	3,257	0	-3,257	4.98	39,081	0	-39,081	4.98
<b>Total: Taxes</b>	<b>3,257</b>	<b>0</b>	<b>-3,257</b>	<b>4.98</b>	<b>39,081</b>	<b>0</b>	<b>-39,081</b>	<b>4.98</b>
<b>Insurance</b>								
617210 Insurance Premium	164	0	-164	0.25	1,951	0	-1,951	0.25
<b>Total: Insurance</b>	<b>164</b>	<b>0</b>	<b>-164</b>	<b>0.25</b>	<b>1,951</b>	<b>0</b>	<b>-1,951</b>	<b>0.25</b>
<b>Mgmt Fees</b>								
616130 JV Mgmt Fee Exp	495	0	-495	0.76	6,458	0	-6,458	0.82
616160 PM Allocation-JV Exp	40	0	-40	0.06	528	0	-528	0.07
<b>Total: Mgmt Fees</b>	<b>535</b>	<b>0</b>	<b>-535</b>	<b>0.82</b>	<b>6,987</b>	<b>0</b>	<b>-6,987</b>	<b>0.89</b>
<b>Total: Operating Expense</b>	<b>7,292</b>	<b>0</b>	<b>-7,292</b>	<b>11.14</b>	<b>110,972</b>	<b>0</b>	<b>-110,972</b>	<b>14.13</b>
<b>Total: Net Operating Income L5</b>	<b>20,045</b>	<b>0</b>	<b>20,045</b>	<b>30.63</b>	<b>242,912</b>	<b>0</b>	<b>242,912</b>	<b>30.94</b>
<b>Operations</b>								
<b>Office</b>								
713114 Telephones	13	0	-13	0.02	156	0	-156	0.02
713130 Office Supplies	25	0	-25	0.04	356	0	-356	0.05
<b>Total: Office</b>	<b>38</b>	<b>0</b>	<b>-38</b>	<b>0.06</b>	<b>511</b>	<b>0</b>	<b>-511</b>	<b>0.07</b>
<b>Other G&amp;A Expense</b>								
735130 Uniform Expense	1	0	-1	0.00	17	0	-17	0.00

Company: 83320

By Company View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
<b>Total: Other G&amp;A Expense</b>	<b>1</b>	<b>0</b>	<b>-1</b>	<b>0.00</b>	<b>17</b>	<b>0</b>	<b>-17</b>	<b>0.00</b>
<b>Total: Operations</b>	<b>40</b>	<b>0</b>	<b>-40</b>	<b>0.06</b>	<b>528</b>	<b>0</b>	<b>-528</b>	<b>0.07</b>
<b>Allocations</b>								
<b>Allocations</b>								
761116 Allocated G&A-JV	-40	0	40	-0.06	-528	0	528	-0.07
<b>Total: Allocations</b>	<b>-40</b>	<b>0</b>	<b>40</b>	<b>-0.06</b>	<b>-528</b>	<b>0</b>	<b>528</b>	<b>-0.07</b>
<b>Total: Allocations</b>	<b>-40</b>	<b>0</b>	<b>40</b>	<b>-0.06</b>	<b>-528</b>	<b>0</b>	<b>528</b>	<b>-0.07</b>
<b>Total: G&amp;A L5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>Total: Net Income</b>	<b>20,045</b>	<b>0</b>	<b>20,045</b>	<b>30.63</b>	<b>242,912</b>	<b>0</b>	<b>242,912</b>	<b>30.94</b>
<b>Total: Recurring Cash Flow</b>	<b>20,045</b>	<b>0</b>	<b>20,045</b>	<b>30.63</b>	<b>242,912</b>	<b>0</b>	<b>242,912</b>	<b>30.94</b>
<b>Total: Cash Flow</b>	<b>20,045</b>	<b>0</b>	<b>20,045</b>	<b>30.63</b>	<b>242,912</b>	<b>0</b>	<b>242,912</b>	<b>30.94</b>



Company: 83320  
Building RSF: 7.852

**Rent Roll By Company as of 1/31/2019**  
Plaza Colonnade-Retail  
**Current and Future Charges Only**

AR Balance as of 01/16/2019

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent			Escalation			Other Rent	Total Monthly	Rate Changes									
								PSF	PSF	PSF	PSF	PSF	PSF			PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF	
<b>Future Lease SF Chg</b>																									
<b>Future Customer Name</b>																									
<b>Future Move In Fut Plan Out</b>																									
001	The Mix	246112	101303	2,967	01/01/16	01/01/16	12/31/20	7,417.50	3,438.35	0.00	0.00	0.00	0.00	0.00	10,855.85	CAME	5/1/2018	12/31/20	3,438.35	M	13.91				
001	The Mix	603723	2		4,766.67	10,855.85		30.00	13.91	0.00	0.00	0.00	0.00	0.00	43.91	RRNT	1/1/2016	12/31/20	7,417.50	M	30.00				
002	Yogurtini	278577	100933	2,285	01/01/14	01/01/14	07/31/20	5,027.00	2,720.81	0.00	0.00	0.00	0.00	0.00	7,747.81	CAME	5/1/2018	07/30/20	2,720.81	M	14.29				
002	ASPK, LLC dba Yogurtini	650651	1		4,570.00			26.40	14.29	0.00	0.00	0.00	0.00	0.00	40.69	RRNT	8/1/2015	07/31/20	5,027.00	M	26.40				
003	Chipotle Mexican Grill	234750	100976	2,600	03/01/15	03/01/15	02/29/20	6,749.17	3,118.64	0.00	0.00	0.00	325.00	10,192.81	CAME	5/1/2018	02/29/20	3,118.64	M	14.39					
003	Chipotle Mexican Grill	603293	2					31.15	14.39	0.00	0.00	1.50	47.04		PARK	5/1/2018	02/29/20	325.00	M	1.50					
																RRNT	3/1/2015	02/29/20	6,749.17	M	31.15				
<b>BUILDING TOTALS - Plaza Colonnade-Retail:</b>																									
				7,852														32,400.00	9,277.80	0.00	325.00	42,002.80			
Building Square Feet:				7,852																					
Occupied Square Feet:				0																					
Vacant Square Feet:				100.00%																					
Occupancy Percentage:				Missing Square Feet: 0																					

**Comparative Income Statement-Summary  
Plaza Colonnade-Garage**

	Act 2015	Act 2016	Act 2017	Reforecast 2018	Bud 2019
<b>Rental Revenue</b>					
Base Rent	0	0	0	0	0
Recovery	0	0	0	0	0
Recovery - PY	0	0	0	0	0
Tenant Specific Reimb	0	0	0	0	0
Percentage Rent	0	0	0	0	0
Parking Income	0	0	0	0	0
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	0	0	0	0	0
SLR WOs	0	0	0	0	0
<b>Total Rental Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Operating Expense</b>					
Contract Services	47	50	47	51	51
Repairs and Maintenance	18	62	85	72	92
General OpEx	9	11	12	12	13
<b>Total Controllable Expenses</b>	<b>74</b>	<b>123</b>	<b>144</b>	<b>135</b>	<b>156</b>
Utilities	50	50	50	49	49
Taxes	0	0	0	0	0
Taxes - PY Adjustments	0	0	0	0	0
Insurance	11	13	14	17	17
<b>Non-Controllable Expenses</b>	<b>61</b>	<b>63</b>	<b>64</b>	<b>66</b>	<b>66</b>
<i>Management Fees/Alloc's</i>	0	0	0	0	0
<b>Total Recoverable Expenses</b>	<b>135</b>	<b>186</b>	<b>208</b>	<b>201</b>	<b>222</b>
<i>Non-Rec/Customer Specific</i>	0	0	0	0	0
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
<b>Total Operating Expense</b>	<b>135</b>	<b>186</b>	<b>208</b>	<b>201</b>	<b>222</b>
<b>Net Operating Income</b>	<b>(135)</b>	<b>(186)</b>	<b>(208)</b>	<b>(201)</b>	<b>(222)</b>
<b>Prior Month</b>					
<b>Difference</b>	<b>(135)</b>	<b>(186)</b>	<b>(208)</b>	<b>(201)</b>	<b>(222)</b>
<b>Other Income</b>					
SLR	0	0	0	0	0
TIF Inc Other	0	0	0	0	0
<b>Adjusted Net Operating Income</b>	<b>(135)</b>	<b>(186)</b>	<b>(208)</b>	<b>(201)</b>	<b>(222)</b>

**NOI DRILL DOWN**  
**Plaza Colonnade Garage**  
**2018 Vs. 2019**

	2018 Actuals	2019 Forecast	Variance	Pct. Var	Comments
<b>Average Occupancy</b>					
<b>Rental Revenue</b>					
<b>GAAP Rent</b>	0	0	0	0.00%	
Percentage Rent	0	0	0	0.00%	
Other Rents	0	0	0	0.00%	
Termination Fees	0	0	0	0.00%	
Expense Recovery	0	0	0	0.00%	
Expense Recovery-Prior Year	0	0	0	0.00%	
Tenant Specific Reimburseme	0	0	0	0.00%	
Fee Income	0	0	0	0.00%	
Bad Debts	0	0	0	0.00%	
SLR WOs	0	0	0	0.00%	
Parking	0	0	0	0.00%	
FAS 141	0	0	0	0.00%	
<b>Total Rental Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Operating Expense</b>					
Contract Services	51	51	0	0.00%	
Repairs and Maintenance	72	92	(20)	27.78%	
General OpEx	12	13	(1)	8.33%	
<b>Controllable Expenses</b>	<b>135</b>	<b>156</b>	<b>(21)</b>	<b>15.56%</b>	
Utilities	49	49	0	0.00%	
Taxes	0	0	0	0.00%	
Insurance	17	17	0	0.00%	
<b>Non-Controllable Expenses</b>	<b>66</b>	<b>66</b>	<b>0</b>	<b>0.00%</b>	
<b>Management Fees/Alloc's</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Recoverable Expenses</b>	<b>201</b>	<b>222</b>	<b>(21)</b>	<b>-10.45%</b>	
Tenant Specific Expenses	0	0	0	0.00%	
Non-Recoverable Expenses	0	0	0	0.00%	
<b>Mgmt. Fee Elim - Internal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Total Operating Expense</b>	<b>201</b>	<b>222</b>	<b>(21)</b>	<b>(0)</b>	
<b>Net Operating Income</b>	<b>(201)</b>	<b>(222)</b>	<b>(21)</b>	<b>10.45%</b>	



Company: 83330

## AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2019

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1/13/2019  
Compared to 2018 Forecast

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PersF
611110 Janitorial Contract	2,887 3,018	2,974 3,018	2,931 3,018	2,931 3,018	2,931 3,018	2,931 3,018	2,931 3,018	2,931 3,018	2,931 3,018	2,931 3,018	2,931 3,018	2,931 3,018	36,168 36,211	0.00 0.00
Variance %	-130 -4.51%	-44 -1.47%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-87 -2.97%	-1,043 -2.97%	0.00
2019 Notes: Retail Allocation - Pig Lot Attendant Acct 611150 2.7% , Parking Lot Attendant Janitorial - 1.5% increase effective 1/2017														
612410 Elevator Contract	0 1,057	0 1,104	0 1,081	0 1,081	0 1,081	0 1,081	0 1,081	0 1,081	0 1,081	0 1,081	0 1,081	0 1,081	13,424 13,424	0.00 0.00
Variance %	-62 -5.84%	-14 -1.29%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-38 -3.51%	-455 -3.51%	0.00
2019 Notes: 5yr Contract - 12/2022														
614168 Metal Refinish Contract	0 0	0 1,750	0 0	0 0	0 0	0 0	0 0	2,500 0	144 0	0 0	0 0	0 0	2,644 1,750	0.00 0.00
Variance %	0 0.00%	-1,750 -100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	2,500 100.00%	144 100.00%	0 0.00%	0 0.00%	0 0.00%	894 33.81%	0.00
2019 Notes: Metal Maintenance-Elevator and Call Boxes														
TOTAL Contract Services	3,944 4,136	4,078 5,886	4,011 4,136	4,011 4,136	4,011 4,136	4,011 4,136	4,011 4,136	6,511 4,136	4,155 4,136	4,011 4,136	4,011 4,136	4,011 4,136	50,781 51,385	0.00 0.00
Variance %	-192 -4.87%	-1,808 -44.33%	-125 -3.11%	-125 -3.11%	-125 -3.11%	-125 -3.11%	-125 -3.11%	2,375 36.48%	19 0.45%	-125 -3.11%	-125 -3.11%	-125 -3.11%	-605 -1.19%	0.00
611185 Janitorial Supplies	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	45 0	45 0	0.00 0.00
Variance %	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	45 100.00%	45 100.00%	0.00



# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade-Parking Garage

### Year 2019

Company: 83330

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
61160														
Janitorial-Other	0	0	0	0	0	0	0	0	0	269	0	0	269	0.00
2018 Act/Ref	0	0	0	0	0	0	0	0	0	269	0	0	269	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	0	0	0	0	269	0	0	269	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%
614140														
Painting-Int/Ext	0	1,200	0	0	0	0	0	0	0	0	0	0	1,200	0.00
2018 Act/Ref	0	1,200	0	0	0	0	0	0	0	0	0	0	1,200	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	-1,200	0	0	0	0	0	0	0	0	0	0	-1,200	0.00
%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
2019 Notes: Elevator Vestibules														
614160														
Locks/Keys	0	0	0	488	0	0	0	0	0	0	0	0	488	0.00
2018 Act/Ref	0	0	0	488	0	0	0	0	0	0	0	0	488	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	488	0	0	0	0	0	0	0	0	488	0.00
%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
614230														
Life Safety Repairs	25	25	9,800	25	25	25	25	25	25	25	25	25	1,900	2,171
2018 Act/Ref	0	0	271	0	0	0	0	0	0	0	0	0	1,900	2,171
2019 Act/Ref	25	25	9,800	25	25	25	25	25	25	25	25	25	25	10,075
Variance	-25	-25	-9,529	-25	-25	-25	-25	-25	-25	-25	-25	-25	-1,875	-7,904
%	100.00%	100.00%	-3513.57%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	98.68%	-364.03%
2019 Notes: March - Sprinkler Repairs														
615160														
Sup. Sched. Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched. Gate Repairs	83	83	83	83	83	83	83	83	83	83	83	83	866	966
Sup. Sched. Misc Sign Repairs	2000	50	50	50	50	50	50	50	50	50	50	50	600	600
Sup. Sched. Retail Allocation	3000	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-40	-480	-480
Sup. Sched. Parking Garage Sweeping	4000	695	0	0	695	0	0	695	0	695	0	0	2,760	2,760
Sup. Sched. Slain Removal - Interior S1-3	5000	0	0	0	0	50,000	0	0	0	0	0	0	50,000	50,000
Sup. Sched. Contingency - HVAC & Fan Repair	6000	0	0	0	0	0	0	0	0	0	0	0	3,000	3,000
Sup. Sched. Contingency - Light Replacement	7000	0	0	0	500	0	0	0	0	500	0	0	1,000	1,000
Sup. Sched. Sidewalk Neogard Coating	8000	0	0	0	9,000	0	0	0	0	0	0	0	9,000	9,000
Sup. Sched. Planter Circles - Landscape	9000	0	0	20,000	0	0	0	0	0	0	0	0	20,000	20,000
2018 Act/Ref	0	0	1,118	865	0	1,164	667	5,000	17,698	18,223	23,168	866	68,968	68,968
2019 Act/Ref	93	788	1,593	20,093	10,288	50,093	93	788	93	2,788	93	93	86,896	86,896
Variance	-93	-788	-475	-19,228	-10,288	-48,929	774	4,212	17,605	15,435	23,075	773	-17,928	0.00
%	100.00%	100.00%	-42.48%	-2223.24%	100.00%	-4204.63%	89.27%	84.24%	99.47%	84.70%	99.60%	89.26%	-25.99%	0.00





# AREF Receipts/Disbursements Report

## By Company - Plaza Colonnade-Parking Garage

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1/13/2019  
Compared to 2018 Forecast

Year 2019

Company: 83330

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
2019 Notes: <i>did not calculate...need guidance, Quarterly Sweeping, Repairs recommended by Structural Engineer, Sidewalks, Signature</i>														
615161 Allocated Parking Deck Exp	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	-295	-395	-606	-699	-737	-1,727	-295	-309	-255	-482	-334	-264	-6,538	0.00
Variance	295	395	606	699	737	1,727	295	309	255	482	334	264	6,538	0.00
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>1,389</b>	<b>1,353</b>	<b>0</b>	<b>1,164</b>	<b>867</b>	<b>5,000</b>	<b>17,698</b>	<b>18,492</b>	<b>23,168</b>	<b>2,811</b>	<b>71,941</b>	<b>0.00</b>
Repair and Maint	-177	1,618	10,787	19,279	9,576	48,391	-177	504	-137	2,351	-216	-146	91,633	0.00
Variance	177	-1,618	-9,397	-17,926	-9,576	-47,227	1,044	4,496	17,835	16,161	23,384	2,957	-19,691	0.00
%	100.00%	100.00%	-676.46%	-1325.33%	100.00%	-4058.36%	120.44%	89.92%	100.78%	87.40%	100.93%	105.19%	-27.37%	
612400 Elev License/Inspection	0	0	0	405	0	0	0	0	0	0	1,530	0	1,935	0.00
	0	0	0	405	0	0	0	0	0	0	1,600	0	2,005	0.00
Variance	0	0	0	0	0	0	0	0	0	0	-70	0	-70	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-4.58%	0.00%	-3.62%	
2019 Notes: <i>Permit Fees (April), Elevator Audit (November)</i>														
614170 Building Signage	0	0	0	0	0	0	0	152	0	0	0	0	152	0.00
	0	0	0	0	0	200	0	0	0	0	0	0	200	0.00
Variance	0	0	0	0	0	-200	0	152	0	0	0	0	-48	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	-31.24%	
2019 Notes: <i>Sup Sched: Actuals</i>														
Sup Sched: Powerwashing-Spring/Fall	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup Sched: Powerwashing-Elevator Entries	220	0	0	220	5,450	0	220	0	0	4,485	0	0	9,945	0.00
2018 Act/Ref	0	0	0	0	0	5,450	220	0	0	220	0	0	880	0.00
2019 Act/Ref	220	0	0	220	5,450	0	220	0	0	4,485	0	0	9,945	0.00
Variance	-220	0	0	-220	-5,450	-220	-220	0	0	-220	0	0	-880	0.00
%	100.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	-4.89%	0.00%	0.00%	-8.85%	
2019 Notes: <i>Spring Deep Clean, Fall Rinse, ProWindow</i>														
TOTAL	0	0	0	405	0	5,450	0	152	0	4,485	1,530	0	12,032	0.00
General Op-Ex	220	0	0	625	5,450	200	220	0	0	4,715	1,600	0	13,030	0.00
Variance	-220	0	0	-220	-5,450	-220	-220	152	0	-220	-70	0	-998	0.00



Company: 83330

## AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage

Year 2019

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Compared to 2018 Forecast

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PersF
%	100.00%	0.00%	0.00%	-54.32%	100.00%	96.33%	100.00%	100.00%	0.00%	-4.89%	-4.58%	0.00%	-8.29%	
2018 Act/Ref	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	3,400	4,157	4,157	4,157	49,123	0.00
2019 Act/Ref	4,468	4,533	4,300	3,088	4,446	4,520	4,434	4,434	3,261	3,779	4,400	3,557	49,221	0.00
Variance	-312	-376	-143	1,069	-289	-364	-277	-277	139	378	-244	599	-88	0.00
%	-7.50%	-9.05%	-3.45%	25.71%	-6.96%	-8.75%	-6.67%	-6.67%	4.08%	9.09%	-5.87%	14.42%	-0.20%	
2018 Act/Ref	312	376	143	-1,069	289	364	277	277	-139	-378	244	-599	98	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	312	376	143	-1,069	289	364	277	277	-139	-378	244	-599	98	0.00
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
<b>TOTAL</b>	<b>4,468</b>	<b>4,533</b>	<b>4,300</b>	<b>3,088</b>	<b>4,446</b>	<b>4,520</b>	<b>4,434</b>	<b>4,434</b>	<b>3,261</b>	<b>3,779</b>	<b>4,400</b>	<b>3,557</b>	<b>49,221</b>	<b>0.00</b>
2019 Act/Ref	4,468	4,533	4,300	3,088	4,446	4,520	4,434	4,434	3,261	3,779	4,400	3,557	49,221	0.00
Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
2018 Act/Ref	1,374	1,374	1,374	1,374	1,374	1,374	1,374	1,374	1,374	1,374	1,374	1,838	16,952	0.00
2019 Act/Ref	1,374	1,374	1,374	1,374	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	16,817	0.00
Variance	0	0	0	0	-41	-41	-41	-41	-41	-41	-41	424	135	0.00
%	0.00%	0.00%	0.00%	0.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	23.04%	0.80%	
<b>TOTAL</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,374</b>	<b>1,838</b>	<b>16,952</b>	<b>0.00</b>
2019 Act/Ref	1,374	1,374	1,374	1,374	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	16,817	0.00
Variance	0	0	0	0	-41	-41	-41	-41	-41	-41	-41	424	135	0.00
%	0.00%	0.00%	0.00%	0.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	23.04%	0.80%	
2018 Act/Ref	0	0	0	0	0	0	0	0	450	0	0	0	450	0.00
2019 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	0	0	0	450	0	0	0	450	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>0.00</b>



Company: 83330

By Company View

Account Description	<u>Current Period</u>				<u>Year to Date</u>				
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF	
<b>Operating Expense</b>									
<b>Contract Services</b>									
611110 Janitorial Contract	3,018	0	-3,018	0.00	36,211	0	-36,211	0.00	
612410 Elevator Contract	1,119	0	-1,119	0.00	13,424	0	-13,424	0.00	
614168 Metal Refinish Contract	0	0	0	0.00	1,750	0	-1,750	0.00	
<b>Total: Contract Services</b>	<b>4,136</b>	<b>0</b>	<b>-4,136</b>	<b>0.00</b>	<b>51,385</b>	<b>0</b>	<b>-51,385</b>	<b>0.00</b>	
<b>Repair and Maint</b>									
614140 Painting-Int/Ext	0	0	0	0.00	1,200	0	-1,200	0.00	
614230 Life Safety Repairs	25	0	-25	0.00	10,075	0	-10,075	0.00	
615160 Parking Lot/Deck R&M	93	0	-93	0.00	86,896	0	-86,896	0.00	
615161 Allocated Parking Deck Exp	-264	0	264	0.00	-6,538	0	6,538	0.00	
<b>Total: Repair and Maint</b>	<b>-146</b>	<b>0</b>	<b>146</b>	<b>0.00</b>	<b>91,633</b>	<b>0</b>	<b>-91,633</b>	<b>0.00</b>	
<b>General Op-Ex</b>									
612430 Elev License/Inspection	0	0	0	0.00	2,005	0	-2,005	0.00	
614170 Building Signage	0	0	0	0.00	200	0	-200	0.00	
615305 Powerwashing	0	0	0	0.00	10,825	0	-10,825	0.00	
<b>Total: General Op-Ex</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>13,030</b>	<b>0</b>	<b>-13,030</b>	<b>0.00</b>	
<b>Utilities</b>									
613110 Electricity	3,557	0	-3,557	0.00	49,221	0	-49,221	0.00	
<b>Total: Utilities</b>	<b>3,557</b>	<b>0</b>	<b>-3,557</b>	<b>0.00</b>	<b>49,221</b>	<b>0</b>	<b>-49,221</b>	<b>0.00</b>	
<b>Insurance</b>									
617210 Insurance Premium	1,415	0	-1,415	0.00	16,817	0	-16,817	0.00	
<b>Total: Insurance</b>	<b>1,415</b>	<b>0</b>	<b>-1,415</b>	<b>0.00</b>	<b>16,817</b>	<b>0</b>	<b>-16,817</b>	<b>0.00</b>	
<b>Total: Operating Expense</b>	<b>8,963</b>	<b>0</b>	<b>-8,963</b>	<b>0.00</b>	<b>222,085</b>	<b>0</b>	<b>-222,085</b>	<b>0.00</b>	
<b>Total: Net Operating Income L5</b>	<b>-8,963</b>	<b>0</b>	<b>-8,963</b>	<b>0.00</b>	<b>-222,085</b>	<b>0</b>	<b>-222,085</b>	<b>0.00</b>	
<b>Total: Net Income</b>	<b>-8,963</b>	<b>0</b>	<b>-8,963</b>	<b>0.00</b>	<b>-222,085</b>	<b>0</b>	<b>-222,085</b>	<b>0.00</b>	
<b>Total: Recurring Cash Flow</b>	<b>-8,963</b>	<b>0</b>	<b>-8,963</b>	<b>0.00</b>	<b>-222,085</b>	<b>0</b>	<b>-222,085</b>	<b>0.00</b>	
<b>Total: Cash Flow</b>	<b>-8,963</b>	<b>0</b>	<b>-8,963</b>	<b>0.00</b>	<b>-222,085</b>	<b>0</b>	<b>-222,085</b>	<b>0.00</b>	