



Plaza Colonnade

Monthly Financial Report – March 2020

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Plaza Colonnade, LLC
Summary of Operations and Financial Activity
March 2020

Summary of Financial Operations

Net Operating Income through March 31st is \$1,733,000 which is \$35,000 better than budget due to:

Revenue: The \$9,000 negative variance is due to CAM Revenue being down to Operating Expense being lower than anticipated due to COVID.

Operating Expenses: We have a positive variance of \$44,000

Contract Services	\$ 9,000	
Repairs & Maintenance	14,000	Scaling down due to COVID
General Op Ex	6,000	
Electricity	26,000	Overestimated Usage
Other Utilities	(2,000)	
		\$15K is due to an under accrual of 2019 salaries
Management Fee	(18,000)	due to Copaken Invoices being processed out of order.
Insurance	(6,000)	
Non-Recoverable	15,000	CAM Contra Entry. that has the exact offset up in Mgmt. Fee which makes it a wash
Total Variance	\$ 44,000	

Summary of Leasing Status

Working on Rent Relief Deals with Husch Blackwell and Retail Customers.

Current Cash Position

Operating Account	\$1,318,661	Cap. Ex. Reserves	\$ 1,654,546
Cash Management	\$1,325,329	Op . Ex Reserves	\$ 1,432,380
CD	\$1,000,000	Special Assessment	\$ 533,958
Total Cash on Hand	\$3,643,990	Total Reserves	\$ 3,620,884

Expected Distributions to Each Partner of \$825,000 for 2020.

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

	Current Period			Year-To-Date				Annual		
	Budget	Actual	Variance	Budget	Actual	Variance	Prior Year	Reforecast	Original Budget	Prior Year Actual
Rental Revenue										
Base Rent	774	774	0	2,320	2,318	(2)	2,123	9,030	9,034	8,584
Recovery	153	152	(1)	460	453	(7)	441	1,622	1,702	1,840
Recovery - PY	0	0	0	0	(11)	(11)	0	0	0	(8)
Tenant Specific Reimb	17	16	(1)	56	37	(19)	54	243	232	214
Percentage Rent	0	0	0	0	0	0	0	0	0	0
Parking Income	32	33	1	96	100	4	96	386	384	375
Term Fees	0	0	0	0	0	0	0	0	0	0
Fee Income	3	0	(3)	15	0	(15)	0	24	31	0
Bad Debts	0	10	10	0	41	41	2	6	0	22
SLR WOs	0	0	0	0	0	0	0	0	0	0
Total Rental Revenue	979	985	6	2,947	2,938	(9)	2,716	11,311	11,383	11,027
Operating Expense										
Contract Services	74	89	(15)	258	249	9	298	935	943	935
Repairs and Maintenance	26	34	(8)	76	62	14	87	342	348	409
General OpEx	3	(1)	4	10	4	6	6	61	61	49
Total Controllable Expenses	103	122	(19)	344	315	29	391	1,338	1,352	1,393
Electricity	72	51	21	188	162	26	188	588	621	634
Other Utilities	7	5	2	18	20	(2)	19	119	116	129
Taxes	141	141	0	422	422	0	365	1,687	1,687	1,648
Taxes - PY Adjustments	0	0	0	0	0	0	0	0	0	0
Insurance	6	8	(2)	19	25	(6)	21	79	77	89
Non-Controllable Expenses	226	205	21	647	629	18	593	2,473	2,501	2,500
<i>Management Fees/Alloc's</i>	43	50	(7)	133	151	(18)	131	554	529	533
Total Recoverable Expenses	372	377	(5)	1,124	1,095	29	1,115	4,365	4,382	4,426
Tenant Specific Expenses	14	14	0	49	34	15	49	218	206	196
Non-Recoverable Expenses	25	25	0	76	76	0	75	294	304	316
<i>Non-Rec/Customer Specific</i>	39	39	0	125	110	15	124	512	510	512
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0	0	0	0	0	0
Total Operating Expense	411	416	(5)	1,249	1,205	44	1,239	4,877	4,892	4,938
Net Operating Income	568	569	1	1,698	1,733	35	1,477	6,434	6,491	6,089
Prior Month	567	644	77	1,127	1,166	39	978	6,434	6,491	6,089
Difference	1	(75)	(76)	571	567	(4)	499	-	-	-
Other Income										
SLR	(47)	(47)	0	(140)	(140)	0	(50)	(518)	(517)	(192)
TIF Inc Other	173	167	(6)	518	484	(34)	463	2,065	2,070	2,070
Adjusted Net Operating Income	694	689	(5)	2,076	2,077	1	1,890	7,981	8,044	7,967

Plaza Colonnade

2020 <i>As of April 23, 2020</i>	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2020 Total
	Actual Jan	Actual Feb	Actual Mar	Budget Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	
BEGINNING GL BALANCE	757,600	1,130,275	1,691,513	1,318,660	1,041,457	1,245,963	1,076,651	1,282,027	1,480,413	2,978,259	1,649,121	1,535,135	
PLUS INCOME													
Current Cash Collections	1,039,491	914,730	990,692	924,784	921,437	950,756	933,912	949,222	939,335	819,088	820,523	799,511	11,003,480
Prepaid Rents/Subsequent Receipts	38,154	61,955	10,738	0	0	0	0	0	0	0	0	0	110,847
Other Income	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	423,312	0	0	0	0	0	1,271,688	0	0	0	1,695,000
Transfers from Money Market/CD	0	1,500,000	0	0	0	0	0	0	0	0	0	1,500,000	3,000,000
Capital Call	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	1,077,645	2,476,685	1,424,743	924,784	921,437	950,756	933,912	949,222	2,211,023	819,088	820,523	2,299,511	15,809,327
LESS EXPENSES													
Expenses Paid	265,189	239,667	290,024	267,204	253,228	306,364	264,834	287,133	249,474	270,876	220,180	266,068	3,180,241
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	1,646,958	1,646,958
Mortgage Payment	428,114	428,114	463,703	463,703	463,703	463,703	463,703	463,703	463,703	463,703	463,703	463,703	5,493,258
Distribution - Copaken	0	0	0	0	0	175,000	0	0	0	650,000	0	0	825,000
Distribution - HIW	0	0	0	0	0	175,000	0	0	0	650,000	0	0	825,000
Building Improvements	0	0	0	0	0	0	0	0	0	100,000	0	0	100,000
The Uhlmann Company Renewal-TI	0	0	0	0	0	0	0	0	0	13,647	13,647	0	27,293
Husch Blackwell Refurbishment Allowance	0	247,666	543,868	471,080	0	0	0	0	0	0	0	0	1,262,614
RSM Backfill Tenant Improvement	0	0	0	0	0	0	0	0	0	0	0	232,440	232,440
RSM Backfill Commissions	0	0	0	0	0	0	0	0	0	0	221,980	0	221,980
The Uhlmann Company Renewal-LC	11,668	0	0	0	0	0	0	0	0	0	15,000	0	26,668
Transfers to Money Market	0	1,000,000	500,000	0	0	0	0	0	0	0	0	0	1,500,000
	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	704,970	1,915,447	1,797,595	1,201,987	716,931	1,120,067	728,537	750,836	713,177	2,148,225	934,509	2,609,169	15,341,451
ENDING GL BALANCE	1,130,275	1,691,513	1,318,660	1,041,457	1,245,963	1,076,651	1,282,026	1,480,413	2,978,259	1,649,121	1,535,135	1,225,477	
CASH MGMT ACCOUNT BALANCE	2,324,674	824,991	1,325,329	1,325,479	1,325,629	1,325,779	1,325,929	2,338,579	2,339,379	2,340,179	2,340,979	841,779	
CD ACCOUNT BALANCE	0	1,000,000	1,000,000	1,005,000	1,007,500	1,010,000	1,012,500	0	0	0	0	0	
TOTAL CASH BALANCE	3,454,949	3,516,504	3,643,989	3,371,936	3,579,092	3,412,430	3,620,455	3,818,992	5,317,638	3,989,300	3,876,114	2,067,256	
LESS RESERVES													
Misc Reserves	6,755	0	0	0	0	0	0	0	0	0	0	0	0
Accrued Operating Expenses	183,488	196,683	279,777	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
Accrued Audit Fees	46,410	7,910	13,500	17,000	20,500	24,000	27,500	31,000	34,500	38,000	41,500	45,000	45,000
Security Deposits	114,193	114,193	114,193	114,193	114,193	114,193	114,193	114,193	114,193	114,193	114,193	114,193	114,193
Accrued Capital Expenditures	0	0	561,208	0	0	0	0	0	0	0	0	0	0
Mortgage Payment (reserve for Next Month)	428,114	428,114	463,703	463,703	463,703	463,703	463,703	463,703	463,703	463,703	463,703	463,703	463,703
Special Assessment	278,251	394,833	533,958	673,083	812,208	951,333	1,090,458	1,229,583	1,368,708	1,507,833	1,646,958	139,125	139,125
Husch Refurbishment Allowance	1,438,600	1,014,948	471,080	0	0	0	0	0	0	0	0	0	0
RSM Backfill	933,724	1,311,881	1,183,466	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,328,020	1,029,881	1,029,881
TOTAL RESERVES	3,429,533	3,468,561	3,620,884	3,057,979	3,200,604	3,343,229	3,485,854	3,628,479	3,771,104	3,913,729	3,834,374	2,031,902	

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2020 <i>As of April 23, 2020</i>	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2020 Total	
	Actual Jan	Actual Feb	Actual Mar	Budget Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec		
LESS OTHER DEBTS														
Due to/from Affiliates	25,416	25,399	23,105	26,681	27,537	27,537	24,250	22,820	23,774	22,000	22,000	22,000		
	0	0	0	0	0	0	0	0	0	0	0	0		
TOTAL OTHER DEBTS	25,416	25,399	23,105	26,681	27,537	27,537	24,250	22,820	23,774	22,000	22,000	22,000		
Available for Distribution before Adjustments	(0)	22,543	(0)	287,277	350,952	41,665	110,351	167,693	1,522,761	53,571	19,740	13,354		
Less Distributions Earned but not yet Paid	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		
NET FUNDS FOR DISTRIBUTION	(0)	22,543	(0)	287,277	350,952	41,665	110,351	167,693	1,522,761	53,571	19,740	13,354		
DISTRIBUTION ALLOCATIONS														
Copaken (50%)	(0)	11,272	(0)	143,639	175,476	20,833	55,176	83,847	761,380	26,786	9,870	6,677		
Less Total Withholding Taxes Paid	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		
Net Copaken Share	(0)	11,272	(0)	143,639	175,476	20,833	55,176	83,847	761,380	26,786	9,870	6,677	788,890	
HIW Share (50%)	(0)	11,272	(0)	143,639	175,476	20,833	55,176	83,847	761,380	26,786	9,870	6,677		
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0		
Net HIW Share	(0)	11,272	(0)	143,639	175,476	20,833	55,176	83,847	761,380	26,786	9,870	6,677	788,890	
BUILDING IMPROVEMENTS														
Roofing Canopy Structure										100,000			100,000	
TOTAL BUILDING IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	100,000	0	0	100,000
TENANT IMPROVEMENTS														
RSM Backfill													232,440	232,440
The Uhlmann Company-Renewal										13,647	13,647			27,293
														0
TOTAL TENANT IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	13,647	13,647	232,440	259,733
COMMISSIONS														
RSM Backfill												221,980	0	221,980
The Uhlmann Company-Renewal												15,000		15,000
TOTAL COMMISSIONS	0	0	0	0	0	0	0	0	0	0	0	236,980	0	236,980

Owner: COL

Account	Description	Balance
Assets		
111205	Operating Cash	1,318,661.45
111910	Cash Management Account	1,325,328.91
111911	xCash Investements	1,000,000.00
Total Cash and Cash Equivalents		3,643,990.36
121110	Tax/Insurance Escrows	411,724.65
121120	Debt Service Escrow	1,547.29
121151	Trust-Revenue Fund	15,332.22
121152	TIF Trust Debt Service Fund	1,301,067.65
121156	TIF-Compliance Reserve Fund	1,555.67
121158	TIF-Special Assesment Fund	2,354,431.30
121159	TIF-Principal Account	48,411.27
121160	TIF-Interest Cash Account	161,247.46
Total Restricted Cash		4,295,317.51
131110	A/R - Tenant - Control	129,019.11
131130	A/R - CAM - CY Adjustme	567,464.27
131140	A/R - Tenant - Other	13,992.32
131146	Accrued TIF Income	1,968,819.77
131147	Accrued NIDS Receivable	394,833.72
131150	Allow For Doubtful Acct	-2,118.97
Total Accounts Receivable		3,072,010.22
161110	Deferred Rent	2,468,922.78
Total Accrued S/L Rents Receivable		2,468,922.78
181225	2&R External Lease Comm	2,495,865.54
181252	WIP-Lease Comm 2&R External	721,441.30
181257	Trans to Comp-2&R Ext Lse Comm	-582,419.92
181275	LC Retire-Outside 2nd	-233,689.37
181276	LC Retire-Out-2nd-Contra	233,689.37
181510	Lease Incentive	76,357.41
181520	WIP-2&R Lease Incentive	2,973.03
181530	Trans to Comp-2&R Lse Incentiv	-2,973.03
181920	Leasing Costs - Interna	151,480.02
Total Deferred Leasing Cost		2,862,724.35
191111	xAccum Amort Inside - 2n	-166,113.99
191150	Accum Amort - Lease Com	-2,017,117.29
191510	Accum Amort-Lse Incentive	-91,003.86
191990	xAccum Amortiz - Other	-153,257.70
191997	Accum Amort-Reimb Cost Library	-3,162,180.35
Total Accum Amortization		-5,589,673.19
187130	Prepaid Insurance	50,614.52
187220	Utility Deposits	10,000.00
187905	Reimburseable Cost-Library	17,647,420.71
187930	xOrganization Costs	19,777.40
187940	xAccum Amort - Organ Cos	-19,777.40
251110	Furniture, Fixtures and	66,349.23
281310	Acc. Depr. - FF&E	-55,974.00
Total Prepaid Expense & Other		17,718,410.46
221110	Building	37,767,619.42
221112	Building-Personal Property	987,599.58
221120	Building Imprvmt-15 yr	678,074.35
221950	BI - Work in Process	678,074.35
221975	Trans to Comp-BI	-678,074.35
Total Buildings		39,433,293.35
222270	TI - Retire - 2nd Gen	-309,920.00
222271	TI Retire-2nd-Contra	309,920.00

Owner: COL

Account	Description	Balance
225100	2 & R Tenant Improvement	12,965,196.54
225110	TI - Work in Process	2,305,352.75
225111	TI - Personal Property	4,186,672.13
225130	2&R TI Reimbursement	-182,013.62
225145	Transfer to Complete - 2&R TI	-1,314,515.39
Total Tenant Improvements		17,960,692.41
281110	Acc. Depr. - Building	-16,547,712.13
281120	Acc. Depr. - Building I	-133,793.95
281210	Accumulated Depreciation - TI	-12,306,721.31
281211	Accum Depr-TI-Personal Propert	-4,332,159.76
281220	xAccum Depr-TI-2nd Gen	-421,378.90
Total Accum Depreciation		-33,741,766.05
Total Assets		52,123,922.20
Total Assets		52,123,922.20
Liabilities and Equity		
311110	Mortgage Loans Payable	51,128,568.01
311510	Bonds Payable	5,450,000.00
311610	Debt Issuance Costs	-1,127,948.02
311620	A/A - Debt Issuance Costs	667,683.73
Total Mortgage & Notes Payable		56,118,303.72
321110	Accrued Operating Expen	774,481.91
321111	Accrued Utility Expense	62,575.45
321260	Accrued Audit Fees	13,500.00
321310	Accrued Real Estate Tax	421,835.31
321540	Other Liabilities	437,414.36
321544	Other Liab - CAM Accrual	32,815.18
321610	A/P - Control	-669,174.37
321615	A/P - Credit Card	3,927.57
Total A/P and Accrued Expenses		1,077,375.41
322150	Accrued Interest	237,853.74
Total Accrued Interest Payable		237,853.74
323110	Unearned Rental Income	114,299.30
323210	Security Deposit	114,192.51
Total Rent Rec'd/Security Deposit		228,491.81
Total Liabilities		57,662,024.68
431415	Partner Distribution	-30,972,088.99
Total Unconsolidated Equity		-30,972,088.99
499990	xRetained Earnings	15,591,229.39
499999	Retained Earnings	8,731,283.93
Total Retained Earnings.		24,322,513.32
511110	Base Rent	2,193,010.01
511120	Gross Potential - Retai	63,455.17
511185	Base Rent - Lse Incentive	-108.18
511190	Base Rent-Straight Line	-140,332.22
512110	CAM Inc - CY Mth Billed	346,928.27
512115	CAM Inc - Fixed	31,206.24
512130	CAM Inc - CY Adj	75,355.22
512140	CAM Inc - PY Adj	-10,731.06
512215	Markup - Expenses Billed to TT	125.00
512220	AHU Bldg Svcs Income	3,458.00
512225	AHU Bldg Svcs Exp Reimb	1,972.00
512230	Electricity Reimbursement	31,713.11
512275	TIF Inc Other	484,371.05
519130	Bad Debts	40,750.31
519140	Storage Rent	54,481.26
519160	Parking Income-Contract	128,775.00

Owner: COL

Account	Description	Balance
519165	Parking Income-Tenant	99,861.71
519180	Antenna Dish/Income	7,315.50
529130	Interest and Dividend Income	2,080.70
529165	Late Fee Income	6,361.50
529166	Late Fee Abatement	-354.90
529190	Miscellaneous Income	-0.01
611110	Janitorial Contract	-73,932.57
611115	Dayporter Contract	-8,842.26
611130	Waste Remov Contract	-8,710.24
611160	Window Clean Contract	-3,815.00
611185	Janitorial Supplies	-8,692.93
611190	Janitorial-Other	-6,855.85
612210	Electrical Repairs	-2,030.00
612240	Electrical Supplies	-8,942.35
612260	Generator Fuel	-366.07
612310	HVAC Contract	-6,305.99
612375	HVAC Supplies	-2,705.31
612410	Elevator Contract	-10,503.55
612430	Elev License/Inspection	-1,446.00
612510	Plumbing Repairs	-12,871.54
613110	Electricity	-191,370.73
613112	Accrued Electric Expense	-3,929.65
613116	Contra-Electric Tnt Specific	31,713.11
613117	Contra After Hours Expense	1,972.00
613150	Water - Water & Sewer	-25,134.81
613152	Accrued Water/Sewer Expense	4,801.02
614140	Painting-Int/Ext	-2,558.60
614154	Roof Repairs	-513.00
614156	Door Repairs	-299.75
614166	Pest Control Contract	-300.00
614170	Building Signage	-522.48
614181	Building Telephones	-2,592.48
614195	General Bldg Supplies	-789.31
614210	Life Safety Contract	-144.00
614230	Life Safety Repairs	-6,215.97
614310	Security Contract	-87,143.55
614320	Security Repairs	-3,724.02
614400	R&M - Other	-3,322.07
615141	Landscpg Int Contract	-4,351.41
615160	Parking Lot/Deck R&M	-2,390.00
615220	Landscpg Ext Contract	-617.72
615250	Snow Removal Contract	-44,061.25
615305	Powerwashing	1,191.00
616140	3rd Party Mgmt Fee Exp	-76,213.81
616160	PM Allocation-JV Exp	-105,870.53
616195	CAM Class Adj Contra	31,206.25
617110	Taxes-Real Estate	-421,835.31
617210	Insurance Premium	-25,307.25
618110	Ground Lease Rent	-44,907.00
621163	After Hours Expenses	-1,972.00
621164	Electricity-Tenant Specific	-31,713.11
621169	CAM Class Adj	-31,206.25
621190	Non-Recoverable Misc	-50.00
631120	Amort-LC Inside-2nd Gen	-16,837.53
631131	Amort - LC Outside - 2n	-12,063.57
631310	Depr.-Building	-351,236.36
631320	Depr.-Building Improvem	-11,239.50
631420	Depr.-TI-2nd Generation	-32,825.95
641110	Interest Expenses	-640,766.82
641120	Loan Fees Amort	-20,948.97
711110	Salaries	-65,682.84
711210	Employee Benefit Expens	-10,584.76
711310	Employer Taxes	-5,693.22
711340	Workers Compensation In	-2,238.58
712110	Vehicle Repair & Mainte	-113.50
712150	Vehicle Gasoline	67.29
713102	Rent-Intercompany	-10,020.00
713110	Postage	-177.87
713113	Mobile Phones	-835.35
713114	Telephones	-3,870.01
713130	Office Supplies	-2,577.42

Account	Description	Balance
715110	Accounting/Tax/Audit	-14,590.00
721175	Advertising	-908.17
721178	Promotional Items - Customers	-271.92
735105	Tenant Relations	-359.45
735115	Travel Expenses	-2.42
735130	Uniform Expense	-102.10
735172	Space Planning	-675.00
735180	Legal Fees	-3,519.45
735221	Food and Beverage Customer	-1,825.21
761116	Allocated G&A-JV	105,870.53
Total Net Income		1,111,473.19
Total Equity and Net Income		-5,538,102.48
Total Liabilities and Equity		52,123,922.20

Company: 80490

Account	Description	Balance
Assets		
111205	Operating Cash	1,318,661.45
111910	Cash Management Account	1,325,328.91
111911	xCash Investements	1,000,000.00
Total Cash and Cash Equivalents		3,643,990.36
121110	Tax/Insurance Escrows	411,724.65
121120	Debt Service Escrow	1,547.29
121151	Trust-Revenue Fund	15,332.22
121152	TIF Trust Debt Service Fund	1,301,067.65
121156	TIF-Compliance Reserve Fund	1,555.67
121158	TIF-Special Assesment Fund	2,354,431.30
121159	TIF-Principal Account	48,411.27
121160	TIF-Interest Cash Account	161,247.46
Total Restricted Cash		4,295,317.51
131146	Accrued TIF Income	1,968,819.77
131147	Accrued NIDS Receivable	394,833.72
Total Accounts Receivable		2,363,653.49
187930	xOrganization Costs	19,777.40
187940	xAccum Amort - Organ Cos	-19,777.40
Total Prepaid Expense & Other		0.00
Total Assets		10,302,961.36
Total Assets		10,302,961.36
Liabilities and Equity		
311110	Mortgage Loans Payable	51,128,568.01
311510	Bonds Payable	5,450,000.00
311610	Debt Issuance Costs	-1,127,948.02
311620	A/A - Debt Issuance Costs	667,683.73
Total Mortgage & Notes Payable		56,118,303.72
321410	Intercompany - AP/AR	-6,331,029.34
321540	Other Liabilities	417,375.93
321615	A/P - Credit Card	3,927.57
Total A/P and Accrued Expenses		-5,909,725.84
322150	Accrued Interest	237,853.74
Total Accrued Interest Payable		237,853.74
Total Liabilities		50,446,431.62
431415	Partner Distribution	-30,972,088.99
Total Unconsolidated Equity		-30,972,088.99
499990	xRetained Earnings	-17,243,030.11
499999	Retained Earnings	8,731,283.93
Total Retained Earnings.		-8,511,746.18
529130	Interest and Dividend Income	2,080.70
641110	Interest Expenses	-640,766.82
641120	Loan Fees Amort	-20,948.97
Total Net Income		-659,635.09
Total Equity and Net Income		-40,143,470.26

Account	Description	Balance
Total Liabilities and Equity		10,302,961.36

Account	Description	Balance
Assets		
131110	A/R - Tenant - Control	121,567.08
131130	A/R - CAM - CY Adjustme	561,913.24
131140	A/R - Tenant - Other	13,992.32
131150	Allow For Doubtful Acct	-2,118.97
Total Accounts Receivable		695,353.67
161110	Deferred Rent	2,467,629.61
Total Accrued S/L Rents Receivable		2,467,629.61
181225	2&R External Lease Comm	2,495,865.54
181252	WIP-Lease Comm 2&R External	716,300.05
181257	Trans to Comp-2&R Ext Lse Comm	-582,419.92
181275	LC Retire-Outside 2nd	-233,689.37
181276	LC Retire-Out-2nd-Contra	233,689.37
181510	Lease Incentive	76,357.41
181520	WIP-2&R Lease Incentive	2,973.03
181530	Trans to Comp-2&R Lse Incentiv	-2,973.03
181920	Leasing Costs - Interna	151,480.02
Total Deferred Leasing Cost		2,857,583.10
191111	xAccum Amort Inside - 2n	-166,113.99
191150	Accum Amort - Lease Com	-1,967,618.29
191510	Accum Amort-Lse Incentive	-91,003.86
191990	xAccum Amortiz - Other	-153,257.70
191997	Accum Amort-Reimb Cost Library	-3,162,180.35
Total Accum Amortization		-5,540,174.19
187130	Prepaid Insurance	34,390.50
187220	Utility Deposits	10,000.00
187905	Reimbursable Cost-Library	17,647,420.71
251110	Furniture, Fixtures and	66,349.23
281310	Acc. Depr. - FF&E	-55,366.00
Total Prepaid Expense & Other		17,702,794.44
221110	Building	37,767,619.42
221112	Building-Personal Property	987,599.58
221120	Building Imprvmt-15 yr	678,074.35
221950	BI - Work in Process	678,074.35
221975	Trans to Comp-BI	-678,074.35
Total Buildings		39,433,293.35
222270	TI - Retire - 2nd Gen	-309,920.00
222271	TI Retire-2nd-Contra	309,920.00
225100	2 & R Tenant Improvement	12,965,196.54
225110	TI - Work in Process	2,305,352.75
225111	TI - Personal Property	4,186,672.13
225130	2&R TI Reimbursement	-182,013.62
225145	Transfer to Complete - 2&R TI	-1,314,515.39
Total Tenant Improvements		17,960,692.41
281110	Acc. Depr. - Building	-16,458,900.13
281120	Acc. Depr. - Building I	-133,793.95
281210	Accumulated Depreciation - TI	-12,202,438.00
281211	Accum Depr-TI-Personal Propert	-4,332,159.76
281220	xAccum Depr-TI-2nd Gen	-421,378.90
Total Accum Depreciation		-33,548,670.74
Total Assets		42,028,501.65
Total Assets		42,028,501.65

Account	Description	Balance
Liabilities and Equity		
321110	Accrued Operating Expen	755,476.16
321111	Accrued Utility Expense	58,659.00
321260	Accrued Audit Fees	13,500.00
321310	Accrued Real Estate Tax	412,065.00
321410	Intercompany - AP/AR	6,545,498.29
321540	Other Liabilities	19,612.10
321544	Other Liab - CAM Accrual	29,752.26
321610	A/P - Control	-657,768.33
Total A/P and Accrued Expenses		7,176,794.48
323110	Unearned Rental Income	103,127.91
323130	Unearned Income	9,703.43
323210	Security Deposit	104,855.84
Total Rent Rec'd/Security Deposit		217,687.18
Total Liabilities		7,394,481.66
499990	xRetained Earnings	32,868,340.82
Total Retained Earnings.		32,868,340.82
511110	Base Rent	2,193,010.01
511120	Gross Potential - Retai	5,040.00
511185	Base Rent - Lse Incentive	-108.18
511190	Base Rent-Straight Line	-140,025.89
512110	CAM Inc - CY Mth Billed	321,755.72
512115	CAM Inc - Fixed	31,206.24
512130	CAM Inc - CY Adj	77,386.74
512140	CAM Inc - PY Adj	-10,731.06
512215	Markup - Expenses Billed to TT	125.00
512220	AHU Bldg Svcs Income	3,458.00
512225	AHU Bldg Svcs Exp Reimb	1,972.00
512230	Electricity Reimbursement	31,713.11
512275	TIF Inc Other	484,371.05
519130	Bad Debts	40,750.31
519140	Storage Rent	54,481.26
519160	Parking Income-Contract	127,800.00
519165	Parking Income-Tenant	99,861.71
519180	Antenna Dish/Income	7,315.50
529165	Late Fee Income	6,336.50
529166	Late Fee Abatement	-354.90
529190	Miscellaneous Income	-0.01
611110	Janitorial Contract	-61,927.30
611115	Dayporter Contract	-8,842.26
611130	Waste Remov Contract	-2,956.72
611160	Window Clean Contract	-3,815.00
611185	Janitorial Supplies	-8,574.34
611190	Janitorial-Other	-6,855.85
612210	Electrical Repairs	-2,030.00
612240	Electrical Supplies	-8,942.35
612260	Generator Fuel	-366.07
612310	HVAC Contract	-6,305.99
612375	HVAC Supplies	-2,259.33
612410	Elevator Contract	-7,037.36
612430	Elev License/Inspection	-1,008.00
612510	Plumbing Repairs	-2,491.54
613110	Electricity	-178,315.90
613112	Accrued Electric Expense	-3,803.31
613116	Contra-Electric Tnt Specific	31,713.11
613117	Contra After Hours Expense	1,972.00
613150	Water - Water & Sewer	-25,134.81
613152	Accrued Water/Sewer Expense	4,801.02
614140	Painting-Int/Ext	-2,558.60
614156	Door Repairs	-299.75
614166	Pest Control Contract	-300.00
614170	Building Signage	-522.48
614181	Building Telephones	-2,522.74
614195	General Bldg Supplies	-789.31
614210	Life Safety Contract	-144.00

Account	Description	Balance
614230	Life Safety Repairs	-1,733.53
614310	Security Contract	-85,576.41
614320	Security Repairs	-3,724.02
614400	R&M - Other	-3,322.07
615141	Landscpg Int Contract	-4,351.41
615220	Landscpg Ext Contract	-601.10
615250	Snow Removal Contract	-42,876.00
615305	Powerwashing	1,191.00
616140	3rd Party Mgmt Fee Exp	-74,654.42
616160	PM Allocation-JV Exp	-105,870.53
616195	CAM Class Adj Contra	31,206.25
617110	Taxes-Real Estate	-412,065.00
617210	Insurance Premium	-17,195.25
618110	Ground Lease Rent	-44,907.00
621163	After Hours Expenses	-1,972.00
621164	Electricity-Tenant Specific	-31,713.11
621169	CAM Class Adj	-31,206.25
621190	Non-Recoverable Misc	-50.00
631120	Amort-LC Inside-2nd Gen	-16,837.53
631131	Amort - LC Outside - 2n	-12,063.57
631310	Depr.-Building	-349,870.21
631320	Depr.-Building Improvem	-11,239.50
631420	Depr.-TI-2nd Generation	-32,825.95
711110	Salaries	-65,682.84
711210	Employee Benefit Expens	-10,584.76
711310	Employer Taxes	-5,693.22
711340	Workers Compensation In	-2,238.58
712110	Vehicle Repair & Mainte	-113.50
712150	Vehicle Gasoline	67.29
713102	Rent-Intercompany	-10,020.00
713110	Postage	-177.87
713113	Mobile Phones	-835.35
713114	Telephones	-3,870.01
713130	Office Supplies	-2,577.42
715110	Accounting/Tax/Audit	-14,590.00
721175	Advertising	-908.17
721178	Promotional Items - Customers	-271.92
735105	Tenant Relations	-359.45
735115	Travel Expenses	-2.42
735130	Uniform Expense	-102.10
735172	Space Planning	-675.00
735180	Legal Fees	-3,519.45
735221	Food and Beverage Customer	-1,825.21
761116	Allocated G&A-JV	105,870.53
Total Net Income		1,765,679.17
Total Equity and Net Income		34,634,019.99
Total Liabilities and Equity		42,028,501.65

Account	Description	Balance
Assets		
131110	A/R - Tenant - Control	7,452.03
131130	A/R - CAM - CY Adjustme	5,551.03
Total Accounts Receivable		13,003.06
161110	Deferred Rent	1,293.17
Total Accrued S/L Rents Receivable		1,293.17
181252	WIP-Lease Comm 2&R External	5,141.25
Total Deferred Leasing Cost		5,141.25
191150	Accum Amort - Lease Com	-49,499.00
Total Accum Amortization		-49,499.00
187130	Prepaid Insurance	954.52
281310	Acc. Depr. - FF&E	-608.00
Total Prepaid Expense & Other		346.52
281110	Acc. Depr. - Building	-88,812.00
281210	Accumulated Depreciation - TI	-104,283.31
Total Accum Depreciation		-193,095.31
Total Assets		-222,810.31
Total Assets		-222,810.31
Liabilities and Equity		
321110	Accrued Operating Expen	2,747.33
321111	Accrued Utility Expense	175.46
321310	Accrued Real Estate Tax	9,770.31
321410	Intercompany - AP/AR	-1,408,247.58
321540	Other Liabilities	426.33
321544	Other Liab - CAM Accrual	3,062.92
Total A/P and Accrued Expenses		-1,392,065.23
323110	Unearned Rental Income	11,171.39
323130	Unearned Income	-9,703.43
323210	Security Deposit	9,336.67
Total Rent Rec'd/Security Deposit		10,804.63
Total Liabilities		-1,381,260.60
499990	xRetained Earnings	1,099,526.82
Total Retained Earnings.		1,099,526.82
511120	Gross Potential - Retai	58,415.17
511190	Base Rent-Straight Line	-306.33
512110	CAM Inc - CY Mth Billed	25,172.55
512130	CAM Inc - CY Adj	-2,031.52
519160	Parking Income-Contract	975.00
529165	Late Fee Income	25.00
611110	Janitorial Contract	-245.67
611130	Waste Remov Contract	-5,753.52
611185	Janitorial Supplies	-118.59
612410	Elevator Contract	-93.24
613110	Electricity	-584.88
613112	Accrued Electric Expense	-5.66
614154	Roof Repairs	-513.00
614181	Building Telephones	-69.74
614310	Security Contract	-1,567.14
615220	Landscpg Ext Contract	-16.62

Account	Description	Balance
615250	Snow Removal Contract	-1,185.25
616140	3rd Party Mgmt Fee Exp	-1,559.39
617110	Taxes-Real Estate	-9,770.31
617210	Insurance Premium	-477.24
631310	Depr.-Building	-1,366.15
Total Net Income		58,923.47
Total Equity and Net Income		1,158,450.29
Total Liabilities and Equity		-222,810.31

Account	Description	Balance
Assets		
187130	Prepaid Insurance	15,269.50
Total Prepaid Expense & Other		15,269.50
Total Assets		15,269.50
Liabilities and Equity		
321110	Accrued Operating Expen	16,258.42
321111	Accrued Utility Expense	3,740.99
321410	Intercompany - AP/AR	1,193,778.63
321610	A/P - Control	-11,406.04
Total A/P and Accrued Expenses		1,202,372.00
Total Liabilities		1,202,372.00
499990	xRetained Earnings	-1,133,608.14
Total Retained Earnings.		-1,133,608.14
611110	Janitorial Contract	-11,759.60
612375	HVAC Supplies	-445.98
612410	Elevator Contract	-3,372.95
612430	Elev License/Inspection	-438.00
612510	Plumbing Repairs	-10,380.00
613110	Electricity	-12,469.95
613112	Accrued Electric Expense	-120.68
614230	Life Safety Repairs	-4,482.44
615160	Parking Lot/Deck R&M	-2,390.00
617210	Insurance Premium	-7,634.76
Total Net Income		-53,494.36
Total Equity and Net Income		-1,187,102.50
Total Liabilities and Equity		15,269.50

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date				
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF	
Square Feet	291,504								
Occupancy %	98.84%								
Rental Revenue									
Base Rent									
511110 Base Rent	731,667	733,917	-2,250	30.12	2,193,010	2,199,760	-6,750	30.09	
511120 Gross Potential - Retail	21,708	20,028	1,680	0.89	63,455	58,415	5,040	0.87	
511125 Rent Abatements	0	0	0	0.00	0	0	0	0.00	
511185 Base Rent - Lse Incentive	-37	-37	0	0.00	-108	-108	0	0.00	
519140 Storage Rent	18,160	18,094	67	0.75	54,481	54,281	200	0.75	
519180 Antenna Dish/Income	2,439	2,439	0	0.10	7,316	7,316	0	0.10	
Total: Base Rent	773,937	774,440	-503	31.86	2,318,154	2,319,663	-1,510	31.81	
Straight Line Rent									
511190 Base Rent-Straight Line	-47,188	-47,154	-34	-1.94	-140,332	-140,229	-103	-1.93	
Total: Straight Line Rent	-47,188	-47,154	-34	-1.94	-140,332	-140,229	-103	-1.93	
Recovery									
512110 CAM Inc - CY Mth Billed	115,888	142,878	-26,990	4.77	346,928	428,356	-81,428	4.76	
512115 CAM Inc - Fixed	10,402	10,402	0	0.43	31,206	31,206	0	0.43	
512130 CAM Inc - CY Adj	25,702	0	25,702	1.06	75,355	0	75,355	1.03	
512140 CAM Inc - PY Adj	0	0	0	0.00	-10,731	0	-10,731	-0.15	
Total: Recovery	151,992	153,280	-1,288	6.26	442,759	459,563	-16,804	6.08	
Reimbursed Expenses									
512210 Expenses Billed to Tenant	0	0	0	0.00	0	0	0	0.00	
512215 Markup - Expenses Billed to TT	0	0	0	0.00	125	0	125	0.00	
512220 AHU Bldg Svcs Income	1,218	2,100	-882	0.05	3,458	6,300	-2,842	0.05	
512225 AHU Bldg Svcs Exp Reimb	697	449	248	0.03	1,972	1,347	625	0.03	
512230 Electricity Reimbursement	13,792	14,000	-208	0.57	31,713	48,000	-16,287	0.44	
Total: Reimbursed Expenses	15,707	16,549	-842	0.65	37,268	55,647	-18,379	0.51	
Fee Income									
514140 Mngmnt Fee-3rd Party	0	2,572	-2,572	0.00	0	14,519	-14,519	0.00	
Total: Fee Income	0	2,572	-2,572	0.00	0	14,519	-14,519	0.00	
Parking									
519160 Parking Income-Contract	42,925	42,925	0	1.77	128,775	128,775	0	1.77	

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
519165 Parking Income-Tenant	32,713	32,000	713	1.35	99,862	96,000	3,862	1.37
Total: Parking	75,638	74,925	713	3.11	228,637	224,775	3,862	3.14
Other Rents								
512275 TIF Inc Other	167,104	172,528	-5,424	6.88	484,371	517,584	-33,213	6.65
Total: Other Rents	167,104	172,528	-5,424	6.88	484,371	517,584	-33,213	6.65
Bad Debts								
519130 Bad Debts	9,684	0	9,684	0.40	40,750	0	40,750	0.56
Total: Bad Debts	9,684	0	9,684	0.40	40,750	0	40,750	0.56
Total: Rental Revenue	1,146,874	1,147,140	-266	47.21	3,411,606	3,451,522	-39,915	46.81
Operating Expense								
Contract Services								
611110 Janitorial Contract	22,959	23,075	116	0.95	73,933	69,226	-4,707	1.01
611115 Dayporter Contract	2,947	3,072	124	0.12	8,842	9,216	373	0.12
611130 Waste Remov Contract	2,890	2,731	-159	0.12	8,710	8,193	-517	0.12
611160 Window Clean Contract	-75	895	970	0.00	3,815	4,885	1,070	0.05
612250 Emergency Generator Contract	0	0	0	0.00	0	0	0	0.00
612310 HVAC Contract	1,523	1,238	-285	0.06	6,306	6,090	-216	0.09
612410 Elevator Contract	3,501	3,566	65	0.14	10,504	10,699	195	0.14
614166 Pest Control Contract	100	100	0	0.00	300	1,105	805	0.00
614168 Metal Refinish Contract	0	0	0	0.00	0	800	800	0.00
614210 Life Safety Contract	48	48	0	0.00	144	144	0	0.00
614310 Security Contract	29,193	30,500	1,307	1.20	87,144	91,500	4,356	1.20
615141 Landscpg Int Contract	1,799	2,157	358	0.07	4,351	5,871	1,520	0.06
615220 Landscpg Ext Contract	-544	2,183	2,727	-0.02	618	6,549	5,932	0.01
615250 Snow Removal Contract	24,536	4,000	-20,536	1.01	44,061	43,950	-111	0.60
Total: Contract Services	88,878	73,566	-15,312	3.66	248,728	258,227	9,500	3.41
Repair and Maint								
611185 Janitorial Supplies	2,664	4,700	2,036	0.11	8,693	14,100	5,407	0.12
611190 Janitorial-Other	4,756	300	-4,456	0.20	6,856	7,170	314	0.09
612210 Electrical Repairs	0	250	250	0.00	2,030	250	-1,780	0.03
612230 Exterior Lighting	0	3,000	3,000	0.00	0	3,000	3,000	0.00
612240 Electrical Supplies	8,842	833	-8,009	0.36	8,942	2,500	-6,442	0.12
612340 HVAC Repairs	0	4,300	4,300	0.00	0	6,300	6,300	0.00
612375 HVAC Supplies	78	650	572	0.00	2,705	2,650	-55	0.04
612450 Elevator Repairs	0	25	25	0.00	0	75	75	0.00

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
612510 Plumbing Repairs	11,980	7,300	-4,680	0.49	12,872	20,455	7,583	0.18
612570 Plumbing Supplies	0	0	0	0.00	0	0	0	0.00
614140 Painting-Int/Ext	0	0	0	0.00	2,559	2,000	-559	0.04
614146 Ceiling Repairs	0	0	0	0.00	0	0	0	0.00
614148 Masonry/Tile Repairs	0	0	0	0.00	0	0	0	0.00
614154 Roof Repairs	0	0	0	0.00	513	0	-513	0.01
614156 Door Repairs	0	80	80	0.00	300	240	-60	0.00
614160 Locks/Keys	0	50	50	0.00	0	50	50	0.00
614174 Carpets/Drapes/Blinds	0	0	0	0.00	0	0	0	0.00
614195 General Bldg Supplies	778	75	-703	0.03	789	1,725	936	0.01
614230 Life Safety Repairs	0	1,625	1,625	0.00	6,216	7,775	1,559	0.09
614320 Security Repairs	3,349	2,000	-1,349	0.14	3,724	2,855	-869	0.05
614321 Security Supplies	0	0	0	0.00	0	0	0	0.00
614400 R&M - Other	822	208	-614	0.03	3,322	3,125	-197	0.05
615160 Parking Lot/Deck R&M	695	0	-695	0.03	2,390	695	-1,695	0.03
615161 Allocated Parking Deck Exp	0	0	0	0.00	0	0	0	0.00
615170 Sidewalk Repairs	0	0	0	0.00	0	0	0	0.00
615240 Landscpg Rep & Maint	0	700	700	0.00	0	700	700	0.00
Total: Repair and Maint	33,964	26,097	-7,868	1.40	61,911	75,665	13,754	0.85
General Op-Ex								
612260 Generator Fuel	366	0	-366	0.02	366	500	134	0.01
612430 Elev License/Inspection	1,446	0	-1,446	0.06	1,446	416	-1,030	0.02
614170 Building Signage	522	0	-522	0.02	522	350	-172	0.01
614181 Building Telephones	1,019	750	-269	0.04	2,592	2,250	-342	0.04
614184 Equipment Rental	0	0	0	0.00	0	0	0	0.00
615150 Exterior Flags	0	0	0	0.00	0	0	0	0.00
615300 Seasonal	0	0	0	0.00	0	0	0	0.00
615305 Powerwashing	-4,050	2,235	6,285	-0.17	-1,191	6,075	7,266	-0.02
Total: General Op-Ex	-696	2,985	3,681	-0.03	3,736	9,591	5,855	0.05
Tenant Specific Chgs								
621163 After Hours Expenses	697	449	-248	0.03	1,972	1,347	-625	0.03
621164 Electricity-Tenant Specific	13,792	14,000	208	0.57	31,713	48,000	16,287	0.44
621166 Expenses Billed to Tenant	0	0	0	0.00	0	0	0	0.00
Total: Tenant Specific Chgs	14,489	14,449	-40	0.60	33,685	49,347	15,662	0.46
Electricity								
613110 Electricity	62,375	86,364	23,988	2.57	191,371	237,126	45,755	2.63

Income Statement
By Tax Owner- Colonnade
For the Period Ending: 3/2020

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
613112 Accrued Electric Expense	3,101	0	-3,101	0.13	3,930	0	-3,930	0.05
613116 Contra-Electric Tnt Specific	-13,792	-14,000	-208	-0.57	-31,713	-48,000	-16,287	-0.44
613117 Contra After Hours Expense	-697	-449	248	-0.03	-1,972	-1,347	625	-0.03
Total: Electricity	50,987	71,915	20,927	2.10	161,615	187,779	26,164	2.22
Other Utilities								
613150 Water - Water & Sewer	6,428	6,909	481	0.26	25,135	18,194	-6,941	0.34
613152 Accrued Water/Sewer Expense	-1,789	0	1,789	-0.07	-4,801	0	4,801	-0.07
Total: Other Utilities	4,640	6,909	2,269	0.19	20,334	18,194	-2,140	0.28
Taxes								
617110 Taxes-Real Estate	140,612	140,612	0	5.79	421,835	421,835	0	5.79
Total: Taxes	140,612	140,612	0	5.79	421,835	421,835	0	5.79
Insurance								
614196 Property Damage	0	0	0	0.00	0	0	0	0.00
614197 Property Damage - Ins Reimb	0	0	0	0.00	0	0	0	0.00
617210 Insurance Premium	8,436	6,305	-2,131	0.35	25,307	18,914	-6,394	0.35
Total: Insurance	8,436	6,305	-2,131	0.35	25,307	18,914	-6,394	0.35
Mgmt Fees								
616130 JV Mgmt Fee Exp	0	28,835	28,835	0.00	0	86,547	86,547	0.00
616140 3rd Party Mgmt Fee Exp	25,038	0	-25,038	1.03	76,214	0	-76,214	1.05
616160 PM Allocation-JV Exp	35,501	24,807	-10,694	1.46	105,871	77,957	-27,914	1.45
616195 CAM Class Adj Contra	-10,402	-10,402	0	-0.43	-31,206	-31,206	0	-0.43
Total: Mgmt Fees	50,137	43,240	-6,897	2.06	150,878	133,297	-17,581	2.07
Non-Recoverable Exp								
618110 Ground Lease Rent	14,969	14,969	0	0.62	44,907	44,907	0	0.62
621125 Locks & Keys	0	0	0	0.00	0	0	0	0.00
621169 CAM Class Adj	10,402	10,402	0	0.43	31,206	31,206	0	0.43
621190 Non-Recoverable Misc	50	0	-50	0.00	50	0	-50	0.00
Total: Non-Recoverable Exp	25,421	25,371	-50	1.05	76,163	76,113	-50	1.05
Total: Operating Expense	416,867	411,448	-5,420	17.16	1,204,192	1,248,963	44,770	16.52
Total: Net Operating Income	730,007	735,693	-5,686	30.05	2,207,414	2,202,559	4,855	30.29
Interest and Other Income								
Interest and Other Income								
529130 Interest and Dividend Income	390	12	378	0.02	2,081	36	2,045	0.03
529165 Late Fee Income	3,537	0	3,537	0.15	6,362	0	6,362	0.09
529166 Late Fee Abatement	0	0	0	0.00	-355	0	-355	0.00

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
529190 Miscellaneous Income	0	0	0	0.00	0	0	0	0.00
Total: Interest and Other Income	3,927	12	3,915	0.16	8,087	36	8,051	0.11
Total: Interest and Other Income	3,927	12	3,915	0.16	8,087	36	8,051	0.11
Personnel								
Salaries/Commissions								
711110 Salaries	22,525	18,087	-4,438	0.93	65,683	54,261	-11,422	0.90
Total: Salaries/Commissions	22,525	18,087	-4,438	0.93	65,683	54,261	-11,422	0.90
Benefits								
711210 Employee Benefit Expens	1,924	3,039	1,115	0.08	10,585	9,117	-1,468	0.15
711240 Employee Education	0	0	0	0.00	0	0	0	0.00
711310 Employer Taxes	2,005	1,089	-916	0.08	5,693	3,267	-2,426	0.08
711340 Workers Compensation In	1,306	275	-1,031	0.05	2,239	825	-1,414	0.03
Total: Benefits	5,236	4,403	-833	0.22	18,517	13,209	-5,308	0.25
Total: Personnel	27,761	22,490	-5,271	1.14	84,199	67,470	-16,729	1.16
Accounting and Legal								
Accounting and Legal								
715110 Accounting/Tax/Audit	4,500	4,500	0	0.19	14,590	13,500	-1,090	0.20
735180 Legal Fees	3,420	1,000	-2,420	0.14	3,519	3,000	-519	0.05
Total: Accounting and Legal	7,920	5,500	-2,420	0.33	18,109	16,500	-1,609	0.25
Total: Accounting and Legal	7,920	5,500	-2,420	0.33	18,109	16,500	-1,609	0.25
Operations								
Office								
713102 Rent-Intercompany	3,340	3,340	0	0.14	10,020	10,020	0	0.14
713110 Postage	40	10	-30	0.00	178	10	-168	0.00
713112 Express Mail	0	60	60	0.00	0	180	180	0.00
713113 Mobile Phones	145	185	40	0.01	835	555	-280	0.01
713114 Telephones	216	835	619	0.01	3,870	2,505	-1,365	0.05
713130 Office Supplies	1,629	930	-699	0.07	2,577	3,790	1,213	0.04
714520 Internet Service Provid	0	27	27	0.00	0	82	82	0.00
Total: Office	5,370	5,387	17	0.22	17,481	17,142	-339	0.24
Other G&A Expense								
735110 Professional & Association Due	0	0	0	0.00	0	975	975	0.00
735115 Travel Expenses	0	0	0	0.00	2	0	-2	0.00
735120 Meals & Entertainment	0	75	75	0.00	0	225	225	0.00

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
735130 Uniform Expense	112	125	13	0.00	102	375	273	0.00
735135 Bank Fees	0	0	0	0.00	0	0	0	0.00
735172 Space Planning	0	0	0	0.00	675	0	-675	0.01
735190 Miscellaneous Expense	0	50	50	0.00	0	150	150	0.00
735221 Food and Beverage Customer	1,527	0	-1,527	0.06	1,825	0	-1,825	0.03
Total: Other G&A Expense	1,639	250	-1,389	0.07	2,605	1,725	-880	0.04
Vehicle								
712110 Vehicle Repair & Mainte	0	0	0	0.00	114	0	-114	0.00
712150 Vehicle Gasoline	0	60	60	0.00	-67	60	127	0.00
712160 Vehicle Mileage Reimbur	0	10	10	0.00	0	30	30	0.00
Total: Vehicle	0	70	70	0.00	46	90	44	0.00
Marketing								
717120 Special Events	0	0	0	0.00	0	0	0	0.00
721175 Advertising	620	400	-220	0.03	908	1,200	292	0.01
721178 Promotional Items - Customers	111	0	-111	0.00	272	0	-272	0.00
735105 Tenant Relations	0	0	0	0.00	359	1,700	1,341	0.00
Total: Marketing	731	400	-331	0.03	1,540	2,900	1,360	0.02
Total: Operations	7,740	6,107	-1,633	0.32	21,671	21,857	186	0.30
Allocations								
Allocations								
761116 Allocated G&A-JV	-35,501	-24,807	10,694	-1.46	-105,871	-77,957	27,914	-1.45
Total: Allocations	-35,501	-24,807	10,694	-1.46	-105,871	-77,957	27,914	-1.45
Total: Allocations	-35,501	-24,807	10,694	-1.46	-105,871	-77,957	27,914	-1.45
Total: G&A	7,920	9,290	1,370	0.33	18,109	27,870	9,761	0.25
Interest Expense								
Interest Expense								
641110 Interest Expenses	211,421	213,758	2,336	8.70	640,767	644,683	3,917	8.79
641120 Loan Fees Amort	7,071	4,980	-2,091	0.29	20,949	14,940	-6,009	0.29
Total: Interest Expense	218,493	218,738	245	8.99	661,716	659,623	-2,093	9.08
Total: Interest Expense	218,493	218,738	245	8.99	661,716	659,623	-2,093	9.08
Total: Net Income	507,521	507,677	-156	20.89	1,535,676	1,515,102	20,574	21.07
Building Improvements								
Building Imp. Complete								
221120 Building Imprvmt-15 yr	0	0	0	0.00	0	0	0	0.00

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
Total: Building Imp. Complete	0	0	0	0.00	0	0	0	0.00
Building Imp. In Process								
221950 BI - Work in Process	0	0	0	0.00	0	0	0	0.00
221955 Accrued BI in Process	0	0	0	0.00	0	0	0	0.00
221975 Trans to Comp-BI	0	0	0	0.00	0	0	0	0.00
Total: Building Imp. In Process	0	0	0	0.00	0	0	0	0.00
Total: Building Improvements	0	0	0	0.00	0	0	0	0.00
2nd Generation TI's								
2nd Gen. TI Complete								
222271 TI Retire-2nd-Contra	0	0	0	0.00	0	0	0	0.00
225100 2 & R Tenant Improvement	0	-392,000	-392,000	0.00	0	-392,000	-392,000	0.00
Total: 2nd Gen. TI Complete	0	-392,000	-392,000	0.00	0	-392,000	-392,000	0.00
2nd Gen. TI In Process								
225110 TI - Work in Process	561,158	0	-561,158	23.10	808,824	0	-808,824	11.10
225115 Accrued 2&R TI	-225,822	0	225,822	-9.30	-438,800	0	438,800	-6.02
Total: 2nd Gen. TI In Process	335,336	0	-335,336	13.80	370,024	0	-370,024	5.08
Total: 2nd Generation TI's	335,336	-392,000	-727,336	13.80	370,024	-392,000	-762,024	5.08
2nd Generation Leasing								
2nd Gen Leasing Complete								
181225 2&R External Lease Comm	7,932	10,579	2,647	0.33	7,932	10,579	2,647	0.11
181276 LC Retire-Out-2nd-Contra	0	0	0	0.00	0	0	0	0.00
Total: 2nd Gen Leasing Complete	7,932	10,579	2,647	0.33	7,932	10,579	2,647	0.11
2nd Gen Leasing In Process								
181252 WIP-Lease Comm 2&R External	0	0	0	0.00	11,668	0	-11,668	0.16
181257 Trans to Comp-2&R Ext Lse Comm	-7,932	0	7,932	-0.33	-7,932	0	7,932	-0.11
Total: 2nd Gen Leasing In Process	-7,932	0	7,932	-0.33	3,736	0	-3,736	0.05
Total: 2nd Generation Leasing	0	10,579	10,579	0.00	11,668	10,579	-1,089	0.16
Total: Recurring CAP-X	335,336	-381,421	-716,757	13.80	381,692	-381,421	-763,113	5.24
Total: Recurring Cash Flow	172,185	889,098	-716,913	7.09	1,153,985	1,896,523	-742,538	15.83
Total: Cash Flow	172,185	889,098	-716,913	7.09	1,153,985	1,896,523	-742,538	15.83
Depr. And Amort.								
Depr. And Amort.								
631120 Amort-LC Inside-2nd Gen	7,970	4,581	-3,389	0.33	16,838	13,449	-3,389	0.23
631131 Amort - LC Outside - 2n	4,021	0	-4,021	0.17	12,064	0	-12,064	0.17
631310 Depr.-Building	115,546	0	-115,546	4.76	351,236	0	-351,236	4.82

TaxOwner: COL

Combined View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
631320 Depr.-Building Improvem	3,829	3,829	0	0.16	11,240	11,240	0	0.15
631420 Depr.-TI-2nd Generation	11,183	11,183	0	0.46	32,826	32,826	0	0.45
Total: Depr. And Amort.	142,549	19,593	-122,956	5.87	424,203	57,514	-366,689	5.82
Total: Depr. And Amort.	142,549	19,593	-122,956	5.87	424,203	57,514	-366,689	5.82
Total: Depr. And Amort.	142,549	19,593	-122,956	5.87	424,203	57,514	-366,689	5.82
Total: Depr. And Amort.	142,549	19,593	-122,956	5.87	424,203	57,514	-366,689	5.82

TaxOwner: COL

By Company View

Account Description	<u>Current Period</u>				<u>Year to Date</u>				
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF	
80490 ~ Plaza Colonnade LLC.Partnershi									
<i>Interest and Other Income</i>									
Interest and Other Income									
529130 Interest and Dividend Income	390	12	378	0.00	2,081	36	2,045	0.00	
Total: Interest and Other Income	390	12	378	0.00	2,081	36	2,045	0.00	
Total: Interest and Other Income	390	12	378	0.00	2,081	36	2,045	0.00	
<i>Interest Expense</i>									
Interest Expense									
641110 Interest Expenses	211,421	213,758	2,336	0.00	640,767	644,683	3,917	0.00	
641120 Loan Fees Amort	7,071	4,980	-2,091	0.00	20,949	14,940	-6,009	0.00	
Total: Interest Expense	218,493	218,738	245	0.00	661,716	659,623	-2,093	0.00	
Total: Interest Expense	218,493	218,738	245	0.00	661,716	659,623	-2,093	0.00	
Total: Net Income	-218,103	-218,726	623	0.00	-659,635	-659,587	-48	0.00	
Total: Recurring Cash Flow	-218,103	-218,726	623	0.00	-659,635	-659,587	-48	0.00	
Total: Cash Flow	-218,103	-218,726	623	0.00	-659,635	-659,587	-48	0.00	

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date				
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF	
83310 ~ Plaza Colonnade Tower									
Square Feet	283,652								
Occupancy %	98.81%								
Rental Revenue									
Base Rent									
511110 Base Rent	731,667	733,917	-2,250	30.95	2,193,010	2,199,760	-6,750	30.93	
511120 Gross Potential - Retail	1,680	0	1,680	0.07	5,040	0	5,040	0.07	
511125 Rent Abatements	0	0	0	0.00	0	0	0	0.00	
511185 Base Rent - Lse Incentive	-37	-37	0	0.00	-108	-108	0	0.00	
519140 Storage Rent	18,160	18,094	67	0.77	54,481	54,281	200	0.77	
519180 Antenna Dish/Income	2,439	2,439	0	0.10	7,316	7,316	0	0.10	
Total: Base Rent	753,909	754,412	-503	31.89	2,259,739	2,261,248	-1,510	31.87	
Straight Line Rent									
511190 Base Rent-Straight Line	-47,339	-47,304	-34	-2.00	-140,026	-139,923	-103	-1.97	
Total: Straight Line Rent	-47,339	-47,304	-34	-2.00	-140,026	-139,923	-103	-1.97	
Recovery									
512110 CAM Inc - CY Mth Billed	107,497	138,056	-30,559	4.55	321,756	419,055	-97,299	4.54	
512115 CAM Inc - Fixed	10,402	10,402	0	0.44	31,206	31,206	0	0.44	
512130 CAM Inc - CY Adj	25,632	0	25,632	1.08	77,387	0	77,387	1.09	
512140 CAM Inc - PY Adj	0	0	0	0.00	-10,731	0	-10,731	-0.15	
Total: Recovery	143,531	148,458	-4,926	6.07	419,618	450,261	-30,643	5.92	
Reimbursed Expenses									
512210 Expenses Billed to Tenant	0	0	0	0.00	0	0	0	0.00	
512215 Markup - Expenses Billed to TT	0	0	0	0.00	125	0	125	0.00	
512220 AHU Bldg Svcs Income	1,218	2,100	-882	0.05	3,458	6,300	-2,842	0.05	
512225 AHU Bldg Svcs Exp Reimb	697	449	248	0.03	1,972	1,347	625	0.03	
512230 Electricity Reimbursement	13,792	14,000	-208	0.58	31,713	48,000	-16,287	0.45	
Total: Reimbursed Expenses	15,707	16,549	-842	0.66	37,268	55,647	-18,379	0.53	
Parking									
519160 Parking Income-Contract	42,600	42,600	0	1.80	127,800	127,800	0	1.80	
519165 Parking Income-Tenant	32,713	32,000	713	1.38	99,862	96,000	3,862	1.41	
Total: Parking	75,313	74,600	713	3.19	227,662	223,800	3,862	3.21	
Other Rents									
512275 TIF Inc Other	167,104	172,528	-5,424	7.07	484,371	517,584	-33,213	6.83	
Total: Other Rents	167,104	172,528	-5,424	7.07	484,371	517,584	-33,213	6.83	

TaxOwner: COL

By Company View

Account Description	<u>Current Period</u>				<u>Year to Date</u>				
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF	
Bad Debts									
519130 Bad Debts	9,684	0	9,684	0.41	40,750	0	40,750	0.57	
Total: Bad Debts	9,684	0	9,684	0.41	40,750	0	40,750	0.57	
Total: Rental Revenue	1,117,910	1,119,242	-1,333	47.29	3,329,382	3,368,617	-39,236	46.95	
Operating Expense									
Contract Services									
611110 Janitorial Contract	20,225	20,069	-156	0.86	61,927	60,206	-1,721	0.87	
611115 Dayporter Contract	2,947	3,072	124	0.12	8,842	9,216	373	0.12	
611130 Waste Remov Contract	20	1,170	1,150	0.00	2,957	3,510	553	0.04	
611160 Window Clean Contract	-75	895	970	0.00	3,815	4,885	1,070	0.05	
612250 Emergency Generator Contract	0	0	0	0.00	0	0	0	0.00	
612310 HVAC Contract	1,523	1,238	-285	0.06	6,306	6,090	-216	0.09	
612410 Elevator Contract	2,346	2,315	-31	0.10	7,037	6,944	-93	0.10	
614166 Pest Control Contract	100	100	0	0.00	300	1,050	750	0.00	
614168 Metal Refinish Contract	0	0	0	0.00	0	800	800	0.00	
614210 Life Safety Contract	48	48	0	0.00	144	144	0	0.00	
614310 Security Contract	27,614	29,677	2,062	1.17	85,576	89,030	3,453	1.21	
615141 Landscpg Int Contract	1,799	2,157	358	0.08	4,351	5,871	1,520	0.06	
615220 Landscpg Ext Contract	-550	2,124	2,674	-0.02	601	6,372	5,771	0.01	
615250 Snow Removal Contract	24,238	3,894	-20,344	1.03	42,876	43,034	158	0.60	
Total: Contract Services	80,236	66,759	-13,477	3.39	224,734	237,153	12,419	3.17	
Repair and Maint									
611185 Janitorial Supplies	2,664	4,700	2,036	0.11	8,574	14,100	5,526	0.12	
611190 Janitorial-Other	4,756	300	-4,456	0.20	6,856	7,170	314	0.10	
612210 Electrical Repairs	0	250	250	0.00	2,030	250	-1,780	0.03	
612230 Exterior Lighting	0	3,000	3,000	0.00	0	3,000	3,000	0.00	
612240 Electrical Supplies	8,842	833	-8,009	0.37	8,942	2,500	-6,442	0.13	
612340 HVAC Repairs	0	2,800	2,800	0.00	0	4,800	4,800	0.00	
612375 HVAC Supplies	78	650	572	0.00	2,259	2,650	391	0.03	
612450 Elevator Repairs	0	25	25	0.00	0	75	75	0.00	
612510 Plumbing Repairs	1,600	3,800	2,200	0.07	2,492	16,955	14,463	0.04	
612570 Plumbing Supplies	0	0	0	0.00	0	0	0	0.00	
614140 Painting-Int/Ext	0	0	0	0.00	2,559	2,000	-559	0.04	
614146 Ceiling Repairs	0	0	0	0.00	0	0	0	0.00	
614148 Masonry/Tile Repairs	0	0	0	0.00	0	0	0	0.00	

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
614154 Roof Repairs	0	0	0	0.00	0	0	0	0.00
614156 Door Repairs	0	0	0	0.00	300	0	-300	0.00
614160 Locks/Keys	0	50	50	0.00	0	50	50	0.00
614174 Carpets/Drapes/Blinds	0	0	0	0.00	0	0	0	0.00
614195 General Bldg Supplies	778	0	-778	0.03	789	1,500	711	0.01
614230 Life Safety Repairs	0	1,600	1,600	0.00	1,734	1,600	-134	0.02
614320 Security Repairs	3,349	1,946	-1,403	0.14	3,724	2,778	-946	0.05
614321 Security Supplies	0	0	0	0.00	0	0	0	0.00
614400 R&M - Other	822	208	-614	0.03	3,322	3,125	-197	0.05
615170 Sidewalk Repairs	0	0	0	0.00	0	0	0	0.00
615240 Landscpg Rep & Maint	0	673	673	0.00	0	619	619	0.00
Total: Repair and Maint	22,889	20,836	-2,054	0.97	43,581	63,172	19,591	0.61
General Op-Ex								
612260 Generator Fuel	366	0	-366	0.02	366	500	134	0.01
612430 Elev License/Inspection	1,008	0	-1,008	0.04	1,008	416	-592	0.01
614170 Building Signage	522	0	-522	0.02	522	350	-172	0.01
614181 Building Telephones	992	732	-260	0.04	2,523	2,195	-328	0.04
614184 Equipment Rental	0	0	0	0.00	0	0	0	0.00
615150 Exterior Flags	0	0	0	0.00	0	0	0	0.00
615300 Seasonal	0	0	0	0.00	0	0	0	0.00
615305 Powerwashing	-4,050	2,175	6,225	-0.17	-1,191	5,697	6,888	-0.02
Total: General Op-Ex	-1,162	2,906	4,068	-0.05	3,228	9,158	5,930	0.05
Tenant Specific Chgs								
621163 After Hours Expenses	697	449	-248	0.03	1,972	1,347	-625	0.03
621164 Electricity-Tenant Specific	13,792	14,000	208	0.58	31,713	48,000	16,287	0.45
621166 Expenses Billed to Tenant	0	0	0	0.00	0	0	0	0.00
Total: Tenant Specific Chgs	14,489	14,449	-40	0.61	33,685	49,347	15,662	0.48
Electricity								
613110 Electricity	58,023	81,562	23,539	2.45	178,316	224,006	45,690	2.51
613112 Accrued Electric Expense	2,694	0	-2,694	0.11	3,803	0	-3,803	0.05
613116 Contra-Electric Tnt Specific	-13,792	-14,000	-208	-0.58	-31,713	-48,000	-16,287	-0.45
613117 Contra After Hours Expense	-697	-449	248	-0.03	-1,972	-1,347	625	-0.03
Total: Electricity	46,228	67,113	20,885	1.96	148,434	174,659	26,225	2.09
Other Utilities								
613150 Water - Water & Sewer	6,428	6,909	481	0.27	25,135	18,194	-6,941	0.35

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
613152 Accrued Water/Sewer Expense	-1,789	0	1,789	-0.08	-4,801	0	4,801	-0.07
Total: Other Utilities	4,640	6,909	2,269	0.20	20,334	18,194	-2,140	0.29
Taxes								
617110 Taxes-Real Estate	137,355	137,355	0	5.81	412,065	412,065	0	5.81
Total: Taxes	137,355	137,355	0	5.81	412,065	412,065	0	5.81
Insurance								
617210 Insurance Premium	5,732	4,771	-961	0.24	17,195	14,314	-2,882	0.24
Total: Insurance	5,732	4,771	-961	0.24	17,195	14,314	-2,882	0.24
Mgmt Fees								
616130 JV Mgmt Fee Exp	0	28,332	28,332	0.00	0	85,173	85,173	0.00
616140 3rd Party Mgmt Fee Exp	24,612	0	-24,612	1.04	74,654	0	-74,654	1.05
616160 PM Allocation-JV Exp	35,501	24,741	-10,760	1.50	105,871	77,757	-28,114	1.49
616195 CAM Class Adj Contra	-10,402	-10,402	0	-0.44	-31,206	-31,206	0	-0.44
Total: Mgmt Fees	49,711	42,670	-7,041	2.10	149,319	131,723	-17,595	2.11
Non-Recoverable Exp								
618110 Ground Lease Rent	14,969	14,969	0	0.63	44,907	44,907	0	0.63
621125 Locks & Keys	0	0	0	0.00	0	0	0	0.00
621169 CAM Class Adj	10,402	10,402	0	0.44	31,206	31,206	0	0.44
621190 Non-Recoverable Misc	50	0	-50	0.00	50	0	-50	0.00
Total: Non-Recoverable Exp	25,421	25,371	-50	1.08	76,163	76,113	-50	1.07
Total: Operating Expense	385,539	389,139	3,600	16.31	1,128,738	1,185,898	57,160	15.92
Total: Net Operating Income L5	732,370	730,103	2,267	30.98	2,200,644	2,182,719	17,924	31.03
Interest and Other Income								
Interest and Other Income								
529165 Late Fee Income	3,512	0	3,512	0.15	6,337	0	6,337	0.09
529166 Late Fee Abatement	0	0	0	0.00	-355	0	-355	-0.01
529190 Miscellaneous Income	0	0	0	0.00	0	0	0	0.00
Total: Interest and Other Income	3,512	0	3,512	0.15	5,982	0	5,982	0.08
Total: Interest and Other Income	3,512	0	3,512	0.15	5,982	0	5,982	0.08
Personnel								
Salaries/Commissions								
711110 Salaries	22,525	18,087	-4,438	0.95	65,683	54,261	-11,422	0.93
Total: Salaries/Commissions	22,525	18,087	-4,438	0.95	65,683	54,261	-11,422	0.93

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
Benefits								
711210 Employee Benefit Expens	1,924	3,039	1,115	0.08	10,585	9,117	-1,468	0.15
711240 Employee Education	0	0	0	0.00	0	0	0	0.00
711310 Employer Taxes	2,005	1,089	-916	0.08	5,693	3,267	-2,426	0.08
711340 Workers Compensation In	1,306	275	-1,031	0.06	2,239	825	-1,414	0.03
Total: Benefits	5,236	4,403	-833	0.22	18,517	13,209	-5,308	0.26
Total: Personnel	27,761	22,490	-5,271	1.17	84,199	67,470	-16,729	1.19
Accounting and Legal								
715110 Accounting/Tax/Audit	4,500	4,500	0	0.19	14,590	13,500	-1,090	0.21
735180 Legal Fees	3,420	1,000	-2,420	0.14	3,519	3,000	-519	0.05
Total: Accounting and Legal	7,920	5,500	-2,420	0.34	18,109	16,500	-1,609	0.26
Total: Accounting and Legal	7,920	5,500	-2,420	0.34	18,109	16,500	-1,609	0.26
Operations								
Office								
713102 Rent-Intercompany	3,340	3,340	0	0.14	10,020	10,020	0	0.14
713110 Postage	40	10	-30	0.00	178	10	-168	0.00
713112 Express Mail	0	60	60	0.00	0	180	180	0.00
713113 Mobile Phones	145	185	40	0.01	835	555	-280	0.01
713114 Telephones	216	824	608	0.01	3,870	2,472	-1,398	0.05
713130 Office Supplies	1,629	905	-724	0.07	2,577	3,715	1,137	0.04
Total: Office	5,370	5,324	-47	0.23	17,481	16,952	-529	0.25
Other G&A Expense								
735110 Professional & Association Due	0	0	0	0.00	0	975	975	0.00
735115 Travel Expenses	0	0	0	0.00	2	0	-2	0.00
735120 Meals & Entertainment	0	75	75	0.00	0	225	225	0.00
735130 Uniform Expense	112	122	9	0.00	102	365	263	0.00
735135 Bank Fees	0	0	0	0.00	0	0	0	0.00
735172 Space Planning	0	0	0	0.00	675	0	-675	0.01
735190 Miscellaneous Expense	0	50	50	0.00	0	150	150	0.00
735221 Food and Beverage Customer	1,527	0	-1,527	0.06	1,825	0	-1,825	0.03
Total: Other G&A Expense	1,639	247	-1,392	0.07	2,605	1,715	-890	0.04
Vehicle								
712110 Vehicle Repair & Mainte	0	0	0	0.00	114	0	-114	0.00

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By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
225110 TI - Work in Process	561,158	0	-561,158	23.74	808,824	0	-808,824	11.41
225115 Accrued 2&R TI	-225,822	0	225,822	-9.55	-438,800	0	438,800	-6.19
Total: 2nd Gen. TI In Process	335,336	0	-335,336	14.19	370,024	0	-370,024	5.22
Total: 2nd Generation TI's	335,336	-432,000	-767,336	14.19	370,024	-432,000	-802,024	5.22
2nd Generation Leasing								
2nd Gen Leasing Complete								
181225 2&R External Lease Comm	7,932	0	-7,932	0.34	7,932	0	-7,932	0.11
181276 LC Retire-Out-2nd-Contra	0	0	0	0.00	0	0	0	0.00
Total: 2nd Gen Leasing Complete	7,932	0	-7,932	0.34	7,932	0	-7,932	0.11
2nd Gen Leasing In Process								
181252 WIP-Lease Comm 2&R External	0	0	0	0.00	11,668	0	-11,668	0.16
181257 Trans to Comp-2&R Ext Lse Comm	-7,932	0	7,932	-0.34	-7,932	0	7,932	-0.11
Total: 2nd Gen Leasing In Process	-7,932	0	7,932	-0.34	3,736	0	-3,736	0.05
Total: 2nd Generation Leasing	0	0	0	0.00	11,668	0	-11,668	0.16
Total: Recurring CAP-X	335,336	-432,000	-767,336	14.19	381,692	-432,000	-813,692	5.38
Total: Recurring Cash Flow	392,627	1,152,813	-760,186	16.61	1,806,824	2,586,849	-780,025	25.48
Total: Cash Flow	392,627	1,152,813	-760,186	16.61	1,806,824	2,586,849	-780,025	25.48
Depr. And Amort.								
Depr. And Amort.								
631120 Amort-LC Inside-2nd Gen	7,970	4,581	-3,389	0.34	16,838	13,449	-3,389	0.24
631131 Amort - LC Outside - 2n	4,021	0	-4,021	0.17	12,064	0	-12,064	0.17
631310 Depr.-Building	114,747	0	-114,747	4.85	349,870	0	-349,870	4.93
631320 Depr.-Building Improvem	3,829	3,829	0	0.16	11,240	11,240	0	0.16
631420 Depr.-TI-2nd Generation	11,183	11,183	0	0.47	32,826	32,826	0	0.46
Total: Depr. And Amort.	141,750	19,593	-122,157	6.00	422,837	57,514	-365,323	5.96
Total: Depr. And Amort.	141,750	19,593	-122,157	6.00	422,837	57,514	-365,323	5.96
Total: Depr. And Amort.	141,750	19,593	-122,157	6.00	422,837	57,514	-365,323	5.96
Total: Depr. And Amort.	141,750	19,593	-122,157	6.00	422,837	57,514	-365,323	5.96

TaxOwner: COL

By Company View

Account Description	<u>Current Period</u>				<u>Year to Date</u>				
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF	
83320 ~ Plaza Colonnade-Retail									
Square Feet	7,852								
Occupancy %	100.00%								
Rental Revenue									
Base Rent									
511120 Gross Potential - Retail	20,028	20,028	0	30.61	58,415	58,415	0	29.76	
Total: Base Rent	20,028	20,028	0	30.61	58,415	58,415	0	29.76	
Straight Line Rent									
511190 Base Rent-Straight Line	151	151	0	0.23	-306	-306	0	-0.16	
Total: Straight Line Rent	151	151	0	0.23	-306	-306	0	-0.16	
Recovery									
512110 CAM Inc - CY Mth Billed	8,391	4,822	3,569	12.82	25,173	9,302	15,871	12.82	
512130 CAM Inc - CY Adj	70	0	70	0.11	-2,032	0	-2,032	-1.03	
Total: Recovery	8,461	4,822	3,639	12.93	23,141	9,302	13,839	11.79	
Reimbursed Expenses									
512210 Expenses Billed to Tenant	0	0	0	0.00	0	0	0	0.00	
Total: Reimbursed Expenses	0	0	0	0.00	0	0	0	0.00	
Fee Income									
514140 Mngmnt Fee-3rd Party	0	2,572	-2,572	0.00	0	14,519	-14,519	0.00	
Total: Fee Income	0	2,572	-2,572	0.00	0	14,519	-14,519	0.00	
Parking									
519160 Parking Income-Contract	325	325	0	0.50	975	975	0	0.50	
Total: Parking	325	325	0	0.50	975	975	0	0.50	
Total: Rental Revenue	28,964	27,898	1,066	44.27	82,225	82,905	-680	41.89	
Operating Expense									
Contract Services									
611110 Janitorial Contract	77	81	4	0.12	246	244	-2	0.13	
611130 Waste Remov Contract	2,870	1,561	-1,309	4.39	5,754	4,683	-1,071	2.93	
612410 Elevator Contract	62	31	-31	0.09	93	93	0	0.05	
614166 Pest Control Contract	0	0	0	0.00	0	55	55	0.00	
614168 Metal Refinish Contract	0	0	0	0.00	0	0	0	0.00	
614310 Security Contract	1,579	824	-755	2.41	1,567	2,471	903	0.80	
615220 Landscpg Ext Contract	6	59	53	0.01	17	177	160	0.01	
615250 Snow Removal Contract	298	106	-192	0.46	1,185	916	-270	0.60	

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
Total: Contract Services	4,892	2,661	-2,231	7.48	8,861	8,637	-224	4.51
Repair and Maint								
611185 Janitorial Supplies	0	0	0	0.00	119	0	-119	0.06
612240 Electrical Supplies	0	0	0	0.00	0	0	0	0.00
614140 Painting-Int/Ext	0	0	0	0.00	0	0	0	0.00
614148 Masonry/Tile Repairs	0	0	0	0.00	0	0	0	0.00
614154 Roof Repairs	0	0	0	0.00	513	0	-513	0.26
614156 Door Repairs	0	0	0	0.00	0	0	0	0.00
614160 Locks/Keys	0	0	0	0.00	0	0	0	0.00
614195 General Bldg Supplies	0	25	25	0.00	0	75	75	0.00
614320 Security Repairs	0	54	54	0.00	0	77	77	0.00
614400 R&M - Other	0	0	0	0.00	0	0	0	0.00
615160 Parking Lot/Deck R&M	0	0	0	0.00	0	19	19	0.00
615161 Allocated Parking Deck Exp	0	436	436	0.00	0	1,188	1,188	0.00
615240 Landscpg Rep & Maint	0	27	27	0.00	0	81	81	0.00
Total: Repair and Maint	0	542	542	0.00	632	1,440	809	0.32
General Op-Ex								
614181 Building Telephones	27	18	-9	0.04	70	55	-15	0.04
615150 Exterior Flags	0	0	0	0.00	0	0	0	0.00
615305 Powerwashing	0	60	60	0.00	0	158	158	0.00
Total: General Op-Ex	27	79	51	0.04	70	213	143	0.04
Tenant Specific Chgs								
621166 Expenses Billed to Tenant	0	0	0	0.00	0	0	0	0.00
Total: Tenant Specific Chgs	0	0	0	0.00	0	0	0	0.00
Electricity								
613110 Electricity	195	215	20	0.30	585	587	2	0.30
613112 Accrued Electric Expense	18	0	-18	0.03	6	0	-6	0.00
Total: Electricity	213	215	2	0.33	591	587	-4	0.30
Taxes								
617110 Taxes-Real Estate	3,257	3,257	0	4.98	9,770	9,770	0	4.98
Total: Taxes	3,257	3,257	0	4.98	9,770	9,770	0	4.98
Insurance								
614196 Property Damage	0	0	0	0.00	0	0	0	0.00
614197 Property Damage - Ins Reimb	0	0	0	0.00	0	0	0	0.00
617210 Insurance Premium	159	159	0	0.24	477	478	1	0.24

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
Total: Insurance	159	159	0	0.24	477	478	1	0.24
Mgmt Fees								
616130 JV Mgmt Fee Exp	0	503	503	0.00	0	1,374	1,374	0.00
616140 3rd Party Mgmt Fee Exp	426	0	-426	0.65	1,559	0	-1,559	0.79
616160 PM Allocation-JV Exp	0	67	67	0.00	0	200	200	0.00
Total: Mgmt Fees	426	570	144	0.65	1,559	1,574	15	0.79
Total: Operating Expense	8,975	7,484	-1,491	13.72	21,960	22,700	740	11.19
Total: Net Operating Income L5	19,989	20,414	-425	30.55	60,265	60,204	60	30.70
Interest and Other Income								
Interest and Other Income								
529165 Late Fee Income	25	0	25	0.04	25	0	25	0.01
Total: Interest and Other Income	25	0	25	0.04	25	0	25	0.01
Total: Interest and Other Income	25	0	25	0.04	25	0	25	0.01
Accounting and Legal								
Accounting and Legal								
735180 Legal Fees	0	0	0	0.00	0	0	0	0.00
Total: Accounting and Legal	0	0	0	0.00	0	0	0	0.00
Total: Accounting and Legal	0	0	0	0.00	0	0	0	0.00
Operations								
Office								
713114 Telephones	0	11	11	0.00	0	33	33	0.00
713130 Office Supplies	0	25	25	0.00	0	75	75	0.00
714520 Internet Service Provid	0	27	27	0.00	0	82	82	0.00
Total: Office	0	63	63	0.00	0	190	190	0.00
Other G&A Expense								
735130 Uniform Expense	0	3	3	0.00	0	10	10	0.00
Total: Other G&A Expense	0	3	3	0.00	0	10	10	0.00
Total: Operations	0	67	67	0.00	0	200	200	0.00
Allocations								
Allocations								
761116 Allocated G&A-JV	0	-67	-67	0.00	0	-200	-200	0.00
Total: Allocations	0	-67	-67	0.00	0	-200	-200	0.00

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
Total: Allocations	0	-67	-67	0.00	0	-200	-200	0.00
Total: G&A L5	0	0	0	0.00	0	0	0	0.00
Total: Net Income	20,014	20,414	-400	30.59	60,290	60,204	85	30.71
2nd Generation TI's								
2nd Gen. TI Complete								
225100 2 & R Tenant Improvement	0	40,000	40,000	0.00	0	40,000	40,000	0.00
Total: 2nd Gen. TI Complete	0	40,000	40,000	0.00	0	40,000	40,000	0.00
Total: 2nd Generation TI's	0	40,000	40,000	0.00	0	40,000	40,000	0.00
2nd Generation Leasing								
2nd Gen Leasing Complete								
181225 2&R External Lease Comm	0	10,579	10,579	0.00	0	10,579	10,579	0.00
Total: 2nd Gen Leasing Complete	0	10,579	10,579	0.00	0	10,579	10,579	0.00
2nd Gen Leasing In Process								
181252 WIP-Lease Comm 2&R External	0	0	0	0.00	0	0	0	0.00
Total: 2nd Gen Leasing In Process	0	0	0	0.00	0	0	0	0.00
Total: 2nd Generation Leasing	0	10,579	10,579	0.00	0	10,579	10,579	0.00
Total: Recurring CAP-X	0	50,579	50,579	0.00	0	50,579	50,579	0.00
Total: Recurring Cash Flow	20,014	-30,165	50,179	30.59	60,290	9,625	50,664	30.71
Total: Cash Flow	20,014	-30,165	50,179	30.59	60,290	9,625	50,664	30.71
Depr. And Amort.								
Depr. And Amort.								
631310 Depr.-Building	800	0	-800	1.22	1,366	0	-1,366	0.70
Total: Depr. And Amort.	800	0	-800	1.22	1,366	0	-1,366	0.70
Total: Depr. And Amort.	800	0	-800	1.22	1,366	0	-1,366	0.70
Total: Depr. And Amort.	800	0	-800	1.22	1,366	0	-1,366	0.70
Total: Depr. And Amort.	800	0	-800	1.22	1,366	0	-1,366	0.70

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date				
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF	
83330 ~ Plaza Colonnade-Parking Garage									
Operating Expense									
Contract Services									
611110 Janitorial Contract	2,656	2,925	269	0.00	11,760	8,776	-2,984	0.00	
612410 Elevator Contract	1,093	1,220	127	0.00	3,373	3,661	288	0.00	
614168 Metal Refinish Contract	0	0	0	0.00	0	0	0	0.00	
Total: Contract Services	3,750	4,146	396	0.00	15,133	12,437	-2,696	0.00	
Repair and Maint									
612230 Exterior Lighting	0	0	0	0.00	0	0	0	0.00	
612340 HVAC Repairs	0	1,500	1,500	0.00	0	1,500	1,500	0.00	
612375 HVAC Supplies	0	0	0	0.00	446	0	-446	0.00	
612510 Plumbing Repairs	10,380	3,500	-6,880	0.00	10,380	3,500	-6,880	0.00	
614140 Painting-Int/Ext	0	0	0	0.00	0	0	0	0.00	
614148 Masonry/Tile Repairs	0	0	0	0.00	0	0	0	0.00	
614156 Door Repairs	0	80	80	0.00	0	240	240	0.00	
614174 Carpets/Drapes/Blinds	0	0	0	0.00	0	0	0	0.00	
614195 General Bldg Supplies	0	50	50	0.00	0	150	150	0.00	
614230 Life Safety Repairs	0	25	25	0.00	4,482	6,175	1,693	0.00	
614400 R&M - Other	0	0	0	0.00	0	0	0	0.00	
615160 Parking Lot/Deck R&M	695	0	-695	0.00	2,390	676	-1,714	0.00	
615161 Allocated Parking Deck Exp	0	-436	-436	0.00	0	-1,188	-1,188	0.00	
615170 Sidewalk Repairs	0	0	0	0.00	0	0	0	0.00	
Total: Repair and Maint	11,075	4,719	-6,356	0.00	17,698	11,053	-6,646	0.00	
General Op-Ex									
612430 Elev License/Inspection	438	0	-438	0.00	438	0	-438	0.00	
614170 Building Signage	0	0	0	0.00	0	0	0	0.00	
615305 Powerwashing	0	0	0	0.00	0	220	220	0.00	
Total: General Op-Ex	438	0	-438	0.00	438	220	-218	0.00	
Electricity									
613110 Electricity	4,157	4,587	430	0.00	12,470	12,533	63	0.00	
613112 Accrued Electric Expense	389	0	-389	0.00	121	0	-121	0.00	
Total: Electricity	4,546	4,587	41	0.00	12,591	12,533	-58	0.00	
Insurance									
617210 Insurance Premium	2,545	1,374	-1,171	0.00	7,635	4,122	-3,513	0.00	
Total: Insurance	2,545	1,374	-1,171	0.00	7,635	4,122	-3,513	0.00	

TaxOwner: COL

By Company View

Account Description	Current Period				Year to Date			
	Actual	Budget	Variance	Per SF	Actual	Budget	Variance	Per SF
Non-Recoverable Exp								
621190 Non-Recoverable Misc	0	0	0	0.00	0	0	0	0.00
Total: Non-Recoverable Exp	0	0	0	0.00	0	0	0	0.00
Total: Operating Expense	22,353	14,825	-7,528	0.00	53,494	40,365	-13,130	0.00
Total: Net Operating Income L5	-22,353	-14,825	-7,528	0.00	-53,494	-40,365	-13,130	0.00
Operations								
Office								
713130 Office Supplies	0	0	0	0.00	0	0	0	0.00
Total: Office	0	0	0	0.00	0	0	0	0.00
Total: Operations	0	0	0	0.00	0	0	0	0.00
Total: G&A L5	0	0	0	0.00	0	0	0	0.00
Total: Net Income	-22,353	-14,825	-7,528	0.00	-53,494	-40,365	-13,130	0.00
Total: Recurring Cash Flow	-22,353	-14,825	-7,528	0.00	-53,494	-40,365	-13,130	0.00
Total: Cash Flow	-22,353	-14,825	-7,528	0.00	-53,494	-40,365	-13,130	0.00

Rent Roll By Tax Owner as of 3/31/2020
Colonnade
All Billing

TaxOwner: COL

AR Balance as of 05/15/2020

Suite ID Descr	Customer Name Nat'l Customer Name	Customer# Nat'l Customer#	Lease# LsVr	Sq Ft	Lease Begin Sec Deposit	Move In AR Balance	Plan Out	Base Rent PSF	Exp Part PSF	Escalation PSF	Other Rent PSF	Total Monthly PSF	Rate Changes							
													Bill Code	Beg Date	End Date	Amount	Freq	PSF		
Building 83311: Plaza Colonnade Tower 283,652 SqFt																				
CAMERA	Earth Networks, Inc.	289745	119319	0	04/11/19	04/11/19	04/10/20													
CAMERA	Earth Networks, Inc.	651080	2																0.00	
EASE1	AT&T Corp.	287255	109735	0	09/01/19	09/01/19	08/31/24	0.00	0.00	0.00	4,031.75	4,031.75								
EASE1	AT&T	600182	2					0.00	0.00	0.00	0.00	0.00								
														ANTE	9/1/2019	08/31/20	4,031.75	A	0.00	
														ANTE	9/1/2020	08/31/21	4,152.70	A	0.00	
														ANTE	9/1/2021	08/31/22	4,277.28	A	0.00	
														ANTE	9/1/2022	08/31/23	4,405.60	A	0.00	
														ANTE	9/1/2023	08/31/24	4,537.77	A	0.00	
LIBRARY	Kansas City Public Library	279553	101784	0	01/01/14	01/01/14	12/31/01	0.00	10,402.08	0.00	0.00	10,402.08								
LIBRARY	Kansas City Public Library	650590	1					0.00	0.00	0.00	0.00	0.00								
														CAMF	1/1/2020	12/31/20	10,402.08	M	0.00	
PARK-1	Sosland Companies, Inc.	285211	107684	0	09/01/14	09/01/14	12/31/24													
Parking	Sosland Companies, Inc.	602790	1																	0.00
ROOF	Stifel, Nicolaus & Company	234422	100941	0	01/01/14	01/01/14	09/30/23													
ROOF	Stifel, Nicolaus & Company	602949	1																	0.00
ROOF3	Merrill Lynch, Pierce, Fenner	282985	105646	0	01/01/15	01/01/15	08/31/22													
ROOF3	Merrill Lynch, Pierce, Fenner & Smith	650730	1																	0.00
ROOF4	CCES	281615	106471	0	03/12/15	03/12/15	03/31/20	0.00	0.00	0.00	316.70	316.70								
ROOF4	SureWest Kansas, Inc.	650705	1			-9.81		0.00	0.00	0.00	0.00	0.00								
														ANTE	3/12/2015	03/31/16	281.38	M	0.00	
														ANTE	4/1/2016	03/31/17	289.82	M	0.00	
														ANTE	4/1/2017	03/31/18	298.52	M	0.00	
														ANTE	4/1/2018	03/31/19	307.47	M	0.00	
														ANTE	4/1/2019	03/31/20	316.70	M	0.00	

Rent Roll By Tax Owner as of 3/31/2020
Colonnade
All Billing

TaxOwner: COL

AR Balance as of 05/15/2020

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	Freq	PSF
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF						
													BRNT	12/1/2017	11/30/18	23,651.30	M	32.60
													BRNT	12/1/2018	11/30/19	24,014.05	M	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	Forte Products	283748	106180	2,703	06/25/15	06/25/15	06/24/22	6,419.63	678.35	0.00	0.00	7,097.98						
0205	Forte Product Solutions	605009	1		5,969.13			28.50	3.01	0.00	0.00	31.51						
													BRNT	5/15/2015	06/24/15	-5,969.13	M	-26.50
													BRNT	5/15/2015	11/30/15	5,969.13	M	26.50
													BRNT	12/1/2015	06/24/16	5,969.13	M	26.50
													BRNT	6/25/2016	06/24/17	6,081.75	M	27.00
													BRNT	6/25/2017	06/24/18	6,194.38	M	27.50
													BRNT	6/25/2018	06/24/19	6,307.00	M	28.00
													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	9/1/2019	06/24/22	678.35	M	3.01
0210	Plaza Colonnade LLC	283346	108741	2,004	07/01/15	07/01/15	06/30/25	0.00	0.00	0.00	0.00	0.00						
0210	Plaza Colonnade LLC	650870	1					0.00	0.00	0.00	0.00	0.00						
													BRNT	1/1/2016	06/30/25	3,340.00	M	20.00
													MCON	1/1/2016	06/30/25	-3,340.00	M	-20.00
0220	Cranial Technologies, Inc.	299563	123449	4,240	04/01/19	04/01/19	05/31/26	10,600.00	0.00	0.00	0.00	10,600.00						
0220	Cranial Technologies, Inc.	651478	1		10,600.00	41.85		30.00	0.00	0.00	0.00	30.00						
													BRNT	4/1/2019	03/31/20	10,600.00	M	30.00
													BRNT	4/1/2020	03/31/21	10,776.67	M	30.50
													BRNT	4/1/2021	03/31/22	10,953.33	M	31.00
													BRNT	4/1/2022	03/31/23	11,130.00	M	31.50
													BRNT	4/1/2023	03/31/24	11,306.67	M	32.00
													BRNT	4/1/2024	03/31/25	11,483.33	M	32.50
													BRNT	4/1/2025	05/31/26	11,660.00	M	33.00
													CONC	4/1/2019	05/31/19	-10,600.00	M	-30.00

Rent Roll By Tax Owner as of 3/31/2020

Colonnade All Billing

TaxOwner: COL

AR Balance as of 05/15/2020

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	Freq	PSF
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF						
													BRNT	11/1/2016	10/31/17	6,552.44	M	29.75
													BRNT	11/1/2017	10/31/18	6,662.56	M	30.25
													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	9/1/2019	10/31/20	771.00	M	3.50
0400	RSM US LLP	225144	100909	30,992	01/01/20	01/01/20	07/31/20	75,543.00	38,871.95	0.00	0.00	114,414.95						
0400	RSM US LLP	602768	3			229.97		29.25	15.05	0.00	0.00	44.30						
													BRNT	1/1/2020	07/31/20	75,543.00	M	29.25
													CAME	1/1/2020	07/31/20	38,871.95	M	15.05
0500	Stifel, Nicolaus & Company	234422	100941	23,880	01/01/14	01/01/14	09/30/23	58,705.00	6,872.12	0.00	0.00	65,577.12						
0500	Stifel, Nicolaus & Company	602949	1			4,087.93		29.50	3.45	0.00	0.00	32.95						
													BRNT	1/1/2014	01/31/15	50,287.30	M	25.27
													BRNT	2/1/2015	01/31/16	52,735.00	M	26.50
													BRNT	2/1/2016	01/31/18	54,725.00	M	27.50
													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	9/1/2019	09/30/23	6,872.12	M	3.45
0550	The Uhlmann Company	281008	103261	3,899	09/12/14	09/12/14	08/31/20	9,666.27	959.36	0.00	0.00	10,625.63						
0550	the Uhlmann Company	650660	1			8,853.98		29.75	2.95	0.00	0.00	32.70						
													BRNT	9/12/2014	08/31/15	8,853.98	M	27.25
													BRNT	9/1/2015	08/31/16	9,016.44	M	27.75
													BRNT	9/1/2016	08/31/17	9,178.90	M	28.25
													BRNT	9/1/2017	08/31/18	9,341.35	M	28.75
													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	9/1/2019	08/31/20	959.36	M	2.95
0580	Merrill Lynch, Pierce, Fenner	282985	105646	3,634	01/01/15	03/01/15	08/31/22	8,782.17	2,393.86	0.00	0.00	11,176.03						
0580	Merrill Lynch, Pierce, Fenner & Smith	650730	1			617.08		29.00	7.90	0.00	0.00	36.90						
													BRNT	7/1/2015	08/16/15	-8,176.50	M	-27.00
													BRNT	7/1/2015	06/30/16	8,176.50	M	27.00
													BRNT	7/1/2016	06/30/17	8,327.92	M	27.50
													BRNT	7/1/2017	06/30/18	8,479.33	M	28.00
													BRNT	7/1/2018	06/30/19	8,630.75	M	28.50
													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

Rent Roll By Tax Owner as of 3/31/2020
Colonnade
All Billing

TaxOwner: COL

AR Balance as of 05/15/2020

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	Freq	PSF
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF						
Building 83321: Plaza Colonnade-Retail				7,852 SqFt														
001	The Mixx	246112	101303	2,967	01/01/16	01/01/16	12/31/20	7,417.50	3,305.44	0.00	0.00	10,722.94						
001	The Mixx	603723	2		4,766.67			30.00	13.37	0.00	0.00	43.37	CAME	9/1/2019	12/31/20	3,305.44	M	13.37
													RRNT	1/1/2016	04/30/16	6,923.00	M	28.00
													RRNT	1/1/2016	04/30/16	-6,923.00	M	-28.00
													RRNT	1/1/2016	12/31/20	7,417.50	M	30.00
002	Yogurtini Plaza, LLC	278577	100933	2,285	01/01/14	01/01/14	07/31/20	5,027.00	2,400.03	0.00	0.00	7,427.03						
002	Yogurtini Plaza, LLC	650551	1		4,570.00	7,427.03		26.40	12.60	0.00	0.00	39.00	CAME	9/1/2019	07/30/20	2,400.03	M	12.60
													RRNT	1/1/2014	07/31/15	4,570.00	M	24.00
													RRNT	8/1/2015	07/31/20	5,027.00	M	26.40
003	Chipotle Mexican Grill	234750	100976	2,600	03/01/20	03/01/20	02/28/30	7,583.33	2,685.38	0.00	325.00	10,593.71						
003	Chipotle Mexican Grill	603293	3			-577.68		35.00	12.39	0.00	1.50	48.89	CAME	3/1/2020	02/28/30	2,685.38	M	12.39
													PARK	3/1/2020	02/28/30	325.00	M	1.50
													RRNT	3/1/2020	02/28/25	7,583.33	M	35.00
													RRNT	3/1/2025	02/28/30	8,341.67	M	38.50
BUILDING TOTALS - Plaza Colonnade-Retail:								20,027.83	8,390.85	0.00	325.00	28,743.68						
	Building Square Feet:			7,852														
	Occupied Square Feet:			7,852														
	Vacant Square Feet:			0														
	Occupancy Percentage:			100.00%	Missing Square Feet: 0													
REPORT TOTALS:																		
	Rentable Square Feet:			291,504														
	Occupied Square Feet:			288,128														
	Vacant Square Feet:			3,376														
	Occupancy Percentage:			98.84%														

TaxOwner: COL

GL Date	Code	Description	Amount	Current	Over 30	Over 60	Over 90	Over 120
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83310 - Plaza Colonnade Tower

Customer Name: Consolidated Comm. Enterprise Services			Customer: 281615	Lease Number: 106471	Lease Status: E							
Suite: ROOF4			Contact:		Phone:	Security Deposit:	0.00					
11/06/19	UC	Nov 2019 Rent	-0.31	-	-	-	-	-0.31				
03/02/20	UC	Feb 2020 Rent	-9.50	-9.50	-	-	-	-				
Suite: ROOF4 Bldg: 83310			Lease: 106471 - CCES		Totals:		-9.81	-9.50	-	-	-	-0.31

Customer Name: T-Mobile Central LLC			Customer: 292781	Lease Number: 116337	Lease Status: A							
Suite: ROOF5			Contact:		Phone:	Security Deposit:	0.00					
02/24/20	UC	ck# 531376	-2,671.77	-	-2,671.77	-	-	-				
02/26/20	UC	ck# 529376	-2,961.00	-	-2,961.00	-	-	-				
03/02/20	UC	Dupl Pymt - 6/19-11/19 Elect.	-1,452.66	-1,452.66	-	-	-	-				
Suite: ROOF5 Bldg: 83310			Lease: 116337 - T-Mobile Central LLC		Totals:		-7,085.43	-1,452.66	-5,632.77	-	-	-

Customer Name: Cranial Technologies, Inc.			Customer: 299563	Lease Number: 123449	Lease Status: A						
Suite: 0220			Contact:		Phone:	Security Deposit:	10,600.00				
03/24/20	PRKN	PKG 4/1/20 - 4/30/20	41.85	41.85	-	-	-	-			
Suite: 0220 Bldg: 83310			Lease: 123449 - Cranial Technologies, Inc.		Totals:		41.85	41.85	-	-	-

Customer Name: Costar Realty Information, Inc.			Customer: 290827	Lease Number: 113419	Lease Status: A						
Suite: 0300			Contact:		Phone:	Security Deposit:	14,288.75				
03/24/20	PRKN	PKG 4/1/20 - 4/30/20	399.10	399.10	-	-	-	-			
03/24/20	TUTL	Electrical 2/4/20 - 3/4/20	15.62	15.62	-	-	-	-			
Suite: 0300 Bldg: 83310			Lease: 113419 - Costar Realty Information, Inc.		Totals:		414.72	414.72	-	-	-

Customer Name: Seyferth Blumenthal & Harris, LLC			Customer: 278549	Lease Number: 100896	Lease Status: A						
Suite: 0310			Contact: Paul		Phone:	Security Deposit:	25,160.67				
03/24/20	PRKN	PKG 4/1/20 - 4/30/20	2,142.30	2,142.30	-	-	-	-			
Suite: 0310 Bldg: 83310			Lease: 100896 - Seyferth Blumenthal & Harris,		Totals:		2,142.30	2,142.30	-	-	-

Customer Name: Aon Service Corporation			Customer: 278604	Lease Number: 100968	Lease Status: A			
Suite: 0350			Contact: Corporate Real Estate		Phone:	Security Deposit:	0.00	
10/28/19	PRKN	ADJ TO PKG 10/1/19-10/31/19 -	-73.14	-	-	-	-	-73.14
01/28/20	PRKN	PKG 2/1/20-2/29/20	372.15	-	-	372.15	-	-
01/28/20	TUTL	Electrical 12/04/19-01/05/20	0.61	-	-	0.61	-	-
02/20/20	PRKN	PKG 3/1/20-3/31/20	372.15	-	372.15	-	-	-
02/20/20	PRKN	PKG 3/1/20-3/31/20	1,637.46	-	1,637.46	-	-	-
02/20/20	PRKN	PKG 3/1/20-3/31/20	74.43	-	74.43	-	-	-
02/20/20	TUTL	Electrical 01/05/20-02/04/20	0.60	-	0.60	-	-	-

TaxOwner: COL

GL Date	Code	Description	Amount	Current	Over 30	Over 60	Over 90	Over 120
03/18/20	UC	3/18/2020 Wire	-365.70	-365.70	-	-	-	-
03/18/20	UC	3/18/2020 Wire	-3,392.82	-3,392.82	-	-	-	-
03/24/20	PRKN	PKG 4/1/20 - 4/30/20	1,637.46	1,637.46	-	-	-	-
03/24/20	PRKN	PKG 4/1/20 - 4/30/20	74.43	74.43	-	-	-	-
03/24/20	TUTL	Electrical 2/4/20 - 3/4/20	0.52	0.52	-	-	-	-

Suite: 0350	Bldg: 83310	Lease: 100968 - Aon Service Corporation	Totals:	338.15	-2,046.11	2,084.64	372.76	-	-73.14
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Customer Name: Presley & Presley LLC			Customer: 278534	Lease Number: 100870	Lease Status: A			
Suite: 0375			Contact: Kirk Presley		Phone:	Security Deposit: 6,222.06		
12/30/19	PRPD	2020 Prepaid Rent	-7,417.20	-	-	-	-7,417.20	-

Suite: 0375	Bldg: 83310	Lease: 100870 - Presley & Presley LLC	Totals:	-7,417.20	-	-	-	-7,417.20	-
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Customer Name: RSM US LLP			Customer: 225144	Lease Number: 100909	Lease Status: A			
Suite: 0400			Contact: Mark Soukop		Phone:	Security Deposit: 0.00		
03/24/20	AHER	Extra HVAC - 2/29/20 WO#807710	175.00	175.00	-	-	-	-
03/24/20	TUTL	Electrical 2/4/20 - 3/4/20	54.97	54.97	-	-	-	-

Suite: 0400	Bldg: 83310	Lease: 100909 - RSM US LLP	Totals:	229.97	229.97	-	-	-	-
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Customer Name: Stifel, Nicolaus & Company			Customer: 234422	Lease Number: 100941	Lease Status: A			
Suite: 0500			Contact: Dana Bjornson		Phone:	Security Deposit: 0.00		
10/29/19	UC	10/29/19 Wire	-431.31	-	-	-	-	-431.31
01/28/20	UC	1/28/2020 Wire	-0.05	-	-	-0.05	-	-
02/14/20	UC	2/14/2020 Wire	-39.21	-	-39.21	-	-	-
03/24/20	PRKN	ADJ TO PKG 2/1/20-2/29/20 - An	-78.42	-78.42	-	-	-	-
03/24/20	PRKN	PKG 4/1/20 - 4/30/20	4,385.58	4,385.58	-	-	-	-
03/24/20	TUTL	Electrical 2/4/20 - 3/4/20	251.34	251.34	-	-	-	-

Suite: 0500	Bldg: 83310	Lease: 100941 - Stifel, Nicolaus & Company	Totals:	4,087.93	4,558.50	-39.21	-0.05	-	-431.31
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Customer Name: Merrill Lynch, Pierce, Fenner & Smith			Customer: 282985	Lease Number: 105646	Lease Status: A			
Suite: 0580			Contact:		Phone:	Security Deposit: 0.00		
09/01/17	CAME	Common Area Maintenance	154.27	-	-	-	-	154.27
10/01/17	CAME	Common Area Maintenance	154.27	-	-	-	-	154.27
11/01/17	CAME	Common Area Maintenance	154.27	-	-	-	-	154.27
12/01/17	CAME	Common Area Maintenance	154.27	-	-	-	-	154.27

Suite: 0580	Bldg: 83310	Lease: 105646 - Merrill Lynch, Pierce, Fenner	Totals:	617.08	-	-	-	-	617.08
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Customer Name: The PrivateBank FSB			Customer: 278906	Lease Number: 101291	Lease Status: E			
Suite: 0600			Contact:		Phone:	Security Deposit: 0.00		
01/02/15	UC	1/2/15 Wire	-207.20	-	-	-	-	-207.20

Suite: 0600	Bldg: 83310	Lease: 101291 - The PrivateBank FSB	Totals:	-207.20	-	-	-	-	-207.20
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Customer Name: Merrill Lynch, Pierce, Fenner & Smith			Customer: 282985	Lease Number: 105646	Lease Status: A			
Suite: 0600			Contact:		Phone:	Security Deposit: 0.00		

TaxOwner: COL

GL Date	Code	Description	Amount	Current	Over 30	Over 60	Over 90	Over 120	
03/24/16	UC	July 2015 Rent	-3,921.22	-	-	-	-	-3,921.22	
03/24/16	UC	August 2015 Rent	-3,265.91	-	-	-	-	-3,265.91	
06/03/16	UC	6/3/16 Wire	-63.20	-	-	-	-	-63.20	
02/23/17	PRKN	PKG 3/1/17-3/31/17	3,900.00	-	-	-	-	3,900.00	
05/01/17	CAME	Common Area Maintenance	3,154.15	-	-	-	-	3,154.15	
08/01/17	CAME	Common Area Maintenance	210.59	-	-	-	-	210.59	
09/01/17	CAME	Common Area Maintenance	451.53	-	-	-	-	451.53	
10/01/17	CAME	Common Area Maintenance	451.53	-	-	-	-	451.53	
10/25/17	PRKN	ADJ TO PKG 9/1/17-9/30/17	32.50	-	-	-	-	32.50	
11/01/17	CAME	Common Area Maintenance	451.53	-	-	-	-	451.53	
12/01/17	CAME	Common Area Maintenance	451.53	-	-	-	-	451.53	
04/02/18	UC	Dupl - access cds/electric	-157.50	-	-	-	-	-157.50	
08/12/19	UC	Aug 2019 Rent	-193.64	-	-	-	-	-193.64	
02/21/20	OPXA	Prior Year Exp Reconciliation	-5,011.67	-	-5,011.67	-	-	-	
03/24/20	PRKN	ADJ TO PKG 3/1/20 - 3/31/20 -	-65.00	-65.00	-	-	-	-	
03/24/20	PRKN	PKG 4/1/20 - 4/30/20	3,705.00	3,705.00	-	-	-	-	
03/24/20	PRKN	ADJ TO PKG 3/1/20 - 3/31/20 -	-65.00	-65.00	-	-	-	-	
03/24/20	TUTL	Electrical 2/4/20 - 3/4/20	91.31	91.31	-	-	-	-	
Suite: 0600 Bldg: 83310 Lease: 105646 - Merrill Lynch, Pierce, Fenner			Totals:	156.53	3,666.31	-5,011.67	-	-	1,501.89
BUILDING TOTALS - Plaza Colonnade Tower:			-6,691.11	7,545.38	-8,599.01	372.71	-7,417.20	1,407.01	

TaxOwner: COL

GL Date	Code	Description	Amount	Current	Over 30	Over 60	Over 90	Over 120
83320 - Plaza Colonnade-Retail								
Customer Name: Yogurtini Plaza, LLC			Customer: 278577		Lease Number: 100933		Lease Status: A	
Suite: 002			Contact:		Phone:		Security Deposit: 4,570.00	
03/01/20	CAME	Common Area Maintenance	2,400.03	2,400.03	-	-	-	-
03/01/20	RRNT	Base Rent Retail	5,027.00	5,027.00	-	-	-	-
Suite: 002 Bldg: 83320 Lease: 100933 - Yogurtini Plaza, LLC			Totals:	7,427.03	7,427.03	-	-	-
Customer Name: Chipotle Mexican Grill # 0648			Customer: 234750		Lease Number: 100976		Lease Status: A	
Suite: 003			Contact:		Phone:		Security Deposit: 0.00	
12/27/19	UC	Jan 2020 Rent	-144.42	-	-	-	-144.42	-
01/29/20	UC	Feb 2020 Rent	-144.42	-	-	-144.42	-	-
02/24/20	UC	March 2020 Rent	-144.42	-	-144.42	-	-	-
03/23/20	UC	Apr 2020 Rent	-144.42	-144.42	-	-	-	-
Suite: 003 Bldg: 83320 Lease: 100976 - Chipotle Mexican Grill			Totals:	-577.68	-144.42	-144.42	-144.42	-144.42
BUILDING TOTALS - Plaza Colonnade-Retail:			6,849.35	7,282.61	-144.42	-144.42	-144.42	-

Reconciliation of Tenant Improvements 2nd Generation and Renewals For the Period Ending 3/2020

Owner: Colonnade

Detail Report , Includes Accruals

Job Number	Job Type	Description	TI Work Order	TI Asset No	LI Work Order	LI Asset No	CPT Work Order	CPT Asset No	Asset Start Date	Job Close Date	Sunset Date	Costs Incurred as of 12/2019 Net of TI Reimb	3/2020 Additions Net of TI Reimb	3/2020 YTD Additions Net of TI Reimb	Total Costs To Date Prior To Reimb	Credit From TI Reimb	Net Cost Incurred To Date	Lease Incentive (in Net Cost)	Tenant Allowance per Lease	Tenant Allowance Variance	Revised Budget	Revised Budget Variance	Job in Process as of 3/2020	CAD Y/N
83310 - Plaza Colonnade Tower																								
83312002	T2 - APP	500-George K Baum	MULTI	MULTI	709711	1841856	720147					238,701	0	0	322,811	-84,110	238,701.25	2,973	238,880	179	238,880	179	0.00	Y
83312013	T2 - APP	0220-Cranial Technologies Inc.	720980	1912360			720982		04/01/19			140,012	0	0	216,911	-76,899	140,012.24	0	139,920	-92	0	-140,012	0.00	Y
83312015	TR - APP	0310-Seyferth Blumenthal	724575				724578		11/01/20		10/31/20	6,800	0	43,036	49,836	0	49,836.00	0	34,000	-15,836	0	-49,836	49,836.00	Y
83312016	TR - APP	400-RSM										0	0	0	0	0	0.00	0	0	0	0	0	0.00	Y
83312017	T2 - APP	Husch Blackwell Refurbishment									12/31/20	432,000	335,336	326,988	758,988	0	758,987.74	0	1,438,660	679,672	0	-758,988	758,987.74	Y
83312018	TR - APP	550-The Uhlmann Company										0	0	0	0	0	0.00	0	0	0	0	0	0.00	Y
83310 Sub-Totals:												817,513	335,336	370,024	1,348,546	-161,009	1,187,537.23	2,973	1,851,460	663,923	238,880	-948,657	808,823.74	
83320 - Plaza Colonnade-Retail																								
83322001	T2 - APP	Yougurtini										0	0	0	0	0	0.00	0	0	0	0	0	0.00	Y
83322002	TR - APP	003-Chipotle Mexican Grill	725410				725412		03/01/20		04/20/23	0	0	0	0	0	0.00	0	40,000	40,000	0	0	0.00	Y
83320 Sub-Totals:												0	0	0	0	0	0	0.00	0	40,000	40,000	0	0	0.00
KCM Division Totals:												817,513	335,336	370,024	1,348,546	-161,009	1,187,537.23	2,973	1,891,460	703,923	238,880	-948,657	808,823.74	

2nd Generation & Renewal Lease Commissions For the Period Ending 03/31/2020

Tax Owner: COL

Report Includes Accruals

Company	Building Name	Job Number	Description	Work Order	Asset	Start Date	Costs		3/2020		Commission Approved		Revised Budget		Commission In	
							Incurred as of 12/2019	3/2020 Additions	YTD Additions	Total Costs Incurred	Per Approved Deal	Deal Variance	Revised Budget	Budget Variance	Process as of 3/2020	CAD Y/N
83310	Plaza Colonnade Tower	83312014	LC-0400-RSM US LLP	724445	1938172	01/01/20	7,932	0	0	7,932	7,932	0	7,932	0	0.00	Y
83310	Plaza Colonnade Tower	83312015	0310-Seyferth Blumenthal			11/01/20	119,801	0	0	119,801	10,579	-109,222	10,579	-109,222	119,800.80	Y
83310	Plaza Colonnade Tower	83312016	400-RSM				2,412	0	0	2,412	2,412	0	2,412	0	2,411.57	Y
83310	Plaza Colonnade Tower	83312018	550-The Uhlmann Company				0	0	11,668	11,668	11,668	0	11,668	0	11,667.76	Y
83310 - SubTotals:							130,144	0	11,668	141,812	32,590	-109,222	32,590	-109,222	133,880.13	
83320	Plaza Colonnade-Retail	83322001	Yougurtini				5,141	0	0	5,141	5,141	0	5,141	0	5,141.25	Y
83320	Plaza Colonnade-Retail	83322002	003-Chipotle Mexican Grill			03/01/20	0	0	0	0	10,579	10,579	10,579	10,579	0.00	Y
83320	Plaza Colonnade-Retail	83322003	002-Yogurtini Plaza			08/01/20	0	0	0	0	13,710	13,710	13,710	13,710	0.00	Y
83320 - SubTotals:							5,141	0	0	5,141	29,430	24,289	29,430	24,289	5,141.25	
Report Totals:							135,286	0	11,668	146,953	62,020	-84,933	62,020	-84,933	139,021.38	