



Plaza Colonnade

2021 Budget Package

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Plaza Colonnade, LLC
Budget Summary
For Year 2021

Summary of Financial Operations

Net Operating Income for 2021 is budgeted to be \$6.0M which is \$1.0M less than \$7.0M in 2020

Revenue: The \$700,000 negative variance is mainly due RSM & Aon terminations.

Operating Expenses: There is a negative variance of \$138K for the year 2021 over 2020.

Contract Services	\$ (41,000)
Repairs & Maintenance	(40,000)
General Op Ex	(18,000)
Electricity	(57,000)
Utilities	(5,000)
Management Fee	(33,000)
Taxes	36,000
Tenant Specific Expenses	-
Insurance	20,000
Non-Recoverable	(46,000)
Total Variance	\$ (184,000)

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

	Act 2017	Act 2018	Act 2019	Act 2020	Bud 2021
Rental Revenue					
Base Rent	8,541	8,451	8,584	8,984	8,428
Recovery	1,643	1,583	1,840	1,462	1,196
Recovery - PY	(95)	14	(8)	(35)	0
Tenant Specific Reimb	223	228	214	180	232
Percentage Rent	0	0	0	0	0
Parking Income	840	771	739	846	899
Term Fees	0	0	0	0	0
Fee Income	0	0	0	2	0
Bad Debts	(64)	(1)	22	15	0
SLR WOs	0	0	0	(1)	0
Total Rental Revenue	11,088	11,046	11,391	11,453	10,755
Operating Expense					
Contract Services	820	920	935	904	945
Repairs and Maintenance	471	266	409	394	434
General OpEx	50	48	49	45	63
Total Controllable Expenses	1,341	1,234	1,393	1,343	1,442
Electricity	665	701	634	495	552
Utilities	128	134	129	98	103
Taxes	1,427	1,458	1,648	1,579	1,543
Taxes - PY Adjustments	0	0	0	(179)	0
Insurance	68	88	89	97	77
Non-Controllable Expenses	2,288	2,381	2,500	2,090	2,275
<i>Management Fees/Alloc's</i>	539	484	533	541	574
Total Recoverable Expenses	4,168	4,099	4,426	3,974	4,291
<i>Non-Rec/Customer Specific</i>	497	501	512	468	514
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Non-Recoverable Expenses	4,665	4,600	4,938	4,442	4,805
Net Operating Income	6,423	6,446	6,453	7,011	5,950
Prior Month					
Difference	6,423	6,446	6,453	7,011	5,950
Other Income					
SLR	(150)	(186)	(192)	(535)	(509)
TIF Inc Other	1,699	1,999	2,070	1,999	2,070
Adjusted Net Operating Income	7,972	8,259	8,331	8,475	7,511

NOI DRILL DOWN
Plaza Colonnade, LLC
2019 Vs. 2020

	2019 Actuals	2020 Forecast	2021 Forecast	2019 to 2021 Variance	Pct. Var	Comments
Average Occupancy	98.44%	95.66%	88.14%			
Rental Revenue						
GAAP Rent	8,392	8,449	7,919	(473)	-5.64%	Tower: Aon Services vacated 10/2020 - anticipated to back fill 9/2021 (\$164k); RSM vacated 9/2020 - back filling 5k sf 4/2021 (\$472k); offset by scheduled rent increases
Percentage Rent	0	0	0	0	0.00%	
Other Rents	2,070	1,593	2,070	0	0.00%	
Termination Fees	0	0	0	0	0.00%	
Expense Recovery	1,840	1,462	1,196	(644)	-35.00%	Tower-RSM move out in Sept 2019, They are triple net. Reduced recoverable expenses as well.
Expense Recovery-Prior Year	(8)	(35)	0	8	-100.00%	
Tenant Specific Reimbursements	214	180	232	18	8.41%	Estimate of Electricity Reimbursement
Fee Income	0	0	0	0	0.00%	
Bad Debts	22	15	0	(22)	-100.00%	
SLR WOs	0	(1)	0	0	0.00%	
Parking	739	846	899	160	21.65%	Tower-Rent Bump for Husch Blackwell lease
FAS 141	0	0	0	0	0.00%	
Total Rental Revenue	13,269	12,509	12,316	(953)	-7.18%	
Operating Expense						
Contract Services	935	904	945	10	1.07%	Positive - Tower: Snow Removal \$29K Negative - Tower: Window Cleaning (\$9k) Tower: Security (\$11k) Tower: Landscaping Exterior (\$11k)
Repairs and Maintenance	409	394	434	25	6.11%	Positive - Tower: HVAC Repairs \$29k Tower: Plumbing Repairs \$12k Tower: Roof Repairs \$16k Retail: Sidewalk Repairs in 2019 \$13k Garage: L/S Repairs - Sprinkler Repairs in 2019 \$13k Garage: Parking R&M - Signage, Stain Removal in 2019 \$33k Negative - Tower: Masonry/Tile repairs after inspection (\$59k) in 2021 Tower: Sidewalk Repairs (\$16k) in 2021 Retail: Masonry/Tile Repairs (\$4k) in 2021 Garage: Masonry/Tile - Repairs for stairs (\$39k) in 2021 Garage: Elevator Repairs Cars 8,9,&10 (\$12k) in 2021 Garage: Sidewalk Repairs (\$9k) in 2021
General OpEx	49	45	63	14	28.57%	Negative - Tower: Elevator License/Inspection (\$4k) in 2021 Tower: Powerwashing (\$6k) in 2021
Controllable Expenses	1,393	1,343	1,442	(49)	3.52%	
Electricity	634	495	552	(82)	-12.93%	
Utilities	129	98	103	(26)	-20.16%	
Taxes	1,648	1,579	1,543	(105)	-6.37%	
Insurance	89	97	77	(12)	-13.48%	
Non-Controllable Expenses	2,500	2,090	2,275	225	9.00%	
Management Fees/Alloc's	533	541	574	41	7.69%	
Recoverable Expenses	4,426	3,974	4,291	217	3.05%	
Tenant Specific Expenses	196	164	206	10	5.10%	
Non-Recoverable Expenses	316	304	308	(8)	-2.53%	
Mgmt. Fee Elim - Internal	0	0	0	0	0.00%	
Total Operating Expense	4,938	4,442	4,805	219	5.62%	
Net Operating Income	8,331	8,067	7,511	(734)	-9.84%	

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	
Square Feet	291,504							
Occupancy %	93.47%							
Rental Revenue								
Base Rent								
511110 Base Rent	701,235	0	701,235	28.87	7,921,037	0	7,921,037	27.17
511120 Gross Potential - Retail	21,360	0	21,360	0.88	255,652	0	255,652	0.88
511185 Base Rent - Lse Incentive	-36	0	-36	0.00	-435	0	-435	0.00
519140 Storage Rent	18,094	0	18,094	0.74	217,125	0	217,125	0.74
519180 Antenna Dish/Income	2,587	0	2,587	0.11	34,815	0	34,815	0.12
Total: Base Rent	743,240	0	743,240	30.60	8,428,194	0	8,428,194	28.91
Straight Line Rent								
511190 Base Rent-Straight Line	-41,210	0	-41,210	-1.70	-508,836	0	-508,836	-1.75
Total: Straight Line Rent	-41,210	0	-41,210	-1.70	-508,836	0	-508,836	-1.75
Recovery								
512110 CAM Inc - CY Mth Billed	88,880	0	88,880	3.66	1,067,656	0	1,067,656	3.66
512115 CAM Inc - Fixed	10,714	0	10,714	0.44	128,570	0	128,570	0.44
Total: Recovery	99,595	0	99,595	4.10	1,196,226	0	1,196,226	4.10
Reimbursed Expenses								
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 Electricity Reimbursement	16,000	0	16,000	0.66	201,000	0	201,000	0.69
Total: Reimbursed Expenses	18,549	0	18,549	0.76	231,588	0	231,588	0.79
Fee Income								
514140 Mngmnt Fee-3rd Party	462	0	462	0.02	5,547	0	5,547	0.02
Total: Fee Income	462	0	462	0.02	5,547	0	5,547	0.02
Parking								
519160 Parking Income-Contract	42,925	0	42,925	1.77	515,100	0	515,100	1.77
519165 Parking Income-Tenant	32,000	0	32,000	1.32	384,000	0	384,000	1.32
Total: Parking	74,925	0	74,925	3.08	899,100	0	899,100	3.08
Other Rents								
512275 TIF Inc Other	172,528	0	172,528	7.10	2,070,336	0	2,070,336	7.10

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
Total: Other Rents	172,528	0	172,528	7.10	2,070,336	0	2,070,336	7.10
Total: Rental Revenue	1,068,088	0	1,068,088	43.97	12,322,154	0	12,322,154	42.27
Operating Expense								
Contract Services								
611110 Janitorial Contract	24,044	0	-24,044	0.99	266,816	0	-266,816	0.92
611115 Dayporter Contract	2,985	0	-2,985	0.12	33,134	0	-33,134	0.11
611130 Waste Remov Contract	2,971	0	-2,971	0.12	32,978	0	-32,978	0.11
611160 Window Clean Contract	895	0	-895	0.04	26,505	0	-26,505	0.09
612250 Emergency Generator Contract	0	0	0	0.00	3,500	0	-3,500	0.01
612310 HVAC Contract	1,238	0	-1,238	0.05	24,800	0	-24,800	0.09
612410 Elevator Contract	3,715	0	-3,715	0.15	44,574	0	-44,574	0.15
614166 Pest Control Contract	100	0	-100	0.00	2,170	0	-2,170	0.01
614168 Metal Refinish Contract	1,406	0	-1,406	0.06	15,918	0	-15,918	0.05
614210 Life Safety Contract	48	0	-48	0.00	576	0	-576	0.00
614310 Security Contract	32,653	0	-32,653	1.34	362,447	0	-362,447	1.24
615141 Landscpg Int Contract	1,857	0	-1,857	0.08	22,884	0	-22,884	0.08
615220 Landscpg Ext Contract	2,278	0	-2,278	0.09	27,335	0	-27,335	0.09
615250 Snow Removal Contract	10,000	0	-10,000	0.41	81,000	0	-81,000	0.28
Total: Contract Services	84,189	0	-84,189	3.47	944,638	0	-944,638	3.24
Repair and Maint								
611185 Janitorial Supplies	3,900	0	-3,900	0.16	47,050	0	-47,050	0.16
611190 Janitorial-Other	1,050	0	-1,050	0.04	24,334	0	-24,334	0.08
612210 Electrical Repairs	1,575	0	-1,575	0.06	5,050	0	-5,050	0.02
612230 Exterior Lighting	350	0	-350	0.01	700	0	-700	0.00
612240 Electrical Supplies	1,250	0	-1,250	0.05	15,000	0	-15,000	0.05
612340 HVAC Repairs	2,800	0	-2,800	0.12	22,200	0	-22,200	0.08
612375 HVAC Supplies	700	0	-700	0.03	9,685	0	-9,685	0.03
612450 Elevator Repairs	25	0	-25	0.00	12,624	0	-12,624	0.04
612510 Plumbing Repairs	5,450	0	-5,450	0.22	13,300	0	-13,300	0.05
612570 Plumbing Supplies	0	0	0	0.00	900	0	-900	0.00
614140 Painting-Int/Ext	0	0	0	0.00	10,550	0	-10,550	0.04
614144 Carpentry Repairs	0	0	0	0.00	5,280	0	-5,280	0.02
614146 Ceiling Repairs	0	0	0	0.00	500	0	-500	0.00
614148 Masonry/Tile Repairs	0	0	0	0.00	101,980	0	-101,980	0.35

TaxOwner: COL

Combined 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	9,800	0	-9,800	0.03
614156 Door Repairs	330	0	-330	0.01	7,960	0	-7,960	0.03
614160 Locks/Keys	50	0	-50	0.00	200	0	-200	0.00
614174 Carpets/Drapes/Blinds	0	0	0	0.00	3,000	0	-3,000	0.01
614195 General Bldg Supplies	75	0	-75	0.00	3,700	0	-3,700	0.01
614230 Life Safety Repairs	5,441	0	-5,441	0.22	11,316	0	-11,316	0.04
614320 Security Repairs	3,355	0	-3,355	0.14	13,420	0	-13,420	0.05
614400 R&M - Other	300	0	-300	0.01	19,100	0	-19,100	0.07
615160 Parking Lot/Deck R&M	0	0	0	0.00	44,632	0	-44,632	0.15
615161 Allocated Parking Deck Exp	0	0	0	0.00	0	0	0	0.00
615170 Sidewalk Repairs	0	0	0	0.00	37,000	0	-37,000	0.13
615240 Landscpg Rep & Maint	0	0	0	0.00	14,380	0	-14,380	0.05
Total: Repair and Maint	26,651	0	-26,651	1.10	433,661	0	-433,661	1.49
General Op-Ex								
612260 Generator Fuel	0	0	0	0.00	1,000	0	-1,000	0.00
612430 Elev License/Inspection	4,250	0	-4,250	0.17	7,455	0	-7,455	0.03
614170 Building Signage	200	0	-200	0.01	3,000	0	-3,000	0.01
614181 Building Telephones	865	0	-865	0.04	10,380	0	-10,380	0.04
615150 Exterior Flags	0	0	0	0.00	290	0	-290	0.00
615300 Seasonal	0	0	0	0.00	7,000	0	-7,000	0.02
615305 Powerwashing	1,810	0	-1,810	0.07	33,395	0	-33,395	0.11
Total: General Op-Ex	7,125	0	-7,125	0.29	62,520	0	-62,520	0.21
Tenant Specific Chgs								
621163 After Hours Expenses	449	0	-449	0.02	5,388	0	-5,388	0.02
621164 Electricity-Tenant Specific	16,000	0	-16,000	0.66	201,000	0	-201,000	0.69
Total: Tenant Specific Chgs	16,449	0	-16,449	0.68	206,388	0	-206,388	0.71
Electricity								
613110 Electricity	65,280	0	-65,280	2.69	758,083	0	-758,083	2.60
613116 Contra-Electric Tnt Specific	-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
Total: Electricity	48,831	0	-48,831	2.01	551,695	0	-551,695	1.89
Other Utilities								
613150 Water - Water & Sewer	5,680	0	-5,680	0.23	102,695	0	-102,695	0.35
Total: Other Utilities	5,680	0	-5,680	0.23	102,695	0	-102,695	0.35

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
Taxes								
617110 Taxes-Real Estate	128,565	0	-128,565	5.29	1,542,780	0	-1,542,780	5.29
Total: Taxes	128,565	0	-128,565	5.29	1,542,780	0	-1,542,780	5.29
Insurance								
617210 Insurance Premium	6,494	0	-6,494	0.27	77,167	0	-77,167	0.26
Total: Insurance	6,494	0	-6,494	0.27	77,167	0	-77,167	0.26
Mgmt Fees								
616130 JV Mgmt Fee Exp	27,189	0	-27,189	1.12	316,650	0	-316,650	1.09
616160 PM Allocation-JV Exp	31,550	0	-31,550	1.30	386,317	0	-386,317	1.33
616195 CAM Class Adj Contra	-10,714	0	10,714	-0.44	-128,570	0	128,570	-0.44
Total: Mgmt Fees	48,024	0	-48,024	1.98	574,397	0	-574,397	1.97
Non-Recoverable Exp								
618110 Ground Lease Rent	14,969	0	-14,969	0.62	179,628	0	-179,628	0.62
621169 CAM Class Adj	10,714	0	-10,714	0.44	128,570	0	-128,570	0.44
Total: Non-Recoverable Exp	25,683	0	-25,683	1.06	308,198	0	-308,198	1.06
Total: Operating Expense	397,691	0	-397,691	16.37	4,804,140	0	-4,804,140	16.48
Total: Net Operating Income	670,396	0	670,396	27.60	7,518,015	0	7,518,015	25.79
Interest and Other Income								
Interest and Other Income								
529130 Interest and Dividend Income	12	0	12	0.00	144	0	144	0.00
Total: Interest and Other Income	12	0	12	0.00	144	0	144	0.00
Total: Interest and Other Income	12	0	12	0.00	144	0	144	0.00
Personnel								
Salaries/Commissions								
711110 Salaries	21,264	0	-21,264	0.88	255,173	0	-255,173	0.88
Total: Salaries/Commissions	21,264	0	-21,264	0.88	255,173	0	-255,173	0.88
Benefits								
711210 Employee Benefit Expens	4,910	0	-4,910	0.20	58,914	0	-58,914	0.20
711240 Employee Education	0	0	0	0.00	1,000	0	-1,000	0.00
711310 Employer Taxes	1,740	0	-1,740	0.07	20,880	0	-20,880	0.07
711340 Workers Compensation In	400	0	-400	0.02	4,800	0	-4,800	0.02
Total: Benefits	7,050	0	-7,050	0.29	85,594	0	-85,594	0.29

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
Total: Personnel	28,314	0	-28,314	1.17	340,767	0	-340,767	1.17
<i>Accounting and Legal</i>								
Accounting and Legal								
715110 Accounting/Tax/Audit	4,500	0	-4,500	0.19	54,000	0	-54,000	0.19
735180 Legal Fees	2,500	0	-2,500	0.10	30,000	0	-30,000	0.10
Total: Accounting and Legal	7,000	0	-7,000	0.29	84,000	0	-84,000	0.29
Total: Accounting and Legal	7,000	0	-7,000	0.29	84,000	0	-84,000	0.29
<i>Operations</i>								
Office								
713102 Rent-Intercompany	3,340	0	-3,340	0.14	40,080	0	-40,080	0.14
713110 Postage	0	0	0	0.00	20	0	-20	0.00
713112 Express Mail	0	0	0	0.00	240	0	-240	0.00
713113 Mobile Phones	185	0	-185	0.01	2,220	0	-2,220	0.01
713114 Telephones	406	0	-406	0.02	4,870	0	-4,870	0.02
713130 Office Supplies	1,125	0	-1,125	0.05	16,500	0	-16,500	0.06
714520 Internet Service Provid	1,025	0	-1,025	0.04	12,300	0	-12,300	0.04
Total: Office	6,081	0	-6,081	0.25	76,230	0	-76,230	0.26
Other G&A Expense								
735110 Professional & Association Due	0	0	0	0.00	975	0	-975	0.00
735120 Meals & Entertainment	300	0	-300	0.01	1,125	0	-1,125	0.00
735130 Uniform Expense	125	0	-125	0.01	1,500	0	-1,500	0.01
735175 Consultant Fees	0	0	0	0.00	5,000	0	-5,000	0.02
735190 Miscellaneous Expense	50	0	-50	0.00	600	0	-600	0.00
735221 Food and Beverage Customer	0	0	0	0.00	5,000	0	-5,000	0.02
Total: Other G&A Expense	475	0	-475	0.02	14,200	0	-14,200	0.05
Vehicle								
712110 Vehicle Repair & Mainte	0	0	0	0.00	500	0	-500	0.00
712150 Vehicle Gasoline	60	0	-60	0.00	180	0	-180	0.00
712160 Vehicle Mileage Reimbur	10	0	-10	0.00	120	0	-120	0.00
Total: Vehicle	70	0	-70	0.00	800	0	-800	0.00
Marketing								
721175 Advertising	400	0	-400	0.02	4,800	0	-4,800	0.02
721177 Promotional Items - Employees	0	0	0	0.00	1,200	0	-1,200	0.00
721178 Promotional Items - Customers	1,650	0	-1,650	0.07	2,350	0	-2,350	0.01

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
Total: Marketing	2,050	0	-2,050	0.08	8,350	0	-8,350	0.03
Total: Operations	8,676	0	-8,676	0.36	99,580	0	-99,580	0.34
<i>Allocations</i>								
<i>Allocations</i>								
761116 Allocated G&A-JV	-31,550	0	31,550	-1.30	-386,317	0	386,317	-1.33
Total: Allocations	-31,550	0	31,550	-1.30	-386,317	0	386,317	-1.33
Total: Allocations	-31,550	0	31,550	-1.30	-386,317	0	386,317	-1.33
Total: G&A	12,440	0	-12,440	0.51	138,030	0	-138,030	0.47
<i>Interest Expense</i>								
<i>Interest Expense</i>								
641110 Interest Expenses	211,053	0	-211,053	8.69	2,555,917	0	-2,555,917	8.77
641120 Loan Fees Amort	4,980	0	-4,980	0.21	59,759	0	-59,759	0.21
Total: Interest Expense	216,033	0	-216,033	8.89	2,615,677	0	-2,615,677	8.97
Total: Interest Expense	216,033	0	-216,033	8.89	2,615,677	0	-2,615,677	8.97
Total: Net Income	441,935	0	441,935	18.19	4,764,452	0	4,764,452	16.34
<i>2nd Generation TI's</i>								
<i>2nd Gen. TI Complete</i>								
225100 2 & R Tenant Improvement	315,000	0	-315,000	12.97	933,173	0	-933,173	3.20
Total: 2nd Gen. TI Complete	315,000	0	-315,000	12.97	933,173	0	-933,173	3.20
Total: 2nd Generation TI's	315,000	0	-315,000	12.97	933,173	0	-933,173	3.20
<i>2nd Generation Leasing</i>								
<i>2nd Gen Leasing Complete</i>								
181225 2&R External Lease Comm	0	0	0	0.00	303,812	0	-303,812	1.04
Total: 2nd Gen Leasing Complete	0	0	0	0.00	303,812	0	-303,812	1.04
Total: 2nd Generation Leasing	0	0	0	0.00	303,812	0	-303,812	1.04
Total: Recurring CAP-X	315,000	0	-315,000	12.97	1,236,985	0	-1,236,985	4.24
Total: Recurring Cash Flow	126,935	0	126,935	5.23	3,527,467	0	3,527,467	12.10
Total: Cash Flow	126,935	0	126,935	5.23	3,527,467	0	3,527,467	12.10
<i>Depr. And Amort.</i>								
<i>Depr. And Amort.</i>								
631120 Amort-LC Inside-2nd Gen	2,340	0	-2,340	0.10	34,155	0	-34,155	0.12

Income Statement
By Tax Owner- Colonnade
For the Period Ending: 12/2021

TaxOwner: COL

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
631131 Amort - LC Outside - 2n	86	0	-86	0.00	1,028	0	-1,028	0.00
631320 Depr.-Building Improvem	3,781	0	-3,781	0.16	45,369	0	-45,369	0.16
631420 Depr.-TI-2nd Generation	32,961	0	-32,961	1.36	395,533	0	-395,533	1.36
Total: Depr. And Amort.	39,167	0	-39,167	1.61	476,085	0	-476,085	1.63
Total: Depr. And Amort.	39,167	0	-39,167	1.61	476,085	0	-476,085	1.63
Total: Depr. And Amort.	39,167	0	-39,167	1.61	476,085	0	-476,085	1.63
Total: Depr. And Amort.	39,167	0	-39,167	1.61	476,085	0	-476,085	1.63
Total: Depr. And Amort.	39,167	0	-39,167	1.61	476,085	0	-476,085	1.63

Plaza Colonnade

2021 <small>As of November 18, 2020</small>	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2021 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	
BEGINNING OPERATING CASH BALANCE	1,404,656	1,482,224	1,639,690	1,333,765	1,298,782	1,337,664	1,490,924	1,354,457	1,604,252	1,146,123	1,483,360	1,817,388	
BEGINNING CASH MGMT BALANCE	1,599,672	1,599,672	1,599,672	1,599,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672
BEGINNING CD ACCOUNT BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL BEGINNING CASH BALANCE	3,004,327	3,081,895	3,239,362	2,933,437	3,648,454	3,687,336	3,840,596	3,704,129	3,953,924	3,495,795	3,833,032	4,167,060	
PLUS INCOME													
Current Cash Collections	1,011,863	1,005,137	1,002,180	1,014,280	1,020,447	1,036,158	1,026,564	1,027,783	1,048,526	1,043,892	1,040,683	1,070,206	12,347,719
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
Insurance Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Received from Trustee	0	0	0	500,000	0	0	0	0	0	0	0	0	500,000
Transfers from Money Market/CD	0	0	0	0	0	0	0	0	0	0	0	750,000	750,000
Capital Call	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	1,011,863	1,005,137	1,002,180	1,514,280	1,020,447	1,036,158	1,026,564	1,027,783	1,048,526	1,043,892	1,040,683	1,820,206	13,597,719
LESS EXPENSES													
Expenses Paid	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000	270,000	3,240,000
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	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	5,419,860
Anticipated Tax Escrow Reduction	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(180,000)
Distribution - Copaken	0	0	250,000	0	0	0	0	0	400,000	0	0	0	650,000
Distribution - HIW	0	0	250,000	0	0	0	0	0	400,000	0	0	0	650,000
Building Improvements	75,000	0	0	0	0	40,000	0	0	0	0	0	0	115,000
Tenant Improvements	152,640	101,450	101,450	42,000	167,200	125,200	420,000	0	0	0	0	0	1,109,940
Lease Commissions	0	39,566	0	50,608	107,710	11,043	36,377	71,333	0	0	0	0	316,637
Transfers to Money Market	0	0	0	750,000	0	0	0	0	0	0	0	0	750,000
	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	934,295	847,671	1,308,105	1,549,263	981,565	882,898	1,163,032	777,988	1,506,655	706,655	706,655	2,353,613	13,718,395
ENDING OPERATING CASH BALANCE	1,482,224	1,639,690	1,333,765	1,298,782	1,337,664	1,490,924	1,354,456	1,604,252	1,146,123	1,483,360	1,817,388	1,283,981	
ENDING CASH MGMT ACCOUNT BALANCE	1,599,672	1,599,672	1,599,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	2,349,672	1,599,672	
ENDING CD ACCOUNT BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL ENDING CASH BALANCE	3,081,895	3,239,362	2,933,437	3,648,454	3,687,336	3,840,596	3,704,128	3,953,924	3,495,795	3,833,032	4,167,060	2,883,653	

Plaza Colonnade

2021 <small>As of November 18, 2020</small>	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2021 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	
LESS RESERVES													
Misc Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrued Operating Expenses	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
Accrued Audit Fees	48,000	7,910	13,500	18,000	22,500	26,000	29,500	33,000	36,500	40,000	43,500	47,000	47,000
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	0	0	0	0	0	0	0	0	0	0	0
Mortgage Payment (reserve for Next Month)	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655	451,655
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
RSM Backfill (\$50 TI PRSF, \$350K LC, \$150K Corridor=\$2,050,000)	1,140,300	1,140,300	1,140,300	1,140,300	907,390	782,190	325,813	254,480	254,480	254,480	254,480	254,480	254,480
TOTAL RESERVES	2,272,398	2,348,891	2,493,606	2,637,231	2,547,945	2,565,370	2,251,618	2,322,910	2,465,535	2,608,160	2,750,785	1,246,452	1,246,452
LESS OTHER DEBTS													
Due to/from Affiliates	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER DEBTS	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Available for Distribution before Adjustments	787,497	868,471	417,831	989,223	1,117,390	1,253,226	1,430,510	1,609,014	1,008,260	1,202,872	1,394,275	1,615,200	1,615,200
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
NET FUNDS FOR DISTRIBUTION	787,497	868,471	417,831	989,223	1,117,390	1,253,226	1,430,510	1,609,014	1,008,260	1,202,872	1,394,275	1,615,200	1,615,200
DISTRIBUTION ALLOCATIONS													
Copaken (50%)	393,749	434,236	208,916	494,612	558,695	626,613	715,255	804,507	504,130	601,436	697,137	807,600	807,600
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
Net Copaken Share	393,749	434,236	208,916	494,612	558,695	626,613	715,255	804,507	504,130	601,436	697,137	807,600	2,147,259
HIW Share (50%)	393,749	434,236	208,916	494,612	558,695	626,613	715,255	804,507	504,130	601,436	697,137	807,600	807,600
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Net HIW Share	393,749	434,236	208,916	494,612	558,695	626,613	715,255	804,507	504,130	601,436	697,137	807,600	2,147,259
BUILDING IMPROVEMENTS													
4th Floor LL work (Common Area Corridor)	75,000												75,000
Security Camera						40,000							40,000
TOTAL BUILDING IMPROVEMENTS	75,000	0	0	0	0	40,000	0	0	0	0	0	0	115,000
TENANT IMPROVEMENTS													
Suite 400 (Bloch Family Foundation)	152,640												152,640
Suite 450							420,000						420,000
Suite 460					125,200	125,200							250,400
Suite 350		101,450	101,450										202,900
Suite 230				42,000	42,000								84,000
TOTAL TENANT IMPROVEMENTS	152,640	101,450	101,450	42,000	167,200	125,200	420,000	0	0	0	0	0	1,109,940
COMMISSIONS													
Suite 400 (Bloch Family Foundation)													0
Suite 450					71,333			71,333					142,666
Suite 460					36,377		36,377						72,755
Suite 350		39,566		39,566									79,131
Suite 230				11,043		11,043							22,085
TOTAL COMMISSIONS	0	39,566	0	50,608	107,710	11,043	36,377	71,333	0	0	0	0	316,637

Comparative Income Statement-Summary Plaza Colonnade-Tower

	Act 2017	Act 2018	Act 2019	Act 2020	Bud 2021
Rental Revenue					
Base Rent	8,310	8,221	8,354	8,753	8,173
Recovery	1,563	1,494	1,728	1,359	1,098
Recovery - PY	(52)	0	(22)	(43)	0
Tenant Specific Reimb	223	227	214	179	232
Percentage Rent	0	0	0	0	0
Parking Income	837	767	735	842	895
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	(64)	(1)	22	43	0
SLR WOs	0	0	0	0	0
Total Rental Revenue	10,817	10,708	11,031	11,133	10,398
Operating Expense					
Contract Services	747	839	856	821	860
Repairs and Maintenance	380	187	289	308	307
General OpEx	38	35	37	35	48
Total Controllable Expenses	1,165	1,061	1,182	1,164	1,215
Electricity	613	649	581	444	505
Utilities	128	134	129	98	103
Taxes	1,370	1,419	1,604	1,542	1,507
Taxes - PY Adjustments	0	0	0	(175)	0
Insurance	52	69	65	67	58
Non-Controllable Expenses	2,163	2,271	2,379	1,976	2,173
<i>Management Fees/Alloc's</i>	532	478	526	534	566
Total Recoverable Expenses	3,860	3,810	4,087	3,674	3,954
Tenant Specific Expenses	202	202	196	164	206
Non-Recoverable Expenses	295	297	308	304	308
<i>Non-Rec/Customer Specific</i>	497	499	504	468	514
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Operating Expense	4,357	4,309	4,591	4,142	4,468
Net Operating Income	6,460	6,399	6,440	6,991	5,930
Prior Month					
Difference	6,460	6,399	6,440	6,991	5,930
Other Income					
SLR	(147)	(183)	(189)	(538)	(515)
TIF Inc Other	1,699	1,999	2,070	1,999	2,070
Adjusted Net Operating Income	8,012	8,215	8,321	8,452	7,485

NOI DRILL DOWN
Plaza Colonnade Tower
2019 Vs. 2020 Vs. 2021

	2019 Actuals	2020 Forecast	2021 Forecast	2019 to 2021 Variance	Pct. Var	Comments
Average Occupancy	98.44%	95.54%	87.81%			
Rental Revenue						
GAAP Rent	8,165	8,215	7,657	(508)	-6.22%	Aon Services vacated 10/2020 - anticipated to back fill 9/2021 (\$164k); RSM vacated 9/2020 - back filling 5k sf 4/2021 (\$472k); offset by scheduled rent increases
Percentage Rent	0	0	0	0	0.00%	
Other Rents	2,070	1,593	2,070	0	0.00%	
Termination Fees	0	0	0	0	0.00%	
Expense Recovery	1,728	1,359	1,098	(630)	-36.46%	Tower-RSM move out in Sept 2019, They are triple net. Reduced recoverable expenses as well.
Expense Recovery-Prior Year	(22)	(43)	0	22	-100.00%	
Tenant Specific Reimbursements	214	179	232	18	8.41%	Estimate of Electricity Reimbursement
Fee Income	0	0	0	0	0.00%	
Bad Debts	22	43	0	(22)	-100.00%	
SLR WOs	0	0	0	0	0.00%	
Parking	735	842	895	160	21.77%	Tower-Rent Bump for Husch Blackwell lease
FAS 141	0	0	0	0	0.00%	
Total Rental Revenue	12,912	12,188	11,952	(960)	-7.43%	
Operating Expense						
Contract Services	856	821	860	(4)	0.47%	Positive - Snow Removal \$29K Negative - Window Cleaning (\$9k) Security (\$11k) Landscaping Exterior (\$11k)
Repairs and Maintenance	289	308	307	(18)	6.23%	Positive - HVAC Repairs \$29k Plumbing Repairs \$12k Roof Repairs \$16k Negative - Masonry/Tile repairs after inspection (\$59k) in 2021 Sidewalk Repairs (\$16k) in 2021
General OpEx	37	35	48	(11)	29.73%	Negative - Elevator License/Inspection (\$4k) in 2021 Powerwashing (\$6k) in 2021
Controllable Expenses	1,182	1,164	1,215	(33)	2.79%	
Electricity	581	444	505	76	13.08%	
Utilities	129	98	103	26	20.16%	
Taxes	1,604	1,542	1,507	97	6.05%	
Insurance	65	67	58	7	10.77%	
Non-Controllable Expenses	2,379	1,976	2,173	206	8.66%	
Management Fees/Alloc's	526	534	566	(40)	-7.60%	
Recoverable Expenses	4,087	3,674	3,954	133	3.25%	
Tenant Specific Expenses	196	164	206	(10)	-5.10%	
Non-Recoverable Expenses	308	304	308	0	0.00%	
<i>Mgmt. Fee Elim - Internal</i>	0	0	0	0	0.00%	
Total Operating Expense	4,591	4,142	4,468	123	(0)	
Net Operating Income	8,321	8,046	7,484	(837)	-10.06%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2021

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Square Feet	283,652														
2020 Occupancy %		98.81%	98.81%	98.81%	98.81%	98.81%	98.70%	98.70%	98.70%	98.70%	87.78%	84.92%	84.92%	95.54%	Avg
2021 Occupancy %		85.27%	85.27%	85.37%	87.17%	87.17%	87.17%	85.07%	87.17%	90.04%	90.04%	90.76%	93.28%	87.81%	Avg
511110	2020 Act/Ref	729,677	731,667	731,667	731,843	731,843	731,866	732,196	737,198	737,929	657,544	638,900	639,262	8,531,592	30.08
Base Rent	2021 Act/Ref	640,096	640,096	640,471	653,791	653,791	653,814	648,633	654,677	676,533	676,533	681,368	701,235	7,921,037	27.93
	Variance	-89,581	-91,571	-91,196	-78,052	-78,052	-78,052	-83,563	-82,522	-61,397	18,989	42,468	61,973	-610,555	-2.15
	%	-12.28%	-12.52%	-12.46%	-10.67%	-10.67%	-10.66%	-11.41%	-11.19%	-8.32%	2.89%	6.65%	9.69%	-7.16%	
511120	2020 Act/Ref	1,680	1,680	1,680	1,680	1,680	0	0	0	0	0	0	0	8,400	0.03
Gross Potential - Retail	2021 Act/Ref	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	0	0	0	0	0	0	0	-8,400	-0.03
	%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
511125	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	-33,458	0	-33,458	-0.12
Rent Abatements	2021 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	33,458	0	33,458	0.12
	%	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%	
511185	2020 Act/Ref	-37	-34	-37	-36	-37	-36	-37	-37	-36	-37	-36	-37	-435	0.00
Base Rent - Lse Incentive	2021 Act/Ref	-36	-36	-36	-36	-36	-36	-36	-36	-36	-36	-36	-36	-435	0.00
	Variance	1	-2	1	-1	1	-1	1	1	-1	1	-1	1	0	0.00
	%	-1.60%	5.16%	-1.63%	1.68%	-1.63%	1.68%	-1.60%	-1.63%	1.68%	-1.60%	1.63%	-1.60%	0.00%	
519140	2020 Act/Ref	18,160	18,160	18,160	18,160	18,160	18,094	18,094	18,094	18,094	18,094	18,094	18,094	217,458	0.77
Storage Rent	2021 Act/Ref	18,094	18,094	18,094	18,094	18,094	18,094	18,094	18,094	18,094	18,094	18,094	18,094	217,125	0.77
	Variance	-67	-67	-67	-67	-67	0	0	0	0	0	0	0	-333	0.00
	%	-0.37%	-0.37%	-0.37%	-0.37%	-0.37%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.15%	
519180	2020 Act/Ref	2,439	2,439	2,439	2,122	2,122	2,152	2,185	2,185	4,143	2,512	2,512	2,512	29,759	0.10

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2021

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Antenna Dish/Income	2021 Act/Ref	2,512	2,512	2,512	2,521	2,521	2,552	2,587	2,587	6,750	2,587	2,587	2,587	34,815	0.12
	Variance	73	73	73	400	400	401	402	402	2,607	75	75	75	5,056	0.02
	%	3.00%	3.00%	3.00%	18.83%	18.83%	18.62%	18.37%	18.37%	62.94%	3.00%	3.00%	3.00%	16.99%	
TOTAL	2020 Act/Ref	751,919	753,911	753,909	753,770	753,769	752,075	752,438	757,441	760,130	678,112	626,011	659,831	8,753,316	30.86
Base Rent	2021 Act/Ref	660,665	660,665	661,040	674,370	674,370	674,424	669,277	675,321	701,340	697,177	702,013	721,880	8,172,542	28.81
	Variance	-91,254	-93,246	-92,869	-79,399	-79,398	-77,652	-83,161	-82,119	-58,790	19,065	76,002	62,049	-580,774	-2.05
	%	-12.14%	-12.37%	-12.32%	-10.53%	-10.53%	-10.33%	-11.05%	-10.84%	-7.73%	2.81%	12.14%	9.40%	-6.63%	
511190	2020 Act/Ref	-45,349	-47,339	-47,339	-47,515	-47,515	-47,538	-50,642	-50,802	-49,992	-49,993	-10,156	-43,977	-538,156	-1.90
Base Rent-Straight Line	2021 Act/Ref	-43,952	-43,952	-43,928	-43,151	-43,151	-43,174	-43,125	-42,670	-42,154	-42,154	-42,100	-41,685	-515,195	-1.82
	Variance	1,397	3,387	3,410	4,364	4,364	4,364	7,517	8,132	7,838	7,839	-31,944	2,292	22,961	0.08
	%	-3.08%	-7.15%	-7.20%	-9.18%	-9.18%	-9.18%	-14.84%	-16.01%	-15.68%	-15.68%	314.54%	-5.21%	-4.27%	
TOTAL	2020 Act/Ref	-45,349	-47,339	-47,339	-47,515	-47,515	-47,538	-50,642	-50,802	-49,992	-49,993	-10,156	-43,977	-538,156	-1.90
Straight Line Rent	2021 Act/Ref	-43,952	-43,952	-43,928	-43,151	-43,151	-43,174	-43,125	-42,670	-42,154	-42,154	-42,100	-41,685	-515,195	-1.82
	Variance	1,397	3,387	3,410	4,364	4,364	4,364	7,517	8,132	7,838	7,839	-31,944	2,292	22,961	0.08
	%	-3.08%	-7.15%	-7.20%	-9.18%	-9.18%	-9.18%	-14.84%	-16.01%	-15.68%	-15.68%	314.54%	-5.21%	-4.27%	
512110	2020 Act/Ref	59,993	154,266	107,497	107,497	107,497	203,682	135,212	131,600	144,782	90,730	78,179	69,471	1,390,405	4.90
CAM Inc - CY Mth Billed	2021 Act/Ref	85,327	78,704	79,093	74,807	72,762	97,211	87,882	82,853	78,315	78,894	72,714	81,308	969,870	3.42
	Variance	25,334	-75,562	-28,404	-32,690	-34,735	-106,472	-47,330	-48,747	-66,467	-11,836	-5,465	11,837	-420,535	-1.48
	%	42.23%	-48.98%	-26.42%	-30.41%	-32.31%	-52.27%	-35.00%	-37.04%	-45.91%	-13.05%	-6.99%	17.04%	-30.25%	
512115	2020 Act/Ref	10,402	10,402	10,402	10,402	10,402	10,402	10,402	10,402	10,402	10,402	10,402	10,402	124,825	0.44
CAM Inc - Fixed	2021 Act/Ref	10,714	10,714	10,714	10,714	10,714	10,714	10,714	10,714	10,714	10,714	10,714	10,714	128,570	0.45
	Variance	312	312	312	312	312	312	312	312	312	312	312	312	3,745	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%	
512130	2020 Act/Ref	5,040	46,714	25,632	1,044	-3,292	-95,478	-26,399	-47,401	-49,573	-12,374	0	0	-156,087	-0.55
CAM Inc - CY Adj	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-5,040	-46,714	-25,632	-1,044	3,292	95,478	26,399	47,401	49,573	12,374	0	0	156,087	0.55
	%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	0.00%	-100.00%	

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Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
512140	2020 Act/Ref	0	-10,731	0	-4,197	0	-28,310	0	0	0	0	0	0	-43,238	-0.15
CAM Inc - PY Adj	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	10,731	0	4,197	0	28,310	0	0	0	0	0	0	43,238	0.15
	%	0.00%	-100.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
TOTAL	2020 Act/Ref	75,435	200,651	143,531	114,747	114,607	90,296	119,215	94,600	105,610	88,759	88,581	79,873	1,315,906	4.64
Recovery	2021 Act/Ref	96,041	89,418	89,807	85,521	83,476	107,925	98,597	93,567	89,029	89,608	83,428	92,022	1,098,440	3.87
	Variance	20,606	-111,233	-53,724	-29,225	-31,131	17,629	-20,618	-1,033	-16,581	850	-5,153	12,149	-217,466	-0.77
	%	27.32%	-55.44%	-37.43%	-25.47%	-27.16%	19.52%	-17.29%	-1.09%	-15.70%	0.96%	-5.82%	15.21%	-16.53%	
512210	2020 Act/Ref	0	0	0	0	360	360	4,319	-360	0	0	0	0	4,679	0.02
Expenses Billed to Tenant	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	-360	-360	-4,319	360	0	0	0	0	-4,679	-0.02
	%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
512215	2020 Act/Ref	100	25	0	0	0	0	25	0	150	50	0	0	350	0.00
Markup - Expenses Billed to TT	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-100	-25	0	0	0	0	-25	0	-150	-50	0	0	-350	0.00
	%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	-100.00%	
512220	2020 Act/Ref	1,390	851	1,218	1,099	1,246	1,078	0	1,663	968	1,197	2,100	2,100	14,908	0.05
AHU Bldg Svcs Income	2021 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	711	1,250	882	1,001	854	1,022	2,100	438	1,132	903	0	0	10,292	0.04
	%	51.13%	146.91%	72.41%	91.08%	68.54%	94.81%	100.00%	26.32%	117.00%	75.44%	0.00%	0.00%	69.03%	
512225	2020 Act/Ref	911	365	697	471	534	462	1,620	713	415	513	449	449	7,597	0.03
AHU Bldg Svcs Exp Reimb	2021 Act/Ref	449	449	449	449	449	449	449	449	449	449	449	449	5,388	0.02
	Variance	-462	85	-248	-22	-85	-13	-1,171	-264	34	-64	0	0	-2,209	-0.01
	%	-50.69%	23.18%	-35.58%	-4.67%	-15.92%	-2.81%	-72.28%	-36.98%	8.26%	-12.48%	0.00%	0.00%	-29.08%	
512230	2020 Act/Ref	28,490	-10,569	13,792	12,020	9,701	13,400	14,585	12,143	15,065	11,109	16,000	16,000	151,736	0.53
Electricity Reimbursement	2021 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

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Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
Variance	-11,490	27,569	208	3,980	8,299	600	3,415	7,857	3,935	4,891	0	0	49,264	0.17	
%	-40.33%	-260.84%	1.51%	33.11%	85.55%	4.48%	23.42%	64.70%	26.12%	44.03%	0.00%	0.00%	32.47%		
TOTAL	2020 Act/Ref	30,890	-9,329	15,707	13,590	11,841	15,300	20,549	14,159	16,598	12,869	18,549	18,549	179,271	0.63
Reimbursed Expenses	2021 Act/Ref	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	-11,341	28,878	842	4,959	8,708	1,249	0	8,390	4,951	5,680	0	0	52,317	0.18	
%	-36.72%	-309.54%	5.36%	36.49%	73.54%	8.17%	0.00%	59.26%	29.83%	44.14%	0.00%	0.00%	29.18%		
519160	2020 Act/Ref	42,600	42,600	42,600	42,600	42,600	47,600	46,100	46,100	46,100	44,612	42,600	42,600	528,712	1.86
Parking Income-Contract	2021 Act/Ref	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	511,200	1.80
Variance	0	0	0	0	0	-5,000	-3,500	-3,500	-3,500	-2,012	0	0	-17,512	-0.06	
%	0.00%	0.00%	0.00%	0.00%	0.00%	-10.50%	-7.59%	-7.59%	-7.59%	-4.51%	0.00%	0.00%	-3.31%		
519165	2020 Act/Ref	33,742	33,407	32,713	30,799	27,029	27,031	26,145	24,806	1,648	12,350	32,000	32,000	313,670	1.11
Parking Income-Tenant	2021 Act/Ref	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	-1,742	-1,407	-713	1,201	4,971	4,969	5,855	7,194	30,352	19,650	0	0	70,330	0.25	
%	-5.16%	-4.21%	-2.18%	3.90%	18.39%	18.38%	22.39%	29.00%	1841.32%	159.11%	0.00%	0.00%	22.42%		
TOTAL	2020 Act/Ref	76,342	76,007	75,313	73,399	69,629	74,631	72,245	70,906	47,748	56,961	74,600	74,600	842,382	2.97
Parking	2021 Act/Ref	74,600	74,600	74,600	74,600	74,600	74,600	74,600	74,600	74,600	74,600	74,600	74,600	895,200	3.16
Variance	-1,742	-1,407	-713	1,201	4,971	-31	2,355	3,694	26,852	17,639	0	0	52,818	0.19	
%	-2.28%	-1.85%	-0.95%	1.64%	7.14%	-0.04%	3.26%	5.21%	56.24%	30.97%	0.00%	0.00%	6.27%		
512275	2020 Act/Ref	167,104	150,163	167,104	167,104	167,104	167,104	167,104	167,104	167,104	172,528	172,528	1,999,155	7.05	
TIF Inc Other	2021 Act/Ref	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	2,070,336	7.30	
Variance	5,424	22,365	5,424	5,424	5,424	5,424	5,424	5,424	5,424	5,424	0	0	71,181	0.25	
%	3.25%	14.89%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	0.00%	0.00%	3.56%		
519192	2020 Act/Ref	0	0	0	0	0	0	-270,746	-135,373	0	0	0	-406,119	-1.43	
Def Revenue Out	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
Variance	0	0	0	0	0	0	0	270,746	135,373	0	0	0	406,119	1.43	
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	-100.00%		

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Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
TOTAL	2020 Act/Ref	167,104	150,163	167,104	167,104	167,104	167,104	167,104	-103,642	31,731	167,104	172,528	172,528	1,593,036	5.62
Other Rents	2021 Act/Ref	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	172,528	2,070,336	7.30
	Variance	5,424	22,365	5,424	5,424	5,424	5,424	5,424	276,170	140,797	5,424	0	0	477,300	1.68
	%	3.25%	14.89%	3.25%	3.25%	3.25%	3.25%	3.25%	-266.46%	443.72%	3.25%	0.00%	0.00%	29.96%	
519198	2020 Act/Ref	0	0	0	0	0	0	0	270,746	135,373	0	0	0	406,119	1.43
Deferred Cash Revenue	2021 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	-270,746	-135,373	0	0	0	-406,119	-1.43
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	-100.00%	
TOTAL	2020 Act/Ref	0	0	0	0	0	0	0	270,746	135,373	0	0	0	406,119	1.43
Other Non-Cash Revenue	2021 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	-270,746	-135,373	0	0	0	-406,119	-1.43
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	-100.00%	
519130	2020 Act/Ref	6,297	24,769	9,684	0	2,119	0	0	0	0	0	0	0	42,869	0.15
Bad Debts	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-6,297	-24,769	-9,684	0	-2,119	0	0	0	0	0	0	0	-42,869	-0.15
	%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
TOTAL	2020 Act/Ref	6,297	24,769	9,684	0	2,119	0	0	0	0	0	0	0	42,869	0.15
Bad Debts	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-6,297	-24,769	-9,684	0	-2,119	0	0	0	0	0	0	0	-42,869	-0.15
	%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
TOTAL	2020 Act/Ref	1,062,639	1,148,833	1,117,910	1,075,094	1,071,553	1,051,869	1,080,909	1,053,408	1,047,198	953,812	970,114	961,404	12,594,742	44.40
Rental Revenue	2020 Act/Ref	979,431	972,809	970,596	982,418	982,372	1,002,852	992,426	995,896	1,016,892	1,010,308	0	1,037,894	11,952,911	42.14
	Variance	-83,208	-176,024	-147,314	-92,676	-89,181	-49,017	-88,483	-57,512	-30,307	56,496	38,904	76,490	-641,831	-2.26
	%	-7.83%	-15.32%	-13.18%	-8.62%	-8.32%	-4.66%	-8.19%	-5.46%	-2.89%	5.92%	4.01%	7.96%	-5.10%	
611110	2020 Act/Ref	22,572	19,130	20,225	20,225	17,874	18,897	21,477	20,225	19,759	20,133	17,058	17,058	234,635	0.83
Janitorial Contract	2021 Act/Ref	17,877	17,877	17,877	18,929	18,929	18,929	19,980	19,980	19,980	21,032	21,032	21,032	233,456	0.82

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Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Variance	4,695	1,252	2,348	1,296	-1,055	-32	1,496	245	-222	-899	-3,974	-3,974	1,178	0.00
%	20.80%	6.55%	11.61%	6.41%	-5.90%	-0.17%	6.97%	1.21%	-1.12%	-4.46%	-23.29%	-23.29%	0.50%	
<i>2021 Notes: Reflects 4.8% increase effective 1/2021. Did not adjust/remove cost for vacant spaces 4th fl and suite 350.</i>														
611115 Dayporter Contract	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,611	2,611	34,696	0.12
2021 Act/Ref	2,537	2,537	2,537	2,687	2,687	2,687	2,836	2,836	2,836	2,985	2,985	2,985	33,134	0.12
Variance	410	410	410	261	261	261	112	112	112	-38	-374	-374	1,563	0.01
%	13.92%	13.92%	13.92%	8.85%	8.85%	8.85%	3.79%	3.79%	3.79%	-1.28%	-14.32%	-14.32%	4.50%	
<i>2021 Notes: 1.27% increase effective 1/2021</i>														
611130 Waste Remov Contract	659	2,277	20	2,766	1,451	1,206	1,043	1,077	927	911	995	995	14,326	0.05
2021 Act/Ref	1,114	1,114	1,114	1,179	1,179	1,179	1,245	1,245	1,245	1,310	1,310	1,310	14,541	0.05
Variance	-454	1,163	-1,093	1,587	272	27	-202	-168	-318	-399	-316	-316	-215	0.00
%	-68.88%	51.10%	-5337.01%	57.38%	18.74%	2.22%	-19.35%	-15.55%	-34.31%	-43.78%	-31.72%	-31.72%	-1.50%	
<i>2021 Notes: Based on history , Based on History</i>														
611160 Window Clean Contract	3,720	170	-75	2,025	0	-445	-735	4,875	1,450	-875	895	895	11,900	0.04
2021 Act/Ref	2,905	1,085	895	7,245	895	1,395	1,260	895	895	7,245	895	895	26,505	0.09
Variance	815	-915	-970	-5,220	-895	-1,840	-1,995	3,980	555	-8,120	0	0	-14,605	-0.05
%	21.91%	-538.24%	1293.33%	-257.78%	100.00%	413.48%	271.43%	81.64%	38.28%	928.00%	0.00%	0.00%	-122.73%	
612250 Emergency Generator Contract	0	0	0	0	0	0	0	3,355	0	0	0	0	3,355	0.01
2021 Act/Ref	0	0	0	0	0	0	3,500	0	0	0	0	0	3,500	0.01
Variance	0	0	0	0	0	0	-3,500	3,355	0	0	0	0	-145	0.00
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	-4.31%	
<i>2021 Notes: Cummins</i>														
612310 HVAC Contract	2,477	2,306	1,523	1,238	3,397	1,238	3,829	1,238	1,238	3,613	1,238	1,238	24,576	0.09
2021 Act/Ref	3,723	1,238	1,238	3,723	1,238	1,238	3,723	1,238	1,238	3,723	1,238	1,238	24,800	0.09
Variance	-1,247	1,068	285	-2,485	2,159	0	106	0	0	-110	0	0	-224	0.00
%	-50.33%	46.30%	18.70%	-200.67%	63.55%	0.00%	2.77%	0.00%	0.00%	-3.04%	0.00%	0.00%	-0.91%	
<i>2021 Notes: 5 yr contract - 5/2023</i>														
612410	2,346	2,346	2,346	2,346	7,541	-2,849	2,346	2,346	2,346	2,346	2,315	2,315	28,087	0.10

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Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Elevator Contract	2021 Act/Ref	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	29,471	0.10
	Variance	-110	-110	-110	-110	5,085	-5,305	-110	-110	-110	-110	-141	-141	-1,383	0.00
	%	-4.69%	-4.69%	-4.69%	-4.69%	67.43%	186.20%	-4.69%	-4.69%	-4.69%	-4.69%	-6.09%	-6.09%	-4.92%	
	2021 Notes:	<i>5yr Contract - 12/2022 (67%) 3.28% increase 1/2021 , 1.32% of Tower Amount</i>													
614166 Pest Control Contract	2020 Act/Ref	100	100	100	100	100	100	100	850	0	0	100	100	1,750	0.01
	2021 Act/Ref	100	850	100	100	100	100	100	100	100	100	100	100	1,950	0.01
	Variance	0	-750	0	0	0	0	0	750	-100	-100	0	0	-200	0.00
	%	0.00%	-750.00%	0.00%	0.00%	0.00%	0.00%	0.00%	88.24%	100.00%	100.00%	0.00%	0.00%	-11.43%	
2021 Notes:	<i>no increase , no increase</i>														
614168 Metal Refinish Contract	2020 Act/Ref	0	0	0	0	0	0	0	8,954	0	0	0	0	8,954	0.03
	2021 Act/Ref	848	848	848	871	871	871	895	895	895	942	942	942	10,668	0.04
	Variance	-848	-848	-848	-871	-871	-871	-895	8,060	-895	-942	-942	-942	-1,714	-0.01
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	90.01%	100.00%	100.00%	100.00%	100.00%	-19.14%	
614210 Life Safety Contract	2020 Act/Ref	96	0	48	96	48	48	48	48	0	48	48	48	576	0.00
	2021 Act/Ref	48	48	48	48	48	48	48	48	48	48	48	48	576	0.00
	Variance	48	-48	0	48	0	0	0	0	-48	0	0	0	0	0.00
	%	50.00%	100.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	
2021 Notes:	<i>Monthly Monitoring</i>														
614310 Security Contract	2020 Act/Ref	28,758	29,205	27,614	31,053	27,430	29,071	30,824	32,328	28,810	29,009	25,225	25,225	344,552	1.21
	2021 Act/Ref	27,044	27,044	27,044	28,635	28,635	28,635	30,226	30,226	30,226	31,816	31,816	31,816	353,163	1.25
	Variance	1,714	2,161	570	2,418	-1,205	436	599	2,102	-1,415	-2,807	-6,591	-6,591	-8,610	-0.03
	%	5.96%	7.40%	2.06%	7.79%	-4.39%	1.50%	1.94%	6.50%	-4.91%	-9.68%	-26.13%	-26.13%	-2.50%	
2021 Notes:	<i>Allied Universal , 2.7 % Retail Allocation</i>														
615141 Landscpg Int Contract	2020 Act/Ref	352	2,201	1,799	352	352	1,044	352	704	352	352	1,857	1,857	11,573	0.04
	2021 Act/Ref	1,857	1,857	2,157	1,857	1,857	1,857	1,857	2,157	1,857	1,857	1,857	1,857	22,884	0.08
	Variance	-1,505	344	-358	-1,505	-1,505	-813	-1,505	-1,453	-1,505	-1,505	0	0	-11,311	-0.04
	%	-427.59%	15.63%	-19.93%	-427.59%	-427.59%	-77.84%	-427.59%	-206.41%	-427.59%	-427.59%	0.00%	0.00%	-97.73%	
2021 Notes:	<i>Studio Dan Meiners , True Moss</i>														

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Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
615220 Landscape Ext Contract	2020 Act/Ref	-488	1,640	-550	43	7,367	723	5,006	4,060	1,754	5,545	2,124	2,124	29,347	0.10
	2021 Act/Ref	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	26,597	0.09
	Variance	-2,705	-577	-2,767	-2,174	5,151	-1,493	2,789	1,843	-462	3,329	-92	-92	2,749	0.01
	%	553.93%	-35.19%	502.89%	-5111.50%	69.91%	-206.42%	55.72%	45.40%	-26.37%	60.03%	-4.35%	-4.35%	9.37%	
<i>2021 Notes: Signature Landscape , 2.7% of Tower Allocation</i>															
615250 Snow Removal Contract	2020 Act/Ref	13,915	4,723	24,238	0	7,303	11,348	0	0	0	0	4,119	6,571	72,216	0.25
	2021 Act/Ref	29,190	24,325	3,894	8,757	0	0	0	0	0	0	2,919	9,730	78,815	0.28
	Variance	-15,275	-19,602	20,344	-8,757	7,303	11,348	0	0	0	0	1,200	-3,160	-6,599	-0.02
	%	-109.77%	-415.05%	83.93%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	29.13%	-48.09%	-9.14%	
<i>2021 Notes: Based on Historical Data , 2.7% of Tower Total</i>															
TOTAL Contract Services	2020 Act/Ref	77,454	67,044	80,236	63,192	75,810	63,329	67,237	83,008	59,583	64,031	58,585	61,037	820,545	2.89
	2021 Act/Ref	91,916	83,496	62,425	78,703	61,111	61,611	70,342	64,292	63,992	75,731	69,815	76,626	860,060	3.03
	Variance	-14,462	-16,452	17,811	-15,512	14,698	1,718	-3,105	18,716	-4,409	-11,701	-11,230	-15,589	-39,515	-0.14
	%	-18.67%	-24.54%	22.20%	-24.55%	19.39%	2.71%	-4.62%	22.55%	-7.40%	-18.27%	-19.17%	-25.54%	-4.82%	
611185 Janitorial Supplies	2020 Act/Ref	4,219	1,691	2,664	5,330	1,001	-340	976	394	2,071	1,145	4,700	4,700	28,551	0.10
	2021 Act/Ref	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	46,800	0.16
	Variance	319	-2,209	-1,236	1,430	-2,899	-4,240	-2,924	-3,506	-1,829	-2,755	800	800	-18,249	-0.06
	%	7.57%	-130.66%	-46.39%	26.82%	-289.76%	1247.90%	-299.65%	-890.05%	-88.30%	-240.62%	17.02%	17.02%	-63.92%	
<i>2021 Notes: Based on history and estimated 3% increase</i>															
611190 Janitorial-Other	2020 Act/Ref	125	1,975	4,756	1,856	956	300	1,856	3,119	3,500	600	3,800	12,205	35,048	0.12
	2021 Act/Ref	3,056	3,890	300	1,256	3,890	300	1,256	3,890	300	1,256	3,890	1,050	24,334	0.09
	Variance	-2,931	-1,915	4,456	600	-2,934	0	600	-771	3,200	-656	-90	11,155	10,714	0.04
	%	-2344.80%	-96.96%	93.69%	32.32%	-306.97%	0.00%	32.32%	-24.71%	91.43%	-109.33%	-2.37%	91.40%	30.57%	
612210 Electrical Repairs	2020 Act/Ref	2,030	0	0	0	0	0	2,500	202	0	0	0	1,500	6,232	0.02
	2021 Act/Ref	0	0	325	0	0	2,825	0	0	325	0	0	1,575	5,050	0.02
	Variance	2,030	0	-325	0	0	-2,825	2,500	202	-325	0	0	-75	1,182	0.00
	%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	-5.00%	18.97%	
<i>2021 Notes: Scantek</i>															

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Account	Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
612230 Exterior Lighting	2020 Act/Ref	0	0	0	0	0	0	177	0	0	0	10,000	0	10,177	0.04
	2021 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%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	177 100.00%	0 0.00%	0 0.00%	0 0.00%	10,000 100.00%	0 0.00%	10,177 100.00%
612240 Electrical Supplies	2020 Act/Ref	37	63	8,842	-3,400	0	1,310	695	0	1,051	930	498	498	10,525	0.04
	2021 Act/Ref	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	0.05
	Variance %	-1,213 -3277.47%	-1,187 -1877.22%	7,592 85.86%	-4,650 136.77%	-1,250 100.00%	60 4.56%	-555 -79.77%	-1,250 100.00%	-199 -18.91%	-320 -34.35%	-752 -151.00%	-752 -151.00%	-4,475 -42.52%	-0.02
612340 HVAC Repairs	2020 Act/Ref	0	0	0	0	0	20,379	0	0	0	6,957	27,000	2,800	57,136	0.20
	2021 Act/Ref	1,000	1,000	2,800	1,000	1,000	2,800	1,000	1,000	2,800	1,000	1,000	2,800	19,200	0.07
	Variance %	-1,000 100.00%	-1,000 100.00%	-2,800 100.00%	-1,000 100.00%	-1,000 100.00%	17,579 86.26%	-1,000 100.00%	-1,000 100.00%	-2,800 100.00%	5,957 85.63%	26,000 96.30%	0 0.00%	37,936 66.40%	0.13
612375 HVAC Supplies	2020 Act/Ref	2,181	0	78	0	0	2,554	301	0	379	0	0	650	6,144	0.02
	2021 Act/Ref	2,200	0	650	60	0	2,400	0	475	650	2,000	0	650	9,085	0.03
	Variance %	-19 -0.87%	0 0.00%	-572 -730.03%	-60 100.00%	0 0.00%	154 6.04%	301 100.00%	-475 100.00%	-271 -71.29%	-2,000 100.00%	0 0.00%	0 0.00%	-2,941 -47.87%	-0.01
612450 Elevator Repairs	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	25	25	50	0.00
	2021 Act/Ref	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
	Variance %	-25 100.00%	-25 100.00%	-25 100.00%	-25 100.00%	-25 100.00%	-25 100.00%	-25 100.00%	-25 100.00%	-25 100.00%	-25 100.00%	0 0.00%	0 0.00%	-250 -500.00%	0.00
612510 Plumbing Repairs	2020 Act/Ref	390	502	1,600	7,182	2,345	1,935	292	2,355	0	0	150	150	16,900	0.06
	2021 Act/Ref	0	0	150	0	0	7,550	0	0	150	0	0	450	8,300	0.03
	Variance %	390 100.00%	502 100.00%	1,450 90.62%	7,182 100.00%	2,345 100.00%	-5,615 -290.18%	292 100.00%	2,355 100.00%	-150 100.00%	0 0.00%	150 100.00%	-300 -200.00%	8,600 50.89%	0.03
2021 Notes:		Contingency													
612570 Plumbing Supplies	2020 Act/Ref	0	0	0	0	0	163	0	0	29	0	0	0	192	0.00
	2021 Act/Ref	150	0	150	0	150	0	150	0	150	0	150	0	900	0.00

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Variance	-150	0	-150	0	-150	163	-150	0	-121	0	-150	0	-708	0.00	
%	100.00%	0.00%	100.00%	0.00%	100.00%	100.00%	100.00%	0.00%	-408.99%	0.00%	100.00%	0.00%	-368.53%		
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614140	2020 Act/Ref	0	2,559	0	0	0	4,599	0	0	0	5,200	0	12,357	0.04	
Painting-Int/Ext	2021 Act/Ref	4,300	0	0	0	3,900	500	0	0	1,000	0	0	9,700	0.03	
Variance	-4,300	2,559	0	0	-3,900	4,099	0	0	0	-1,000	5,200	0	2,657	0.01	
%	100.00%	100.00%	0.00%	0.00%	100.00%	89.13%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	21.50%		
<i>2021 Notes: Columns , Lower Level/Dock , Dock Door , 2nd Flr Elevator Lobby Walls</i>															
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614144	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
Carpentry Repairs	2021 Act/Ref	5,280	0	0	0	0	0	0	0	0	0	0	5,280	0.02	
Variance	-5,280	0	0	0	0	0	0	0	0	0	0	0	-5,280	-0.02	
%	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%		
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614146	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
Ceiling Repairs	2021 Act/Ref	0	0	0	0	0	500	0	0	0	0	0	500	0.00	
Variance	0	0	0	0	0	0	-500	0	0	0	0	0	-500	0.00	
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%		
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614148	2020 Act/Ref	0	0	0	0	0	8,415	0	0	240	0	12,500	0	21,155	0.07
Masonry/Tile Repairs	2021 Act/Ref	0	0	0	0	9,050	50,000	0	0	0	0	0	59,050	0.21	
Variance	0	0	0	0	-9,050	-41,585	0	0	240	0	12,500	0	-37,895	-0.13	
%	0.00%	0.00%	0.00%	0.00%	100.00%	-494.18%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	-179.13%		
<i>2021 Notes: Contingency - Per Inspection</i>															
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614154	2020 Act/Ref	0	0	0	1,669	0	0	0	0	0	3,261	0	4,930	0.02	
Roof Repairs	2021 Act/Ref	0	0	0	0	0	0	0	3,000	0	4,000	0	7,000	0.02	
Variance	0	0	0	1,669	0	0	0	0	-3,000	3,261	-4,000	0	-2,070	-0.01	
%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	-41.99%		
<i>2021 Notes: Contingency - Repairs from 2019 Audit</i>															
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614156	2020 Act/Ref	0	300	0	0	0	0	0	0	8,990	0	0	9,290	0.03	
Door Repairs	2021 Act/Ref	0	0	250	0	5,000	250	0	0	250	0	250	6,000	0.02	
Variance	0	300	-250	0	-5,000	-250	0	0	-250	8,990	0	-250	3,290	0.01	

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Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	%	0.00%	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	35.41%	
614160	2020 Act/Ref	0	0	0	0	0	0	0	69	0	0	0	50	119	0.00
Locks/Keys	2021 Act/Ref	0	0	50	0	0	50	0	0	50	0	0	50	200	0.00
	Variance	0	0	-50	0	0	-50	0	69	-50	0	0	0	-81	0.00
	%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	-68.01%	
614174	2020 Act/Ref	0	0	0	0	0	0	2,468	0	0	0	0	0	2,468	0.01
Carpets/Drapes/Blinds	2021 Act/Ref	0	0	0	0	3,000	0	0	0	0	0	0	0	3,000	0.01
	Variance	0	0	0	0	-3,000	0	2,468	0	0	0	0	0	-532	0.00
	%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-21.56%	
	2021 Notes:	<i>Estimate</i>													
614195	2020 Act/Ref	0	11	778	-52	432	81	721	2,075	33	0	0	0	4,079	0.01
General Bldg Supplies	2021 Act/Ref	700	0	0	700	0	0	700	0	0	700	0	0	2,800	0.01
	Variance	-700	11	778	-752	432	81	21	2,075	33	-700	0	0	1,279	0.00
	%	100.00%	100.00%	100.00%	1451.09%	100.00%	100.00%	2.88%	100.00%	100.00%	100.00%	0.00%	0.00%	31.36%	
614230	2020 Act/Ref	930	804	0	0	0	4,429	0	-385	0	2,600	12,484	5,415	26,277	0.09
Life Safety Repairs	2021 Act/Ref	600	0	1,000	0	0	600	2,800	0	600	0	0	5,416	11,016	0.04
	Variance	330	804	-1,000	0	0	3,829	-2,800	-385	-600	2,600	12,484	-1	15,261	0.05
	%	35.48%	100.00%	100.00%	0.00%	0.00%	86.45%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-0.02%	58.08%
	2021 Notes:	<i>Progressive , Cintas , American Fire , Every 5 Years - Done 2020 , Every 5 Years - Done 2020 , Every 5 Years - Done 2020 , Every 5 Years - Done 2020</i>													
614320	2020 Act/Ref	0	375	3,349	-100	1,186	5,023	1,438	749	0	428	5,832	1,946	20,226	0.07
Security Repairs	2021 Act/Ref	0	0	3,264	0	0	3,264	0	0	3,264	0	0	3,264	13,058	0.05
	Variance	0	375	84	-100	1,186	1,759	1,438	749	-3,264	428	5,832	-1,318	7,169	0.03
	%	0.00%	100.00%	2.52%	100.00%	100.00%	35.02%	100.00%	100.00%	100.00%	100.00%	100.00%	-67.75%	35.44%	
	2021 Notes:	<i>Contingency , 2.7% of Tower Total , Dynamic Controls</i>													
614400	2020 Act/Ref	0	2,500	822	0	0	0	0	9,778	0	461	208	208	13,978	0.05
R&M - Other	2021 Act/Ref	300	300	300	300	300	15,300	300	300	300	300	300	300	18,600	0.07
	Variance	-300	2,200	522	-300	-300	-15,300	-300	9,478	-300	161	-92	-92	-4,622	-0.02
	%	100.00%	88.00%	63.51%	100.00%	100.00%	100.00%	100.00%	96.93%	100.00%	34.95%	-44.00%	-44.00%	-33.07%	

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615170 Sidewalk Repairs	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2021 Act/Ref	0	0	0	0	0	0	25,000	3,000	0	0	0	0	28,000	0.10
	Variance	0	0	0	0	0	0	-25,000	-3,000	0	0	0	0	-28,000	-0.10
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
<i>2021 Notes: Contingency, Estimate</i>															
615240 Landscpg Rep & Maint	2020 Act/Ref	0	0	0	131	16,131	1,699	367	668	819	-200	2,573	-27	22,161	0.08
	2021 Act/Ref	0	0	701	5,760	701	1,187	3,328	701	701	701	214	0	13,992	0.05
	Variance	0	0	-701	-5,629	15,430	512	-2,960	-33	118	-900	2,359	-27	8,169	0.03
	%	0.00%	0.00%	100.00%	-4297.40%	95.66%	30.12%	-805.78%	-4.89%	14.44%	450.77%	91.68%	100.00%	36.86%	
<i>2021 Notes: 2.7% of Tower Total, Winter Damage to Sod</i>															
TOTAL Repair and Maint	2020 Act/Ref	9,912	10,779	22,889	12,615	22,051	50,548	11,791	19,024	8,123	25,172	84,970	30,120	307,994	1.09
	2021 Act/Ref	22,761	10,365	15,115	14,251	32,166	92,201	40,209	14,541	17,715	12,132	14,729	20,980	307,164	1.08
	Variance	-12,849	414	7,774	-1,636	-10,115	-41,654	-28,418	4,484	-9,592	13,040	70,241	9,140	830	0.00
	%	-129.62%	3.84%	33.96%	-12.97%	-45.87%	-82.41%	-241.02%	23.57%	-118.09%	51.81%	82.67%	30.34%	0.27%	
612260 Generator Fuel	2020 Act/Ref	0	0	366	0	0	0	0	499	0	0	0	0	865	0.00
	2021 Act/Ref	0	500	0	0	0	0	500	0	0	0	0	0	1,000	0.00
	Variance	0	-500	366	0	0	0	-500	499	0	0	0	0	-135	0.00
	%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	-15.57%	
612430 Elev License/Inspection	2020 Act/Ref	0	0	1,008	0	4,174	0	0	0	0	0	4,250	0	9,432	0.03
	2021 Act/Ref	0	1,200	0	0	0	0	0	0	0	0	0	4,250	5,450	0.02
	Variance	0	-1,200	1,008	0	4,174	0	0	0	0	0	4,250	-4,250	3,982	0.01
	%	0.00%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	42.22%	
<i>2021 Notes: HKA</i>															
614170 Building Signage	2020 Act/Ref	0	0	522	0	0	0	501	479	936	0	0	0	2,438	0.01
	2021 Act/Ref	500	0	0	500	0	0	500	600	0	500	0	0	2,600	0.01
	Variance	-500	0	522	-500	0	0	1	-121	936	-500	0	0	-162	0.00
	%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.14%	-25.27%	100.00%	100.00%	0.00%	0.00%	-6.66%	

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Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<i>2021 Notes: Lobby Directory , Contingency for grounds sign repairs</i>															
614181 Building Telephones	2020 Act/Ref	709	821	992	1,006	-11	995	769	775	763	796	732	732	9,080	0.03
	2021 Act/Ref	844	844	844	844	844	844	844	844	844	844	844	844	10,127	0.04
	Variance	-135	-23	148	162	-855	151	-75	-68	-81	-48	-112	-112	-1,048	0.00
	%	-18.96%	-2.74%	14.92%	16.09%	7608.36%	15.19%	-9.70%	-8.83%	-10.63%	-5.97%	-15.35%	-15.35%	-11.54%	
<i>2021 Notes: Security 2.7% , Elevator 2.7% , AT&T , Call Boxes 2.7%</i>															
615150 Exterior Flags	2020 Act/Ref	0	0	0	0	0	0	0	0	136	0	141	0	277	0.00
	2021 Act/Ref	0	0	0	0	141	0	0	0	0	0	141	0	282	0.00
	Variance	0	0	0	0	-141	0	0	0	136	0	0	0	-5	0.00
	%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	-1.84%	
<i>2021 Notes: 2.7%</i>															
615300 Seasonal	2020 Act/Ref	0	0	0	0	0	0	0	3,125	0	0	0	0	3,125	0.01
	2021 Act/Ref	0	0	0	0	0	0	0	0	3,500	0	3,500	0	7,000	0.02
	Variance	0	0	0	0	0	0	0	3,125	-3,500	0	-3,500	0	-3,875	-0.01
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	0.00%	-124.00%	
615305 Powenwashing	2020 Act/Ref	2,079	780	-4,050	195	0	1,045	0	4,455	1,420	390	1,761	1,761	9,836	0.03
	2021 Act/Ref	1,761	1,761	2,186	1,761	1,761	1,761	1,761	1,761	1,761	2,186	1,761	1,761	21,984	0.08
	Variance	318	-981	-6,236	-1,566	-1,761	-716	-1,761	2,694	-341	-1,796	0	0	-12,147	-0.04
	%	15.29%	-125.79%	153.98%	-803.14%	100.00%	-68.53%	100.00%	60.47%	-24.02%	-460.55%	0.00%	0.00%	-123.50%	
<i>2021 Notes: Weather Permitting , 2.7% -</i>															
TOTAL	2020 Act/Ref	2,788	1,601	-1,162	1,201	4,163	2,040	1,270	9,334	3,254	1,186	6,884	2,493	35,053	0.12
General Op-Ex	2021 Act/Ref	3,105	4,305	3,030	3,105	2,746	2,605	3,605	3,205	6,105	3,530	6,246	6,855	48,443	0.17
	Variance	-317	-2,704	-4,192	-1,904	1,416	-565	-2,335	6,129	-2,851	-2,344	638	-4,362	-13,390	-0.05
	%	-11.36%	-168.83%	360.87%	-158.59%	34.03%	-27.70%	-183.85%	65.66%	-87.60%	-197.55%	9.26%	-175.00%	-38.20%	
621163 After Hours Expenses	2020 Act/Ref	911	365	697	471	534	462	1,620	713	415	513	449	449	7,597	0.03
	2021 Act/Ref	449	449	449	449	449	449	449	449	449	449	449	449	5,388	0.02
	Variance	462	-85	248	22	85	13	1,171	264	-34	64	0	0	2,209	0.01
	%	50.69%	-23.18%	35.58%	4.67%	15.92%	2.81%	72.28%	36.98%	-8.26%	12.48%	0.00%	0.00%	29.08%	

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Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
621164 Electricity-Tenant Specific	2020 Act/Ref	28,490	-10,569	13,792	12,020	9,701	13,400	14,585	12,143	15,065	11,109	16,000	16,000	151,736	0.53
	2021 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	11,490	-27,569	-208	-3,980	-8,299	-600	-3,415	-7,857	-3,935	-4,891	0	0	-49,264	-0.17
	%	40.33%	260.84%	-1.51%	-33.11%	-85.55%	-4.48%	-23.42%	-64.70%	-26.12%	-44.03%	0.00%	0.00%	-32.47%	
621166 Expenses Billed to Tenant	2020 Act/Ref	0	0	0	0	360	360	4,319	-360	0	0	0	0	4,679	0.02
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	360	360	4,319	-360	0	0	0	0	4,679	0.02
	%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
TOTAL Tenant Specific Chgs	2020 Act/Ref	29,401	-10,205	14,489	12,491	10,595	14,222	20,524	12,496	15,480	11,622	16,449	16,449	164,012	0.58
	2021 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	11,952	-27,654	40	-3,958	-7,854	-227	2,075	-7,953	-3,969	-4,827	0	0	-42,376	-0.15
	%	40.65%	270.99%	0.28%	-31.69%	-74.13%	-1.60%	10.11%	-63.64%	-25.64%	-41.53%	0.00%	0.00%	-25.84%	
613110 Electricity	2020 Act/Ref	58,661	61,631	58,023	48,061	43,252	46,246	56,748	61,459	57,215	46,967	31,611	49,282	619,157	2.18
	2021 Act/Ref	64,658	55,884	68,823	41,745	35,156	66,119	72,392	86,166	61,880	57,875	39,359	61,512	711,569	2.51
	Variance	-5,997	5,747	-10,799	6,316	8,097	-19,873	-15,644	-24,706	-4,665	-10,908	-7,749	-12,230	-92,412	-0.33
	%	-10.22%	9.32%	-18.61%	13.14%	18.72%	-42.97%	-27.57%	-40.20%	-8.15%	-23.22%	-24.51%	-24.82%	-14.93%	
613112 Accrued Electric Expense	2020 Act/Ref	-2,375	3,485	2,694	-7,358	-2,815	-12,853	31,728	-7,090	3,205	-23,994	0	0	-15,372	-0.05
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-2,375	3,485	2,694	-7,358	-2,815	-12,853	31,728	-7,090	3,205	-23,994	0	0	-15,372	-0.05
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	
613116 Contra-Electric Tnt Specific	2020 Act/Ref	-28,490	10,569	-13,792	-12,020	-9,701	-13,400	-14,585	-12,143	-15,065	-11,109	-16,000	-16,000	-151,736	-0.53
	2021 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	-11,490	27,569	208	3,980	8,299	600	3,415	7,857	3,935	4,891	0	0	49,264	0.17
	%	40.33%	260.84%	-1.51%	-33.11%	-85.55%	-4.48%	-23.42%	-64.70%	-26.12%	-44.03%	0.00%	0.00%	-32.47%	
613117 Contra After Hours Expense	2020 Act/Ref	-911	-365	-697	-471	-534	-462	-1,620	-713	-415	-513	-449	-449	-7,597	-0.03
	2021 Act/Ref	-449	-449	-449	-449	-449	-449	-449	-449	-449	-449	-449	-449	-5,388	-0.02

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Variance	-462	85	-248	-22	-85	-13	-1,171	-264	34	-64	0	0	-2,209	-0.01	
%	50.69%	-23.18%	35.58%	4.67%	15.92%	2.81%	72.28%	36.98%	-8.26%	12.48%	0.00%	0.00%	29.08%		
TOTAL	2020 Act/Ref	26,885	75,321	46,228	28,213	30,202	19,532	72,271	41,513	44,940	11,351	15,162	32,833	444,451	1.57
Electricity	2021 Act/Ref	47,209	38,435	54,374	25,296	16,707	51,670	53,943	65,717	42,431	41,426	22,910	45,063	505,181	1.78
	Variance	-20,324	36,886	-8,145	2,916	13,496	-32,139	18,328	-24,203	2,509	-30,075	-7,749	-12,230	-60,730	-0.21
	%	-75.60%	48.97%	-17.62%	10.34%	44.68%	-164.55%	25.36%	-58.30%	5.58%	-264.94%	-51.11%	-37.25%	-13.66%	
613150 Water - Water & Sewer	2020 Act/Ref	10,159	8,548	6,428	5,977	6,538	6,843	11,174	13,731	12,151	9,924	4,757	3,692	99,922	0.35
	2021 Act/Ref	4,264	4,200	5,182	5,578	6,304	9,398	13,432	14,579	13,447	13,314	7,319	5,680	102,695	0.36
	Variance	5,895	4,348	1,246	399	234	-2,555	-2,257	-848	-1,296	-3,390	-2,562	-1,988	-2,773	-0.01
	%	58.03%	50.86%	19.39%	6.67%	3.58%	-37.34%	-20.20%	-6.18%	-10.66%	-34.16%	-53.85%	-53.85%	-2.78%	
	<i>2021 Notes: Based on prior year history w/ estimated 3% increase 1/16</i>														
613152 Accrued Water/Sewer Expense	2020 Act/Ref	-1,481	-1,532	-1,789	-773	899	-133	14,651	-7,971	-1,130	-2,439	0	0	-1,698	-0.01
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-1,481	-1,532	-1,789	-773	899	-133	14,651	-7,971	-1,130	-2,439	0	0	-1,698	-0.01
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	
TOTAL	2020 Act/Ref	8,678	7,016	4,640	5,204	7,437	6,709	25,825	5,760	11,021	7,485	4,757	3,692	98,224	0.35
Other Utilities	2021 Act/Ref	4,264	4,200	5,182	5,578	6,304	9,398	13,432	14,579	13,447	13,314	7,319	5,680	102,695	0.36
	Variance	4,414	2,816	-542	-374	1,133	-2,689	12,394	-8,819	-2,425	-5,829	-2,562	-1,988	-4,471	-0.02
	%	50.87%	40.14%	-11.69%	-7.19%	15.24%	-40.07%	47.99%	-153.11%	-22.01%	-77.88%	-53.85%	-53.85%	-4.55%	
617110 Taxes-Real Estate	2020 Act/Ref	137,355	137,355	137,355	137,355	137,355	66,745	125,587	125,587	125,587	125,587	125,587	125,587	1,507,040	5.31
	2021 Act/Ref	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	1,507,044	5.31
	Variance	11,768	11,768	11,768	11,768	11,768	-58,842	0	0	0	0	0	0	-4	0.00
	%	8.57%	8.57%	8.57%	8.57%	8.57%	-88.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
617130 Taxes-Revaluation Assis	2020 Act/Ref	0	0	0	0	0	34,960	0	0	0	0	0	0	34,960	0.12
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	34,960	0	0	0	0	0	0	34,960	0.12
	%	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%	

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Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
617150	2020 Act/Ref	0	0	0	0	0	-174,801	0	0	0	0	0	0	-174,801	-0.62
Taxes-Real Estate Pr Yr	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	-174,801	0	0	0	0	0	0	-174,801	-0.62
	%	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%	
TOTAL	2020 Act/Ref	137,355	137,355	137,355	137,355	137,355	-73,096	125,587	125,587	125,587	125,587	125,587	125,587	1,367,200	4.82
Taxes	2021 Act/Ref	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	125,587	1,507,044	5.31
	Variance	11,768	11,768	11,768	11,768	11,768	-198,683	0	0	0	0	0	0	-139,844	-0.49
	%	8.57%	8.57%	8.57%	8.57%	8.57%	271.81%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-10.23%	
617210	2020 Act/Ref	5,732	5,732	5,732	5,732	5,732	5,732	5,732	5,732	5,732	5,732	4,914	4,914	67,146	0.24
Insurance Premium	2021 Act/Ref	4,771	4,771	4,771	4,771	4,914	4,914	4,914	4,914	4,914	4,914	4,914	4,914	58,399	0.21
	Variance	961	961	961	961	817	817	817	817	817	817	0	0	8,747	0.03
	%	16.76%	16.76%	16.76%	16.76%	14.26%	14.26%	14.26%	14.26%	14.26%	14.26%	0.00%	0.00%	13.03%	
TOTAL	2020 Act/Ref	5,732	5,732	5,732	5,732	5,732	5,732	5,732	5,732	5,732	5,732	4,914	4,914	67,146	0.24
Insurance	2021 Act/Ref	4,771	4,771	4,771	4,771	4,914	4,914	4,914	4,914	4,914	4,914	4,914	4,914	58,399	0.21
	Variance	961	961	961	961	817	817	817	817	817	817	0	0	8,747	0.03
	%	16.76%	16.76%	16.76%	16.76%	14.26%	14.26%	14.26%	14.26%	14.26%	14.26%	0.00%	0.00%	13.03%	
616130	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	24,606	25,108	49,714	0.18
JV Mgmt Fee Exp	2021 Act/Ref	25,477	25,345	25,299	25,523	25,522	25,935	25,726	25,786	26,193	26,061	26,035	26,604	309,503	1.09
	Variance	-25,477	-25,345	-25,299	-25,523	-25,522	-25,935	-25,726	-25,786	-26,193	-26,061	-1,429	-1,495	-259,789	-0.92
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-5.81%	-5.96%	-522.56%	
616140	2020 Act/Ref	24,643	25,399	24,612	23,936	24,542	24,493	21,717	22,834	24,376	24,949	0	0	241,501	0.85
3rd Party Mgmt Fee Exp	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	24,643	25,399	24,612	23,936	24,542	24,493	21,717	22,834	24,376	24,949	0	0	241,501	0.85
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	
616160	2020 Act/Ref	43,761	26,609	35,501	30,679	19,556	22,819	46,848	39,494	32,449	18,062	24,898	26,733	367,407	1.30
PM Allocation-JV Exp	2021 Act/Ref	32,232	34,197	36,267	31,757	31,197	31,697	31,317	31,707	31,197	31,257	31,197	31,482	385,505	1.36

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TOTAL	2020 Act/Ref	381,579	361,620	385,539	335,535	352,411	151,295	413,770	379,751	345,514	310,145	381,781	343,935	4,142,876	14.61
Operating Expense	2020 Act/Ref	389,739	363,119	361,467	345,990	339,671	435,037	402,493	385,745	365,999	365,370	25,683	375,210	4,470,011	15.76
	Variance	-8,161	-1,499	24,072	-10,454	12,740	-283,742	11,277	-5,994	-20,485	-55,225	41,610	-31,274	-327,135	-1.15
	%	-2.14%	-0.41%	6.24%	-3.12%	3.62%	-187.54%	2.73%	-1.58%	-5.93%	-17.81%	10.90%	-9.09%	-7.90%	
TOTAL	2020 Act/Ref	681,060	787,213	732,370	739,559	719,142	900,573	667,138	673,657	701,684	643,667	588,332	617,469	8,451,866	29.80
Net Operating Income	2020 Act/Ref	589,692	609,689	609,129	636,428	642,701	567,815	589,932	610,151	650,893	644,938	668,847	662,685	7,482,900	26.38
	Variance	-91,368	-177,524	-123,242	-103,131	-76,441	-332,759	-77,206	-63,506	-50,791	1,271	80,514	45,216	-968,966	-3.42
	%	-13.42%	-22.55%	-16.83%	-13.94%	-10.63%	-36.95%	-11.57%	-9.43%	-7.24%	0.20%	13.69%	7.32%	-11.46%	
529165	2020 Act/Ref	0	2,824	3,512	-4,218	0	0	0	0	0	0	0	0	2,119	0.01
Late Fee Income	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	2,824	3,512	-4,218	0	0	0	0	0	0	0	0	2,119	0.01
	%	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%	
529166	2020 Act/Ref	0	-355	0	0	0	0	0	0	0	0	0	0	-355	0.00
Late Fee Abatement	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	-355	0	0	0	0	0	0	0	0	0	0	-355	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%	
529190	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Miscellaneous Income	2021 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%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
TOTAL	2020 Act/Ref	0	2,470	3,512	-4,218	0	0	0	0	0	0	0	0	1,764	0.01
Interest and Other Income	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	-2,470	-3,512	4,218	0	0	0	0	0	0	0	0	-1,764	-0.01
	%	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%	
711110	2020 Act/Ref	26,895	16,263	22,525	17,382	8,005	13,786	30,245	22,415	19,923	10,655	18,087	18,087	224,268	0.79
Salaries	2021 Act/Ref	21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264	21,264	255,173	0.90
	Variance	5,630	-5,001	1,260	-3,882	-13,259	-7,478	8,980	1,151	-1,341	-10,610	-3,177	-3,177	-30,905	-0.11

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2021

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	%	20.93%	-30.75%	5.59%	-22.33%	-165.64%	-54.25%	29.69%	5.13%	-6.73%	-99.58%	-17.57%	-17.57%	-13.78%	
711210	2020 Act/Ref	6,389	2,271	1,924	7,338	3,113	2,168	5,330	3,138	4,156	2,364	3,133	3,133	44,457	0.16
Employee Benefit Exps	2021 Act/Ref	4,910	4,910	4,910	4,910	4,910	4,910	4,910	4,910	4,910	4,910	4,910	4,910	58,914	0.21
	Variance	1,480	-2,638	-2,985	2,428	-1,797	-2,742	420	-1,771	-753	-2,546	-1,777	-1,777	-14,457	-0.05
	%	23.16%	-116.17%	-155.12%	33.09%	-57.71%	-126.48%	7.89%	-56.44%	-18.12%	-107.70%	-56.70%	-56.70%	-32.52%	
711240	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Employee Education	2021 Act/Ref	0	0	0	500	0	0	0	500	0	0	0	0	1,000	0.00
	Variance	0	0	0	-500	0	0	0	-500	0	0	0	0	-1,000	0.00
	%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
711310	2020 Act/Ref	2,174	1,513	2,005	406	1,139	370	2,160	1,786	1,211	749	1,122	1,122	15,757	0.06
Employer Taxes	2021 Act/Ref	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	20,880	0.07
	Variance	434	-227	265	-1,334	-601	-1,370	420	46	-529	-991	-618	-618	-5,123	-0.02
	%	19.98%	-14.98%	13.24%	-328.42%	-52.82%	-370.24%	19.43%	2.58%	-43.71%	-132.46%	-55.08%	-55.08%	-32.51%	
711340	2020 Act/Ref	301	632	1,306	-428	211	82	1,490	360	234	234	275	275	4,972	0.02
Workers Compensation In	2021 Act/Ref	400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.02
	Variance	-99	232	906	-828	-189	-318	1,090	-40	-166	-166	-125	-125	172	0.00
	%	-32.89%	36.67%	69.37%	193.47%	-89.81%	-387.80%	73.16%	-11.21%	-70.85%	-70.85%	-45.45%	-45.45%	3.45%	
715110	2020 Act/Ref	4,500	5,590	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	55,090	0.19
Accounting/Tax/Audit	2021 Act/Ref	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000	0.19
	Variance	0	1,090	0	0	0	0	0	0	0	0	0	0	1,090	0.00
	%	0.00%	19.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.98%	
735180	2020 Act/Ref	0	100	3,420	5,332	1,113	13,574	737	490	266	498	1,000	1,000	27,530	0.10
Legal Fees	2021 Act/Ref	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	0.11
	Variance	-2,500	-2,400	920	2,832	-1,387	11,074	-1,763	-2,010	-2,234	-2,002	-1,500	-1,500	-2,470	-0.01
	%	100.00%	-2410.04%	26.90%	53.12%	-124.53%	81.58%	-239.12%	-410.62%	-841.27%	-402.01%	-150.00%	-150.00%	-8.97%	
713102	2020 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

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2021

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Rent-Intercompany	2021 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
	%	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%	
713110	2020 Act/Ref	138	0	40	100	0	0	0	0	0	0	0	0	278	0.00
Postage	2021 Act/Ref	0	0	10	0	0	0	0	10	0	0	0	0	20	0.00
	Variance	138	0	30	100	0	0	0	-10	0	0	0	0	258	0.00
	%	100.00%	0.00%	74.70%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	92.80%	
713112	2020 Act/Ref	0	0	0	125	0	0	82	27	82	0	60	60	436	0.00
Express Mail	2021 Act/Ref	60	0	0	60	0	0	60	0	0	60	0	0	240	0.00
	Variance	-60	0	0	65	0	0	22	27	82	-60	60	60	196	0.00
	%	100.00%	0.00%	0.00%	51.88%	0.00%	0.00%	26.90%	100.00%	100.00%	100.00%	100.00%	100.00%	44.98%	
	2021 Notes:	<i>Direct Messenger</i>													
713113	2020 Act/Ref	488	202	145	0	204	122	110	1,081	141	141	185	185	3,005	0.01
Mobile Phones	2021 Act/Ref	185	185	185	185	185	185	185	185	185	185	185	185	2,220	0.01
	Variance	303	17	-40	-185	19	-63	-75	896	-44	-44	0	0	785	0.00
	%	62.05%	8.61%	-27.24%	100.00%	9.28%	-51.61%	-68.33%	82.89%	-31.11%	-31.11%	0.00%	0.00%	26.12%	
713114	2020 Act/Ref	2,541	1,113	216	293	989	1,469	1,143	2,211	-61	406	824	824	11,968	0.04
Telephones	2021 Act/Ref	395	395	395	395	395	395	395	395	395	395	395	395	4,738	0.02
	Variance	2,146	718	-178	-102	594	1,075	748	1,816	-456	11	429	429	7,230	0.03
	%	84.46%	64.53%	-82.48%	-34.80%	60.08%	73.13%	65.45%	82.14%	744.74%	2.70%	52.08%	52.08%	60.41%	
	2021 Notes:	<i>2.7% Angus Allocation</i>													
713124	2020 Act/Ref	0	0	0	0	0	0	371	0	0	0	0	0	371	0.00
Equipment Maintenance	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	0	371	0	0	0	0	0	371	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
713130	2020 Act/Ref	613	335	1,629	1,125	794	896	557	1,346	1,260	-652	905	905	9,713	0.03
Office Supplies	2021 Act/Ref	1,099	4,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	16,192	0.06

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2021

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Variance	-486	-3,764	530	26	-305	-204	-542	247	161	-1,751	-195	-195	-6,479	-0.02
%	-79.34%	-1122.66%	32.52%	2.27%	-38.43%	-22.76%	-97.33%	18.32%	12.75%	268.67%	-21.50%	-21.50%	-66.71%	
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714520 Internet Service Provid	2020 Act/Ref	0	0	0	0	0	252	252	252	252	0	0	1,008	0.00
	2021 Act/Ref	997	997	997	997	997	997	997	997	997	997	997	11,968	0.04
Variance		-997	-997	-997	-997	-997	-745	-745	-745	-745	-997	-997	-10,960	-0.04
%		100.00%	100.00%	100.00%	100.00%	100.00%	-295.68%	-295.68%	-295.68%	-295.68%	100.00%	100.00%	-1087.05%	
<i>2021 Notes: Consolidated Communications , Met-Tel , 2.7% for Retail Allocation</i>														
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735110 Professional & Association Due	2020 Act/Ref	0	0	0	0	1,434	0	650	435	0	0	0	2,519	0.01
	2021 Act/Ref	975	0	0	0	0	0	0	0	0	0	0	975	0.00
Variance		-975	0	0	0	1,434	0	650	435	0	0	0	1,544	0.01
%		100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	61.29%	
<i>2021 Notes: BOMA Dues</i>														
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735115 Travel Expenses	2020 Act/Ref	2	0	0	0	19	0	0	0	0	0	0	21	0.00
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance		2	0	0	0	19	0	0	0	0	0	0	21	0.00
%		100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
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735120 Meals & Entertainment	2020 Act/Ref	0	0	0	0	46	0	0	90	0	75	300	511	0.00
	2021 Act/Ref	75	75	75	75	75	75	75	75	75	75	300	1,125	0.00
Variance		-75	-75	-75	-75	-29	-75	-75	15	-75	-75	0	-614	0.00
%		100.00%	100.00%	100.00%	100.00%	-64.11%	100.00%	100.00%	16.66%	100.00%	100.00%	0.00%	-120.29%	
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735130 Uniform Expense	2020 Act/Ref	-60	50	112	89	89	-89	35	83	21	278	122	851	0.00
	2021 Act/Ref	122	122	122	122	122	122	122	122	122	122	122	1,459	0.01
Variance		-181	-72	-9	-32	-32	-211	-87	-39	-101	157	0	-608	0.00
%		303.17%	-145.05%	-8.27%	-36.19%	-36.44%	236.19%	-248.48%	-46.88%	-487.54%	56.29%	0.00%	-71.47%	
<i>2021 Notes: 2 employees , 2.7%</i>														
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735135 Bank Fees	2020 Act/Ref	0	0	0	0	0	0	0	0	0	30	0	30	0.00
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance		0	0	0	0	0	0	0	0	0	30	0	30	0.00

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2021

Company: 83310

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
%	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%		
735172 Space Planning	2020 Act/Ref	675	0	0	855	0	325	0	1,725	1,600	0	0	0	5,180	0.02
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	675	0	0	855	0	325	0	1,725	1,600	0	0	0	5,180	0.02
	%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
735175 Consultant Fees	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2021 Act/Ref	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000	0.02
	Variance	0	0	-5,000	0	0	0	0	0	0	0	0	0	-5,000	-0.02
	%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
	2021 Notes:	<i>per MT</i>													
735190 Miscellaneous Expense	2020 Act/Ref	0	0	0	0	0	0	0	0	0	50	50	100	0.00	
	2021 Act/Ref	50	50	50	50	50	50	50	50	50	50	50	600	0.00	
	Variance	-50	-50	-50	-50	-50	-50	-50	-50	-50	0	0	-500	0.00	
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	-500.00%		
735221 Food and Beverage Customer	2020 Act/Ref	0	299	1,527	0	0	0	0	0	0	0	0	1,825	0.01	
	2021 Act/Ref	0	1,500	0	0	0	1,500	0	0	500	0	1,500	5,000	0.02	
	Variance	0	-1,201	1,527	0	0	-1,500	0	0	-500	0	-1,500	-3,175	-0.01	
	%	0.00%	-402.45%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	-173.94%	
	2021 Notes:	<i>Food</i>													
712110 Vehicle Repair & Mainte	2020 Act/Ref	114	0	0	0	67	0	0	0	0	0	0	181	0.00	
	2021 Act/Ref	0	0	0	0	0	500	0	0	0	0	0	500	0.00	
	Variance	114	0	0	0	67	-500	0	0	0	0	0	-320	0.00	
	%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-177.01%		
	2021 Notes:	<i>Contingency</i>													
712150 Vehicle Gasoline	2020 Act/Ref	-67	0	0	0	0	0	0	0	0	0	60	-7	0.00	
	2021 Act/Ref	0	0	60	0	0	0	60	0	0	0	60	180	0.00	
	Variance	-67	0	-60	0	0	0	-60	0	0	0	0	-187	0.00	
	%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	2569.14%		

AREF Receipts/Disbursements Report
By Company - Plaza Colonnade Tower
Year 2021

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
712160	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	10	10	20	0.00
Vehicle Mileage Reimbur	2021 Act/Ref	10	10	10	10	10	10	10	10	10	10	10	10	120	0.00
	Variance	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	0	0	-100	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	-500.00%	
717120	2020 Act/Ref	0	0	0	43	0	0	0	0	0	0	0	0	43	0.00
Special Events	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	43	0	0	0	0	0	0	0	0	43	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%	
721135	2020 Act/Ref	0	0	0	0	0	0	500	0	0	0	0	0	500	0.00
Presentation Material	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	0	500	0	0	0	0	0	500	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
721175	2020 Act/Ref	-141	430	620	12	108	350	583	1,205	290	265	400	400	4,520	0.02
Advertising	2021 Act/Ref	400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.02
	Variance	-541	30	220	-388	-292	-50	183	805	-110	-135	0	0	-280	0.00
	%	383.15%	6.89%	35.47%	-3342.34%	-271.95%	-14.29%	31.41%	66.79%	-37.93%	-50.94%	0.00%	0.00%	-6.19%	
721177	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Promotional Items - Employees	2021 Act/Ref	400	0	0	0	400	0	0	0	400	0	0	0	1,200	0.00
	Variance	-400	0	0	0	-400	0	0	0	-400	0	0	0	-1,200	0.00
	%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
	2021 Notes:	<i>Employee Gifts/Swag</i>													
721178	2020 Act/Ref	0	161	111	0	0	0	0	0	0	0	0	0	272	0.00
Promotional Items - Customers	2021 Act/Ref	150	50	0	0	100	50	50	50	50	100	100	1,650	2,350	0.01
	Variance	-150	111	111	0	-100	-50	-50	-50	-50	-100	-100	-1,650	-2,078	-0.01
	%	100.00%	68.89%	100.00%	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-764.22%	
	2021 Notes:	<i>Year End Gift , Lease Anniversary</i>													

AREF Receipts/Disbursements Report
By Company - Plaza Colonnade Tower
Year 2021

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
735105	2020 Act/Ref	359	0	0	0	0	0	0	0	0	0	100	1,650	2,109	0.01
Tenant Relations	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	359	0	0	0	0	0	0	0	0	0	100	1,650	2,109	0.01
	%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	
761116	2020 Act/Ref	-43,761	-26,609	-35,501	-30,679	-19,556	-22,819	-46,848	-39,494	-32,449	-18,062	-24,898	-26,733	-367,407	-1.30
Allocated G&A-JV	2021 Act/Ref	-32,232	-34,197	-36,267	-31,757	-31,197	-31,697	-31,317	-31,707	-31,197	-31,257	-31,197	-31,482	-385,505	-1.36
	Variance	-11,528	7,588	766	1,078	11,641	8,879	-15,531	-7,787	-1,252	13,195	6,300	4,750	18,098	0.06
	%	26.34%	-28.52%	-2.16%	-3.51%	-59.52%	-38.91%	33.15%	19.72%	3.86%	-73.06%	-25.30%	-17.77%	-4.93%	
TOTAL	2020 Act/Ref	-4,500	-5,689	-7,920	-9,832	-5,613	-18,074	-5,237	-4,990	-4,766	-4,998	-9,290	-9,290	-90,200	-0.32
G&A	2020 Act/Ref	-11,340	-12,340	-10,790	-10,790	-11,290	-12,340	-10,840	-10,840	-11,740	-10,890	-12,390	-12,440	-138,030	-0.49
	Variance	-6,840	-6,651	-2,870	-958	-5,677	5,734	-5,603	-5,850	-6,974	-5,892	-3,100	-3,150	-47,830	-0.17
	%	151.99%	116.90%	36.24%	9.74%	101.12%	-31.73%	106.98%	117.25%	146.35%	117.89%	33.37%	33.91%	53.03%	

Company: 83310

Combined View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
Square Feet	283,652							
Occupancy %	93.28%							
Rental Revenue								
Base Rent								
511110 Base Rent	701,235	0	701,235	29.67	7,921,037	0	7,921,037	27.93
511185 Base Rent - Lse Incentive	-36	0	-36	0.00	-435	0	-435	0.00
519140 Storage Rent	18,094	0	18,094	0.77	217,125	0	217,125	0.77
519180 Antenna Dish/Income	2,587	0	2,587	0.11	34,815	0	34,815	0.12
Total: Base Rent	721,880	0	721,880	30.54	8,172,542	0	8,172,542	28.81
Straight Line Rent								
511190 Base Rent-Straight Line	-41,685	0	-41,685	-1.76	-515,195	0	-515,195	-1.82
Total: Straight Line Rent	-41,685	0	-41,685	-1.76	-515,195	0	-515,195	-1.82
Recovery								
512110 CAM Inc - CY Mth Billed	81,308	0	81,308	3.44	969,870	0	969,870	3.42
512115 CAM Inc - Fixed	10,714	0	10,714	0.45	128,570	0	128,570	0.45
Total: Recovery	92,022	0	92,022	3.89	1,098,440	0	1,098,440	3.87
Reimbursed Expenses								
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 Electricity Reimbursement	16,000	0	16,000	0.68	201,000	0	201,000	0.71
Total: Reimbursed Expenses	18,549	0	18,549	0.78	231,588	0	231,588	0.82
Parking								
519160 Parking Income-Contract	42,600	0	42,600	1.80	511,200	0	511,200	1.80
519165 Parking Income-Tenant	32,000	0	32,000	1.35	384,000	0	384,000	1.35
Total: Parking	74,600	0	74,600	3.16	895,200	0	895,200	3.16
Other Rents								
512275 TIF Inc Other	172,528	0	172,528	7.30	2,070,336	0	2,070,336	7.30
Total: Other Rents	172,528	0	172,528	7.30	2,070,336	0	2,070,336	7.30
Total: Rental Revenue	1,037,894	0	1,037,894	43.91	11,952,911	0	11,952,911	42.14

Company: 83310

Combined View

Account Description	Current Period				Year to Date				
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF	
Operating Expense									
Contract Services									
611110 Janitorial Contract	21,032	0	-21,032	0.89	233,456	0	-233,456	0.82	
611115 Dayporter Contract	2,985	0	-2,985	0.13	33,134	0	-33,134	0.12	
611130 Waste Remov Contract	1,310	0	-1,310	0.06	14,541	0	-14,541	0.05	
611160 Window Clean Contract	895	0	-895	0.04	26,505	0	-26,505	0.09	
612250 Emergency Generator Contract	0	0	0	0.00	3,500	0	-3,500	0.01	
612310 HVAC Contract	1,238	0	-1,238	0.05	24,800	0	-24,800	0.09	
612410 Elevator Contract	2,456	0	-2,456	0.10	29,471	0	-29,471	0.10	
614166 Pest Control Contract	100	0	-100	0.00	1,950	0	-1,950	0.01	
614168 Metal Refinish Contract	942	0	-942	0.04	10,668	0	-10,668	0.04	
614210 Life Safety Contract	48	0	-48	0.00	576	0	-576	0.00	
614310 Security Contract	31,816	0	-31,816	1.35	353,163	0	-353,163	1.25	
615141 Landscpg Int Contract	1,857	0	-1,857	0.08	22,884	0	-22,884	0.08	
615220 Landscpg Ext Contract	2,216	0	-2,216	0.09	26,597	0	-26,597	0.09	
615250 Snow Removal Contract	9,730	0	-9,730	0.41	78,815	0	-78,815	0.28	
Total: Contract Services	76,626	0	-76,626	3.24	860,060	0	-860,060	3.03	
Repair and Maint									
611185 Janitorial Supplies	3,900	0	-3,900	0.16	46,800	0	-46,800	0.16	
611190 Janitorial-Other	1,050	0	-1,050	0.04	24,334	0	-24,334	0.09	
612210 Electrical Repairs	1,575	0	-1,575	0.07	5,050	0	-5,050	0.02	
612240 Electrical Supplies	1,250	0	-1,250	0.05	15,000	0	-15,000	0.05	
612340 HVAC Repairs	2,800	0	-2,800	0.12	19,200	0	-19,200	0.07	
612375 HVAC Supplies	650	0	-650	0.03	9,085	0	-9,085	0.03	
612450 Elevator Repairs	25	0	-25	0.00	300	0	-300	0.00	
612510 Plumbing Repairs	450	0	-450	0.02	8,300	0	-8,300	0.03	
612570 Plumbing Supplies	0	0	0	0.00	900	0	-900	0.00	
614140 Painting-Int/Ext	0	0	0	0.00	9,700	0	-9,700	0.03	
614144 Carpentry Repairs	0	0	0	0.00	5,280	0	-5,280	0.02	
614146 Ceiling Repairs	0	0	0	0.00	500	0	-500	0.00	
614148 Masonry/Tile Repairs	0	0	0	0.00	59,050	0	-59,050	0.21	
614154 Roof Repairs	0	0	0	0.00	7,000	0	-7,000	0.02	
614156 Door Repairs	250	0	-250	0.01	6,000	0	-6,000	0.02	
614160 Locks/Keys	50	0	-50	0.00	200	0	-200	0.00	
614174 Carpets/Drapes/Blinds	0	0	0	0.00	3,000	0	-3,000	0.01	

Company: 83310

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
614195 General Bldg Supplies	0	0	0	0.00	2,800	0	-2,800	0.01
614230 Life Safety Repairs	5,416	0	-5,416	0.23	11,016	0	-11,016	0.04
614320 Security Repairs	3,264	0	-3,264	0.14	13,058	0	-13,058	0.05
614400 R&M - Other	300	0	-300	0.01	18,600	0	-18,600	0.07
615170 Sidewalk Repairs	0	0	0	0.00	28,000	0	-28,000	0.10
615240 Landscpg Rep & Maint	0	0	0	0.00	13,992	0	-13,992	0.05
Total: Repair and Maint	20,980	0	-20,980	0.89	307,164	0	-307,164	1.08
General Op-Ex								
612260 Generator Fuel	0	0	0	0.00	1,000	0	-1,000	0.00
612430 Elev License/Inspection	4,250	0	-4,250	0.18	5,450	0	-5,450	0.02
614170 Building Signage	0	0	0	0.00	2,600	0	-2,600	0.01
614181 Building Telephones	844	0	-844	0.04	10,127	0	-10,127	0.04
615150 Exterior Flags	0	0	0	0.00	282	0	-282	0.00
615300 Seasonal	0	0	0	0.00	7,000	0	-7,000	0.02
615305 Powerwashing	1,761	0	-1,761	0.07	21,984	0	-21,984	0.08
Total: General Op-Ex	6,855	0	-6,855	0.29	48,443	0	-48,443	0.17
Tenant Specific Chgs								
621163 After Hours Expenses	449	0	-449	0.02	5,388	0	-5,388	0.02
621164 Electricity-Tenant Specific	16,000	0	-16,000	0.68	201,000	0	-201,000	0.71
Total: Tenant Specific Chgs	16,449	0	-16,449	0.70	206,388	0	-206,388	0.73
Electricity								
613110 Electricity	61,512	0	-61,512	2.60	711,569	0	-711,569	2.51
613116 Contra-Electric Tnt Specific	-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
Total: Electricity	45,063	0	-45,063	1.91	505,181	0	-505,181	1.78
Other Utilities								
613150 Water - Water & Sewer	5,680	0	-5,680	0.24	102,695	0	-102,695	0.36
Total: Other Utilities	5,680	0	-5,680	0.24	102,695	0	-102,695	0.36
Taxes								
617110 Taxes-Real Estate	125,587	0	-125,587	5.31	1,507,044	0	-1,507,044	5.31
Total: Taxes	125,587	0	-125,587	5.31	1,507,044	0	-1,507,044	5.31
Insurance								
617210 Insurance Premium	4,914	0	-4,914	0.21	58,399	0	-58,399	0.21
Total: Insurance	4,914	0	-4,914	0.21	58,399	0	-58,399	0.21

Company: 83310

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
Mgmt Fees								
616130 JV Mgmt Fee Exp	26,604	0	-26,604	1.13	309,503	0	-309,503	1.09
616160 PM Allocation-JV Exp	31,482	0	-31,482	1.33	385,505	0	-385,505	1.36
616195 CAM Class Adj Contra	-10,714	0	10,714	-0.45	-128,570	0	128,570	-0.45
Total: Mgmt Fees	47,372	0	-47,372	2.00	566,438	0	-566,438	2.00
Non-Recoverable Exp								
618110 Ground Lease Rent	14,969	0	-14,969	0.63	179,628	0	-179,628	0.63
621169 CAM Class Adj	10,714	0	-10,714	0.45	128,570	0	-128,570	0.45
Total: Non-Recoverable Exp	25,683	0	-25,683	1.09	308,198	0	-308,198	1.09
Total: Operating Expense	375,210	0	-375,210	15.87	4,470,011	0	-4,470,011	15.76
Total: Net Operating Income	662,685	0	662,685	28.04	7,482,900	0	7,482,900	26.38
Personnel								
Salaries/Commissions								
711110 Salaries	21,264	0	-21,264	0.90	255,173	0	-255,173	0.90
Total: Salaries/Commissions	21,264	0	-21,264	0.90	255,173	0	-255,173	0.90
Benefits								
711210 Employee Benefit Expens	4,910	0	-4,910	0.21	58,914	0	-58,914	0.21
711240 Employee Education	0	0	0	0.00	1,000	0	-1,000	0.00
711310 Employer Taxes	1,740	0	-1,740	0.07	20,880	0	-20,880	0.07
711340 Workers Compensation In	400	0	-400	0.02	4,800	0	-4,800	0.02
Total: Benefits	7,050	0	-7,050	0.30	85,594	0	-85,594	0.30
Total: Personnel	28,314	0	-28,314	1.20	340,767	0	-340,767	1.20
Accounting and Legal								
Accounting and Legal								
715110 Accounting/Tax/Audit	4,500	0	-4,500	0.19	54,000	0	-54,000	0.19
735180 Legal Fees	2,500	0	-2,500	0.11	30,000	0	-30,000	0.11
Total: Accounting and Legal	7,000	0	-7,000	0.30	84,000	0	-84,000	0.30
Total: Accounting and Legal	7,000	0	-7,000	0.30	84,000	0	-84,000	0.30
Operations								
Office								
713102 Rent-Intercompany	3,340	0	-3,340	0.14	40,080	0	-40,080	0.14
713110 Postage	0	0	0	0.00	20	0	-20	0.00

Company: 83310

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
713112 Express Mail	0	0	0	0.00	240	0	-240	0.00
713113 Mobile Phones	185	0	-185	0.01	2,220	0	-2,220	0.01
713114 Telephones	395	0	-395	0.02	4,738	0	-4,738	0.02
713130 Office Supplies	1,099	0	-1,099	0.05	16,192	0	-16,192	0.06
714520 Internet Service Provid	997	0	-997	0.04	11,968	0	-11,968	0.04
Total: Office	6,017	0	-6,017	0.25	75,458	0	-75,458	0.27
Other G&A Expense								
735110 Professional & Association Due	0	0	0	0.00	975	0	-975	0.00
735120 Meals & Entertainment	300	0	-300	0.01	1,125	0	-1,125	0.00
735130 Uniform Expense	122	0	-122	0.01	1,459	0	-1,459	0.01
735175 Consultant Fees	0	0	0	0.00	5,000	0	-5,000	0.02
735190 Miscellaneous Expense	50	0	-50	0.00	600	0	-600	0.00
735221 Food and Beverage Customer	0	0	0	0.00	5,000	0	-5,000	0.02
Total: Other G&A Expense	472	0	-472	0.02	14,159	0	-14,159	0.05
Vehicle								
712110 Vehicle Repair & Mainte	0	0	0	0.00	500	0	-500	0.00
712150 Vehicle Gasoline	60	0	-60	0.00	180	0	-180	0.00
712160 Vehicle Mileage Reimbur	10	0	-10	0.00	120	0	-120	0.00
Total: Vehicle	70	0	-70	0.00	800	0	-800	0.00
Marketing								
721175 Advertising	400	0	-400	0.02	4,800	0	-4,800	0.02
721177 Promotional Items - Employees	0	0	0	0.00	1,200	0	-1,200	0.00
721178 Promotional Items - Customers	1,650	0	-1,650	0.07	2,350	0	-2,350	0.01
Total: Marketing	2,050	0	-2,050	0.09	8,350	0	-8,350	0.03
Total: Operations	8,608	0	-8,608	0.36	98,768	0	-98,768	0.35
Allocations								
Allocations								
761116 Allocated G&A-JV	-31,482	0	31,482	-1.33	-385,505	0	385,505	-1.36
Total: Allocations	-31,482	0	31,482	-1.33	-385,505	0	385,505	-1.36
Total: Allocations	-31,482	0	31,482	-1.33	-385,505	0	385,505	-1.36
Total: G&A	12,440	0	-12,440	0.53	138,030	0	-138,030	0.49
Total: Net Income	650,245	0	650,245	27.51	7,344,870	0	7,344,870	25.89

Company: 83310

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
2nd Generation TI's								
2nd Gen. TI Complete								
225100 2 & R Tenant Improvement	315,000	0	-315,000	13.33	933,173	0	-933,173	3.29
Total: 2nd Gen. TI Complete	315,000	0	-315,000	13.33	933,173	0	-933,173	3.29
Total: 2nd Generation TI's	315,000	0	-315,000	13.33	933,173	0	-933,173	3.29
2nd Generation Leasing								
2nd Gen Leasing Complete								
181225 2&R External Lease Comm	0	0	0	0.00	291,573	0	-291,573	1.03
Total: 2nd Gen Leasing Complete	0	0	0	0.00	291,573	0	-291,573	1.03
Total: 2nd Generation Leasing	0	0	0	0.00	291,573	0	-291,573	1.03
Total: Recurring CAP-X	315,000	0	-315,000	13.33	1,224,746	0	-1,224,746	4.32
Total: Recurring Cash Flow	335,245	0	335,245	14.18	6,120,123	0	6,120,123	21.58
Total: Cash Flow	335,245	0	335,245	14.18	6,120,123	0	6,120,123	21.58
Depr. And Amort.								
Depr. And Amort.								
631120 Amort-LC Inside-2nd Gen	2,340	0	-2,340	0.10	34,155	0	-34,155	0.12
631320 Depr.-Building Improvem	3,781	0	-3,781	0.16	45,369	0	-45,369	0.16
631420 Depr.-TI-2nd Generation	32,961	0	-32,961	1.39	395,533	0	-395,533	1.39
Total: Depr. And Amort.	39,081	0	-39,081	1.65	475,056	0	-475,056	1.67
Total: Depr. And Amort.	39,081	0	-39,081	1.65	475,056	0	-475,056	1.67
Total: Depr. And Amort.	39,081	0	-39,081	1.65	475,056	0	-475,056	1.67
Total: Depr. And Amort.	39,081	0	-39,081	1.65	475,056	0	-475,056	1.67

Rent Roll By Company as of 12/31/2021

Plaza Colonnade Tower

All Billing

Company: 83310
Building RSF: 283,652

AR Balance as of 12/01/2020

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	<u>Rate Changes</u>					
Descr	Nat'l Customer Name	Nat'l Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
EASE1	AT&T Corp.	287255	109735	0	09/01/19	09/01/19	08/31/24	0.00	0.00	0.00	4,277.28	4,277.28						
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	10,714.17	0.00	0.00	10,714.17						
LIBRARY	Kansas City Public Library	650590	1					0.00	0.00	0.00	0.00	0.00						
													CAMF	1/1/2021	12/31/21	10,714.17	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	04/01/20	04/01/20	03/31/25	0.00	0.00	0.00	335.99	335.99						
ROOF4	SureWest Kansas, Inc.	650705	2					0.00	0.00	0.00	0.00	0.00						
													ANTE	4/1/2020	03/31/21	326.20	M	0.00
													ANTE	4/1/2021	03/31/22	335.99	M	0.00
													ANTE	4/1/2022	03/31/23	346.07	M	0.00
													ANTE	4/1/2023	03/31/24	356.45	M	0.00
													ANTE	4/1/2024	03/31/25	367.14	M	0.00
ROOF5	T-Mobile Central LLC	292781	116337	0	06/17/17	06/17/17	06/30/22	0.00	0.00	0.00	2,251.02	2,251.02						
ROOF5	T-Mobile USA, Inc.	602222	1					0.00	0.00	0.00	0.00	0.00						
													ANTE	6/17/2017	06/16/18	2,000.00	M	0.00

Rent Roll By Company as of 12/31/2021
Plaza Colonnade Tower
All Billing

Company: 83310
 Building RSF: 283,652

AR Balance as of 12/01/2020

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					
													Descr	Nat'l Customer Name	Natl Customer#	LsVr	Sec Deposit	AR Balance
													ANTE	7/1/2017	07/31/17	500.00	M	0.00
													ANTE	6/17/2018	06/16/19	2,060.00	M	0.00
													ANTE	6/17/2019	06/16/20	2,121.80	M	0.00
													ANTE	6/17/2020	06/16/21	2,185.45	M	0.00
													ANTE	6/17/2021	06/16/22	2,251.02	M	0.00
													ANTE	6/17/2022	06/30/22	2,318.55	M	0.00
TELCO	Unite Private Networks, LLC	294706	116943	0	10/01/17	10/01/17	M-T-M											
TELCO	Unite Private Networks LLC	651286	1															
																		0.00
TELCO2	Charter	294710	116951	0	10/10/17	10/10/17	10/09/22											
TELCO2	Spectrum Business Ventures	604580	1															
																		0.00
0001	Husch Blackwell Sanders LLP	225164	100950	11,006	07/01/20	07/01/20	12/31/24	0.00	12,735.75	0.00	13,757.50	26,493.25						
0001	Husch Blackwell Sanders LLP	602898	3					0.00	13.89	0.00	15.00	28.89						
													CAME	7/1/2020	12/31/24	12,735.75	M	13.89
													SRNT	7/1/2020	12/31/24	13,757.50	M	15.00
0002	Husch Blackwell Sanders LLP	225164	100950	3,000	07/01/20	07/01/20	12/31/24	0.00	0.00	0.00	3,750.00	3,750.00						
0002	Husch Blackwell Sanders LLP	602898	3					0.00	0.00	0.00	15.00	15.00						
													SRNT	7/1/2020	12/31/24	3,750.00	M	15.00
0003	Vacant			1,000														
0003																		
																		0.00
001B	Husch Blackwell Sanders LLP	225164	100950	469	07/01/20	07/01/20	12/31/24	0.00	0.00	0.00	586.25	586.25						
001B	Husch Blackwell Sanders LLP	602898	3					0.00	0.00	0.00	15.00	15.00						
													SRNT	7/1/2020	12/31/24	586.25	M	15.00
0100	Vacant			300														
0100																		
																		0.00
0200	Diagnostic Imaging Centers	234631	100925	8,706	12/01/17	12/01/17	11/30/27	25,102.30	3,078.55	0.00	0.00	28,180.85						
0200	Diagnostic Imaging Centers	602933	4		33,761.25	28,565.60		34.60	4.24	0.00	0.00	38.84						
													BRNT	12/1/2017	02/28/18	-22,853.25	M	-31.50
													BRNT	12/1/2017	02/28/18	22,853.25	M	31.50
													BRNT	12/1/2017	11/30/18	23,651.30	M	32.60

Company: 83310
 Building RSF: 283,652

AR Balance as of 12/01/2020

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					
													Descr	Nat'l Customer Name	Natl Customer#	LsVr	Sec Deposit	AR Balance
													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
													CAME	4/1/2020	11/30/27	3,078.55	M	4.24
0205	Forte Products	283748	106180	2,703	06/25/15	06/25/15	06/24/22	6,644.88	466.40	0.00	0.00	7,111.28						
0205	Forte Product Solutions	605009	1		5,969.13	7,208.65		29.50	2.07	0.00	0.00	31.57						
													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	4/1/2020	06/24/22	466.40	M	2.07
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	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	10,953.33	34.50	0.00	0.00	10,987.83						
0220	Cranial Technologies, Inc.	651478	1		10,600.00	10,963.87		31.00	0.10	0.00	0.00	31.10						
													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

Rent Roll By Company as of 12/31/2021

Plaza Colonnade Tower

All Billing

Company: 83310
Building RSF: 283,652

AR Balance as of 12/01/2020

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	<u>Rate Changes</u>					
Descr	Nat'l Customer Name	Nat'l Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
0600	Merrill Lynch, Pierce, Fenner	282985	105646	12,006	01/01/15	01/01/15	08/31/22	32,266.13	154.08	0.00	0.00	32,420.21						
0600	Merrill Lynch, Pierce, Fenner & Smith	650730	1			10,289.23		32.25	0.15	0.00	0.00	32.40						
													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
													BRNT	7/1/2021	06/30/22	9,085.00	M	30.00
													BRNT	7/1/2022	08/31/22	9,236.42	M	30.50
													CAME	4/1/2020	08/31/22	4,309.91	M	14.23
													MABA	3/1/2015	06/30/15	-8,176.50	M	-27.00
													MABA	7/1/2015	08/16/15	-8,176.50	M	-27.00
													MRNT	3/1/2015	06/30/15	8,176.50	M	27.00
													MRNT	7/1/2015	08/16/15	8,176.50	M	27.00
0626	Vacant			156														
0626																		0.00
0650	Husch Blackwell Sanders LLP	225164	100950	0	07/01/20	07/01/20	12/31/24											
0650	Husch Blackwell Sanders LLP	602898	3															0.00
1000	Husch Blackwell Sanders LLP	225164	100950	143,864	07/01/20	07/01/20	12/31/24	427,156.19	56,617.59	0.00	42,600.00	526,373.78						
1000	Husch Blackwell Sanders LLP	602898	3			526,373.78		35.63	4.72	0.00	3.55	43.91						
													BRNT	7/1/2020	12/31/24	427,156.19	M	35.63
													CAME	7/1/2020	12/31/24	56,617.59	M	4.72
													DINC	7/1/2020	09/30/20	-135,373.14	M	-11.29
													DINC	1/1/2021	06/30/21	67,686.57	M	5.65
													PARK	7/1/2020	12/31/24	42,600.00	M	3.55

Comparative Income Statement-Summary Plaza Colonnade-Retail

	Act 2017	Act 2018	Act 2019	Act 2020	Bud 2021
Rental Revenue					
Base Rent	230	230	230	231	256
Recovery	80	88	112	103	98
Recovery - PY	(44)	14	14	8	0
Tenant Specific Reimb	0	1	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	2	0
Bad Debts	0	0	0	(28)	0
SLR WOs	0	0	0	(1)	0
Total Rental Revenue	266	333	356	315	354
Operating Expense					
Contract Services	26	31	33	32	33
Repairs and Maintenance	6	7	22	22	17
General OpEx	0	0	1	0	1
Total Controllable Expenses	32	38	56	54	51
Electricity	2	2	2	2	2
Utilities	0	0	0	0	0
Taxes	38	39	44	37	36
Taxes - PY Adjustments	0	0	0	(4)	0
Insurance	2	2	3	2	2
Non-Controllable Expenses	42	43	49	37	40
<i>Management Fees/Alloc's</i>	7	7	7	7	8
Total Recoverable Expenses	81	88	112	98	99
<i>Non-Rec/Customer Specific</i>	0	1	0	0	0
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Operating Expense	81	89	112	98	99
Net Operating Income	185	244	244	217	255
Prior Month					
Difference	185	244	244	217	255
Other Income					
SLR	(3)	(3)	(3)	3	6
TIF Inc Other	0	0	0	0	0
Adjusted Net Operating Income	182	241	241	220	261

NOI DRILL DOWN
Plaza Colonnade Retail
2019 Vs. 2020

	2019 Actuals	2020 Forecast	2021 Forecast	2019 to 2021 Variance	Pct. Var	Comments
Average Occupancy	100.00%	100.00%	100.00%			
Rental Revenue						
GAAP Rent	228	234	262	34	14.91%	Scheduled Rent increases
Percentage Rent	0	0	0	0	0.00%	
Other Rents	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0.00%	
Expense Recovery	112	103	98	(14)	-12.50%	2019 had a Sidewalks amortized (For Years 2017-2019)
Expense Recovery-Prior Year	14	8	0	(14)	-100.00%	
Tenant Specific Reimbursements	0	0	0	0	0.00%	
Fee Income	0	2	6	6	0.00%	
Bad Debts	0	(28)	0	0	0.00%	
SLR WOs	0	(1)	0	0	0.00%	
Parking	4	4	4	0	0.00%	
FAS 141	0	0	0	0	0.00%	
Total Rental Revenue	358	322	370	12	3.35%	
Operating Expense						
Contract Services	33	32	33	0	0.00%	
Repairs and Maintenance	22	22	17	(5)	-22.73%	Positive - Sidewalk Repairs in 2019 \$13k Negative - Masonry/Tile Repiars (\$4k)
General OpEx	1	0	1	0	0.00%	
Controllable Expenses	56	54	51	2	-8.93%	
Electricity	2	2	2	0	0.00%	
Utilities	0	0	0	0	0.00%	
Taxes	44	37	36	(8)	-18.18%	
Insurance	3	2	2	(1)	-33.33%	
Non-Controllable Expenses	47	35	38	12	19.15%	
Management Fees/Alloc's	7	7	8	1	14.29%	
Recoverable Expenses	110	96	97	15	11.82%	
Tenant Specific Expenses	0	0	0	0	0.00%	
Non-Recoverable Expenses	0	0	0	0	0.00%	
<i>Mgmt. Fee Elim - Internal</i>	0	0	0	0	0.00%	
Total Operating Expense	110	96	97	15	0	
Net Operating Income	248	226	273	27	10.08%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2021

Company: 83320

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Square Feet		7,852													
2020 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%	Avg
2021 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%	Avg
511120	2020 Act/Ref	19,194	19,194	20,028	20,028	20,028	20,028	20,028	20,523	20,523	20,523	20,523	20,523	241,141	30.71
Gross Potential - Retail	2021 Act/Ref	21,265	21,265	21,265	21,265	21,265	21,265	21,265	21,360	21,360	21,360	21,360	21,360	255,652	32.56
	Variance	2,071	2,071	1,237	1,237	1,237	1,237	1,237	837	837	837	837	837	14,511	1.85
	%	10.79%	10.79%	6.18%	6.18%	6.18%	6.18%	6.18%	4.08%	4.08%	4.08%	4.08%	4.08%	6.02%	
511125	2020 Act/Ref	0	0	0	0	0	-10,054	0	0	0	0	0	0	-10,054	-1.28
Rent Abatements	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	10,054	0	0	0	0	0	0	10,054	1.28
	%	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%	
TOTAL	2020 Act/Ref	19,194	19,194	20,028	20,028	20,028	9,974	20,028	20,523	20,523	20,523	20,523	20,523	231,087	29.43
Base Rent	2021 Act/Ref	21,265	21,265	21,265	21,265	21,265	21,265	21,265	21,360	21,360	21,360	21,360	21,360	255,652	32.56
	Variance	2,071	2,071	1,237	1,237	1,237	11,291	1,237	837	837	837	837	837	24,565	3.13
	%	10.79%	10.79%	6.18%	6.18%	6.18%	113.20%	6.18%	4.08%	4.08%	4.08%	4.08%	4.08%	10.63%	
511190	2020 Act/Ref	-229	-229	151	151	151	278	24	570	570	570	570	570	3,144	0.40
Base Rent-Straight Line	2021 Act/Ref	570	570	570	570	570	570	570	474	474	474	474	474	6,359	0.81
	Variance	798	798	419	419	419	292	546	-95	-95	-95	-95	-95	3,215	0.41
	%	-349.27%	-349.27%	278.04%	278.04%	278.04%	105.18%	2300.29%	-16.72%	-16.72%	-16.72%	-16.72%	-16.72%	102.24%	
511195	2020 Act/Ref	0	0	0	0	0	0	0	0	0	-571	0	0	-571	-0.07
SLR Bad Debt	2021 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	571	0	0	571	0.07
	%	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%	
TOTAL	2020 Act/Ref	-229	-229	151	151	151	278	24	570	570	-2	570	570	2,573	0.33

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2021

Company: 83320

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Straight Line Rent	2021 Act/Ref	570	570	570	570	570	570	570	474	474	474	474	474	6,359	0.81
	Variance	798	798	419	419	419	292	546	-95	-95	476	-95	-95	3,786	0.48
	%	-349.27%	-349.27%	278.04%	278.04%	278.04%	105.18%	2300.29%	-16.72%	-16.72%	-28505.99%	-16.72%	-16.72%	147.14%	
512110 CAM Inc - CY Mth Billed	2020 Act/Ref	8,391	8,391	8,391	8,391	8,391	10,481	9,436	9,436	9,436	9,436	6,160	5,952	102,290	13.03
	2021 Act/Ref	7,541	7,614	6,859	7,252	13,518	8,100	9,196	7,107	6,973	8,906	7,148	7,572	97,786	12.45
	Variance	-850	-777	-1,532	-1,139	5,127	-2,381	-240	-2,329	-2,463	-529	988	1,620	-4,504	-0.57
	%	-10.12%	-9.26%	-18.26%	-13.57%	61.11%	-22.72%	-2.54%	-24.68%	-26.10%	-5.61%	16.04%	27.22%	-4.40%	
512130 CAM Inc - CY Adj	2020 Act/Ref	-1,687	-414	70	-2,003	-2,260	5,732	5,165	-1,278	-1,909	-559	0	0	857	0.11
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	1,687	414	-70	2,003	2,260	-5,732	-5,165	1,278	1,909	559	0	0	-857	-0.11
	%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	0.00%	-100.00%	
512140 CAM Inc - PY Adj	2020 Act/Ref	0	0	0	0	0	8,310	0	0	0	0	0	0	8,310	1.06
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	-8,310	0	0	0	0	0	0	-8,310	-1.06
	%	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%	
TOTAL Recovery	2020 Act/Ref	6,704	7,977	8,461	6,388	6,131	24,523	14,601	8,158	7,527	8,877	6,160	5,952	111,458	14.19
	2021 Act/Ref	7,541	7,614	6,859	7,252	13,518	8,100	9,196	7,107	6,973	8,906	7,148	7,572	97,786	12.45
	Variance	838	-363	-1,602	864	7,387	-16,423	-5,405	-1,051	-554	29	988	1,620	-13,671	-1.74
	%	12.50%	-4.55%	-18.93%	13.53%	120.49%	-66.97%	-37.02%	-12.88%	-7.36%	0.33%	16.04%	27.22%	-12.27%	
512210 Expenses Billed to Tenant	2020 Act/Ref	0	0	0	400	0	0	0	0	0	0	0	0	400	0.05
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	-400	0	0	0	0	0	0	0	0	-400	-0.05
	%	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%	
TOTAL Reimbursed Expenses	2020 Act/Ref	0	0	0	400	0	0	0	0	0	0	0	0	400	0.05
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	-400	0	0	0	0	0	0	0	0	-400	-0.05
	%	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%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2021

Company: 83320

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
514140 Mngmnt Fee-3rd Party	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	1,105	1,105	2,209	0.28	
	2021 Act/Ref	462	462	462	462	462	462	462	462	462	462	462	462	5,547	0.71	
	Variance	462	462	462	462	462	462	462	462	462	462	462	-642	-642	3,337	0.43
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-58.15%	-58.16%	151.07%	
TOTAL Fee Income	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	1,105	1,105	2,209	0.28	
	2021 Act/Ref	462	462	462	462	462	462	462	462	462	462	462	462	5,547	0.71	
	Variance	462	462	462	462	462	462	462	462	462	462	-642	-642	3,337	0.43	
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-58.15%	-58.16%	151.07%		
519160 Parking Income-Contract	2020 Act/Ref	325	325	325	325	325	325	325	325	325	325	325	325	3,900	0.50	
	2021 Act/Ref	325	325	325	325	325	325	325	325	325	325	325	325	3,900	0.50	
	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%	0.00%	
TOTAL Parking	2020 Act/Ref	325	325	325	325	325	325	325	325	325	325	325	325	3,900	0.50	
	2021 Act/Ref	325	325	325	325	325	325	325	325	325	325	325	325	3,900	0.50	
	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%		
519130 Bad Debts	2020 Act/Ref	0	0	0	0	0	0	0	0	0	-28,115	0	0	-28,115	-3.58	
	2021 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	28,115	0	0	28,115	3.58	
	%	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%		
TOTAL Bad Debts	2020 Act/Ref	0	0	0	0	0	0	0	0	0	-28,115	0	0	-28,115	-3.58	
	2021 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	28,115	0	0	28,115	3.58	
	%	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%		
TOTAL Rental Revenue	2020 Act/Ref	25,994	27,267	28,964	27,291	26,634	35,099	34,978	29,575	28,944	1,608	28,682	28,474	323,511	41.20	
	2020 Act/Ref	30,163	30,235	29,480	29,873	36,140	30,721	31,817	29,729	29,594	31,528	0	30,194	369,244	47.03	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2021

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
Variance	4,169	2,968	516	2,582	9,505	-4,378	-3,160	153	650	29,920	1,088	1,720	45,732	5.82	
%	16.04%	10.89%	1.78%	9.46%	35.69%	-12.47%	-9.04%	0.52%	2.25%	1860.91%	3.79%	6.04%	14.14%		
611110 Janitorial Contract	2020 Act/Ref	0	168	77	79	0	168	81	81	81	0	69	69	874	0.11
	2021 Act/Ref	69	69	69	73	73	73	77	77	77	81	81	81	903	0.11
Variance	-69	99	8	5	-73	95	4	4	4	-81	-12	-12	-29	0.00	
%	100.00%	58.95%	10.56%	6.97%	100.00%	56.55%	4.65%	4.64%	4.64%	100.00%	-17.87%	-17.87%	-3.30%		
<i>2021 Notes: Exterior Porter Services - 1.27% increase effective 1/1/21</i>															
611130 Waste Remov Contract	2020 Act/Ref	1,641	1,243	2,870	705	0	1,595	3,131	1,798	1,336	1,316	1,327	1,327	18,288	2.33
	2021 Act/Ref	1,412	1,412	1,412	1,495	1,495	1,495	1,578	1,578	1,578	1,661	1,661	1,661	18,437	2.35
Variance	229	-169	1,458	-790	-1,495	100	1,553	220	-242	-345	-334	-334	-149	-0.02	
%	13.96%	-13.58%	50.80%	-111.96%	100.00%	6.30%	49.60%	12.22%	-18.13%	-26.24%	-25.18%	-25.18%	-0.82%		
<i>2021 Notes: 3yr contract - expires 12/2021 , Liberty Compactor</i>															
612410 Elevator Contract	2020 Act/Ref	0	31	62	31	0	62	0	62	31	31	31	31	373	0.05
	2021 Act/Ref	33	33	33	33	33	33	33	33	33	33	33	33	394	0.05
Variance	-33	-2	29	-2	-33	29	-33	29	-2	-2	-2	-2	-21	0.00	
%	100.00%	-5.69%	47.15%	-5.69%	100.00%	47.15%	100.00%	47.15%	-5.69%	-5.69%	-6.10%	-6.10%	-5.76%		
<i>2021 Notes: 5yr Contract - 12/2022</i>															
614166 Pest Control Contract	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2021 Act/Ref	55	0	0	55	0	0	55	0	0	55	0	0	220	0.03
Variance	-55	0	0	-55	0	0	-55	0	0	-55	0	0	-220	-0.03	
%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%		
614168 Metal Refinish Contract	2020 Act/Ref	0	0	0	0	0	0	0	576	0	0	0	0	576	0.07
	2021 Act/Ref	30	30	30	31	31	31	32	32	32	33	33	33	377	0.05
Variance	-30	-30	-30	-31	-31	-31	-32	544	-32	-33	-33	-33	199	0.03	
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	94.50%	100.00%	100.00%	100.00%	100.00%	34.47%		
614310 Security Contract	2020 Act/Ref	0	-12	1,579	827	0	1,598	812	852	825	813	700	700	8,694	1.11
	2021 Act/Ref	711	711	711	753	753	753	795	795	795	836	836	836	9,285	1.18

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2021

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
Variance	-711	-723	868	74	-753	845	17	57	30	-23	-136	-136	-591	-0.08	
%	100.00%	6166.47%	54.97%	8.99%	100.00%	52.90%	2.08%	6.74%	3.63%	-2.83%	-19.50%	-19.50%	-6.79%		
615220 Landscpg Ext Contract	2020 Act/Ref	10	6	185	0	157	54	39	43	153	59	59	767	0.10	
	2021 Act/Ref	62	62	62	62	62	62	62	62	62	62	62	738	0.09	
Variance	-62	-51	-55	124	-62	96	-7	-23	-18	92	-3	-3	29	0.00	
%	100.00%	-486.83%	-901.63%	66.84%	100.00%	60.93%	-13.01%	-59.57%	-41.57%	59.88%	-4.34%	-4.34%	3.79%		
615250 Snow Removal Contract	2020 Act/Ref	887	298	0	0	516	0	0	0	0	81	230	2,011	0.26	
	2021 Act/Ref	675	106	243	0	0	0	0	0	0	81	270	2,185	0.28	
Variance	-810	212	192	-243	0	516	0	0	0	0	0	-41	-173	-0.02	
%	100.00%	23.91%	64.57%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-17.65%	-8.62%		
TOTAL Contract Services	2020 Act/Ref	1,641	2,328	4,892	1,828	0	4,097	4,078	3,407	2,316	2,314	2,267	2,415	31,583	4.02
	2021 Act/Ref	3,181	2,991	2,422	2,744	2,446	2,446	2,631	2,576	2,576	2,761	2,787	2,976	32,539	4.14
Variance	-1,540	-663	2,470	-916	-2,446	1,651	1,447	831	-260	-448	-521	-561	-956	-0.12	
%	-93.87%	-28.47%	50.49%	-50.14%	100.00%	40.30%	35.48%	24.40%	-11.22%	-19.36%	-22.97%	-23.24%	-3.03%		
611185 Janitorial Supplies	2020 Act/Ref	0	0	224	0	0	109	397	576	1,523	0	0	2,949	0.38	
	2021 Act/Ref	0	0	0	125	0	0	125	0	0	0	0	250	0.03	
Variance	119	0	0	224	-125	0	109	272	576	1,523	0	0	2,699	0.34	
%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	68.55%	100.00%	100.00%	0.00%	0.00%	91.52%		
614140 Painting-Int/Ext	2020 Act/Ref	0	0	0	0	2,955	0	0	0	0	0	0	2,955	0.38	
	2021 Act/Ref	0	0	0	550	0	0	0	0	0	0	0	550	0.07	
Variance	0	0	0	0	-550	2,955	0	0	0	0	0	0	2,405	0.31	
%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	81.39%		
614148 Masonry/Tile Repairs	2020 Act/Ref	0	0	0	0	4,346	0	0	0	0	0	0	4,346	0.55	
	2021 Act/Ref	0	0	0	0	4,280	0	0	0	0	0	0	4,280	0.55	
Variance	0	0	0	0	66	0	0	0	0	0	0	0	66	0.01	
%	0.00%	0.00%	0.00%	0.00%	1.52%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.52%		

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2021

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
614154 Roof Repairs	2020 Act/Ref	0	513	0	0	0	0	0	650	0	0	0	0	1,163	0.15
	2021 Act/Ref	0	0	0	0	0	0	1,300	0	0	1,500	0	0	2,800	0.36
	Variance	0	513	0	0	0	0	-1,300	650	0	-1,500	0	0	-1,638	-0.21
	%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	-140.86%	
614156 Door Repairs	2020 Act/Ref	0	0	0	0	0	2,200	0	0	0	0	0	0	2,200	0.28
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	2,200	0	0	0	0	0	0	2,200	0.28
	%	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%	
614195 General Bldg Supplies	2020 Act/Ref	0	0	0	52	0	4	56	0	0	0	25	25	162	0.02
	2021 Act/Ref	25	25	25	25	25	25	25	25	25	25	25	25	300	0.04
	Variance	-25	-25	-25	27	-25	-21	31	-25	-25	-25	0	0	-138	-0.02
	%	100.00%	100.00%	100.00%	51.75%	100.00%	-489.62%	55.21%	100.00%	100.00%	100.00%	0.00%	0.00%	-85.33%	
614320 Security Repairs	2020 Act/Ref	0	0	0	100	0	172	60	0	0	0	23	54	409	0.05
	2021 Act/Ref	0	0	91	0	0	91	0	0	91	0	0	91	362	0.05
	Variance	0	0	-91	100	0	81	60	0	-91	0	23	-37	47	0.01
	%	0.00%	0.00%	100.00%	100.00%	0.00%	47.23%	100.00%	0.00%	100.00%	0.00%	100.00%	-67.74%	11.50%	
614400 R&M - Other	2020 Act/Ref	0	0	0	0	0	5,700	0	80	0	552	0	0	6,332	0.81
	2021 Act/Ref	0	0	0	0	0	0	500	0	0	0	0	0	500	0.06
	Variance	0	0	0	0	0	5,700	-500	80	0	552	0	0	5,832	0.74
	%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	92.10%	
615160 Parking Lot/Deck R&M	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2021 Act/Ref	0	19	0	0	19	0	0	19	0	19	0	0	75	0.01
	Variance	0	-19	0	0	-19	0	0	-19	0	-19	0	0	-75	-0.01
	%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	
	2021 Notes:	<i>Retail Allocation</i>													
615161 Allocated Parking Deck Exp	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	688	281	969	0.12
	2021 Act/Ref	322	636	350	328	1,645	1,449	544	324	314	440	363	438	7,153	0.91

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2021

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
Variance	-322	-636	-350	-328	-1,645	-1,449	-544	-324	-314	-440	324	-157	-6,184	-0.79	
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	47.17%	-55.90%	-638.39%		
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615240	2020 Act/Ref	0	0	0	343	0	155	27	12	10	291	27	27	893	0.11
Landscpg Rep & Maint	2021 Act/Ref	0	0	19	160	19	33	92	19	19	19	6	0	388	0.05
Variance	0	0	-19	183	-19	122	-65	-7	-9	271	21	27	504	0.06	
%	0.00%	0.00%	100.00%	53.44%	100.00%	78.73%	-238.37%	-61.46%	-89.47%	93.31%	78.00%	100.00%	56.50%		
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TOTAL	2020 Act/Ref	119	513	0	719	4,346	11,185	253	1,139	586	763	387	22,376	2.85	
Repair and Maint	2021 Act/Ref	347	679	485	513	6,663	1,598	2,462	512	449	394	554	16,659	2.12	
Variance	-229	-166	-485	206	-2,317	9,588	-2,209	627	138	363	369	-167	5,718	0.73	
%	-192.98%	-32.42%	100.00%	28.69%	-53.31%	85.72%	-872.81%	55.06%	23.49%	15.33%	48.31%	-43.06%	25.55%		
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614181	2020 Act/Ref	0	42	27	14	0	42	21	21	21	22	18	18	247	0.03
Building Telephones	2021 Act/Ref	21	21	21	21	21	21	21	21	21	21	21	21	253	0.03
Variance	-21	21	6	-8	-21	21	0	0	0	1	-3	-3	-5	0.00	
%	100.00%	50.24%	23.19%	-55.31%	100.00%	49.86%	-0.05%	0.14%	0.14%	4.32%	-14.77%	-14.77%	-2.22%		
<i>2021 Notes:</i>	<i>Security , Call Boxes , Elevator</i>														
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615150	2020 Act/Ref	0	0	0	0	0	0	0	0	0	4	0	4	0.00	
Exterior Flags	2021 Act/Ref	0	0	0	0	4	0	0	0	0	4	0	8	0.00	
Variance	0	0	0	0	-4	0	0	0	0	0	0	0	-4	0.00	
%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%		
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615305	2020 Act/Ref	0	0	0	0	0	0	0	0	0	49	49	98	0.01	
Powerwashing	2021 Act/Ref	49	49	49	49	49	49	49	49	49	49	49	586	0.07	
Variance	-49	-49	-49	-49	-49	-49	-49	-49	-49	-49	0	0	-489	-0.06	
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	-500.00%		
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TOTAL	2020 Act/Ref	0	42	27	14	0	42	21	21	21	22	71	67	349	0.04
General Op-Ex	2021 Act/Ref	70	70	70	70	74	70	70	70	70	70	74	70	847	0.11
Variance	-70	-28	-43	-56	-74	-28	-49	-49	-49	-48	-3	-3	-498	-0.06	
%	100.00%	-65.24%	-155.03%	-415.71%	100.00%	-66.50%	-232.21%	-231.58%	-231.58%	-217.72%	-3.81%	-4.03%	-142.75%		

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2021

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	829	0	0	0	0	0	0	829	0.11
%	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%	
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617150	2020 Act/Ref	0	0	0	0	-4,145	0	0	0	0	0	0	-4,145	-0.53
Taxes-Real Estate Pr Yr	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	0	0	0	0	0	-4,145	0	0	0	0	0	0	-4,145	-0.53
%	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%	
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TOTAL	2020 Act/Ref	3,257	3,257	3,257	3,257	3,257	-1,733	2,978	2,978	2,978	2,978	2,978	32,417	4.13
Taxes	2021 Act/Ref	2,978	2,978	2,978	2,978	2,978	2,978	2,978	2,978	2,978	2,978	2,978	35,736	4.55
Variance	279	279	279	279	279	-4,711	0	0	0	0	0	0	-3,319	-0.42
%	8.56%	8.56%	8.56%	8.56%	8.56%	271.85%	-0.01%	-0.01%	-0.01%	-0.01%	-0.01%	-0.01%	-10.24%	
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617210	2020 Act/Ref	159	159	159	159	159	159	159	159	0	164	164	1,760	0.22
Insurance Premium	2021 Act/Ref	159	159	159	159	164	164	164	164	164	164	164	1,951	0.25
Variance	0	0	0	0	-5	-5	-5	-5	-5	-164	0	0	-191	-0.02
%	-0.21%	-0.21%	-0.21%	-0.21%	-3.22%	-3.22%	-3.22%	-3.22%	-3.17%	100.00%	0.00%	0.00%	-10.86%	
<hr/>														
TOTAL	2020 Act/Ref	159	159	159	159	159	159	159	159	0	164	164	1,760	0.22
Insurance	2021 Act/Ref	159	159	159	159	164	164	164	164	164	164	164	1,951	0.25
Variance	0	0	0	0	-5	-5	-5	-5	-5	-164	0	0	-191	-0.02
%	-0.21%	-0.21%	-0.21%	-0.21%	-3.22%	-3.22%	-3.22%	-3.22%	-3.17%	100.00%	0.00%	0.00%	-10.86%	
<hr/>														
616130	2020 Act/Ref	0	0	0	0	0	0	0	0	0	540	536	1,076	0.14
JV Mgmt Fee Exp	2021 Act/Ref	583	584	569	577	702	594	616	576	573	612	577	7,147	0.91
Variance	-583	-584	-569	-577	-702	-594	-616	-576	-573	-612	-37	-49	-6,071	-0.77
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-6.76%	-9.17%	-564.10%	
<hr/>														
616140	2020 Act/Ref	773	360	426	212	429	1,174	440	424	626	661	0	5,525	0.70
3rd Party Mgmt Fee Exp	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	773	360	426	212	429	1,174	440	424	626	661	0	0	5,525	0.70
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2021

Company: 83320

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
616160 PM Allocation-JV Exp	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	67	67	134	0.02
	2021 Act/Ref	68	68	68	68	68	68	68	68	68	68	68	68	812	0.10
	Variance	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-1	-1	-679
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-1.36%	-1.36%	-508.18%	
TOTAL	2020 Act/Ref	773	360	426	212	429	1,174	440	424	626	661	607	603	6,735	0.86
Mgmt Fees	2021 Act/Ref	650	652	637	645	770	661	683	644	641	679	644	653	7,959	1.01
	Variance	122	-291	-210	-433	-341	512	-243	-219	-15	-18	-37	-50	-1,224	-0.16
	%	15.84%	-80.83%	-49.33%	-204.20%	-79.48%	43.64%	-55.35%	-51.66%	-2.36%	-2.72%	-6.17%	-8.30%	-18.17%	
TOTAL	2020 Act/Ref	6,127	6,859	8,975	6,790	8,374	15,125	8,142	8,300	6,905	8,535	6,982	6,783	97,897	12.47
Operating Expense	2020 Act/Ref	7,581	7,651	6,934	7,306	13,234	8,105	9,149	7,169	7,040	8,874	644	7,606	97,858	12.46
	Variance	-1,454	-793	2,041	-516	-4,860	7,019	-1,006	1,130	-135	-339	-226	-823	39	0.00
	%	-23.74%	-11.56%	22.74%	-7.60%	-58.03%	46.41%	-12.36%	13.62%	-1.95%	-3.97%	-3.23%	-12.14%	0.04%	
TOTAL	2020 Act/Ref	19,867	20,409	19,989	20,501	18,260	19,975	26,835	21,276	22,039	-6,928	21,700	21,691	225,615	28.73
Net Operating Income	2020 Act/Ref	22,582	22,584	22,546	22,567	22,905	22,616	22,669	22,559	22,554	22,654	22,562	22,588	271,385	34.56
	Variance	2,715	2,175	2,557	2,066	4,645	2,641	-4,167	1,283	515	29,581	862	896	45,771	5.83
	%	13.67%	10.66%	12.79%	10.08%	25.44%	13.22%	-15.53%	6.03%	2.34%	-427.01%	3.97%	4.13%	20.29%	
529165 Late Fee Income	2020 Act/Ref	0	0	25	-25	0	25	0	0	25	0	0	0	50	0.01
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	25	-25	0	25	0	0	25	0	0	0	50	0.01
	%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
529166 Late Fee Abatement	2020 Act/Ref	0	0	0	0	0	-25	0	0	0	0	0	0	-25	0.00
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	-25	0	0	0	0	0	0	-25	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%	
TOTAL	2020 Act/Ref	0	0	25	-25	0	0	0	0	25	0	0	0	25	0.00
Interest and Other Income	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	-25	25	0	0	0	0	-25	0	0	0	-25	0.00

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2021

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	%	0.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	0.00%	0.00%	0.00%	-100.00%	
735180	2020 Act/Ref	0	0	0	0	0	0	0	0	823	0	0	0	823	0.10
Legal Fees	2021 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	823	0	0	0	823	0.10
	%	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%	
713114	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	11	11	22	0.00
Telephones	2021 Act/Ref	11	11	11	11	11	11	11	11	11	11	11	11	132	0.02
	Variance	-11	-11	-11	-11	-11	-11	-11	-11	-11	-11	0	0	-110	-0.01
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	-500.00%	
713130	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	25	25	50	0.01
Office Supplies	2021 Act/Ref	26	26	26	26	26	26	26	26	26	26	26	26	308	0.04
	Variance	-26	-26	-26	-26	-26	-26	-26	-26	-26	-26	-1	-1	-258	-0.03
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-1.99%	-1.99%	-511.93%	
714520	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	27	27	55	0.01
Internet Service Provid	2021 Act/Ref	28	28	28	28	28	28	28	28	28	28	28	28	332	0.04
	Variance	-28	-28	-28	-28	-28	-28	-28	-28	-28	-28	0	0	-278	-0.04
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-1.50%	-1.50%	-509.02%	
735130	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	3	3	7	0.00
Uniform Expense	2021 Act/Ref	3	3	3	3	3	3	3	3	3	3	3	3	41	0.01
	Variance	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	0	0	-34	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	-500.00%	
761116	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	-67	-67	-134	-0.02
Allocated G&A-JV	2021 Act/Ref	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-812	-0.10
	Variance	68	68	68	68	68	68	68	68	68	68	1	1	679	0.09
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-1.36%	-1.36%	-508.18%	
TOTAL	2020 Act/Ref	0	0	0	0	0	0	0	0	-823	0	0	0	-823	-0.10

AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Retail
Year 2021

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
G&A														
2020 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	823	0	0	0	823	0.10
%	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%	

Company: 83320

Combined View

Account Description	Current Period				Year to Date				
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF	
Square Feet	7,852								
Occupancy %	100.00%								
Rental Revenue									
Base Rent									
511120 Gross Potential - Retail	21,360	0	21,360	32.64	255,652	0	255,652	32.56	
Total: Base Rent	21,360	0	21,360	32.64	255,652	0	255,652	32.56	
Straight Line Rent									
511190 Base Rent-Straight Line	474	0	474	0.72	6,359	0	6,359	0.81	
Total: Straight Line Rent	474	0	474	0.72	6,359	0	6,359	0.81	
Recovery									
512110 CAM Inc - CY Mth Billed	7,572	0	7,572	11.57	97,786	0	97,786	12.45	
Total: Recovery	7,572	0	7,572	11.57	97,786	0	97,786	12.45	
Fee Income									
514140 Mngmnt Fee-3rd Party	462	0	462	0.71	5,547	0	5,547	0.71	
Total: Fee Income	462	0	462	0.71	5,547	0	5,547	0.71	
Parking									
519160 Parking Income-Contract	325	0	325	0.50	3,900	0	3,900	0.50	
Total: Parking	325	0	325	0.50	3,900	0	3,900	0.50	
Total: Rental Revenue	30,194	0	30,194	46.14	369,244	0	369,244	47.03	
Operating Expense									
Contract Services									
611110 Janitorial Contract	81	0	-81	0.12	903	0	-903	0.11	
611130 Waste Remov Contract	1,661	0	-1,661	2.54	18,437	0	-18,437	2.35	
612410 Elevator Contract	33	0	-33	0.05	394	0	-394	0.05	
614166 Pest Control Contract	0	0	0	0.00	220	0	-220	0.03	
614168 Metal Refinish Contract	33	0	-33	0.05	377	0	-377	0.05	
614310 Security Contract	836	0	-836	1.28	9,285	0	-9,285	1.18	
615220 Landscpg Ext Contract	62	0	-62	0.09	738	0	-738	0.09	
615250 Snow Removal Contract	270	0	-270	0.41	2,185	0	-2,185	0.28	

Company: 83320

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
Total: Contract Services	2,976	0	-2,976	4.55	32,539	0	-32,539	4.14
Repair and Maint								
611185 Janitorial Supplies	0	0	0	0.00	250	0	-250	0.03
614140 Painting-Int/Ext	0	0	0	0.00	550	0	-550	0.07
614148 Masonry/Tile Repairs	0	0	0	0.00	4,280	0	-4,280	0.55
614154 Roof Repairs	0	0	0	0.00	2,800	0	-2,800	0.36
614195 General Bldg Supplies	25	0	-25	0.04	300	0	-300	0.04
614320 Security Repairs	91	0	-91	0.14	362	0	-362	0.05
614400 R&M - Other	0	0	0	0.00	500	0	-500	0.06
615160 Parking Lot/Deck R&M	0	0	0	0.00	75	0	-75	0.01
615161 Allocated Parking Deck Exp	438	0	-438	0.67	7,153	0	-7,153	0.91
615240 Landscpg Rep & Maint	0	0	0	0.00	388	0	-388	0.05
Total: Repair and Maint	554	0	-554	0.85	16,659	0	-16,659	2.12
General Op-Ex								
614181 Building Telephones	21	0	-21	0.03	253	0	-253	0.03
615150 Exterior Flags	0	0	0	0.00	8	0	-8	0.00
615305 Powerwashing	49	0	-49	0.07	586	0	-586	0.07
Total: General Op-Ex	70	0	-70	0.11	847	0	-847	0.11
Electricity								
613110 Electricity	211	0	-211	0.32	2,168	0	-2,168	0.28
Total: Electricity	211	0	-211	0.32	2,168	0	-2,168	0.28
Taxes								
617110 Taxes-Real Estate	2,978	0	-2,978	4.55	35,736	0	-35,736	4.55
Total: Taxes	2,978	0	-2,978	4.55	35,736	0	-35,736	4.55
Insurance								
617210 Insurance Premium	164	0	-164	0.25	1,951	0	-1,951	0.25
Total: Insurance	164	0	-164	0.25	1,951	0	-1,951	0.25
Mgmt Fees								
616130 JV Mgmt Fee Exp	585	0	-585	0.89	7,147	0	-7,147	0.91
616160 PM Allocation-JV Exp	68	0	-68	0.10	812	0	-812	0.10
Total: Mgmt Fees	653	0	-653	1.00	7,959	0	-7,959	1.01
Total: Operating Expense	7,606	0	-7,606	11.62	97,858	0	-97,858	12.46
Total: Net Operating Income	22,588	0	22,588	34.52	271,385	0	271,385	34.56

Company: 83320

Combined View

Account Description	Current Period				Year to Date				
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF	
Operations									
Office									
713114 Telephones	11	0	-11	0.02	132	0	-132	0.02	
713130 Office Supplies	26	0	-26	0.04	308	0	-308	0.04	
714520 Internet Service Provid	28	0	-28	0.04	332	0	-332	0.04	
Total: Office	64	0	-64	0.10	771	0	-771	0.10	
Other G&A Expense									
735130 Uniform Expense	3	0	-3	0.01	41	0	-41	0.01	
Total: Other G&A Expense	3	0	-3	0.01	41	0	-41	0.01	
Total: Operations	68	0	-68	0.10	812	0	-812	0.10	
Allocations									
Allocations									
761116 Allocated G&A-JV	-68	0	68	-0.10	-812	0	812	-0.10	
Total: Allocations	-68	0	68	-0.10	-812	0	812	-0.10	
Total: Allocations	-68	0	68	-0.10	-812	0	812	-0.10	
Total: G&A	0	0	0	0.00	0	0	0	0.00	
Total: Net Income	22,588	0	22,588	34.52	271,385	0	271,385	34.56	
2nd Generation Leasing									
2nd Gen Leasing Complete									
181225 2&R External Lease Comm	0	0	0	0.00	12,239	0	-12,239	1.56	
Total: 2nd Gen Leasing Complete	0	0	0	0.00	12,239	0	-12,239	1.56	
Total: 2nd Generation Leasing	0	0	0	0.00	12,239	0	-12,239	1.56	
Total: Recurring CAP-X	0	0	0	0.00	12,239	0	-12,239	1.56	
Total: Recurring Cash Flow	22,588	0	22,588	34.52	259,146	0	259,146	33.00	
Total: Cash Flow	22,588	0	22,588	34.52	259,146	0	259,146	33.00	
Depr. And Amort.									
Depr. And Amort.									
631131 Amort - LC Outside - 2n	86	0	-86	0.13	1,028	0	-1,028	0.13	
Total: Depr. And Amort.	86	0	-86	0.13	1,028	0	-1,028	0.13	
Total: Depr. And Amort.	86	0	-86	0.13	1,028	0	-1,028	0.13	
Total: Depr. And Amort.	86	0	-86	0.13	1,028	0	-1,028	0.13	
Total: Depr. And Amort.	86	0	-86	0.13	1,028	0	-1,028	0.13	

Company: 83320

Combined View

Account Description	<u>Current Period</u>				<u>Year to Date</u>			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF

Rent Roll By Company as of 12/31/2021
Plaza Colonnade-Retail
All Billing

Company: 83320
 Building RSF: 7,852

AR Balance as of 12/01/2020

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						
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF	
001	The Mixx	246112	101303	2,967	01/01/21	01/01/21	12/31/25	8,159.25	3,498.02	0.00	0.00	11,657.27							
001	The Mixx	603723	3		4,766.67	-1.80		33.00	14.15	0.00	0.00	47.15							
													CAME	1/1/2021	12/31/25	3,498.02	M	14.15	
													RRNT	1/1/2021	12/31/25	8,159.25	M	33.00	
002	Yogurtini Plaza, LLC	278577	100933	2,285	08/01/20	08/01/20	07/31/25	5,617.29	2,766.77	0.00	0.00	8,384.06							
002	Yogurtini Plaza, LLC	650551	2		4,570.00	27,669.78		29.50	14.53	0.00	0.00	44.03							
													CAME	8/1/2020	07/31/25	2,766.77	M	14.53	
													DINC	8/1/2020	10/31/20	-5,522.08	M	-29.00	
													RRNT	8/1/2020	07/31/21	5,522.08	M	29.00	
													RRNT	8/1/2021	07/31/22	5,617.29	M	29.50	
													RRNT	8/1/2022	07/31/23	5,712.50	M	30.00	
													RRNT	8/1/2023	07/31/24	5,807.71	M	30.50	
													RRNT	8/1/2024	07/31/25	5,902.92	M	31.00	
003	Chipotle Mexican Grill	234750	100976	2,600	03/01/20	03/01/20	02/28/30	7,583.33	3,170.93	0.00	325.00	11,079.26							
003	Chipotle Mexican Grill	603293	3			-577.68		35.00	14.64	0.00	1.50	51.14							
													CAME	5/1/2020	02/28/30	3,170.93	M	14.64	
													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:								21,359.87	9,435.72	0.00	325.00	31,120.59							
	Building Square Feet:			7,852															
	Occupied Square Feet:			7,852															
	Vacant Square Feet:			0															
	Occupancy Percentage:			100.00%	Missing Square Feet: 0														

Comparative Income Statement-Summary Plaza Colonnade-Garage

	Act 2017	Act 2018	Act 2019	Act 2020	Bud 2021
Rental Revenue					
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
Total Rental Revenue	0	0	0	0	0
Operating Expense					
Contract Services	47	51	47	52	52
Repairs and Maintenance	85	72	97	63	110
General OpEx	12	12	11	9	13
Total Controllable Expenses	144	135	155	124	175
Electricity	50	49	50	48	44
Utilities	0	0	0	0	0
Taxes	0	0	0	0	0
Taxes - PY Adjustments	0	0	0	0	0
Insurance	14	17	21	28	17
Non-Controllable Expenses	64	66	71	76	61
<i>Management Fees/Alloc's</i>	0	0	0	0	0
Total Recoverable Expenses	208	201	226	200	236
<i>Non-Rec/Customer Specific</i>	0	0	8	0	0
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Operating Expense	208	201	234	200	236
Net Operating Income	(208)	(201)	(234)	(200)	(236)
Prior Month					
Difference	(208)	(201)	(234)	(200)	(236)
Other Income					
SLR	0	0	0	0	0
TIF Inc Other	0	0	0	0	0
Adjusted Net Operating Income	(208)	(201)	(234)	(200)	(236)

NOI DRILL DOWN
Plaza Colonnade Garage
2019 Vs. 2020

	2019 Actuals	2020 Forecast	2021 Forecast	2019 to 2021 Variance	Pct. Var	Comments
Average Occupancy						
Rental Revenue						
GAAP Rent	0	0	0	0	0.00%	
Percentage Rent	0	0	0	0	0.00%	
Other Rents	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0.00%	
Expense Recovery	0	0	0	0	0.00%	
Expense Recovery-Prior Year	0	0	0	0	0.00%	
Tenant Specific Reimbursements	0	0	0	0	0.00%	
Fee Income	0	0	0	0	0.00%	
Bad Debts	0	0	0	0	0.00%	
SLR WOs	0	0	0	0	0.00%	
Parking	0	0	0	0	0.00%	
FAS 141	0	0	0	0	0.00%	
Total Rental Revenue	0	0	0	0	0.00%	
Operating Expense						
Contract Services	47	52	52	5	10.64%	
Repairs and Maintenance	97	63	110	13	13.40%	Positive - L/S Repairs - Sprinkler Repairs in 2019 \$13k Parking R&M - Signage, Stain Removal in 2019 \$33k Negative - Masonry/Tile - Repairs for stairs (\$39k) in 2021 Elevator Repairs Cars 8,9,&10 (\$12k) in 2021 Sidewalk Repairs (\$9k) in 2021
General OpEx	11	9	13	2	18.18%	
Controllable Expenses	155	124	175	(20)	12.90%	
Electricity	50	48	44	(6)	-12.00%	
Utilities	0	0	0	0	0.00%	
Taxes	0	0	0	0	0.00%	
Insurance	21	28	17	(4)	-19.05%	
Non-Controllable Expenses	71	76	61	10	14.08%	
Management Fees/Alloc's	0	0	0	0	0.00%	
Recoverable Expenses	226	200	236	(10)	-4.42%	
Tenant Specific Expenses	0	0	0	0	0.00%	
Non-Recoverable Expenses	8	0	0	(8)	-100.00%	
Mgmt. Fee Elim - Internal	0	0	0	0	0.00%	
Total Operating Expense	234	200	236	(18)	(1)	
Net Operating Income	(234)	(200)	(236)	(18)	0.85%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2021

Company: 83330

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
611110 Janitorial Contract	2020 Act/Ref	6,260	2,843	2,656	2,898	-2,925	2,837	6,186	2,931	2,931	3,012	2,474	2,474	34,578	0.00
	2021 Act/Ref	2,479	2,479	2,479	2,629	2,629	2,629	2,780	2,780	2,780	2,931	2,931	2,931	32,457	0.00
	Variance	3,781	364	177	269	-5,554	208	3,406	151	151	81	-456	-456	2,121	0.00
	%	60.40%	12.82%	6.68%	9.28%	189.90%	7.33%	55.06%	5.14%	5.14%	2.69%	-18.45%	-18.45%	6.13%	
<i>2021 Notes:</i>		<i>Retail Allocation - Pkg Lot Attendant Acct 2.7% of garage total , Parking Lot Attendant Janitorial - 1.27% increase effective 1/2021</i>													
612410 Elevator Contract	2020 Act/Ref	1,155	1,124	1,093	1,124	1,155	1,093	1,155	1,093	-31	2,280	1,220	1,220	13,684	0.00
	2021 Act/Ref	1,226	1,226	1,226	1,226	1,226	1,226	1,226	1,226	1,226	1,226	1,226	1,226	14,709	0.00
	Variance	-70	-101	-133	-101	-70	-133	-70	-133	-1,257	1,054	-5	-5	-1,025	0.00
	%	-6.09%	-9.03%	-12.13%	-9.03%	-6.09%	-12.12%	-6.09%	-12.12%	4043.98%	46.23%	-0.44%	-0.44%	-7.49%	
<i>2021 Notes:</i>		<i>5yr Contract - 12/2022 (33%) 3.28% increase 1/2021</i>													
614168 Metal Refinish Contract	2020 Act/Ref	0	0	0	0	0	0	0	3,312	0	0	0	0	3,312	0.00
	2021 Act/Ref	387	387	387	398	398	398	409	409	409	430	430	430	4,872	0.00
	Variance	-387	-387	-387	-398	-398	-398	-409	2,903	-409	-430	-430	-430	-1,560	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	87.66%	100.00%	100.00%	100.00%	100.00%	-47.11%	
TOTAL Contract Services	2020 Act/Ref	7,415	3,968	3,750	4,023	-1,770	3,931	7,341	7,336	2,900	5,291	3,695	3,695	51,574	0.00
	2021 Act/Ref	4,092	4,092	4,092	4,253	4,253	4,253	4,415	4,415	4,415	4,587	4,587	4,587	52,039	0.00
	Variance	3,324	-124	-342	-230	-6,023	-323	2,927	2,921	-1,515	705	-892	-892	-465	0.00
	%	44.82%	-3.13%	-9.13%	-5.73%	340.35%	-8.21%	39.87%	39.82%	-52.25%	13.32%	-24.14%	-24.14%	-0.90%	
612230 Exterior Lighting	2020 Act/Ref	0	0	0	0	0	0	0	0	470	0	0	350	820	0.00
	2021 Act/Ref	0	0	0	0	0	350	0	0	0	0	0	350	700	0.00
	Variance	0	0	0	0	0	-350	0	0	470	0	0	0	120	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	14.60%	
612340 HVAC Repairs	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2021 Act/Ref	0	0	1,500	0	0	0	0	0	1,500	0	0	0	3,000	0.00
	Variance	0	0	1,500	0	0	0	0	0	1,500	0	0	0	3,000	0.00

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2021

Company: 83330

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Variance	0	0	-1,500	0	0	0	0	0	-1,500	0	0	0	-3,000	0.00
%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
<i>2021 Notes: Contingency</i>														
612375 HVAC Supplies	2020 Act/Ref	0	446	0	0	54	0	0	0	0	0	0	500	0.00
	2021 Act/Ref	50	50	50	50	50	50	50	50	50	50	50	600	0.00
Variance		-50	396	-50	-50	4	-50	-50	-50	-50	-50	-50	-100	0.00
%		100.00%	88.79%	100.00%	100.00%	6.99%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-20.06%
612450 Elevator Repairs	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2021 Act/Ref	0	12,324	0	0	0	0	0	0	0	0	0	12,324	0.00
Variance		0	-12,324	0	0	0	0	0	0	0	0	0	-12,324	0.00
%		0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
<i>2021 Notes: Elevators 8, 9 and 10</i>														
612510 Plumbing Repairs	2020 Act/Ref	0	0	10,380	0	0	0	0	1,120	0	0	0	11,500	0.00
	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	5,000	5,000	0.00
Variance		0	0	10,380	0	0	0	0	1,120	0	0	-5,000	6,500	0.00
%		0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	56.52%	
<i>2021 Notes: Contingency</i>														
614140 Painting-Int/Ext	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2021 Act/Ref	0	0	0	0	0	300	0	0	0	0	0	300	0.00
Variance		0	0	0	0	0	-300	0	0	0	0	0	-300	0.00
%		0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
<i>2021 Notes: Bollards/49th Street Bar</i>														
614148 Masonry/Tile Repairs	2020 Act/Ref	0	0	0	0	11,095	420	0	0	0	0	0	11,515	0.00
	2021 Act/Ref	0	0	0	0	0	38,650	0	0	0	0	0	38,650	0.00
Variance		0	0	0	0	11,095	-38,230	0	0	0	0	0	-27,135	0.00
%		0.00%	0.00%	0.00%	0.00%	100.00%	-9102.38%	0.00%	0.00%	0.00%	0.00%	0.00%	-235.65%	
<i>2021 Notes: Not sure if it is a CapEx Project</i>														
614156	2020 Act/Ref	0	0	0	0	0	0	0	0	549	580	80	1,209	0.00

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2021

Company: 83330

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Door Repairs	2021 Act/Ref	80	80	80	80	80	580	80	80	80	80	580	80	1,960	0.00
	Variance	-80	-80	-80	-80	-80	-580	-80	-80	-80	469	0	0	-751	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	85.43%	0.00%	0.00%	-62.10%	
614160	2020 Act/Ref	0	0	0	0	0	0	0	0	116	0	0	0	116	0.00
Locks/Keys	2021 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	116	0	0	0	116	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%	
614174	2020 Act/Ref	0	0	0	0	7,187	0	0	0	0	0	0	0	7,187	0.00
Carpets/Drapes/Blinds	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	7,187	0	0	0	0	0	0	0	7,187	0.00
	%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
614195	2020 Act/Ref	0	0	0	0	0	0	196	341	0	50	50	636	0.00	
General Bldg Supplies	2021 Act/Ref	50	50	50	50	50	50	50	50	50	50	50	50	600	0.00
	Variance	-50	-50	-50	-50	-50	-50	-50	146	291	-50	0	0	36	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	74.44%	85.32%	100.00%	0.00%	0.00%	5.69%	
614230	2020 Act/Ref	0	4,482	0	3,317	0	0	0	0	0	11,859	25	19,684	0.00	
Life Safety Repairs	2021 Act/Ref	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
	Variance	-25	4,457	-25	3,292	-25	-25	-25	-25	-25	-25	11,834	0	19,384	0.00
	%	100.00%	99.44%	100.00%	99.25%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	99.79%	0.00%	98.48%	
614400	2020 Act/Ref	0	0	0	0	0	0	1,409	-264	0	0	0	1,145	0.00	
R&M - Other	2021 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	1,409	-264	0	0	0	1,145	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
615160	2020 Act/Ref	695	1,000	695	695	-695	2,430	0	695	5,215	-4,655	0	0	6,075	0.00
Parking Lot/Deck R&M	2021 Act/Ref	0	676	0	0	42,528	0	0	676	0	676	0	0	44,557	0.00
	Variance	695	324	695	695	-43,223	2,430	0	19	5,215	-5,332	0	0	-38,482	0.00
	%	100.00%	32.38%	100.00%	100.00%	6219.17%	100.00%	0.00%	2.70%	100.00%	114.53%	0.00%	0.00%	-633.45%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2021

Company: 83330

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<i>2021 Notes: Quarterly Sweeping</i>															
615161 Allocated Parking Deck Exp	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	-688	-281	-969	0.00
	2021 Act/Ref	-322	-636	-350	-328	-1,645	-1,449	-544	-324	-314	-440	-363	-438	-7,153	0.00
	Variance	322	636	350	328	1,645	1,449	544	324	314	440	-324	157	6,184	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	47.17%	-55.90%	-638.39%
615170 Sidewalk Repairs	2020 Act/Ref	0	0	0	0	3,900	-7	0	0	0	0	0	0	3,893	0.00
	2021 Act/Ref	0	0	0	0	0	0	9,000	0	0	0	0	0	9,000	0.00
	Variance	0	0	0	0	3,900	-7	-9,000	0	0	0	0	0	-5,107	0.00
	%	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%	-131.18%
<i>2021 Notes: Every 2 years</i>															
TOTAL Repair and Maint	2020 Act/Ref	695	5,928	11,075	4,012	21,541	2,843	0	2,300	6,998	-4,106	11,801	224	63,311	0.00
	2021 Act/Ref	-117	12,570	1,355	-123	41,089	38,556	8,661	558	1,391	441	342	5,117	109,838	0.00
	Variance	812	-6,641	9,720	4,135	-19,548	-35,713	-8,661	1,742	5,607	-4,548	11,460	-4,893	-46,527	0.00
	%	116.90%	-112.02%	87.77%	103.07%	-90.75%	-1256.17%	100.00%	75.75%	80.12%	110.75%	97.11%	-2183.48%	-73.49%	
612430 Elev License/Inspection	2020 Act/Ref	0	0	438	0	1,567	0	0	0	0	0	1,600	0	3,605	0.00
	2021 Act/Ref	0	0	0	405	0	0	0	0	0	0	1,600	0	2,005	0.00
	Variance	0	0	438	-405	1,567	0	0	0	0	0	0	0	1,600	0.00
	%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	44.39%	
614170 Building Signage	2020 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	200	200	0.00
	2021 Act/Ref	0	0	0	0	0	200	0	0	0	0	0	200	400	0.00
	Variance	0	0	0	0	0	-200	0	0	0	0	0	0	-200	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%	0.00%	-100.00%
615305 Powerwashing	2020 Act/Ref	0	0	0	0	0	0	0	0	5,450	0	0	0	5,450	0.00
	2021 Act/Ref	220	0	0	220	5,450	0	220	0	0	4,715	0	0	10,825	0.00
	Variance	-220	0	0	-220	-5,450	0	-220	0	5,450	-4,715	0	0	-5,375	0.00
	%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	-98.62%
<i>2021 Notes: Spring Deep Clean; Fall Rinse , ProWindow</i>															

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2021

Company: 83330

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
TOTAL	2020 Act/Ref	0	0	438	0	1,567	0	0	0	5,450	0	1,600	200	9,255	0.00
General Op-Ex	2021 Act/Ref	220	0	0	625	5,450	200	220	0	0	4,715	1,600	200	13,230	0.00
	Variance	-220	0	438	-625	-3,883	-200	-220	0	5,450	-4,715	0	0	-3,975	0.00
	%	100.00%	0.00%	100.00%	100.00%	-247.73%	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	-42.94%	
613110	2020 Act/Ref	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	3,520	2,846	47,933	0.00
Electricity	2021 Act/Ref	4,157	2,598	3,899	4,215	2,990	4,018	3,424	4,212	3,098	3,779	4,400	3,557	44,347	0.00
	Variance	0	1,559	258	-59	1,167	139	732	-55	1,059	378	-880	-711	3,586	0.00
	%	0.00%	37.50%	6.21%	-1.41%	28.07%	3.34%	17.62%	-1.33%	25.47%	9.09%	-25.00%	-25.00%	7.48%	
613112	2020 Act/Ref	-345	77	389	139	-242	117	402	-504	504	0	0	0	536	0.00
Accrued Electric Expense	2021 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-345	77	389	139	-242	117	402	-504	504	0	0	0	536	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
TOTAL	2020 Act/Ref	3,811	4,234	4,546	4,295	3,914	4,274	4,559	3,653	4,660	4,157	3,520	2,846	48,469	0.00
Electricity	2021 Act/Ref	4,157	2,598	3,899	4,215	2,990	4,018	3,424	4,212	3,098	3,779	4,400	3,557	44,347	0.00
	Variance	-345	1,636	647	80	924	256	1,135	-559	1,562	378	-880	-711	4,122	0.00
	%	-9.06%	38.64%	14.23%	1.86%	23.62%	5.99%	24.89%	-15.31%	33.52%	9.09%	-25.00%	-25.00%	8.50%	
617210	2020 Act/Ref	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	1,415	1,415	28,279	0.00
Insurance Premium	2021 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	1,171	1,171	1,171	1,171	1,130	1,130	1,130	1,130	1,130	1,130	0	0	11,463	0.00
	%	46.01%	46.01%	46.01%	46.01%	44.39%	44.39%	44.39%	44.39%	44.39%	44.39%	0.00%	0.00%	40.53%	
TOTAL	2020 Act/Ref	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	1,415	1,415	28,279	0.00
Insurance	2021 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	1,171	1,171	1,171	1,171	1,130	1,130	1,130	1,130	1,130	1,130	0	0	11,463	0.00
	%	46.01%	46.01%	46.01%	46.01%	44.39%	44.39%	44.39%	44.39%	44.39%	44.39%	0.00%	0.00%	40.53%	
TOTAL	2020 Act/Ref	14,467	16,675	22,353	14,875	27,798	13,593	14,445	15,833	22,553	7,887	22,031	8,380	200,889	0.00
Operating Expense	2020 Act/Ref	9,725	20,633	10,719	10,344	55,197	48,442	18,135	10,599	10,319	14,937	1,415	14,876	236,271	0.00

**AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Parking Garage
Year 2021**

Company: 83330

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	Variance	4,742	-3,959	11,634	4,531	-27,399	-34,849	-3,689	5,234	12,234	-7,050	9,687	-6,496	-35,382	0.00
	%	32.78%	-23.74%	52.05%	30.46%	-98.57%	-256.39%	-25.54%	33.06%	54.24%	-89.40%	43.97%	-77.53%	-17.61%	
TOTAL	2020 Act/Ref	-14,467	-16,675	-22,353	-14,875	-27,798	-13,593	-14,445	-15,833	-22,553	-7,887	-22,031	-8,380	-200,889	0.00
Net Operating Income	2020 Act/Ref	-9,725	-20,633	-10,719	-10,344	-55,197	-48,442	-18,135	-10,599	-10,319	-14,937	-12,344	-14,876	-236,271	0.00
	Variance	4,742	-3,959	11,634	4,531	-27,399	-34,849	-3,689	5,234	12,234	-7,050	9,687	-6,496	-35,382	0.00
	%	-32.78%	23.74%	-52.05%	-30.46%	98.57%	256.39%	25.54%	-33.06%	-54.24%	89.40%	-43.97%	77.53%	17.61%	

Company: 83330

Combined View

Account Description	<u>Current Period</u>				<u>Year to Date</u>				
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF	
Operating Expense									
Contract Services									
611110 Janitorial Contract	2,931	0	-2,931	0.00	32,457	0	-32,457	0.00	
612410 Elevator Contract	1,226	0	-1,226	0.00	14,709	0	-14,709	0.00	
614168 Metal Refinish Contract	430	0	-430	0.00	4,872	0	-4,872	0.00	
Total: Contract Services	4,587	0	-4,587	0.00	52,039	0	-52,039	0.00	
Repair and Maint									
612230 Exterior Lighting	350	0	-350	0.00	700	0	-700	0.00	
612340 HVAC Repairs	0	0	0	0.00	3,000	0	-3,000	0.00	
612375 HVAC Supplies	50	0	-50	0.00	600	0	-600	0.00	
612450 Elevator Repairs	0	0	0	0.00	12,324	0	-12,324	0.00	
612510 Plumbing Repairs	5,000	0	-5,000	0.00	5,000	0	-5,000	0.00	
614140 Painting-Int/Ext	0	0	0	0.00	300	0	-300	0.00	
614148 Masonry/Tile Repairs	0	0	0	0.00	38,650	0	-38,650	0.00	
614156 Door Repairs	80	0	-80	0.00	1,960	0	-1,960	0.00	
614195 General Bldg Supplies	50	0	-50	0.00	600	0	-600	0.00	
614230 Life Safety Repairs	25	0	-25	0.00	300	0	-300	0.00	
615160 Parking Lot/Deck R&M	0	0	0	0.00	44,557	0	-44,557	0.00	
615161 Allocated Parking Deck Exp	-438	0	438	0.00	-7,153	0	7,153	0.00	
615170 Sidewalk Repairs	0	0	0	0.00	9,000	0	-9,000	0.00	
Total: Repair and Maint	5,117	0	-5,117	0.00	109,838	0	-109,838	0.00	
General Op-Ex									
612430 Elev License/Inspection	0	0	0	0.00	2,005	0	-2,005	0.00	
614170 Building Signage	200	0	-200	0.00	400	0	-400	0.00	
615305 Powerwashing	0	0	0	0.00	10,825	0	-10,825	0.00	
Total: General Op-Ex	200	0	-200	0.00	13,230	0	-13,230	0.00	
Electricity									
613110 Electricity	3,557	0	-3,557	0.00	44,347	0	-44,347	0.00	
Total: Electricity	3,557	0	-3,557	0.00	44,347	0	-44,347	0.00	
Insurance									

Company: 83330

Combined View

Account Description	Current Period				Year to Date			
	Forecast	Budget	Variance	Per SF	Forecast	Budget	Variance	Per SF
617210 Insurance Premium	1,415	0	-1,415	0.00	16,817	0	-16,817	0.00
Total: Insurance	1,415	0	-1,415	0.00	16,817	0	-16,817	0.00
Total: Operating Expense	14,876	0	-14,876	0.00	236,271	0	-236,271	0.00
Total: Net Operating Income	-14,876	0	-14,876	0.00	-236,271	0	-236,271	0.00
Total: Net Income	-14,876	0	-14,876	0.00	-236,271	0	-236,271	0.00
Total: Recurring Cash Flow	-14,876	0	-14,876	0.00	-236,271	0	-236,271	0.00
Total: Cash Flow	-14,876	0	-14,876	0.00	-236,271	0	-236,271	0.00