



Plaza Colonnade

2023 Budget Package

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Plaza Colonnade, LLC

Budget Summary

For Year 2023

Summary of Financial Operations

Net Operating Income for 2023 is budgeted to be \$5.9M which is \$712K more than 2022

Revenue: Increase of \$975K due to signed new deals for Drug Free Sports effective 1/2023 and Costar effective 2/2023, and additional leasing projections for United Way and Slalom, both effective 5/2023.

Operating Expenses: Increase of \$263K over 2022

	<u>2023 vs 2022</u>	
Contract Services	\$ (115,000)	Tower: Anticipating 11% increase for Janitorial, 7.3% increase for Dayporter, hourly increase for Security rates, increase in snow removal; Retail: Waste Removal and Security Contract increases; Garage: Contract rate increases: Elevator 3.8%; Metal Finishing 2%
Repairs & Maintenance	(46,000)	Tower: Painting Columns and Dock doors, Mosaic Tile repairs, Circle Planter Tile repairs, replacing 3rd floor and lobby entrance carpet, coating east stairwell, sod repairs, front entrance flower pots; Retail: Painting touch-ups, Contingency for roof repairs (based on age), roof assessment in July; Garage: Exhaust Fan replacement in March (based on life expectancy) \$19k, Rusted Pipe Replacement in April \$15k, Stairwell Door replacement in April \$8k; Structural Inspections monthly through June \$5k/month
General Op Ex	(9,000)	Powerwashing
Electricity	(40,000)	5.2% increase expected
Utilities	(11,000)	3% increase expected
Management Fee	(3,000)	
Taxes	(23,000)	1.5% increase expected
Tenant Specific Expenses	-	
Insurance	(25,000)	Based on Insurance Bill from Copaken
Non-Recoverable	9,000	
Total Variance	\$ (263,000)	

Summary of Leasing Status

Signed Deal with Drug Free Sports in suite 0350 (Tower). Key deals terms are as follows:

RSF: 8,135sf
 Anticipated Start: 2/1/2023
 Expire: 1/31/2028
 Term: 60 months
 Initial Rate: \$31.90 PRSF
 Escalations: 2% annually
 Tenant Improvements: \$20.00 PRSF

Signed Deal with Costar Realty in suite 0580 (Tower). Key deals terms are as follows:

RSF: 2,886sf
 Anticipated Start: 2/1/2023
 Expire: 1/31/2026
 Term: 36 months
 Initial Rate: \$33.80 PRSF
 Escalations: 2.25% annually
 Tenant Improvements: \$17.00 PRSF

Other Potential Deals

Building	Suite	RSF	Customer	Status	Start	End	Rate	Esc	Term	TI PSF
Tower	0450	15,265	United Way Spec	Spec	05/01/23	04/30/33	\$31.50	2.5%	120	\$60.00
Tower	0425	7,886	Slalom Spec	Spec	05/01/23	04/30/29	\$33.00	3.0%	72	\$30.00
Tower	0500	23,880	Stifel, Nicolaus Renewal	Spec	10/01/23	09/30/28	\$34.50	\$0.50 annually	60	\$10.00

Expirations in 2023

> None

Capital Improvements

Fitness Center \$677K
 Tenant Lounge \$569K
 Husch Restrooms \$305K
 Husch Terrace \$490K
 Garage Membrane \$450K

Capital Discussion: Pick-up Truck Purchase (FF&E) \$50K

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

	Act 2019	Act 2020	Act 2021	Act 2022	Bud 2023
Rental Revenue					
Base Rent	8,584,119	8,983,921	8,279,117	8,263,270	9,101,221
Recovery	1,839,921	1,509,183	1,172,902	1,185,959	1,291,466
Recovery - PY	(8,475)	(34,927)	(175,067)	44,816	0
Tenant Specific Reimb	214,133	175,306	180,945	175,007	178,800
Percentage Rent	0	0	0	0	0
Parking Income	739,361	801,607	643,493	706,704	750,335
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	21,711	42,869	0	(13,075)	0
SLR WOs	0	(952)	(190)	0	0
Total Rental Revenue	11,390,769	11,477,007	10,101,199	10,362,680	11,321,822
Operating Expense					
Contract Services	935,395	915,413	919,070	961,027	1,076,464
Repairs and Maintenance	409,008	409,507	456,587	359,441	405,277
General OpEx	48,835	43,204	47,433	56,046	64,727
Total Controllable Expenses	1,393,238	1,368,124	1,423,089	1,376,514	1,546,468
Non-Controllable Expenses					
Electricity	633,868	519,779	525,843	505,839	545,689
Utilities	129,225	96,805	93,999	112,822	124,095
Taxes	1,648,252	1,531,623	1,553,603	1,557,919	1,581,288
Taxes - PY Adjustments	0	(178,946)	0	0	0
Insurance	89,023	110,938	136,414	133,077	157,866
Total Non-Controllable Expenses	2,500,368	2,080,199	2,309,858	2,309,657	2,408,938
Management Fees/Alloc's					
	532,602	566,661	568,895	591,594	595,320
Total Recoverable Expenses	4,426,208	4,014,984	4,301,843	4,277,764	4,550,726
Tenant Specific Expenses	195,873	162,053	173,434	170,225	170,400
Non-Recoverable Expenses	315,623	304,453	304,793	325,445	316,028
Non-Rec/Customer Specific	511,496	466,506	478,227	495,670	486,428
Mgmt Fee Elim - Internal	0	0	0	0	0
Total Non-Recoverable Expenses	4,937,704	4,481,490	4,780,069	4,773,435	5,037,154
Net Operating Income	6,453,066	6,995,517	5,321,130	5,589,246	6,284,668
Prior Month					
Difference	6,453,066	6,995,517	5,321,130	5,589,246	6,284,668
Other Income					
SLR	(191,680)	(535,026)	(518,866)	(484,976)	(416,324)
TIF Inc Other	2,070,402	2,268,433	1,135,157	52,461	0
Def Revenue In/Out	0	(427,713)	406,119	0	0
Deferred Cash Revenue	0	427,713	(406,119)	0	0
Adjusted Net Operating Income	8,331,788	8,728,924	5,937,421	5,156,730	5,868,345

NOI DRILL DOWN
Plaza Colonnade, LLC
2022 Vs. 2023

	2019 Actuals	2020 Actuals	2021 Actuals	2022 Actuals	2023 Forecast	2022 to 2023 Variance	Pct. Var	Comments
Average Occupancy	98.48%	95.66%	86.37%	85.76%	94.22%			
Rental Revenue								
Base Rent	8,584	8,984	8,279	8,263	9,101	(16)	-0.19%	
SLR	(192)	(535)	(519)	(485)	(416)	34	-6.55%	
GAAP Rent	8,392	8,449	7,760	7,778	8,685	907	11.66%	Tower: Drug Free Sport eff 1/2023; Projections: United Way and Slalom both eff 5/1/2023, Costar eff 2/2023
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	2,070	1,841	1,541	52	0	(52)	-100.00%	Tower: 2022: TIF Income
Other Non-Cash Revenue	0	428	(406)	0	0	0	#DIV/0!	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	1,840	1,509	1,173	1,186	1,291	105	8.85%	Increase in line with increased recoverable expenses
Expense Recovery-Prior Year	(8)	(35)	(175)	45	0	(45)	-100.00%	
Tenant Specific Reimbursements	214	175	181	175	179	4	2.29%	Tower: 2023 forecast updated on recent billing activity. Offsets in expenses below.
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	22	43	0	(13)	0	13	-100.00%	Tower: Merrill Lynch: write-off of 2017 CAM billings; reserve on Aug 2022 unpaid rent-working with customer to resolve payment issue.
SLR WOs	0	(1)	0	0	0	0	0.00%	
Parking	739	802	643	707	750	43	6.08%	Tower: Additional anticipated parking relating to leasing projections
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	13,269	13,211	10,717	9,930	10,905	975	9.82%	
Operating Expense								
Contract Services	935	915	919	961	1,076	(115)	-11.97%	Tower: Anticipating 11% increase for Janitorial, 7.3% increase for Dayporter, hourly increase for Security rates, increase in snow removal; Retail: Waste Removal and Security Contract increases; Garage: Contract rate increases: Elevator 3.8%; Metal Finishing 2%
Repairs and Maintenance	409	410	457	359	405	(46)	-12.81%	Tower: Painting Columns and Dock doors, Mosaic Tile repairs, Circle Planter Tile repairs, replacing 3rd floor and lobby entrance carpet, coating east stairwell, sod repairs, front entrance flower pots; Retail: Painting touch-ups, Contingency for roof repairs (based on age), roof assessment in July; Garage: Exhaust Fan replacement in March (based on life expectancy) \$19k, Rusted Pipe Replacement in April \$15k, Stairwell Door replacement in April \$8k; Structural Inspections monthly through June \$5k/month
General OpEx	49	43	47	56	65	(9)	-16.07%	Powerwashing
Controllable Expenses	1,393	1,368	1,423	1,376	1,546	(170)	-12.35%	
Electricity	634	520	526	506	546	(40)	-7.91%	5.2% increase expected
Utilities	129	97	94	113	124	(11)	-9.73%	3% increase expected
Taxes	1,648	1,532	1,554	1,558	1,581	(23)	-1.48%	1.5% increase expected
Taxes - PY Adjustments	0	(179)	0	0	0	0	0.00%	
Insurance	89	111	136	133	158	(25)	-18.80%	Based on Insurance Bill from Copaken
Non-Controllable Expenses	2,500	2,081	2,310	2,310	2,409	(99)	-4.29%	
Management Fees/Alloc's	533	567	569	592	595	(3)	-0.51%	
Recoverable Expenses	4,426	4,016	4,302	4,278	4,550	(272)	-6.36%	
Tenant Specific Expenses	196	162	173	170	170	0	0.00%	Tower: 2023 forecast updated on recent billing activity. Offsets in revenues above.
Non-Recoverable Expenses	316	304	305	325	316	9	2.77%	
Mgmt. Fee Elim - Internal	0	0	0	0	0	0	0.00%	
Total Operating Expense	4,938	4,482	4,780	4,773	5,036	(263)	-5.51%	
Net Operating Income	8,331	8,729	5,937	5,157	5,869	712	13.81%	

Plaza Colonnade

2023	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2023 Total
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
BEGINNING OPERATING CASH BALANCE	6,262,309	6,421,137	4,942,599	2,503,939	2,696,382	2,332,130	1,104,954	1,214,592	1,038,656	1,715,841	1,765,278	1,768,694	
BEGINNING CASH MGMT BALANCE	2,109,800	2,110,200	2,110,600	2,111,000	2,111,400	2,111,800	2,112,200	2,112,600	2,113,000	113,400	113,800	114,200	
BEGINNING CD ACCOUNT BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL BEGINNING CASH BALANCE	8,372,109	8,531,338	7,053,199	4,614,939	4,807,782	4,443,930	3,217,154	3,327,192	3,151,656	1,829,242	1,879,078	1,882,895	
PLUS INCOME													
Current Cash Collections	869,702	900,732	899,028	898,448	964,756	974,066	963,486	969,959	972,573	969,380	964,723	974,969	11,321,822
Prepaid Rents/Subsequent Receipts	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers from Money Market/CD	0	0	0	0	0	0	0	0	2,000,000	0	0	0	2,000,000
Capital Call	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	869,702	900,732	899,028	898,448	964,756	974,066	963,486	969,959	2,972,573	969,380	964,723	974,969	13,321,822
LESS EXPENSES													
Operating Expenses	248,195	250,098	290,196	266,726	230,510	269,846	223,828	256,616	233,512	241,865	217,028	253,554	2,981,972
Property Insurance	0	0	0	0	0	0	0	0	130,480	0	0	0	130,480
Audit Fees	23,400	23,400	0	0	0	0	0	0	0	0	0	0	46,800
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0
Mortgage Payment	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	5,271,345
Adjustment For Tax Reassessment	0	0	0	0	0	0	0	0	0	0	0	0	0
Distribution - Copaken	0	0	0	0	0	0	0	0	0	0	0	0	0
Distribution - HIW	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Improvements	0	0	1,246,000	0	490,000	0	0	450,000	0	0	305,000	0	2,491,000
Tenant Improvements	0	49,062	1,152,480	0	0	1,492,118	0	0	1,492,118	238,800	0	1,492,118	5,916,695
Lease Commissions	0	1,617,432	209,734	0	169,219	0	190,742	0	0	0	0	0	2,187,126
Transfers to Money Market	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	710,873	2,379,270	3,337,688	706,005	1,329,008	2,201,242	853,848	1,145,895	2,295,388	919,944	961,307	2,184,950	19,025,417
ENDING OPERATING CASH BALANCE	6,421,137	4,942,599	2,503,939	2,696,382	2,332,130	1,104,954	1,214,592	1,038,656	1,715,841	1,765,278	1,768,694	558,713	
ENDING CASH MGMT ACCOUNT BALANCE	2,110,200	2,110,600	2,111,000	2,111,400	2,111,800	2,112,200	2,112,600	2,113,000	113,400	113,800	114,200	114,600	
ENDING CD ACCOUNT BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL ENDING CASH BALANCE	8,531,338	7,053,199	4,614,939	4,807,782	4,443,930	3,217,154	3,327,192	3,151,656	1,829,242	1,879,078	1,882,895	673,313	

Plaza Colonnade

2023	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2023 Total
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
LESS RESERVES													
Misc Reserves	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	
Accrued Audit Fees	27,400	8,000	12,000	16,000	20,000	24,000	28,000	32,000	36,000	40,000	44,000	48,000	
Security Deposits	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	
Mortgage Payment (reserve for Next Month)	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	439,279	
Special Assessment	0	0	0	0	0	0	0	0	0	0	0	0	
Future BI/TI/LC Reserves	16,171,935	14,505,441	11,897,227	11,897,227	11,238,008	9,745,891	9,555,149	9,105,149	7,613,032	7,374,232	7,069,232	5,577,114	
TOTAL RESERVES	16,993,161	15,307,267	12,703,054	12,707,054	12,051,835	10,563,717	10,376,976	9,930,976	8,442,858	8,208,058	7,907,058	6,418,941	
LESS OTHER DEBTS													
Due to/from Affiliates	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	
TOTAL OTHER DEBTS	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	
Available for Distribution before Adjustments	(8,484,824)	(8,277,068)	(8,111,115)	(7,922,272)	(7,630,905)	(7,369,563)	(7,072,783)	(6,802,319)	(6,636,617)	(6,351,980)	(6,047,164)	(5,768,627)	
Less Distributions Earned but not yet Paid	0	0	0	0	0	0	0	0	0	0	0	0	
Less Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	
NET FUNDS FOR DISTRIBUTION	(8,484,824)	(8,277,068)	(8,111,115)	(7,922,272)	(7,630,905)	(7,369,563)	(7,072,783)	(6,802,319)	(6,636,617)	(6,351,980)	(6,047,164)	(5,768,627)	
DISTRIBUTION ALLOCATIONS													
Copaken (50%)	(4,242,412)	(4,138,534)	(4,055,557)	(3,961,136)	(3,815,452)	(3,684,781)	(3,536,392)	(3,401,160)	(3,318,308)	(3,175,990)	(3,023,582)	(2,884,314)	
Less Total Withholding Taxes Paid	0	0	0	0	0	0	0	0	0	0	0	0	
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	
Net Copaken Share	(4,242,412)	(4,138,534)	(4,055,557)	(3,961,136)	(3,815,452)	(3,684,781)	(3,536,392)	(3,401,160)	(3,318,308)	(3,175,990)	(3,023,582)	(2,884,314)	
HIW Share (50%)	(4,242,412)	(4,138,534)	(4,055,557)	(3,961,136)	(3,815,452)	(3,684,781)	(3,536,392)	(3,401,160)	(3,318,308)	(3,175,990)	(3,023,582)	(2,884,314)	
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	
Net HIW Share	(4,242,412)	(4,138,534)	(4,055,557)	(3,961,136)	(3,815,452)	(3,684,781)	(3,536,392)	(3,401,160)	(3,318,308)	(3,175,990)	(3,023,582)	(2,884,314)	
BUILDING IMPROVEMENTS													
Fitness Center Build-Out			677,000									677,000	
Tenant Lounge			569,000									569,000	
Husch Restrooms											305,000	305,000	
Husch Terrace					490,000							490,000	
Garage Membrane								450,000				450,000	
TOTAL BUILDING IMPROVEMENTS	0	0	1,246,000	0	490,000	0	0	450,000	0	0	305,000	0	2,491,000
TENANT IMPROVEMENTS													
Suite 0425 (7,886sf) - Slalom Spec			236,580									236,580	
Suite 0450 (15,265sf) - United Way Spec			915,900									915,900	
Suite 0500 (23,880sf) - Spec lease (Stifel Renewal)										238,800		238,800	
Suite 0580 (2,886sf) - Costar		49,062										49,062	
Suite 1000 (94,239sf) - Spec lease (Husch Renewal)						1,492,118		1,492,118			1,492,118	4,476,353	
TOTAL TENANT IMPROVEMENTS	0	49,062	1,152,480	0	0	1,492,118	0	0	1,492,118	238,800	0	1,492,118	5,916,695
COMMISSIONS													
Suite 0350 (8,135sf) - Drug Free Sport, LLC			40,515									40,515	
Suite 0425 (7,886sf) - Slalom Spec					50,500							100,999	
Suite 0450 (15,265sf) - United Way Spec			118,719		118,719							237,438	
Suite 0500 (23,880sf) - Spec lease (Stifel Renewal)								190,742				190,742	
Suite 0580 (3,634sf) - Spec lease (Costar)		8,974										8,974	
Ste 1000 Husch Renewal		1,608,458										1,608,458	
TOTAL COMMISSIONS	0	1,617,432	209,734	0	169,219	0	190,742	0	0	0	0	0	2,187,126

Comparative Income Statement-Summary Plaza Colonnade-Tower

	Act 2019	Act 2020	Act 2021	Act 2022	Bud 2023
Rental Revenue					
Base Rent	8,353,795	8,752,834	8,023,465	8,006,475	8,843,284
Recovery	1,727,616	1,401,091	1,083,443	1,083,965	1,186,086
Recovery - PY	(22,008)	(43,238)	(167,637)	40,947	0
Tenant Specific Reimb	214,008	174,906	180,920	173,837	178,800
Percentage Rent	0	0	0	0	0
Parking Income	735,461	797,707	639,593	702,804	746,435
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	21,711	42,869	0	(13,075)	0
SLR WOs	0	0	0	0	0
Total Rental Revenue	11,030,582	11,126,170	9,759,784	9,994,953	10,954,605
Operating Expense					
Contract Services	855,757	830,317	829,836	867,275	974,873
Repairs and Maintenance	289,221	313,510	317,954	223,675	275,136
General OpEx	37,271	30,964	34,288	34,143	46,722
Total Controllable Expenses	1,182,249	1,174,791	1,182,078	1,125,093	1,296,731
Electricity	581,442	467,279	473,806	454,002	490,600
Utilities	129,225	96,805	93,999	112,822	124,095
Taxes	1,604,079	1,496,147	1,517,618	1,521,834	1,544,662
Taxes - PY Adjustments	0	(174,801)	0	0	0
Insurance	65,097	79,325	106,765	101,457	124,804
Non-Controllable Expenses	2,379,843	1,964,756	2,192,188	2,190,115	2,284,161
<i>Management Fees/Alloc's</i>	525,606	559,714	561,978	584,705	587,289
Total Recoverable Expenses	4,087,698	3,699,260	3,936,244	3,899,913	4,168,181
<i>Non-Rec/Customer Specific</i>	503,468	466,106	478,257	494,696	486,428
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Operating Expense	4,591,165	4,165,366	4,414,500	4,394,609	4,654,609
Net Operating Income	6,439,417	6,960,804	5,345,284	5,600,344	6,299,996
Prior Month					
Difference	6,439,417	6,960,804	5,345,284	5,600,344	6,299,996
Other Income					
SLR	(188,938)	(538,171)	(523,606)	(489,527)	(420,874)
TIF Inc Other	2,070,402	2,268,433	1,135,157	52,461	0
Def Revenue In/Out	0	(406,119)	406,119	0	0
Deferred Cash Revenue	0	406,119	(406,119)	0	0
Adjusted Net Operating Income	8,320,881	8,691,067	5,956,835	5,163,278	5,879,122

NOI DRILL DOWN
Plaza Colonnade Tower
2022 Vs. 2023

	2019 Actuals	2020 Actuals	2021 Actuals	2022 Actuals	2023 Forecast	2022 to 2023 Variance	Pct. Var	Comments
Average Occupancy	98.44%	95.54%	86.00%	85.36%	94.06%			
Rental Revenue								
Base Rent	8,354	8,753	8,023	8,006	8,843	489	5.85%	
SLR	(189)	(538)	(524)	(490)	(421)	(232)	122.75%	
GAAP Rent	8,165	8,215	7,500	7,517	8,422	905	12.04%	Signed Deals: Drug Free Sport (8,135sf) effective 1/2023; Lease Projections: United Way (15,265sf) and Slalom (7,886sf) both effective 5/1/2023, Costar (2,886sf) effective 2/2023
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	2,070	1,862	1,541	52	0	(52)	-100.00%	2022: TIF Income
Other Non-Cash Revenue	0	406	(406)	0	0	0	0.00%	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	1,728	1,401	1,083	1,084	1,186	102	9.41%	
Expense Recovery-Prior Year	(22)	(43)	(168)	41	0	(41)	-100.00%	
Tenant Specific Reimbursements	214	175	181	174	179	5	2.87%	2023 forecast updated on recent billing activity. Offsets in expenses below.
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	22	43	0	(13)	0	13	-100.00%	Merrill Lynch: write-off of 2017 CAM billings; reserve on Aug 2022 unpaid rent-working with customer to resolve payment issue.
SLR WOs	0	0	0	0	0	0	0.00%	
Parking	735	798	640	703	746	43	6.12%	Additional anticipated parking relating to leasing projections
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	12,912	12,857	10,371	9,558	10,533	975	10.20%	
Operating Expense								
Contract Services	856	830	830	867	975	(108)	-12.46%	Anticipating 11% increase for Janitorial, 7.3% increase for Dayporter, hourly increase for Security rates, increase in snow removal
Repairs and Maintenance	289	314	318	224	275	(51)	-22.77%	2023: Painting Columns and Dock doors, Mosaic Tile repairs, Circle Planter Tile repairs, replacing 3rd floor and lobby entrance carpet, coating east stairwell, sod repairs, front entrance flower pots
General OpEx	37	31	34	34	47	(13)	-38.24%	Powerwashing
Controllable Expenses	1,182	1,175	1,182	1,125	1,297	(172)	-15.29%	
Electricity	581	467	474	454	491	(37)	-8.15%	5.2% increase expected
Utilities	129	97	94	113	124	(11)	-9.73%	3% increase expected
Taxes	1,604	1,496	1,518	1,522	1,545	(23)	-1.51%	1.5% increase expected
Taxes - PY Adjustments	0	(175)	0	0	0	0	0.00%	
Insurance	65	79	107	101	125	(24)	-23.76%	Based on Insurance Bill from Copaken
Non-Controllable Expenses	2,379	1,964	2,193	2,190	2,285	(95)	-4.34%	
Management Fees/Alloc's	526	560	562	585	587	(2)	-0.34%	
Recoverable Expenses	4,087	3,699	3,937	3,900	4,169	(269)	-6.90%	
Tenant Specific Expenses	196	162	173	169	170	(1)	-0.59%	2023 forecast updated on recent billing activity. Offsets in revenues above.
Non-Recoverable Expenses	308	304	305	325	316	9	2.77%	
Mgmt. Fee Elim - Internal	0	0	0	0	0	0	0.00%	
Total Operating Expense	4,591	4,165	4,415	4,394	4,655	(261)	-5.94%	
Net Operating Income	8,321	8,692	5,956	5,164	5,878	714	13.83%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Square Feet		283,652													
2022 Occupancy %		86.82%	86.82%	85.53%	85.53%	85.53%	85.53%	85.53%	83.70%	84.85%	84.85%	84.85%	84.85%	85.36%	Avg
2023 Occupancy %		87.71%	88.73%	88.73%	88.73%	96.89%	96.89%	96.89%	96.89%	96.89%	96.79%	96.79%	96.79%	94.06%	Avg
511110	2022 Act/Ref	654,274	656,264	647,179	647,355	647,355	647,567	647,567	633,813	642,024	642,024	642,134	643,032	7,750,587	27.32
Base Rent	2023 Act/Ref	652,798	672,786	672,786	672,963	734,720	734,932	734,932	734,932	737,267	745,227	745,337	746,235	8,584,916	30.27
	Variance	-1,475	16,523	25,608	25,608	87,365	87,365	87,365	101,119	95,243	103,203	103,203	103,203	834,329	2.94
	%	-0.23%	2.52%	3.96%	3.96%	13.50%	13.49%	13.49%	15.95%	14.83%	16.07%	16.07%	16.05%	10.76%	
511115	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Early Possession Rnt Abatement	2023 Act/Ref	-9,766	0	0	0	0	0	0	0	0	0	0	0	-9,766	-0.03
	Variance	-9,766	0	0	0	0	0	0	0	0	0	0	0	-9,766	-0.03
	%	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%	
511120	2022 Act/Ref	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,600	1,600	1,600	18,300	0.06
Gross Potential - Retai	2023 Act/Ref	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	0	0	0	14,400	0.05
	Variance	100	100	100	100	100	100	100	100	100	-1,600	-1,600	-1,600	-3,900	-0.01
	%	6.67%	6.67%	6.67%	6.67%	6.67%	6.67%	6.67%	6.67%	6.67%	-100.00%	-100.00%	-100.00%	-21.31%	
511125	2022 Act/Ref	0	0	0	0	0	0	0	0	-7,539	-7,539	0	0	-15,079	-0.05
Rent Abatements	2023 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	7,539	7,539	0	0	15,079	0.05
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	-100.00%	
511185	2022 Act/Ref	-37	-33	-37	-36	-37	-36	-37	-37	-36	-37	-36	-37	-435	0.00
Base Rent - Lse Incentive	2023 Act/Ref	-37	-33	-37	-36	-37	-36	-37	-37	-36	0	0	0	-326	0.00
	Variance	0	0	0	0	0	0	0	0	0	37	36	37	109	0.00
	%	0.11%	0.06%	0.11%	0.08%	0.08%	0.11%	0.08%	0.11%	0.08%	-100.00%	-100.00%	-100.00%	-25.14%	
519140	2022 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

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
512130	2022 Act/Ref	-8,246	-4,114	-1,415	6,175	-16,153	10,293	-14,899	-8,536	-45,373	-12,170	6,701	0	-87,737	-0.31
CAM Inc - CY Adj	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	8,246	4,114	1,415	-6,175	16,153	-10,293	14,899	8,536	45,373	12,170	-6,701	0	87,737	0.31
	%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	
512140	2022 Act/Ref	0	0	0	40,947	0	0	0	0	0	0	0	0	40,947	0.14
CAM Inc - PY Adj	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	-40,947	0	0	0	0	0	0	0	0	-40,947	-0.14
	%	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	2022 Act/Ref	89,914	94,045	92,435	140,972	87,610	114,056	88,864	94,246	56,888	72,852	100,342	92,687	1,124,912	3.97
Recovery	2023 Act/Ref	101,638	101,958	99,505	99,295	94,394	106,010	96,522	104,196	98,550	94,907	90,087	99,023	1,186,086	4.18
	Variance	11,724	7,913	7,070	-41,677	6,783	-8,047	7,658	9,950	41,662	22,055	-10,255	6,336	61,173	0.22
	%	13.04%	8.41%	7.65%	-29.56%	7.74%	-7.06%	8.62%	10.56%	73.23%	30.27%	-10.22%	6.84%	5.44%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Expenses Billed to Tenant	1000	-1,900	-1,900	-1,900	-1,900	-1,900	-1,900	-1,900	-1,900	-1,900	-1,900	-1,900	-1,900	-22,800	
512210	2022 Act/Ref	1,560	1,626	873	0	1,693	5,370	974	720	6,623	847	1,127	1,560	22,970	0.08
Expenses Billed to Tenant	2023 Act/Ref	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800	0.08
	Variance	340	274	1,027	1,900	207	-3,470	927	1,180	-4,723	1,053	773	340	-170	0.00
	%	21.82%	16.82%	117.69%	100.00%	12.22%	-64.62%	95.17%	164.06%	-71.31%	124.45%	68.66%	21.79%	-0.74%	
512215	2022 Act/Ref	1,920	76	1,540	-2,474	379	830	50	299	152	152	194	0	3,119	0.01
Markup - Expenses Billed to TT	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-1,920	-76	-1,540	2,474	-379	-830	-50	-299	-152	-152	-194	0	-3,119	-0.01
	%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: AHU Bldg Svcs Inc NonRecurring	1000	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-8,400	
512220	2022 Act/Ref	0	833	-417	0	0	0	245	-245	0	0	0	1,050	1,467	0.01
AHU Bldg Svcs Income	2023 Act/Ref	700	700	700	700	700	700	700	700	700	700	700	700	8,400	0.03
	Variance	700	-133	1,117	700	700	700	455	945	700	700	700	-350	6,934	0.02
	%	100.00%	-15.97%	-268.07%	100.00%	100.00%	100.00%	185.71%	-385.71%	100.00%	100.00%	100.00%	-33.33%	472.79%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: AHU Bldg Svcs Exp NonRecurring	1000	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-3,600	
512225	2022 Act/Ref	0	-238	-179	0	0	0	105	-105	0	0	0	450	34	0.00
AHU Bldg Svcs Exp Reimb	2023 Act/Ref	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.01
	Variance	300	538	479	300	300	300	195	405	300	300	300	-150	3,567	0.01
	%	100.00%	-226.05%	-268.07%	100.00%	100.00%	100.00%	185.71%	-385.71%	100.00%	100.00%	100.00%	-33.33%	10646.27%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Utility Reimb NonRecurring	1000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-144,000	
512230	2022 Act/Ref	16,395	13,884	15,149	11,297	7,816	9,728	11,353	11,991	13,145	17,157	3,333	15,000	146,248	0.52
Electricity Reimbursement	2023 Act/Ref	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	144,000	0.51
	Variance	-4,395	-1,884	-3,149	703	4,184	2,272	647	9	-1,145	-5,157	8,667	-3,000	-2,248	-0.01
	%	-26.81%	-13.57%	-20.79%	6.22%	53.54%	23.36%	5.70%	0.08%	-8.71%	-30.06%	260.09%	-20.00%	-1.54%	
TOTAL	2022 Act/Ref	19,875	16,181	16,967	8,823	9,888	15,928	12,727	12,659	19,920	18,156	4,653	18,060	173,837	0.61
Reimbursed Expenses	2023 Act/Ref	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900	178,800	0.63
	Variance	-4,975	-1,281	-2,067	6,077	5,012	-1,028	2,173	2,241	-5,020	-3,256	10,247	-3,160	4,963	0.02
	%	-25.03%	-7.92%	-12.18%	68.87%	50.69%	-6.45%	17.08%	17.70%	-25.20%	-17.93%	220.22%	-17.50%	2.86%	
519160	2022 Act/Ref	42,600	42,600	42,600	43,160	42,880	42,880	42,880	42,880	42,880	42,880	42,880	42,880	514,000	1.81
Parking Income-Contract	2023 Act/Ref	42,880	43,705	43,425	43,425	49,125	49,125	49,125	49,125	49,125	49,125	49,125	49,125	566,435	2.00
	Variance	280	1,105	825	265	6,245	6,245	6,245	6,245	6,245	6,245	6,245	6,245	52,435	0.18
	%	0.66%	2.59%	1.94%	0.61%	14.56%	14.56%	14.56%	14.56%	14.56%	14.56%	14.56%	14.56%	10.20%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Parking Income - Tenant	1000	-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	
519165	2022 Act/Ref	24,579	11,627	12,202	12,422	16,458	15,541	16,247	17,535	15,841	15,367	15,985	15,000	188,804	0.67
Parking Income-Tenant	2023 Act/Ref	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	0.63
	Variance	-9,579	3,373	2,798	2,578	-1,458	-541	-1,247	-2,535	-841	-367	-985	0	-8,804	-0.03
	%	-38.97%	29.01%	22.93%	20.75%	-8.86%	-3.48%	-7.67%	-14.46%	-5.31%	-2.39%	-6.16%	0.00%	-4.66%	
TOTAL	2022 Act/Ref	67,179	54,227	54,802	55,582	59,338	58,421	59,127	60,415	58,721	58,247	58,865	57,880	702,804	2.48
Parking	2023 Act/Ref	57,880	58,705	58,425	58,425	64,125	64,125	64,125	64,125	64,125	64,125	64,125	64,125	746,435	2.63

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
	Variance	-9,299	4,478	3,623	2,843	4,787	5,704	4,998	3,710	5,404	5,878	5,260	6,245	43,631	0.15
	%	-13.84%	8.26%	6.61%	5.11%	8.07%	9.76%	8.45%	6.14%	9.20%	10.09%	8.94%	10.79%	6.21%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: PILOTS	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: EATS	2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
512275	2022 Act/Ref	0	0	0	4,509	47,952	0	0	0	0	0	0	0	52,461	0.18
TIF Inc Other	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	-4,509	-47,952	0	0	0	0	0	0	0	-52,461	-0.18
	%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
TOTAL	2022 Act/Ref	0	0	0	4,509	47,952	0	0	0	0	0	0	0	52,461	0.18
Other Rents	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	-4,509	-47,952	0	0	0	0	0	0	0	-52,461	-0.18
	%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
519130	2022 Act/Ref	0	0	0	0	0	0	0	0	0	-5,788	-7,287	0	-13,075	-0.05
Bad Debts	2023 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	5,788	7,287	0	13,075	0.05
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	-100.00%	
TOTAL	2022 Act/Ref	0	0	0	0	0	0	0	0	0	-5,788	-7,287	0	-13,075	-0.05
Bad Debts	2023 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	5,788	7,287	0	13,075	0.05
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	0.00%	-100.00%	
TOTAL	2022 Act/Ref	809,293	796,783	791,733	837,426	832,327	816,045	786,344	779,460	761,427	774,231	780,384	792,436	9,557,887	33.70
Rental Revenue	2022 Act/Ref	808,316	830,025	827,288	827,090	896,159	907,809	898,357	906,031	904,803	909,518	0	913,635	10,533,731	37.14
	Variance	-977	33,242	35,556	-10,336	63,832	91,764	112,014	126,571	143,377	135,287	124,315	121,198	975,844	3.44
	%	-0.12%	4.17%	4.49%	-1.23%	7.67%	11.25%	14.24%	16.24%	18.83%	17.47%	15.93%	15.29%	10.21%	
611110	2022 Act/Ref	18,944	18,944	17,912	18,428	18,428	18,428	18,428	18,428	18,428	18,428	18,428	18,944	222,168	0.78
Janitorial Contract	2023 Act/Ref	21,198	21,444	21,444	21,444	23,416	23,416	23,416	23,416	23,416	23,391	23,391	23,391	272,781	0.96
	Variance	-2,254	-2,500	-3,531	-3,016	-4,988	-4,988	-4,988	-4,988	-4,988	-4,963	-4,963	-4,447	-50,613	-0.18

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
	%	-11.90%	-13.20%	-19.71%	-16.36%	-27.07%	-27.07%	-27.07%	-27.07%	-27.07%	-26.93%	-26.93%	-23.47%	-22.78%		
<i>2023 Notes: 11% increase in rate in 2023 to 0.0852</i>																
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Interior Dayporter	1000	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	49,380	
611115	2022 Act/Ref	3,251	3,251	3,251	3,251	3,251	3,251	3,251	3,251	3,251	3,251	3,251	3,251	3,251	39,011	0.14
Dayporter Contract	2023 Act/Ref	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	4,115	49,380	0.17
	Variance	-864	-864	-864	-864	-864	-864	-864	-864	-864	-864	-864	-864	-864	-10,369	-0.04
	%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	-26.58%	
<i>2023 Notes: 7.3% increase effective 1/2023</i>																
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Waste Management - Waste	1000	580	580	580	580	580	580	580	580	580	580	580	580	580	6,960	
Sup. Sched.: Liberty Compactor Rental	2000	336	336	336	336	336	336	336	336	336	336	336	336	336	4,035	
Sup. Sched.: Waste Management - Recycle	3000	597	597	597	597	597	597	597	597	597	597	597	597	597	7,158	
611130	2022 Act/Ref	2,035	430	1,794	1,313	1,459	1,436	2,665	1,220	1,435	1,003	495	1,310	16,595	0.06	
Waste Remov Contract	2023 Act/Ref	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	18,154	0.06	
	Variance	522	-1,083	281	-200	-54	-77	1,152	-292	-78	-510	-1,017	-203	-1,559	-0.01	
	%	25.65%	-251.81%	15.68%	-15.23%	-3.67%	-5.37%	43.23%	-23.96%	-5.46%	-50.82%	-205.42%	-15.48%	-9.39%		
<i>2023 Notes: Based on updated contract 10/28/22 effective 1/2023, Based on updated contract 10/28/22 effective 1/2023</i>																
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Lower Commercial	1000	160	160	160	160	160	160	160	160	160	160	160	160	160	1,920	
Sup. Sched.: Lobby Glass	2000	575	575	575	575	575	575	575	575	575	575	575	575	575	6,900	
Sup. Sched.: Interior Cleaning	3000	0	0	0	0	1,900	0	0	0	0	0	0	0	1,900		
Sup. Sched.: Exterior Cleaning	4000	0	0	0	4,500	0	0	0	0	0	4,500	0	0	9,000		
611160	2022 Act/Ref	735	0	575	7,245	495	575	480	700	1,955	6,405	455	895	20,515	0.07	
Window Clean Contract	2023 Act/Ref	735	735	735	5,235	2,635	735	735	735	735	5,235	735	735	19,720	0.07	
	Variance	0	-735	-160	2,010	-2,140	-160	-255	-35	1,220	1,170	-280	160	795	0.00	
	%	0.00%	100.00%	-27.83%	27.74%	-432.32%	-27.83%	-53.13%	-5.00%	62.40%	18.27%	-61.54%	17.88%	3.88%		
<i>2023 Notes: One time annually, Two times annually</i>																
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Emergency Generator Contract	1000	0	0	0	0	0	0	0	3,500	0	0	0	0	3,500		
612250	2022 Act/Ref	0	0	0	0	0	0	0	0	0	3,500	24	0	3,524	0.01	
Emergency Generator Contract	2023 Act/Ref	0	0	0	0	0	0	0	3,500	0	0	0	0	3,500	0.01	
	Variance	0	0	0	0	0	0	0	-3,500	0	3,500	24	0	24	0.00	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

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%	100.00%	0.00%	100.00%	100.00%	0.00%	0.69%	
<i>2023 Notes: Cummins</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Control Service	1000	2,485	0	0	2,485	0	0	2,485	0	0	2,485	0	0	9,940	
Sup. Sched.: Flo-Zone	2000	1,238	1,238	1,238	1,238	1,238	1,349	1,349	1,349	1,349	1,349	1,349	1,349	15,635	
612310	2022 Act/Ref	3,871	1,238	1,238	3,723	1,238	1,386	1,238	1,238	3,871	1,238	3,871	1,238	25,392	0.09
HVAC Contract	2023 Act/Ref	3,723	1,238	1,238	3,723	1,238	1,349	3,834	1,349	1,349	3,834	1,349	1,349	25,575	0.09
	Variance	148	0	0	0	0	37	-2,596	-111	2,522	-2,596	2,522	-111	-182	0.00
	%	3.82%	0.00%	0.00%	0.00%	0.00%	2.69%	-209.60%	-8.93%	65.15%	-209.60%	65.15%	-8.93%	-0.72%	
<i>2023 Notes: Rate updated for new 5 yr contract eff 6/2023.</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Elevator Contract	1000	2,584	2,584	2,584	2,584	2,584	2,584	2,584	2,584	2,584	2,584	2,584	2,584	31,011	
Sup. Sched.: Retail Allocation	2000	-34	-34	-34	-34	-34	-34	-34	-34	-34	-34	-34	-34	-409	
612410	2022 Act/Ref	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,510	30,034	0.11
Elevator Contract	2023 Act/Ref	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	30,602	0.11
	Variance	-48	-48	-48	-48	-48	-48	-48	-48	-48	-48	-48	-40	-568	0.00
	%	-1.92%	-1.92%	-1.92%	-1.92%	-1.92%	-1.92%	-1.92%	-1.92%	-1.92%	-1.92%	-1.92%	-1.59%	-1.89%	
<i>2023 Notes: 5yr Contract - 12/2023 (67%) 3.28% increase estimated , 1.32% of Tower Amount</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Odom's Monthly Pest Control	1000	100	100	100	100	100	100	100	100	100	100	100	100	1,200	
Sup. Sched.: Odom's Termite Treatment	2000	0	750	0	0	0	0	0	0	0	0	0	0	750	
Sup. Sched.: Odom's Misc. Pest Control	3000	0	0	100	0	0	100	0	0	100	0	0	100	400	
614166	2022 Act/Ref	100	155	100	850	100	100	100	100	100	145	150	200	2,200	0.01
Pest Control Contract	2023 Act/Ref	100	850	200	100	100	200	100	100	200	100	100	200	2,350	0.01
	Variance	0	-695	-100	750	0	-100	0	0	-100	45	50	0	-150	0.00
	%	0.00%	-448.39%	-100.00%	88.24%	0.00%	-100.00%	0.00%	0.00%	-100.00%	31.03%	33.33%	0.00%	-6.82%	
<i>2023 Notes: no increase for 2023 , no increase for 2023 , Contingency</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Metal Maint Annual Contract	1000	995	995	995	995	995	995	995	995	995	995	995	995	11,934	
614168	2022 Act/Ref	942	942	1,033	942	1,883	92	942	942	942	942	942	942	11,484	0.04
Metal Refinish Contract	2023 Act/Ref	995	995	995	995	995	995	995	995	995	995	995	995	11,934	0.04
	Variance	-53	-53	39	-53	889	-903	-53	-53	-53	-53	-53	-53	-450	0.00
	%	-5.61%	-5.61%	3.76%	-5.61%	47.19%	-984.87%	-5.61%	-5.61%	-5.61%	-5.61%	-5.61%	-5.57%	-3.92%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
<i>2023 Notes: New contract 1/2023 - 2 year Contract</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Cintas	1000	50	50	50	50	50	50	50	50	50	50	50	50	50	600
614210	2022 Act/Ref	915	0	275	0	0	0	0	0	0	0	538	48	1,776	0.01
Life Safety Contract	2023 Act/Ref	50	50	50	50	50	50	50	50	50	50	50	50	600	0.00
	Variance	865	-50	225	-50	-50	-50	-50	-50	-50	-50	488	-2	1,176	0.00
	%	94.54%	100.00%	81.82%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	90.71%	-4.17%	66.22%	
<i>2023 Notes: Allied Universal: \$24.79/hr guards and \$29.17/hr supervisor; effective 1/2023 Annual Contract , 2.7 % Retail Allocation</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Security Contract	1000	34,019	34,019	34,019	34,019	34,019	34,019	34,019	34,019	34,019	34,019	34,019	34,019	34,019	408,223
Sup. Sched.: Retail Allocation	2000	-919	-919	-919	-919	-919	-919	-919	-919	-919	-919	-919	-919	-919	-11,022
614310	2022 Act/Ref	29,802	25,382	31,050	28,027	30,900	29,171	35,263	33,448	26,766	39,557	32,708	35,163	377,237	1.33
Security Contract	2023 Act/Ref	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	397,201	1.40
	Variance	-3,298	-7,718	-2,050	-5,073	-2,200	-3,929	2,163	348	-6,334	6,457	-392	2,063	-19,964	-0.07
	%	-11.07%	-30.41%	-6.60%	-18.10%	-7.12%	-13.47%	6.13%	1.04%	-23.67%	16.32%	-1.20%	5.87%	-5.29%	
<i>2023 Notes: Updated contract eff 1/2023 - 2 year , New contract 2023</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Wood Maint Contract	1000	99	99	99	99	99	99	99	99	99	99	99	99	99	1,188
Sup. Sched.: Scent Service	2000	95	95	95	95	95	95	95	95	95	95	95	95	95	1,140
614390	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	917	282	1,198	0.00
Contracts - Other	2023 Act/Ref	194	194	194	194	194	194	194	194	194	194	194	194	2,328	0.01
	Variance	-194	-194	-194	-194	-194	-194	-194	-194	-194	-194	723	88	-1,130	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	78.84%	31.13%	-94.26%	
<i>2023 Notes: Studio Dan Meiners , True Moss</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: RR/Lobby Table Flowers	1000	1,602	1,602	2,043	1,602	1,602	1,602	1,602	2,043	1,602	1,602	1,602	1,602	1,602	20,106
Sup. Sched.: Lobby Plants/Blooming Rotation	2000	379	379	379	379	379	379	379	379	379	379	379	379	379	4,548
615141	2022 Act/Ref	366	4,013	1,981	1,981	379	4,024	1,981	1,602	3,181	1,602	2,422	1,952	25,482	0.09
Landscpg Int Contract	2023 Act/Ref	1,981	1,981	2,422	1,981	1,981	1,981	1,981	2,422	1,981	1,981	1,981	1,981	24,654	0.09
	Variance	-1,615	2,032	-441	0	-1,602	2,043	0	-820	1,200	-379	441	-29	828	0.00
	%	-441.88%	50.64%	-22.28%	-0.01%	-422.54%	50.77%	-0.01%	-51.22%	37.71%	-23.69%	18.22%	-1.49%	3.25%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Landscape Maintenance	1000	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	31,124	
Sup. Sched.: Retail Allocation	2000	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-813	
615220	2022 Act/Ref	0	2,376	4,752	2,376	2,376	2,376	2,310	2,442	1,865	2,887	2,376	2,376	28,512	0.10
Landscape Ext Contract	2023 Act/Ref	2,526	2,526	2,526	2,526	2,526	2,526	2,526	2,526	2,526	2,526	2,526	2,526	30,310	0.11
	Variance	-2,526	-150	2,226	-150	-150	-150	-216	-84	-661	361	-150	-150	-1,799	-0.01
	%	100.00%	-6.31%	46.85%	-6.31%	-6.31%	-6.31%	-9.33%	-3.45%	-35.46%	12.52%	-6.31%	-6.32%	-6.31%	
	<i>2023 Notes: Signature Landscape , 2.7% of Tower Allocation</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Snow Removal	1000	26,000	30,000	15,000	7,000	0	0	0	0	0	0	3,000	7,000	88,000	
Sup. Sched.: Retail Allocation	2000	-702	-810	-405	-109	0	0	0	0	0	0	-81	-109	-2,216	
615250	2022 Act/Ref	8,135	16,445	19,816	7,859	0	0	0	0	-1,406	1,406	1,500	8,391	62,146	0.22
Snow Removal Contract	2023 Act/Ref	25,298	29,190	14,595	6,891	0	0	0	0	0	0	2,919	6,891	85,784	0.30
	Variance	-17,163	-12,745	5,221	968	0	0	0	0	-1,406	1,406	-1,419	1,500	-23,638	-0.08
	%	-210.97%	-77.51%	26.35%	12.32%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	-94.60%	17.88%	-38.04%	
	<i>2023 Notes: Based on Historical Data , 2.7% of Tower Total</i>														
TOTAL	2022 Act/Ref	71,598	75,678	86,280	78,497	63,012	63,341	69,160	65,873	62,889	82,866	70,580	77,502	867,275	3.06
Contract Services	2023 Act/Ref	98,078	100,480	85,676	84,416	74,413	72,724	75,109	76,565	72,724	79,583	75,517	79,589	974,873	3.44
	Variance	-26,480	-24,803	604	-5,919	-11,400	-9,383	-5,949	-10,692	-9,835	3,283	-4,937	-2,087	-107,598	-0.38
	%	-36.98%	-32.77%	0.70%	-7.54%	-18.09%	-14.81%	-8.60%	-16.23%	-15.64%	3.96%	-7.00%	-2.69%	-12.41%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Janitorial Supplies	1000	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	
611185	2022 Act/Ref	972	810	1,893	2,426	1,707	1,985	4,238	3,402	1,945	2,674	3,881	3,900	29,834	0.11
Janitorial Supplies	2023 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	-1,528	-1,690	-607	-74	-793	-515	1,738	902	-555	174	1,381	1,400	-166	0.00
	%	-157.12%	-208.54%	-32.08%	-3.03%	-46.48%	-25.94%	41.01%	26.51%	-28.52%	6.52%	35.58%	35.90%	-0.55%	
	<i>2023 Notes: Based on 2022 average usage</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Leather Cleaning	1000	1,800	0	0	0	0	0	0	0	0	0	0	0	1,800	
Sup. Sched.: Common Area Carpet/Lobby	2000	1,256	0	0	1,256	0	0	1,256	0	0	1,256	0	0	5,024	
Sup. Sched.: Entry/Lobby Carpet	3000	0	300	300	0	300	300	0	300	300	0	300	300	2,400	
Sup. Sched.: Grout - RR/Elevator Areas	4000	0	3,500	0	0	3,500	0	0	3,500	0	0	3,500	0	14,000	
Sup. Sched.: Misc Carpet Cleaning	5000	0	0	300	0	0	300	0	0	300	0	0	300	1,200	
Sup. Sched.: Lower Level Floor Polishing	6000	0	0	0	0	0	0	0	0	0	6,950	0	0	6,950	

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Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Sup. Sched.: Freight Vestibule Floor Polish	7000	0	0	0	0	0	0	0	0	0	5,400	0	0	5,400	
611190	2022 Act/Ref	3,056	3,800	300	1,256	300	4,075	1,256	300	3,800	1,256	425	16,125	35,948	0.13
Janitorial-Other	2023 Act/Ref	3,056	3,800	600	1,256	3,800	600	1,256	3,800	600	13,606	3,800	600	36,774	0.13
	Variance	0	0	-300	0	-3,500	3,475	0	-3,500	3,200	-12,350	-3,375	15,525	-826	0.00
	%	0.00%	0.00%	-100.00%	-0.01%	-1166.67%	85.28%	-0.01%	-1166.67%	84.21%	-983.41%	-794.12%	96.28%	-2.30%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Infrared Scan	1000	0	0	0	0	0	3,200	0	0	0	0	0	1,600	4,800	
Sup. Sched.: Misc Repairs	2000	0	0	500	0	0	500	0	0	500	0	0	500	2,000	
612210	2022 Act/Ref	0	0	0	0	0	2,600	2,092	0	60	0	0	1,575	6,327	0.02
Electrical Repairs	2023 Act/Ref	0	0	500	0	0	3,700	0	0	500	0	0	2,100	6,800	0.02
	Variance	0	0	-500	0	0	-1,100	2,092	0	-440	0	0	-525	-473	0.00
	%	0.00%	0.00%	100.00%	0.00%	0.00%	-42.31%	100.00%	0.00%	-733.33%	0.00%	0.00%	-33.33%	-7.48%	
	2023 Notes:	Scantek 2023 , Contingency													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Lighting Supplies	1000	525	525	525	525	525	525	525	525	525	525	525	525	6,300	
612240	2022 Act/Ref	0	33	42	1,816	883	0	52	1,724	1,167	157	88	417	6,379	0.02
Electrical Supplies	2023 Act/Ref	525	525	525	525	525	525	525	525	525	525	525	525	6,300	0.02
	Variance	-525	-492	-483	1,291	358	-525	-474	1,199	642	-368	-437	-108	79	0.00
	%	100.00%	-1474.21%	-1136.17%	71.09%	40.55%	100.00%	-919.42%	69.55%	55.00%	-234.03%	-494.03%	-26.00%	1.24%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc Repairs	1000	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	33,120	
612340	2022 Act/Ref	0	4,587	0	328	0	2,877	139	0	16,902	0	6,797	745	32,375	0.11
HVAC Repairs	2023 Act/Ref	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	33,120	0.12
	Variance	-2,760	1,827	-2,760	-2,432	-2,760	117	-2,621	-2,760	14,142	-2,760	4,037	-2,015	-745	0.00
	%	100.00%	39.82%	100.00%	-741.46%	100.00%	4.06%	-1885.61%	100.00%	83.67%	100.00%	59.39%	-270.23%	-2.30%	
	2023 Notes:	Contingency													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Filters	1000	3,700	0	0	2,000	0	1,750	0	475	0	2,000	0	0	9,925	
Sup. Sched.: Misc Parts	2000	0	0	650	0	0	650	0	0	650	0	0	650	2,600	
612375	2022 Act/Ref	0	2,326	0	1,558	0	0	299	0	2,397	388	1,395	0	8,363	0.03
HVAC Supplies	2023 Act/Ref	3,700	0	650	2,000	0	2,400	0	475	650	2,000	0	650	12,525	0.04
	Variance	-3,700	2,326	-650	-442	0	-2,400	299	-475	1,747	-1,612	1,395	-650	-4,162	-0.01
	%	100.00%	100.00%	100.00%	-28.35%	0.00%	100.00%	100.00%	100.00%	72.89%	-414.89%	100.00%	100.00%	-49.77%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Misc - Elevator Repairs	1000	25	25	25	25	25	25	25	25	25	25	25	25	300	
612450	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	25	25	0.00
Elevator Repairs	2023 Act/Ref	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
	Variance	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	0	-275	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-1100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Backflow City Water Line	1000	0	0	0	0	0	0	0	0	0	0	0	300	300	
Sup. Sched.: Backflow Cooling Tower	2000	0	0	0	0	0	0	0	0	0	0	0	300	300	
Sup. Sched.: Water Heater Replacement	3000	0	0	0	0	0	2,500	0	0	0	0	0	0	2,500	
Sup. Sched.: Misc Repairs	4000	0	0	150	0	0	150	0	0	150	0	0	150	600	
Sup. Sched.: Stack Cleaning	5000	0	2,548	0	0	0	0	0	2,548	0	0	0	0	5,096	
612510	2022 Act/Ref	0	5,096	0	0	670	0	135	0	0	0	2,737	0	8,638	0.03
Plumbing Repairs	2023 Act/Ref	0	2,548	150	0	0	2,650	0	2,548	150	0	0	750	8,796	0.03
	Variance	0	2,548	-150	0	670	-2,650	135	-2,548	-150	0	2,737	-750	-158	0.00
	%	0.00%	50.00%	100.00%	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%	-1.83%	
	<i>2023 Notes: Contingency</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Plumbing Supplies	1000	150	0	150	0	150	0	150	0	150	0	150	0	900	
612570	2022 Act/Ref	0	0	11	0	0	0	0	0	0	0	64	0	76	0.00
Plumbing Supplies	2023 Act/Ref	150	0	150	0	150	0	150	0	150	0	150	0	900	0.00
	Variance	-150	0	-139	0	-150	0	-150	0	-150	0	-86	0	-824	0.00
	%	100.00%	0.00%	-1207.76%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	0.00%	-133.61%	0.00%	-1089.22%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Exterior Building - Columns	1000	0	0	0	0	2,500	0	0	0	0	0	0	0	2,500	
Sup. Sched.: Misc Painting	2000	1,000	0	0	0	0	1,000	0	0	0	0	0	0	2,000	
Sup. Sched.: Exterior Dock Door	3000	0	0	0	0	1,000	0	0	0	0	1,000	0	0	2,000	
614140	2022 Act/Ref	0	0	0	0	0	3,011	0	0	0	0	0	1,000	4,011	0.01
Painting-Int/Ext	2023 Act/Ref	1,000	0	0	0	3,500	1,000	0	0	0	1,000	0	0	6,500	0.02
	Variance	-1,000	0	0	0	-3,500	2,011	0	0	0	-1,000	0	1,000	-2,489	-0.01
	%	100.00%	0.00%	0.00%	0.00%	100.00%	66.79%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	-62.06%	
	<i>2023 Notes: Columns , Dock Door</i>														

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Mosaic Tile Repairs	1000	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000	
Sup. Sched.: Circle Planter Tile Repair	2000	0	0	0	0	5,000	0	0	0	0	0	0	0	5,000	
614148	2022 Act/Ref	0	0	0	0	0	0	0	0	17,500	0	0	0	17,500	0.06
Masonry/Tile Repairs	2023 Act/Ref	0	0	0	0	5,000	15,000	0	0	0	0	0	0	20,000	0.07
	Variance	0	0	0	0	-5,000	-15,000	0	0	17,500	0	0	0	-2,500	-0.01
	%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	-14.29%	
	2023 Notes:	Seal stones													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Roof Repairs	1000	0	0	0	7,000	0	0	0	0	0	0	0	0	7,000	
Sup. Sched.: Roof inspection	2000	0	0	0	0	0	0	0	0	3,500	0	0	0	3,500	
614154	2022 Act/Ref	2,095	0	0	0	0	0	0	0	0	0	0	7,025	9,120	0.03
Roof Repairs	2023 Act/Ref	0	0	0	7,000	0	0	0	0	3,500	0	0	0	10,500	0.04
	Variance	2,095	0	0	-7,000	0	0	0	0	-3,500	0	0	7,025	-1,380	0.00
	%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	-15.13%	
	2023 Notes:	Contingency													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc Door Repairs	1000	0	0	250	0	0	250	0	0	250	0	0	250	1,000	
614156	2022 Act/Ref	0	0	0	0	0	454	0	0	0	1,710	0	250	2,414	0.01
Door Repairs	2023 Act/Ref	0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.00
	Variance	0	0	-250	0	0	204	0	0	-250	1,710	0	0	1,414	0.00
	%	0.00%	0.00%	100.00%	0.00%	0.00%	44.94%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	58.58%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Hardware/Locks/Keys	1000	80	80	80	80	80	80	80	80	80	80	80	80	960	
614160	2022 Act/Ref	0	0	0	500	0	0	216	0	0	0	0	50	766	0.00
Locks/Keys	2023 Act/Ref	80	80	80	80	80	80	80	80	80	80	80	80	960	0.00
	Variance	-80	-80	-80	420	-80	-80	136	-80	-80	-80	-80	-30	-194	0.00
	%	100.00%	100.00%	100.00%	84.00%	100.00%	100.00%	62.96%	100.00%	100.00%	100.00%	100.00%	-60.00%	-25.35%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Carpet - Tower Lobby Entrance	1000	0	0	0	4,500	4,500	0	0	0	0	0	0	0	9,000	
Sup. Sched.: 3rd floor carpet replacement	2000	0	0	0	0	0	0	0	20,000	0	0	0	0	20,000	
614174	2022 Act/Ref	0	0	0	3,501	0	0	0	0	0	0	0	0	3,501	0.01
Carpets/Drapes/Blinds	2023 Act/Ref	0	0	0	4,500	4,500	0	0	20,000	0	0	0	0	29,000	0.10

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Misc Repairs	1000	208	208	208	208	208	208	208	208	208	208	208	208	2,500	
614400	2022 Act/Ref	92	430	92	440	0	92	92	0	92	92	-825	300	895	0.00
R&M - Other	2023 Act/Ref	208	208	208	208	208	208	208	208	208	208	208	208	2,500	0.01
	Variance	-117	222	-117	231	-208	-117	-117	-208	-117	-117	-1,033	92	-1,605	-0.01
	%	-127.27%	51.57%	-127.26%	52.61%	100.00%	-127.26%	-127.27%	100.00%	-127.26%	-127.27%	125.25%	30.56%	-179.37%	
615160	2022 Act/Ref	0	500	0	0	0	0	0	0	0	0	-500	0	0	0.00
Parking Lot/Deck R&M	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	500	0	0	0	0	0	0	0	0	-500	0	0	0.00
	%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc Sidewalk Repairs	1000	0	0	0	0	0	0	0	3,000	0	0	0	0	3,000	
Sup. Sched.: East Stair Davis Coating	2000	0	0	0	0	0	23,000	0	0	0	0	0	0	23,000	
615170	2022 Act/Ref	0	0	0	0	0	0	0	0	3,500	0	0	0	3,500	0.01
Sidewalk Repairs	2023 Act/Ref	0	0	0	0	0	23,000	0	3,000	0	0	0	0	26,000	0.09
	Variance	0	0	0	0	0	-23,000	0	-3,000	3,500	0	0	0	-22,500	-0.08
	%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	-642.86%	
	<i>2023 Notes: Contingency , Work pushed from 2022</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Irrigation Repairs	1000	0	0	300	300	300	300	300	300	300	300	0	0	2,400	
Sup. Sched.: Tree Insceticide	2000	0	0	0	0	0	500	500	0	0	0	0	0	1,000	
Sup. Sched.: Misc Hort	3000	0	0	220	220	220	220	220	220	220	220	220	0	1,980	
Sup. Sched.: Retail Allocation	4000	0	0	-14	-14	-14	-28	-28	-14	-14	-14	-6	0	-145	
Sup. Sched.: Sod Repair	5000	0	0	0	2,500	0	0	0	0	0	0	0	0	2,500	
Sup. Sched.: Front Entrance Pots	6000	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000	
Sup. Sched.: Misc. Plant and Tree Rplmt	7000	0	0	0	0	2,000	0	2,000	0	0	2,000	0	0	6,000	
615240	2022 Act/Ref	0	0	0	5,766	862	121	0	203	-187	187	985	0	7,937	0.03
Landscpg Rep & Maint	2023 Act/Ref	0	0	506	8,006	2,506	992	2,992	506	506	2,506	214	0	18,735	0.07
	Variance	0	0	-506	-2,240	-1,644	-872	-2,992	-303	-693	-2,319	771	0	-10,798	-0.04
	%	0.00%	0.00%	100.00%	-38.85%	-190.64%	-720.96%	100.00%	-149.44%	370.57%	-1240.09%	78.27%	0.00%	-136.04%	
	<i>2023 Notes: 2.7% of Tower Total , Winter Damage to Sod , Estimate</i>														
TOTAL	2022 Act/Ref	6,540	18,033	11,492	17,902	6,922	22,199	11,443	5,777	49,361	20,328	15,887	37,793	223,675	0.79
Repair and Maint	2023 Act/Ref	14,904	12,746	12,795	29,160	25,854	58,882	10,797	36,727	15,596	28,355	10,562	18,756	275,136	0.97
	Variance	-8,364	5,286	-1,304	-11,259	-18,932	-36,684	646	-30,950	33,765	-8,028	5,325	19,037	-51,461	-0.18

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	%	-127.89%	29.32%	-11.35%	-62.89%	-273.48%	-165.25%	5.65%	-535.76%	68.40%	-39.49%	33.52%	50.37%	-23.01%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Diesel Generator Fuel	1000	0	500	0	0	0	0	500	0	0	0	0	0	1,000	
612260	2022 Act/Ref	0	288	0	0	0	0	0	638	0	0	0	0	925	0.00
Generator Fuel	2023 Act/Ref	0	500	0	0	0	0	500	0	0	0	0	0	1,000	0.00
	Variance	0	-212	0	0	0	0	-500	638	0	0	0	0	-75	0.00
	%	0.00%	-73.80%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	-8.08%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Elevator Audit	1000	0	0	0	0	0	0	0	0	0	0	0	4,250	4,250	
Sup. Sched.: Elevator Permit Fees/Inspe	2000	0	0	1,010	0	0	0	0	0	0	0	0	0	1,010	
612430	2022 Act/Ref	0	0	1,008	0	0	0	0	0	0	0	0	4,250	5,258	0.02
Elev License/Inspection	2023 Act/Ref	0	0	1,010	0	0	0	0	0	0	0	0	4,250	5,260	0.02
	Variance	0	0	-2	0	0	0	0	0	0	0	0	0	-2	0.00
	%	0.00%	0.00%	-0.20%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.04%	
	<i>2023 Notes: HKA</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Touchsource Directory	1000	0	0	0	0	0	0	0	610	0	0	0	0	610	
Sup. Sched.: Misc Sign Repairs	2000	500	0	0	500	0	0	500	0	0	500	0	0	2,000	
614170	2022 Act/Ref	0	109	0	0	0	0	0	1,730	0	0	0	0	1,839	0.01
Building Signage	2023 Act/Ref	500	0	0	500	0	0	500	610	0	500	0	0	2,610	0.01
	Variance	-500	109	0	-500	0	0	-500	1,120	0	-500	0	0	-771	0.00
	%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	64.74%	0.00%	100.00%	0.00%	0.00%	-41.92%	
	<i>2023 Notes: Lobby Directory , Contingency for grounds sign repairs</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Retail Allocation	1000	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-81	
Sup. Sched.: Security Desk Phone	2000	250	250	250	250	250	250	250	250	250	250	250	250	3,000	
Sup. Sched.: Elevator Phone	3000	250	250	250	250	250	250	250	250	250	250	250	250	3,000	
Sup. Sched.: Retail Allocation	4000	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-81	
Sup. Sched.: HVAC Modem	5000	85	85	85	85	85	85	85	85	85	85	85	85	1,020	
Sup. Sched.: Call Boxes	6000	255	255	255	255	255	255	255	255	255	255	255	255	3,060	
Sup. Sched.: Retail	7000	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-83	
614181	2022 Act/Ref	819	1,185	818	818	839	839	869	857	696	1,014	849	844	10,446	0.04
Building Telephones	2023 Act/Ref	820	820	820	820	820	820	820	820	820	820	820	820	9,835	0.03
	Variance	0	365	-2	-2	19	20	50	38	-124	195	29	24	611	0.00

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	%	-0.04%	30.83%	-0.21%	-0.23%	2.26%	2.32%	5.70%	4.39%	-17.84%	19.20%	3.43%	2.88%	5.85%	
	<i>2023 Notes: Security 2.7% , Elevator 2.7% , AT&T , Call Boxes 2.7%</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Flags	1000	0	0	0	0	150	0	0	0	0	0	150	0	300	
Sup. Sched.: Retail Allocation	2000	0	0	0	0	-4	0	0	0	0	0	-4	0	-8	
615150	2022 Act/Ref	0	0	0	0	0	0	153	0	0	0	0	0	153	0.00
Exterior Flags	2023 Act/Ref	0	0	0	0	146	0	0	0	0	0	146	0	292	0.00
	Variance	0	0	0	0	-146	0	153	0	0	0	-146	0	-139	0.00
	%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	-91.17%	
	<i>2023 Notes: 2.7%</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Holiday Decorations	1000	0	0	0	0	0	0	0	0	0	0	3,500	3,500	7,000	
615300	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	3,500	3,500	7,000	0.02
Seasonal	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	3,500	3,500	7,000	0.02
	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%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Power Wash	1000	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	21,300	
Sup. Sched.: Retail Allocation	2000	-48	-48	-48	-48	-48	-48	-48	-48	-48	-48	-48	-48	-575	
615305	2022 Act/Ref	585	1,225	1,225	1,761	49	-195	3,035	1,630	0	1,630	-4,185	1,761	8,521	0.03
Powerwashing	2023 Act/Ref	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	20,725	0.07
	Variance	-1,142	-502	-502	34	-1,678	-1,922	1,308	-97	-1,727	-97	-5,912	34	-12,204	-0.04
	%	-195.23%	-40.99%	-40.99%	1.93%	-3424.63%	985.68%	43.09%	-5.96%	100.00%	-5.96%	141.27%	1.93%	-143.22%	
	<i>2023 Notes: Weather Permitting , 2.7% -</i>														
TOTAL	2022 Act/Ref	1,404	2,807	3,051	2,579	888	644	4,057	4,855	696	2,644	164	10,355	34,143	0.12
General Op-Ex	2023 Act/Ref	3,047	3,047	3,557	3,047	2,693	2,547	3,547	3,157	2,547	3,047	6,193	10,297	46,722	0.16
	Variance	-1,642	-240	-506	-468	-1,805	-1,903	510	1,698	-1,851	-402	-6,029	58	-12,580	-0.04
	%	-116.96%	-8.56%	-16.58%	-18.15%	-203.39%	-295.38%	12.58%	34.98%	-266.14%	-15.21%	-3681.76%	0.56%	-36.84%	
621163	2022 Act/Ref	0	-238	-179	0	0	0	105	-105	0	0	0	450	34	0.00
After Hours Expenses	2023 Act/Ref	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.01
	Variance	-300	-538	-479	-300	-300	-300	-195	-405	-300	-300	-300	150	-3,567	-0.01

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	%	100.00%	226.05%	268.07%	100.00%	100.00%	100.00%	-185.71%	385.71%	100.00%	100.00%	100.00%	33.33%	-10646.27%	
621164	2022 Act/Ref	16,395	13,884	15,149	11,297	7,816	9,728	11,353	11,991	13,145	17,157	3,333	15,000	146,248	0.52
Electricity-Tenant Specific	2023 Act/Ref	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	144,000	0.51
	Variance	4,395	1,884	3,149	-703	-4,184	-2,272	-647	-9	1,145	5,157	-8,667	3,000	2,248	0.01
	%	26.81%	13.57%	20.79%	-6.22%	-53.54%	-23.36%	-5.70%	-0.08%	8.71%	30.06%	-260.09%	20.00%	1.54%	
621166	2022 Act/Ref	1,560	1,626	873	0	1,693	5,370	974	720	6,623	847	1,127	1,560	22,970	0.08
Expenses Billed to Tenant	2023 Act/Ref	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800	0.08
	Variance	-340	-274	-1,027	-1,900	-207	3,470	-927	-1,180	4,723	-1,053	-773	-340	170	0.00
	%	-21.82%	-16.82%	-117.69%	100.00%	-12.22%	64.62%	-95.17%	-164.06%	71.31%	-124.45%	-68.66%	-21.79%	0.74%	
TOTAL	2022 Act/Ref	17,955	15,272	15,843	11,297	9,509	15,097	12,432	12,605	19,768	18,004	4,459	17,010	169,251	0.60
Tenant Specific Chgs	2023 Act/Ref	14,200	14,200	14,200	14,200	14,200	14,200	14,200	14,200	14,200	14,200	14,200	14,200	170,400	0.60
	Variance	3,755	1,072	1,643	-2,903	-4,691	897	-1,768	-1,595	5,568	3,804	-9,741	2,810	-1,149	0.00
	%	20.91%	7.02%	10.37%	-25.69%	-49.34%	5.94%	-14.22%	-12.65%	28.17%	21.13%	-218.45%	16.52%	-0.68%	
613110	2022 Act/Ref	54,974	56,810	54,634	47,496	39,547	44,197	55,104	55,591	51,125	43,616	38,955	61,498	603,549	2.13
Electricity	2023 Act/Ref	57,667	59,663	57,368	49,818	41,618	46,521	58,026	58,426	53,824	45,920	44,620	64,729	638,200	2.25
	Variance	-2,693	-2,852	-2,734	-2,322	-2,071	-2,324	-2,922	-2,835	-2,699	-2,304	-5,665	-3,230	-34,652	-0.12
	%	-4.90%	-5.02%	-5.00%	-4.89%	-5.24%	-5.26%	-5.30%	-5.10%	-5.28%	-5.28%	-14.54%	-5.25%	-5.74%	
613112	2022 Act/Ref	-136	5,210	1,160	-8,843	-2,442	4,362	4,825	7,639	-4,439	-13,997	3,396	0	-3,265	-0.01
Accrued Electric Expense	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-136	5,210	1,160	-8,843	-2,442	4,362	4,825	7,639	-4,439	-13,997	3,396	0	-3,265	-0.01
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	
613116	2022 Act/Ref	-16,395	-13,884	-15,149	-11,297	-7,816	-9,728	-11,353	-11,991	-13,145	-17,157	-3,333	-15,000	-146,248	-0.52
Contra-Electric Tnt Specific	2023 Act/Ref	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-12,000	-144,000	-0.51
	Variance	-4,395	-1,884	-3,149	703	4,184	2,272	647	9	-1,145	-5,157	8,667	-3,000	-2,248	-0.01
	%	26.81%	13.57%	20.79%	-6.22%	-53.54%	-23.36%	-5.70%	-0.08%	8.71%	30.06%	-260.09%	20.00%	1.54%	
613117	2022 Act/Ref	0	238	179	0	0	0	-105	105	0	0	0	-450	-34	0.00

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Contra After Hours Expense	2023 Act/Ref	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-3,600	-0.01
	Variance	300	538	479	300	300	300	195	405	300	300	300	-150	3,567	0.01
	%	100.00%	226.05%	268.07%	100.00%	100.00%	100.00%	-185.71%	385.71%	100.00%	100.00%	100.00%	33.33%	-10646.27%	
TOTAL	2022 Act/Ref	38,443	48,375	40,824	27,356	29,290	38,831	48,471	51,344	33,540	12,462	39,019	46,048	454,002	1.60
Electricity	2023 Act/Ref	45,367	47,363	45,068	37,518	29,318	34,221	45,726	46,126	41,524	33,620	32,320	52,429	490,600	1.73
	Variance	-6,924	1,012	-4,245	-10,162	-29	4,610	2,745	5,218	-7,984	-21,158	6,699	-6,380	-36,598	-0.13
	%	-18.01%	2.09%	-10.40%	-37.15%	-0.10%	11.87%	5.66%	10.16%	-23.80%	-169.79%	17.17%	-13.86%	-8.06%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Storm Water	1000	130	130	130	130	130	130	365	130	130	130	130	130	1,795	
Sup. Sched.: Tower Water	2000	7,100	5,500	7,100	6,100	6,200	8,000	12,300	15,400	16,200	15,400	15,000	8,000	122,300	
613150	2022 Act/Ref	6,868	5,365	6,904	5,945	5,990	7,699	11,946	14,932	15,691	14,939	8,597	5,680	110,556	0.39
Water - Water & Sewer	2023 Act/Ref	7,230	5,630	7,230	6,230	6,330	8,130	12,665	15,530	16,330	15,530	15,130	8,130	124,095	0.44
	Variance	-362	-265	-326	-285	-340	-431	-719	-598	-639	-591	-6,533	-2,450	-13,539	-0.05
	%	-5.27%	-4.95%	-4.72%	-4.80%	-5.67%	-5.60%	-6.01%	-4.00%	-4.07%	-3.96%	-75.99%	-43.13%	-12.25%	
	<i>2023 Notes: Based on prior year history w/ estimated 3% increase 1/16</i>														
613152	2022 Act/Ref	-4,014	2,033	1,070	-1,066	410	1,594	4,343	2,989	1,132	-252	-5,972	0	2,266	0.01
Accrued Water/Sewer Expense	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-4,014	2,033	1,070	-1,066	410	1,594	4,343	2,989	1,132	-252	-5,972	0	2,266	0.01
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	
TOTAL	2022 Act/Ref	2,855	7,398	7,974	4,879	6,400	9,293	16,289	17,922	16,822	14,686	2,625	5,680	112,822	0.40
Other Utilities	2023 Act/Ref	7,230	5,630	7,230	6,230	6,330	8,130	12,665	15,530	16,330	15,530	15,130	8,130	124,095	0.44
	Variance	-4,375	1,768	744	-1,351	70	1,163	3,624	2,392	492	-844	-12,505	-2,450	-11,273	-0.04
	%	-153.28%	23.89%	9.33%	-27.69%	1.10%	12.52%	22.25%	13.34%	2.93%	-5.74%	-476.42%	-43.13%	-9.99%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Taxes-Real Estate	1000	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	1,544,662	
617110	2022 Act/Ref	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	102,861	1,521,834	5.37
Taxes-Real Estate	2023 Act/Ref	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	1,544,662	5.45
	Variance	276	276	276	276	276	276	276	276	276	276	276	-25,860	-22,828	-0.08
	%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	-25.14%	-1.50%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
		<i>2023 Notes: 1.5% increase over 2022</i>													
TOTAL	2022 Act/Ref	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	128,998	102,861	1,521,834	5.37
Taxes	2023 Act/Ref	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	1,544,662	5.45
	Variance	276	276	276	276	276	276	276	276	276	276	276	-25,860	-22,828	-0.08
	%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	-25.14%	-1.50%	
617210	2022 Act/Ref	7,849	7,849	7,849	7,849	7,849	7,849	7,849	7,849	7,849	9,750	10,794	10,272	101,457	0.36
Insurance Premium	2023 Act/Ref	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,786	10,786	10,786	124,804	0.44
	Variance	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-1,036	8	-514	-23,347	-0.08
	%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-10.62%	0.08%	-5.00%	-23.01%	
TOTAL	2022 Act/Ref	7,849	7,849	7,849	7,849	7,849	7,849	7,849	7,849	7,849	9,750	10,794	10,272	101,457	0.36
Insurance	2023 Act/Ref	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,786	10,786	10,786	124,804	0.44
	Variance	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-2,423	-1,036	8	-514	-23,347	-0.08
	%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-30.87%	-10.62%	0.08%	-5.00%	-23.01%	
616130	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	21,638	21,638	0.08
JV Mgmt Fee Exp	2023 Act/Ref	21,713	22,325	22,278	22,280	23,532	23,756	23,580	23,728	23,752	23,727	23,630	23,819	278,120	0.98
	Variance	-21,713	-22,325	-22,278	-22,280	-23,532	-23,756	-23,580	-23,728	-23,752	-23,727	-23,630	-2,180	-256,482	-0.90
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-10.08%	-1185.30%	
616140	2022 Act/Ref	21,613	21,387	21,890	21,965	21,518	20,144	22,551	22,921	20,779	22,415	20,707	0	237,891	0.84
3rd Party Mgmt Fee Exp	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	21,613	21,387	21,890	21,965	21,518	20,144	22,551	22,921	20,779	22,415	20,707	0	237,891	0.84
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	
616160	2022 Act/Ref	36,207	37,496	40,403	28,466	44,352	35,937	39,354	36,054	39,071	36,288	32,361	51,614	457,602	1.61
PM Allocation-JV Exp	2023 Act/Ref	35,343	35,408	40,685	33,968	35,308	42,615	34,028	33,918	41,115	34,968	35,408	42,800	445,569	1.57
	Variance	864	2,088	-283	-5,503	9,043	-6,679	5,326	2,135	-2,044	1,320	-3,047	8,814	12,033	0.04
	%	2.39%	5.57%	-0.70%	-19.33%	20.39%	-18.58%	13.53%	5.92%	-5.23%	3.64%	-9.42%	17.08%	2.63%	
616195	2022 Act/Ref	-11,036	-11,036	-11,036	-11,036	-11,036	-11,036	-11,036	-11,036	-11,036	-11,036	-11,036	-11,036	-132,427	-0.47
CAM Class Adj Contra	2023 Act/Ref	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-136,400	-0.48

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
	Variance	331	331	331	331	331	331	331	331	331	331	331	331	3,973	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%	
TOTAL	2022 Act/Ref	46,785	47,848	51,258	39,395	54,834	45,045	50,869	47,939	48,815	47,668	42,033	62,217	584,705	2.06
Mgmt Fees	2023 Act/Ref	45,690	46,366	51,597	44,882	47,474	55,005	46,242	46,280	53,500	47,329	47,672	55,252	587,289	2.07
	Variance	1,095	1,481	-340	-5,487	7,360	-9,960	4,627	1,659	-4,686	339	-5,639	6,965	-2,584	-0.01
	%	2.34%	3.10%	-0.66%	-13.93%	13.42%	-22.11%	9.10%	3.46%	-9.60%	0.71%	-13.42%	11.19%	-0.44%	
618110	2022 Act/Ref	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	179,628	0.63
Ground Lease Rent	2023 Act/Ref	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	179,628	0.63
	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%	
621169	2022 Act/Ref	11,036	11,036	11,036	11,036	11,036	11,036	11,036	11,036	11,036	11,036	11,036	11,036	132,427	0.47
CAM Class Adj	2023 Act/Ref	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	136,400	0.48
	Variance	-331	-331	-331	-331	-331	-331	-331	-331	-331	-331	-331	-331	-3,973	-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%	
621190	2022 Act/Ref	0	0	0	11,648	0	0	0	0	395	0	1,050	0	13,093	0.05
Non-Recoverable Misc	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	11,648	0	0	0	0	395	0	1,050	0	13,093	0.05
	%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	
621270	2022 Act/Ref	0	0	0	0	0	0	0	297	0	0	0	0	297	0.00
Doors, Locks, Glass R&M	2023 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	297	0	0	0	0	297	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
TOTAL	2022 Act/Ref	26,005	26,005	26,005	37,653	26,005	26,005	26,005	26,302	26,400	26,005	27,055	26,005	325,445	1.15
Non-Recoverable Exp	2023 Act/Ref	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	316,028	1.11
	Variance	-331	-331	-331	11,317	-331	-331	-331	-34	64	-331	719	-331	9,417	0.03
	%	-1.27%	-1.27%	-1.27%	30.06%	-1.27%	-1.27%	-1.27%	-0.13%	0.24%	-1.27%	2.66%	-1.27%	2.89%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
TOTAL	2022 Act/Ref	348,431	378,261	379,572	356,404	333,706	357,301	375,571	369,463	395,137	363,410	341,612	395,743	4,394,609	15.49
Operating Expense	2022 Act/Ref	393,845	395,162	385,453	384,783	365,611	411,037	373,614	403,914	381,750	387,507	26,336	404,495	4,654,609	16.41
	Variance	-45,414	-16,901	-5,881	-28,379	-31,905	-53,737	1,957	-34,452	13,387	-24,098	-25,824	-8,752	-260,000	-0.92
	%	-13.03%	-4.47%	-1.55%	-7.96%	-9.56%	-15.04%	0.52%	-9.32%	3.39%	-6.63%	-7.56%	-2.21%	-5.92%	
TOTAL	2022 Act/Ref	460,862	418,522	412,161	481,022	498,621	458,744	410,772	409,997	366,290	410,821	438,772	396,693	5,163,278	18.20
Net Operating Income	2022 Act/Ref	414,472	434,863	441,835	442,307	530,548	496,772	524,743	502,117	523,054	522,011	537,262	509,139	5,879,122	20.73
	Variance	-46,391	16,340	29,674	-38,715	31,927	38,027	113,971	92,120	156,764	111,189	98,491	112,446	715,844	2.52
	%	-10.07%	3.90%	7.20%	-8.05%	6.40%	8.29%	27.75%	22.47%	42.80%	27.07%	22.45%	28.35%	13.86%	
529166 Late Fee Abatement	2022 Act/Ref	-829	0	0	0	0	0	0	0	0	0	0	0	-829	0.00
	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-829	0	0	0	0	0	0	0	0	0	0	0	-829	0.00
	%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
529190 Miscellaneous Income	2022 Act/Ref	0	0	0	0	0	7	0	0	0	0	0	0	7	0.00
	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	7	0	0	0	0	0	0	7	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	
TOTAL	2022 Act/Ref	-829	0	0	0	0	7	0	0	0	0	0	0	-822	0.00
Interest and Other Income	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	829	0	0	0	0	-7	0	0	0	0	0	0	822	0.00
	%	-100.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	0.00%	0.00%	0.00%	-100.00%	0.00%	0.00%	-100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Salaries	1000	21,885	21,885	27,357	21,885	21,885	27,357	21,885	21,885	27,357	21,885	21,885	27,357	284,508	
711110 Salaries	2022 Act/Ref	20,959	22,615	21,660	23,882	30,800	22,706	25,824	23,598	23,209	22,685	20,528	33,595	292,062	1.03
	2023 Act/Ref	21,885	21,885	27,357	21,885	21,885	27,357	21,885	21,885	27,357	21,885	21,885	27,357	284,508	1.00
	Variance	-926	730	-5,696	1,997	8,915	-4,651	3,939	1,713	-4,148	800	-1,358	6,238	7,554	0.03
	%	-4.42%	3.23%	-26.30%	8.36%	28.94%	-20.48%	15.25%	7.26%	-17.87%	3.53%	-6.61%	18.57%	2.59%	

2023 Notes: Salary info received from Amelia

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Employee Benefits	1000	3,338	3,338	4,172	3,338	3,338	4,172	3,338	3,338	4,172	3,338	3,338	4,172	43,392	
711210	2022 Act/Ref	2,461	2,768	3,372	4,409	4,163	3,955	4,156	2,826	3,553	3,517	3,354	4,770	43,303	0.15
Employee Benefit Exps	2023 Act/Ref	3,338	3,338	4,172	3,338	3,338	4,172	3,338	3,338	4,172	3,338	3,338	4,172	43,392	0.15
	Variance	-877	-570	-801	1,071	825	-218	818	-512	-620	179	16	598	-90	0.00
	%	-35.63%	-20.60%	-23.74%	24.29%	19.82%	-5.51%	19.68%	-18.11%	-17.44%	5.10%	0.49%	12.54%	-0.21%	
<i>2023 Notes: Salary info received from Amelia</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: CPM Classes-50%	1000	0	0	0	0	1,000	0	0	0	0	1,000	0	0	2,000	
Sup. Sched.: Staff BOMA/IREM-50%	2000	0	0	0	0	0	0	0	0	0	0	0	0	0	
711240	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Employee Education	2023 Act/Ref	0	0	0	0	1,000	0	0	0	0	1,000	0	0	2,000	0.01
	Variance	0	0	0	0	-1,000	0	0	0	0	-1,000	0	0	-2,000	-0.01
	%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Employee Taxes	1000	1,605	1,605	2,006	1,605	1,605	2,006	1,605	1,605	2,006	1,605	1,605	2,006	20,862	
711310	2022 Act/Ref	1,693	1,920	1,605	1,983	1,946	1,621	1,856	1,890	1,563	1,662	1,499	2,016	21,254	0.07
Employer Taxes	2023 Act/Ref	1,605	1,605	2,006	1,605	1,605	2,006	1,605	1,605	2,006	1,605	1,605	2,006	20,862	0.07
	Variance	88	315	-401	378	341	-384	251	285	-443	57	-105	10	393	0.00
	%	5.21%	16.40%	-24.98%	19.07%	17.54%	-23.71%	13.54%	15.08%	-28.31%	3.45%	-7.03%	0.48%	1.85%	
<i>2023 Notes: Salary info received from Amelia</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Workers Compensation In	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	
711340	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	400	400	0.00
Workers Compensation In	2023 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	400	400	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Accounting/Tax/Audit	1000	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	
715110	2022 Act/Ref	8,385	3,900	3,900	3,900	3,900	3,900	3,900	3,900	9,650	3,900	3,900	3,900	57,035	0.20
Accounting/Tax/Audit	2023 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	4,485	0	0	0	0	0	0	0	5,750	0	0	0	10,235	0.04
	%	53.49%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	59.59%	0.00%	0.00%	0.00%	17.95%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Legal Fees	1000	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	
735180	2022 Act/Ref	0	0	1,143	912	0	5,229	915	0	4,802	0	183	5,000	18,185	0.06
Legal Fees	2023 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	-2,500	-1,357	-1,588	-2,500	2,729	-1,585	-2,500	2,302	-2,500	-2,317	2,500	-11,815	-0.04
	%	100.00%	100.00%	-118.64%	-174.21%	100.00%	52.19%	-173.13%	100.00%	47.94%	100.00%	-1266.12%	50.00%	-64.97%	
713102	2022 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
Rent-Intercompany	2023 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%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Postage	1000	0	0	10	0	0	0	0	10	0	0	0	0	20	
713110	2022 Act/Ref	0	0	0	0	0	0	0	0	0	6	0	0	6	0.00
Postage	2023 Act/Ref	0	0	10	0	0	0	0	10	0	0	0	0	20	0.00
	Variance	0	0	-10	0	0	0	0	-10	0	6	0	0	-14	0.00
	%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	-244.83%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Courier Service	1000	60	0	0	60	0	0	60	0	0	60	0	0	240	
713112	2022 Act/Ref	0	0	0	0	0	12	0	0	75	0	0	0	87	0.00
Express Mail	2023 Act/Ref	60	0	0	60	0	0	60	0	0	60	0	0	240	0.00
	Variance	-60	0	0	-60	0	12	-60	0	75	-60	0	0	-153	0.00
	%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	-175.13%	
	2023 Notes:	Direct Messenger													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Mobile Phones	1000	283	283	283	283	283	283	283	283	283	283	283	283	3,396	
713113	2022 Act/Ref	306	376	325	248	313	300	231	289	465	252	-166	283	3,222	0.01
Mobile Phones	2023 Act/Ref	283	283	283	283	283	283	283	283	283	283	283	283	3,396	0.01
	Variance	23	93	42	-35	30	17	-52	6	182	-31	-449	0	-174	0.00
	%	7.64%	24.74%	13.02%	-14.19%	9.63%	5.58%	-22.32%	1.94%	39.10%	-12.52%	270.67%	0.00%	-5.41%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Professional & Assoc Dues		1000	975	0	0	0	0	0	0	0	0	0	0	975	
735110	2022 Act/Ref	0	0	230	1,669	977	0	0	0	58	311	559	0	3,804	0.01
Professional & Association Due	2023 Act/Ref	975	0	0	0	0	0	0	0	0	0	0	0	975	0.00
	Variance	-975	0	230	1,669	977	0	0	0	58	311	559	0	2,829	0.01
	%	100.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	74.37%	
2023 Notes: BOMA Dues															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Meals & Entertainment		1000	75	75	75	75	75	75	75	75	75	75	300	1,125	
735120	2022 Act/Ref	0	0	0	0	0	0	0	0	0	212	120	300	632	0.00
Meals & Entertainment	2023 Act/Ref	75	75	75	75	75	75	75	75	75	75	75	300	1,125	0.00
	Variance	-75	-75	-75	-75	-75	-75	-75	-75	-75	137	45	0	-493	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	64.56%	37.59%	0.00%	-78.07%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Uniform		1000	125	125	125	125	125	125	125	125	125	125	125	1,500	
Sup. Sched.: Retail Allocation		2000	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-41	
735130	2022 Act/Ref	123	82	61	145	78	130	104	78	157	130	52	122	1,264	0.00
Uniform Expense	2023 Act/Ref	122	122	122	122	122	122	122	122	122	122	122	122	1,459	0.01
	Variance	1	-40	-60	24	-43	9	-17	-43	35	9	-69	0	-196	0.00
	%	1.07%	-48.39%	-97.85%	16.32%	-55.39%	6.77%	-16.54%	-55.39%	22.31%	6.77%	-133.08%	0.00%	-15.48%	
2023 Notes: 2 employees , 2.7%															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Space Planning		1000	417	417	417	417	417	417	417	417	417	417	417	5,000	
735172	2022 Act/Ref	1,700	3,285	5,863	-10,848	0	1,045	940	1,275	3,380	1,028	700	417	8,784	0.03
Space Planning	2023 Act/Ref	417	417	417	417	417	417	417	417	417	417	417	417	5,000	0.02
	Variance	1,283	2,868	5,446	-11,265	-417	628	523	858	2,963	611	283	0	3,784	0.01
	%	75.49%	87.32%	92.89%	103.84%	100.00%	60.13%	55.67%	67.32%	87.67%	59.45%	40.48%	0.00%	43.08%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Miscellaneous Expense		1000	50	50	50	50	50	50	50	50	50	50	50	600	
735190	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	50	50	0.00
Miscellaneous Expense	2023 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	-50	-50	-50	-50	0	-550	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-1100.00%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade Tower Year 2023

Company: 83310

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
735220	2022 Act/Ref	64	0	0	94	0	0	0	0	0	0	0	0	158	0.00
Food and Beverage Employee	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	64	0	0	94	0	0	0	0	0	0	0	0	158	0.00
	%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Tenant Appreciation	1000	0	1,500	0	0	0	1,500	0	0	500	0	1,500	0	5,000	
735221	2022 Act/Ref	0	0	1,025	0	0	0	0	0	0	0	0	0	1,025	0.00
Food and Beverage Customer	2023 Act/Ref	0	1,500	0	0	0	1,500	0	0	500	0	1,500	0	5,000	0.02
	Variance	0	-1,500	1,025	0	0	-1,500	0	0	-500	0	-1,500	0	-3,975	-0.01
	%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	-387.92%	
	2023 Notes: Food														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Vehicle Repair & Maint	1000	0	0	0	0	0	500	0	0	0	0	0	0	500	
712110	2022 Act/Ref	178	0	0	93	0	0	0	0	0	67	0	0	338	0.00
Vehicle Repair & Mainte	2023 Act/Ref	0	0	0	0	0	500	0	0	0	0	0	0	500	0.00
	Variance	178	0	0	93	0	-500	0	0	0	67	0	0	-162	0.00
	%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	-47.91%	
	2023 Notes: Contingency														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Vehicle Gasoline	1000	0	0	60	0	0	0	60	0	0	0	0	60	180	
712150	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	60	60	0.00
Vehicle Gasoline	2023 Act/Ref	0	0	60	0	0	0	60	0	0	0	0	60	180	0.00
	Variance	0	0	-60	0	0	0	-60	0	0	0	0	0	-120	0.00
	%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-200.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Vehicle Mileage Reimbur	1000	10	10	10	10	10	10	10	10	10	10	10	10	120	
712160	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	10	10	0.00
Vehicle Mileage Reimbur	2023 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	-10	0	-110	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-1100.00%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade Tower

Year 2023

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
Acct Description																
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: LoopNet	1000	134	134	134	134	134	134	134	134	134	134	134	134	1,613		
Sup. Sched.: CoStar	2000	287	287	287	287	287	287	287	287	287	287	287	287	3,445		
721175	2022 Act/Ref	350	531	364	441	537	422	422	422	422	468	422	400	5,198	0.02	
Advertising	2023 Act/Ref	422	422	422	422	422	422	422	422	422	422	422	422	5,058	0.02	
	Variance	-71	109	-57	19	115	0	0	0	0	46	0	-22	140	0.00	
	%	-20.37%	20.61%	-15.68%	4.32%	21.45%	0.00%	0.00%	0.00%	0.00%	9.85%	0.00%	-5.38%	2.69%		
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Promotional Items - Employees	1000	400	0	0	0	400	0	0	0	0	0	0	400	1,200		
721177	2022 Act/Ref	0	0	0	0	0	0	0	0	246	29	0	0	275	0.00	
Promotional Items - Employees	2023 Act/Ref	400	0	0	0	400	0	0	0	0	0	0	400	1,200	0.00	
	Variance	-400	0	0	0	-400	0	0	0	246	29	0	-400	-925	0.00	
	%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	-336.90%		
	<i>2023 Notes: Employee Gifts/Swag</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Tenant Appreciation	1000	0	0	0	0	0	0	0	0	0	0	0	1,500	1,500		
721178	2022 Act/Ref	2,173	0	0	0	0	0	0	0	0	0	0	1,650	3,823	0.01	
Promotional Items - Customers	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	1,500	1,500	0.01	
	Variance	2,173	0	0	0	0	0	0	0	0	0	0	150	2,323	0.01	
	%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.09%	60.76%		
	<i>2023 Notes: Year End Gift</i>															
761116	2022 Act/Ref	-36,207	-37,496	-40,403	-28,466	-44,352	-35,937	-39,354	-36,054	-39,071	-36,288	-32,361	-51,614	-457,602	-1.61	
Allocated G&A-JV	2023 Act/Ref	-35,343	-35,408	-40,685	-33,968	-35,308	-42,615	-34,028	-33,918	-41,115	-34,968	-35,408	-42,800	-445,569	-1.57	
	Variance	-864	-2,088	283	5,503	-9,043	6,679	-5,326	-2,135	2,044	-1,320	3,047	-8,814	-12,033	-0.04	
	%	2.39%	5.57%	-0.70%	-19.33%	20.39%	-18.58%	13.53%	5.92%	-5.23%	3.64%	-9.42%	17.08%	2.63%		
TOTAL	2022 Act/Ref	-8,385	-3,900	-5,043	-4,812	-3,900	-9,129	-4,815	-3,900	-14,452	-3,900	-4,083	-8,900	-75,220	-0.27	
G&A	2022 Act/Ref	-6,400	-6,400	-6,400	-6,400	-6,400	-6,400	-6,400	-6,400	-6,400	-6,400	-6,400	-6,400	-76,800	-0.27	
	Variance	1,985	-2,500	-1,357	-1,588	-2,500	2,729	-1,585	-2,500	8,052	-2,500	-2,317	2,500	-1,580	-0.01	
	%	-23.67%	64.10%	26.90%	33.01%	64.10%	-29.89%	32.91%	64.10%	-55.72%	64.10%	56.75%	-28.09%	2.10%		



Rent Roll By Company as of 12/31/2023

Plaza Colonnade Tower

All Billing

Division: KCM
Company: 83310
Building RSF: 283,652

AR Balance as of 12/15/2022

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	
<i>Future Customer Name</i>		<i>Future Lease SF Chg</i>			<i>Fut Move In Fut Plan Out</i>														
EASE1	AT&T Corp.	287255	109735	0	09/01/19	09/01/19	08/31/24	0.00	0.00	0.00	4,537.77	4,537.77							
EASE1	AT&T	600182	2					0.00	0.00	0.00	0.00	0.00							
													ANTE	9/1/2019	08/31/19	4,031.75	A	0.00	
													ANTE	9/1/2020	08/31/20	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	11,366.67	0.00	0.00	11,366.67							
LIBRARY	Kansas City Public Library	650590	1			25,710.84		0.00	0.00	0.00	0.00	0.00							
													CAMF	1/1/2023	12/31/23	11,366.67	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			150.50												0.00	
ROOF3	Merrill Lynch, Pierce, Fenner	282985	105646	0	03/01/22	03/01/22	08/31/27												
ROOF3	Merrill Lynch, Pierce, Fenner & Smith	650730	2															0.00	
ROOF4	CCES	281615	106471	0	04/01/20	04/01/20	03/31/25	0.00	0.00	0.00	356.45	356.45							
ROOF4	SureWest Kansas, Inc.	650705	2			19.87		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	07/01/22	07/01/22	06/30/27	0.00	0.00	0.00	2,388.11	2,388.11							
ROOF5	T-Mobile USA, Inc.	602222	2			1,668.00		0.00	0.00	0.00	0.00	0.00							
													ANTE	7/1/2022	06/16/23	2,318.55	M	0.00	
													ANTE	6/17/2023	06/16/24	2,388.11	M	0.00	
													ANTE	6/17/2024	06/16/25	2,459.75	M	0.00	
													ANTE	6/17/2025	06/16/26	2,533.54	M	0.00	



Rent Roll By Company as of 12/31/2023

Plaza Colonnade Tower

All Billing

Division: KCM
Company: 83310
Building RSF: 283,652

AR Balance as of 12/15/2022

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	Natl Customer#	LsVr	Sec Deposit	AR Balance			PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF	
<i>Future Customer Name</i>		<i>Future Lease SF Chg</i>		<i>Fut Move In Fut Plan Out</i>															
													ANTE	6/17/2026	06/16/27	2,609.55	M	0.00	
													ANTE	6/17/2027	06/30/27	2,687.83	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	
0001	Husch Blackwell Sanders LLP	225164	100950	11,006	07/01/20	07/01/20	12/31/24	0.00	13,184.46	0.00	13,757.50	26,941.96							
0001	Husch Blackwell Sanders LLP	602898	3			594.90		0.00	14.38	0.00	15.00	29.38							
	<i>Renewal - Husch Blackwell Sanders LLP</i>					<i>01/01/25</i>	<i>03/31/25</i>												
													CAME	5/1/2022	12/31/24	13,184.46	M	14.38	
													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							
	<i>Renewal - Husch Blackwell Sanders LLP</i>					<i>01/01/25</i>	<i>03/31/25</i>												
													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							
	<i>Renewal - Husch Blackwell Sanders LLP</i>					<i>01/01/25</i>	<i>03/31/25</i>												
													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	25,827.80	344.35	0.00	0.00	26,172.15							
0200	Diagnostic Imaging Centers	602933	4		33,761.25			35.60	0.47	0.00	0.00	36.07							
													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	
													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	



Rent Roll By Company as of 12/31/2023

Plaza Colonnade Tower

All Billing

Division: KCM
Company: 83310
Building RSF: 283,652

AR Balance as of 12/15/2022

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	Natl Customer#	LsVr	Sec Deposit	AR Balance			PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
<i>Future Customer Name</i>		<i>Future Lease SF Chg</i>		<i>Fut Move In Fut Plan Out</i>														
													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	5/1/2022	11/30/27	344.35	M	0.47
0205	Vacant			2,703														
0205																		0.00
0210	Plaza Colonnade LLC	283346	108741	2,004	07/01/15	07/01/15	06/30/25	0.00	0.00	0.00	0.00	0.00						
0210	Plaza Colonnade LLC	650870	1					0.00	0.00	0.00	0.00	0.00						
													BRNT	1/1/2016	06/30/25	3,340.00	M	20.00
													MCON	1/1/2016	06/30/25	-3,340.00	M	-20.00
0220	Cranial Technologies, Inc.	299563	123449	4,240	04/01/19	04/01/19	05/31/26	11,306.67	287.46	0.00	0.00	11,594.13						
0220	Cranial Technologies, Inc.	651478	1		10,600.00			32.00	0.81	0.00	0.00	32.81						
													BRNT	4/1/2019	03/31/20	10,600.00	M	30.00
													BRNT	4/1/2020	03/31/21	10,776.67	M	30.50
													BRNT	4/1/2021	03/31/22	10,953.33	M	31.00
													BRNT	4/1/2022	03/31/23	11,130.00	M	31.50
													BRNT	4/1/2023	03/31/24	11,306.67	M	32.00
													BRNT	4/1/2024	03/31/25	11,483.33	M	32.50
													BRNT	4/1/2025	05/31/26	11,660.00	M	33.00
													CAME	5/1/2022	05/31/26	287.46	M	0.81
													CONC	4/1/2019	05/31/19	-10,600.00	M	-30.00
													PARK	3/1/2022	02/28/23	280.00	M	0.79
0230	Vacant			2,059														
0230																		0.00
0300	Forte Products	283748	106180	5,964	09/01/22	09/01/22	08/31/27	16,152.50	0.00	0.00	0.00	16,152.50						
0300	Forte Products	605009	3					32.50	0.00	0.00	0.00	32.50						
													BRNT	9/1/2022	08/31/23	14,661.50	M	29.50
													BRNT	9/1/2022	10/31/22	-14,875.21	M	-29.93
													BRNT	9/1/2022	10/31/22	14,875.21	M	29.93
													BRNT	9/1/2023	08/31/24	16,152.50	M	32.50
													BRNT	9/1/2024	08/31/25	16,475.55	M	33.15
													BRNT	9/1/2025	08/31/26	16,805.06	M	33.81
													BRNT	9/1/2026	08/31/27	17,141.16	M	34.49

Rent Roll By Company as of 12/31/2023

Plaza Colonnade Tower

All Billing

Division: KCM
Company: 83310
Building RSF: 283,652

AR Balance as of 12/15/2022

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
<i>Future Customer Name</i>		<i>Future Lease SF Chg</i>		<i>Fut Move In Fut Plan Out</i>														
													CONC	9/1/2022	10/31/22	-7,539.49	M	-15.17
0310	Seyferth Blumenthal & Harris,	278549	100896	12,848	11/01/20	11/01/20	11/30/26	35,064.33	423.39	0.00	0.00	35,487.72						
0310	Seyferth Blumenthal & Harris, LLC	650550	2		25,160.67			32.75	0.40	0.00	0.00	33.15						
													BRNT	11/1/2020	11/30/21	33,458.33	M	31.25
													BRNT	12/1/2021	11/30/22	33,993.67	M	31.75
													BRNT	12/1/2022	11/30/23	34,529.00	M	32.25
													BRNT	12/1/2023	11/30/24	35,064.33	M	32.75
													BRNT	12/1/2024	11/30/25	35,599.67	M	33.25
													BRNT	12/1/2025	11/30/26	36,135.00	M	33.75
													CAME	5/1/2022	11/30/26	423.39	M	0.40
													CONC	11/1/2020	11/30/20	-33,458.33	M	-31.25
0326	Vacant			144														
0326																		
													0.00					
0350	Drug Free Sport, LLC	311934	135909	8,135	01/18/23	01/18/23	01/31/28	21,625.54	0.00	0.00	0.00	21,625.54						
0350	Drug Free Sport, LLC	652113	1					31.90	0.00	0.00	0.00	31.90						
													BRNT	2/1/2023	01/31/24	21,625.54	M	31.90
													BRNT	2/1/2024	01/31/25	22,059.41	M	32.54
													BRNT	2/1/2025	01/31/26	22,500.05	M	33.19
													BRNT	2/1/2026	01/31/27	22,947.48	M	33.85
													BRNT	2/1/2027	01/31/28	23,408.46	M	34.53
													MABA	1/18/2023	01/31/23	-21,625.54	M	-31.90
													MRNT	1/18/2023	01/31/23	21,625.54	M	31.90
0375	Presley & Presley LLC	278534	100870	2,643	11/01/20	11/01/20	10/31/27	7,763.81	452.69	0.00	0.00	8,216.50						
0375	Presley & Presley LLC	650549	2		6,222.06	-1,778.41		35.25	2.06	0.00	0.00	37.31						
													BRNT	11/1/2020	10/31/21	7,433.44	M	33.75
													BRNT	11/1/2021	10/31/22	7,543.56	M	34.25
													BRNT	11/1/2022	10/31/23	7,653.69	M	34.75
													BRNT	11/1/2023	10/31/24	7,763.81	M	35.25
													BRNT	11/1/2024	10/31/25	7,873.94	M	35.75
													BRNT	11/1/2025	10/31/26	7,984.06	M	36.25
													BRNT	11/1/2026	10/31/27	8,094.19	M	36.75
													CAME	5/1/2022	10/31/27	452.69	M	2.06
0400	Marion & Henry Bloch Foundatio	305517	129841	5,088	06/12/21	06/12/21	05/31/31	13,568.00	181.79	0.00	0.00	13,749.79						
0400	Marion & Henry Bloch Family Foundation	651716	1		13,144.00			32.00	0.43	0.00	0.00	32.43						



Rent Roll By Company as of 12/31/2023
Plaza Colonnade Tower
All Billing

Division: KCM
 Company: 83310
 Building RSF: 283,652

AR Balance as of 12/15/2022

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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	
<i>Future Customer Name</i>		<i>Future Lease SF Chg</i>			<i>Fut Move In Fut Plan Out</i>														
													BRNT	4/1/2021	04/30/21	-13,144.00	M	-31.00	
													BRNT	4/1/2021	04/30/21	13,144.00	M	31.00	
													BRNT	6/1/2021	06/02/21	-13,144.00	M	-31.00	
													BRNT	6/1/2021	05/31/22	13,144.00	M	31.00	
													BRNT	6/3/2021	06/11/21	-13,144.00	M	-31.00	
													BRNT	6/1/2022	05/31/23	13,356.00	M	31.50	
													BRNT	6/1/2023	05/31/24	13,568.00	M	32.00	
													BRNT	6/1/2024	05/31/25	13,780.00	M	32.50	
													BRNT	6/1/2025	05/31/26	13,992.00	M	33.00	
													BRNT	6/1/2026	05/31/27	14,204.00	M	33.50	
													BRNT	6/1/2027	05/31/28	14,416.00	M	34.00	
													BRNT	6/1/2028	05/31/29	14,628.00	M	34.50	
													BRNT	6/1/2029	05/31/30	14,840.00	M	35.00	
													BRNT	6/1/2030	05/31/31	15,052.00	M	35.50	
													CAME	5/1/2022	05/31/31	181.79	M	0.43	
0425	Vacant			7,886															
0425																		0.00	
0450	Vacant			13,014															
0450																		0.00	
0460	Vacant			5,004															
0460																		0.00	
0500	Vacant			23,880															
0500																		0.00	
0550	The Uhlmann Company	281008	103261	4,647	08/01/22	08/01/22	02/29/28	12,972.88	162.65	0.00	0.00	13,135.53							
0550	the Uhlmann Company	650660	3		8,853.98			33.50	0.42	0.00	0.00	33.92							
													BRNT	8/1/2022	08/31/22	12,585.63	M	32.50	
													BRNT	9/1/2022	08/31/23	12,779.25	M	33.00	
													BRNT	9/1/2023	08/31/24	12,972.88	M	33.50	
													BRNT	9/1/2024	08/31/25	13,166.50	M	34.00	
													BRNT	9/1/2025	08/31/26	13,360.13	M	34.50	
													BRNT	9/1/2026	08/31/27	13,553.75	M	35.00	

Rent Roll By Company as of 12/31/2023

Plaza Colonnade Tower

All Billing

Division: KCM
Company: 83310
Building RSF: 283,652

AR Balance as of 12/15/2022

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	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
<i>Future Customer Name</i>		<i>Future Lease SF Chg</i>		<i>Fut Move In Fut Plan Out</i>														
													BRNT	9/1/2027	02/29/28	13,747.38	M	35.50
													CAME	8/1/2022	02/29/28	162.65	M	0.42
0580	Vacant			2,886														
0580																		0.00
0600	Merrill Lynch, Pierce, Fenner	282985	105646	12,006	03/01/22	03/01/22	08/31/27	32,916.45	0.00	0.00	0.00	32,916.45						
0600	Merrill Lynch, Pierce, Fenner & Smith	650730	2			11,332.92		32.90	0.00	0.00	0.00	32.90						
													BRNT	3/1/2022	08/31/23	32,266.13	M	32.25
													BRNT	9/1/2023	08/31/24	32,916.45	M	32.90
													BRNT	9/1/2024	08/31/25	33,576.78	M	33.56
													BRNT	9/1/2025	08/31/26	34,247.12	M	34.23
													BRNT	9/1/2026	08/31/27	34,927.46	M	34.91
0626	Vacant			156														
0626																		0.00
0650	Husch Blackwell Sanders LLP	225164	100950	0	07/01/20	07/01/20	12/31/24	0.00	8,906.81	0.00	0.00	8,906.81						
0650	Husch Blackwell Sanders LLP	602898	3					0.00	0.00	0.00	0.00	0.00						
													CAME	5/1/2022	12/31/24	8,906.81	M	0.00
1000	Husch Blackwell Sanders LLP	225164	100950	143,864	07/01/20	07/01/20	12/31/24	427,156.19	56,428.97	0.00	42,600.00	526,185.16						
1000	Husch Blackwell Sanders LLP	602898	3					35.63	4.71	0.00	3.55	43.89						
	<i>Renewal - Husch Blackwell Sanders LLP</i>			-30,266		01/01/25	03/31/25											
													BRNT	7/1/2020	12/31/24	427,156.19	M	35.63
													CAME	5/1/2022	12/31/24	56,428.97	M	4.71
													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
BUILDING TOTALS - Plaza Colonnade Tower:								604,354.17	91,739.24	0.00	67,976.08	764,069.49						
Building Square Feet:				283,652														
Occupied Square Feet:				224,620														
Vacant Square Feet:				59,032														
Occupancy Percentage:				79.19%	Missing Square Feet:	0												

Comparative Income Statement-Summary Plaza Colonnade-Retail

	Act 2019	Act 2020	Act 2021	Act 2022	Bud 2023
Rental Revenue					
Base Rent	230,324	231,087	255,652	256,794	257,937
Recovery	112,305	108,091	89,458	101,994	105,380
Recovery - PY	13,533	8,310	(7,430)	3,869	0
Tenant Specific Reimb	125	400	25	1,170	0
Percentage Rent	0	0	0	0	0
Parking Income	3,900	3,900	3,900	3,900	3,900
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	0	0	0	0	0
SLR WOs	0	(952)	(190)	0	0
Total Rental Revenue	360,187	350,837	341,415	367,728	367,217
Operating Expense					
Contract Services	33,009	32,779	34,658	37,390	41,921
Repairs and Maintenance	22,460	24,139	10,059	16,039	13,796
General OpEx	836	255	247	335	820
Total Controllable Expenses	56,306	57,172	44,964	53,764	56,536
Electricity	2,349	2,352	2,278	2,435	2,589
Utilities	0	0	0	0	0
Taxes	44,173	35,475	35,985	36,085	36,626
Taxes - PY Adjustments	0	(4,145)	0	0	0
Insurance	2,532	2,237	3,184	3,351	4,241
Non-Controllable Expenses	49,054	35,920	41,447	41,871	43,456
<i>Management Fees/Alloc's</i>	6,996	6,947	6,917	6,889	8,031
Total Recoverable Expenses	112,356	100,039	93,328	102,524	108,023
<i>Non-Rec/Customer Specific</i>	0	400	0	974	0
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Operating Expense	112,356	100,439	93,328	103,498	108,023
Net Operating Income	247,831	250,398	248,087	264,230	259,194
Prior Month					
Difference	247,831	250,398	248,087	264,230	259,194
Other Income					
SLR	(2,742)	3,144	4,740	4,550	4,550
TIF Inc Other	0	0	0	0	0
Def Revenue In/Out	0	(21,593)	0	0	0
Deferred Cash Revenue	0	21,593	0	0	0
Adjusted Net Operating Income	245,089	253,542	252,828	268,780	263,744

NOI DRILL DOWN
Plaza Colonnade Retail
2022 Vs. 2023

	2019 Actuals	2020 Actuals	2021 Actuals	2022 Actuals	2023 Forecast	2022 to 2023 Variance	Pct. Var	Comments
Average Occupancy	100.00%	98.17%	99.35%	100.00%	100.00%			
Rental Revenue								
Base Rent	230	231	256	257	258	27	11.74%	
SLR	(3)	3	5	5	5	8	-266.67%	
GAAP Rent	228	234	260	261	262	1	0.38%	
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	0	(22)	0	0	0	0	0.00%	
Other Non-Cash Revenue	0	22	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	112	108	89	102	105	3	2.94%	
Expense Recovery-Prior Year	14	8	(7)	4	0	(4)	-100.00%	
Tenant Specific Reimbursements	0	0	0	1	0	(1)	-100.00%	
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	0	0	0	0	0	0	0.00%	
SLR WOs	0	(1)	0	0	0	0	0.00%	
Parking	4	4	4	4	4	0	0.00%	
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	358	353	346	372	371	(1)	-0.27%	
Operating Expense								
Contract Services	33	33	35	37	42	(5)	-13.51%	Waste Removal and Security Contract increases
Repairs and Maintenance	22	24	10	16	14	2	12.50%	2022: Stone Replacement \$8k, Roof Repairs \$2k, Joint Sealant \$3k; 2023: Painting touch-ups, Contingency for roof repairs (based on age), roof assessment in July
General OpEx	1	0	0	0	1	(1)	0.00%	
Controllable Expenses	56	57	45	53	57	(4)	-7.55%	
Electricity	2	2	2	2	3	(1)	-50.00%	5.2% increase expected
Utilities	0	0	0	0	0	0	0.00%	
Taxes	44	35	36	36	37	(1)	-2.78%	1.5% increase expected
Taxes - PY Adjustments	0	(4)	0	0	0	0	0.00%	
Insurance	3	2	3	3	4	(1)	-33.33%	Based on Insurance Bill from Copaken
Non-Controllable Expenses	49	35	41	41	44	(3)	-7.32%	
Management Fees/Alloc's	7	7	7	7	8	(1)	-14.29%	
Recoverable Expenses	112	99	93	101	109	(8)	-7.92%	
Tenant Specific Expenses	0	0	0	1	0	1	100.00%	
Non-Recoverable Expenses	0	0	0	0	0	0	0.00%	
<i>Mgmt. Fee Elim - Internal</i>	0	0	0	0	0	0	0.00%	
Total Operating Expense	112	99	93	102	109	(7)	-6.86%	
Net Operating Income	246	254	253	270	262	(8)	-2.96%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2023

Company: 83320

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Square Feet	7,852														
2022 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
2023 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	2022 Act/Ref	21,360	21,360	21,360	21,360	21,360	21,360	21,360	21,455	21,455	21,455	21,455	21,455	256,794	32.70
Gross Potential - Retail	2023 Act/Ref	21,455	21,455	21,455	21,455	21,455	21,455	21,455	21,550	21,550	21,550	21,550	21,550	257,937	32.85
	Variance	95	95	95	95	95	95	95	95	95	95	95	95	1,143	0.15
	%	0.45%	0.45%	0.45%	0.45%	0.45%	0.45%	0.45%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	
TOTAL	2022 Act/Ref	21,360	21,360	21,360	21,360	21,360	21,360	21,360	21,455	21,455	21,455	21,455	21,455	256,794	32.70
Base Rent	2023 Act/Ref	21,455	21,455	21,455	21,455	21,455	21,455	21,455	21,550	21,550	21,550	21,550	21,550	257,937	32.85
	Variance	95	95	95	95	95	95	95	95	95	95	95	95	1,143	0.15
	%	0.45%	0.45%	0.45%	0.45%	0.45%	0.45%	0.45%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	
511190	2022 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
Base Rent-Straight Line	2023 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
	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%	
TOTAL	2022 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
Straight Line Rent	2023 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
	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%	
512110	2022 Act/Ref	4,210	4,210	4,210	4,210	11,525	11,525	11,525	11,525	11,525	11,525	11,525	6,695	104,208	13.27
CAM Inc - CY Mth Billed	2023 Act/Ref	8,151	8,277	9,311	8,752	12,506	9,954	8,826	7,529	9,036	7,508	7,560	7,972	105,380	13.42
	Variance	3,941	4,068	5,101	4,542	981	-1,571	-2,699	-3,996	-2,488	-4,017	-3,965	1,277	1,172	0.15
	%	93.62%	96.63%	121.17%	107.90%	8.51%	-13.63%	-23.42%	-34.68%	-21.59%	-34.86%	-34.40%	19.07%	1.12%	
512130	2022 Act/Ref	6,106	2,286	1,973	5,587	6,094	-2,228	-4,848	-4,278	7,990	-7,635	-13,261	0	-2,215	-0.28

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2023

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Pest Control	1000	110	110	110	110	110	110	110	110	110	110	110	110	1,320	
614166	2022 Act/Ref	0	45	135	45	45	45	0	0	135	45	55	0	550	0.07
Pest Control Contract	2023 Act/Ref	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.17
	Variance	-110	-65	25	-65	-65	-65	-110	-110	25	-65	-55	-110	-770	-0.10
	%	100.00%	-144.44%	18.52%	-144.44%	-144.44%	-144.44%	100.00%	100.00%	18.52%	-144.44%	-100.00%	100.00%	-140.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Metal Maint - Hand Rails	1000	45	45	45	45	45	45	45	45	45	45	45	45	540	
614168	2022 Act/Ref	33	0	33	33	33	33	33	33	273	33	33	33	607	0.08
Metal Refinish Contract	2023 Act/Ref	45	45	45	45	45	45	45	45	45	45	45	45	540	0.07
	Variance	-12	-45	-12	-12	-12	-12	-12	-12	228	-12	-12	-12	67	0.01
	%	-35.01%	100.00%	-35.01%	-35.01%	-35.01%	-35.01%	-35.01%	-35.01%	83.54%	-35.01%	-35.01%	-35.01%	10.98%	
	2023 Notes:	Updated contract eff 1/2023 - 2 year													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Security Contract	1000	919	919	919	919	919	919	919	919	919	919	919	919	11,022	
614310	2022 Act/Ref	824	702	858	775	854	806	220	1,679	7,459	-5,625	687	976	10,214	1.30
Security Contract	2023 Act/Ref	919	919	919	919	919	919	919	919	919	919	919	919	11,022	1.40
	Variance	-95	-217	-60	-144	-64	-112	-698	760	6,540	-6,544	-232	57	-808	-0.10
	%	-11.49%	-30.91%	-7.01%	-18.55%	-7.53%	-13.90%	-316.59%	45.29%	87.69%	116.33%	-33.75%	5.87%	-7.91%	
	2023 Notes:	2.7% of Contract price													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Landscpg Ext Contract	1000	68	68	68	68	68	68	68	68	68	68	68	68	813	
615220	2022 Act/Ref	0	66	131	66	66	66	131	0	577	-446	66	66	788	0.10
Landscpg Ext Contract	2023 Act/Ref	68	68	68	68	68	68	68	68	68	68	68	68	813	0.10
	Variance	-68	-2	64	-2	-2	-2	64	-68	509	-513	-2	-2	-25	0.00
	%	100.00%	-3.20%	48.41%	-3.20%	-3.20%	-3.20%	48.40%	100.00%	88.25%	115.21%	-3.20%	-2.81%	-3.16%	
	2023 Notes:	2.7% of Contract price													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Snow Removal Contract	1000	702	810	405	109	0	0	0	0	0	0	81	109	2,216	
615250	2022 Act/Ref	225	116	886	217	0	0	0	0	1,406	-1,406	0	109	1,554	0.20
Snow Removal Contract	2023 Act/Ref	702	810	405	109	0	0	0	0	0	0	81	109	2,216	0.28
	Variance	-477	-694	481	108	0	0	0	0	1,406	-1,406	-81	0	-662	-0.08
	%	-212.17%	-595.40%	54.28%	49.83%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	-42.64%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2023

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
TOTAL	2022 Act/Ref	3,162	2,808	3,830	3,522	1,577	2,945	2,580	4,147	13,525	-6,489	2,720	3,064	37,390	4.76
Contract Services	2023 Act/Ref	4,011	4,119	3,714	3,418	3,309	3,309	3,309	3,309	3,309	3,309	3,390	3,418	41,921	5.34
	Variance	-849	-1,311	116	104	-1,731	-364	-729	838	10,216	-9,798	-670	-354	-4,531	-0.58
	%	-26.84%	-46.70%	3.04%	2.96%	-109.76%	-12.35%	-28.25%	20.21%	75.54%	150.99%	-24.64%	-11.56%	-12.12%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Janitorial Supplies	1000	0	0	258	0	0	258	0	0	258	0	0	258	1,032	
611185	2022 Act/Ref	165	0	285	0	0	180	0	0	144	0	177	0	950	0.12
Janitorial Supplies	2023 Act/Ref	0	0	258	0	0	258	0	0	258	0	0	258	1,032	0.13
	Variance	165	0	27	0	0	-78	0	0	-114	0	177	-258	-82	-0.01
	%	100.00%	0.00%	9.34%	0.00%	0.00%	-43.53%	0.00%	0.00%	-78.96%	0.00%	100.00%	100.00%	-8.61%	
	2023 Notes:	Contingency for trash bags, etc													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Painting	1000	0	0	0	0	0	1,000	0	0	0	0	0	0	1,000	
614140	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Painting-Int/Ext	2023 Act/Ref	0	0	0	0	0	1,000	0	0	0	0	0	0	1,000	0.13
	Variance	0	0	0	0	0	-1,000	0	0	0	0	0	0	-1,000	-0.13
	%	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%	
	2023 Notes:	Painting touch-ups													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Masonry Repairs	1000	0	0	0	0	5,000	0	0	0	0	0	0	0	5,000	
614148	2022 Act/Ref	0	0	0	0	8,413	0	0	0	0	0	0	0	8,413	1.07
Masonry/Tile Repairs	2023 Act/Ref	0	0	0	0	5,000	0	0	0	0	0	0	0	5,000	0.64
	Variance	0	0	0	0	3,413	0	0	0	0	0	0	0	3,413	0.43
	%	0.00%	0.00%	0.00%	0.00%	40.57%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	40.57%	
	2023 Notes:	Contingency for repairs due to snow removal													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Roof Repairs PM	1000	0	0	1,100	0	0	1,100	0	0	1,100	0	0	0	3,300	
Sup. Sched.: Roof Assessment	2000	0	0	0	0	0	0	1,300	0	0	0	0	0	1,300	
614154	2022 Act/Ref	0	0	0	654	0	0	809	869	0	0	0	0	2,332	0.30
Roof Repairs	2023 Act/Ref	0	0	1,100	0	0	1,100	1,300	0	1,100	0	0	0	4,600	0.59
	Variance	0	0	-1,100	654	0	-1,100	-491	869	-1,100	0	0	0	-2,268	-0.29
	%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	-60.66%	100.00%	100.00%	0.00%	0.00%	0.00%	-97.28%	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2023

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
<i>2023 Notes: Contingency due to age of roof</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Door Repairs	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
614156	2022 Act/Ref	0	0	0	0	0	0	0	0	0	873	0	0	873	0.11
Door Repairs	2023 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	873	0	0	873	0.11
	%	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%	
<i>2023 Notes: Contingency</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Hardware/Locks/Keys	1000	0	0	20	0	0	20	0	0	20	0	0	20	80	
614160	2022 Act/Ref	0	0	0	0	0	0	40	0	0	0	0	0	40	0.01
Locks/Keys	2023 Act/Ref	0	0	20	0	0	20	0	0	20	0	0	20	80	0.01
	Variance	0	0	-20	0	0	-20	40	0	-20	0	0	-20	-40	-0.01
	%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	-102.22%	
<i>2023 Notes: Contingency</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Misc	1000	17	17	17	17	17	17	17	17	17	17	17	17	204	
614195	2022 Act/Ref	0	3	0	2	7	2	0	0	35	-11	11	17	66	0.01
General Bldg Supplies	2023 Act/Ref	17	17	17	17	17	17	17	17	17	17	17	17	204	0.03
	Variance	-17	-14	-17	-15	-10	-15	-17	-17	18	-28	-6	0	-138	-0.02
	%	100.00%	-389.91%	100.00%	-713.40%	-154.49%	-694.39%	100.00%	100.00%	51.33%	256.54%	-61.14%	-2.04%	-210.69%	
<i>2023 Notes: 2.7% of total Tower</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Security Repairs	1000	0	0	64	0	0	64	0	0	64	0	0	64	254	
614320	2022 Act/Ref	8	8	23	0	15	46	215	0	329	-152	0	91	583	0.07
Security Repairs	2023 Act/Ref	0	0	64	0	0	64	0	0	64	0	0	64	254	0.03
	Variance	8	8	-41	0	15	-18	215	0	266	-152	0	27	329	0.04
	%	100.00%	100.00%	-176.80%	0.00%	100.00%	-38.43%	100.00%	0.00%	80.69%	100.00%	0.00%	29.81%	56.37%	
<i>2023 Notes: 2.7% of total Tower</i>															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: R & M - Misc	1000	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	
614400	2022 Act/Ref	0	0	0	0	2,564	0	0	0	0	0	0	0	2,564	0.33
R&M - Other	2023 Act/Ref	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	0.13

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2023

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	Variance	0	0	0	-1,000	2,564	0	0	0	0	0	0	0	1,564	0.20
	%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	61.00%	
	<i>2023 Notes: Contingency</i>														
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sup. Sched.: Parking Lot/Deck R&M	1000	0	19	0	19	0	0	19	0	19	0	0	75	
615160	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Parking Lot/Deck R&M	2023 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%	
	<i>2023 Notes: Retail Allocation- Sweeping</i>														
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sup. Sched.: Landscpg Rep & Maint	1000	0	0	180	45	45	45	45	45	0	0	0	405	
	Sup. Sched.: Allocation from Tower	2000	0	0	14	14	28	28	14	14	14	6	0	145	
615240	2022 Act/Ref	0	0	0	159	24	3	0	6	187	-187	27	0	219	0.03
Landscpg Rep & Maint	2023 Act/Ref	0	0	14	194	59	73	73	59	59	14	6	0	550	0.07
	Variance	0	0	-14	-35	-35	-69	-73	-53	128	-201	21	0	-331	-0.04
	%	0.00%	0.00%	100.00%	-21.74%	-147.75%	-2071.86%	100.00%	-952.41%	68.43%	107.51%	78.19%	0.00%	-150.79%	
	<i>2023 Notes: Planters, replacing plants , 2.7% from Tower Irrigation, tree insecticide, misc hort</i>														
TOTAL	2022 Act/Ref	173	11	308	815	11,023	231	1,064	874	695	523	214	107	16,039	2.04
Repair and Maint	2023 Act/Ref	17	36	1,473	1,211	5,095	2,531	1,390	95	1,518	50	23	359	13,796	1.76
	Variance	156	-25	-1,165	-396	5,928	-2,300	-326	779	-822	473	192	-251	2,243	0.29
	%	90.15%	-221.38%	-378.81%	-48.53%	53.78%	-994.96%	-30.60%	89.16%	-118.25%	90.48%	89.30%	-234.37%	13.99%	
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sup. Sched.: Security	1000	7	7	7	7	7	7	7	7	7	7	7	81	
	Sup. Sched.: Call Boxes	2000	7	7	7	7	7	7	7	7	7	7	7	83	
	Sup. Sched.: Elevator	3000	7	7	7	7	7	7	7	7	7	7	7	81	
614181	2022 Act/Ref	23	33	23	23	23	23	24	24	189	-142	23	21	287	0.04
Building Telephones	2023 Act/Ref	20	20	20	20	20	20	20	20	20	20	20	20	245	0.03
	Variance	2	12	2	2	3	3	4	3	169	-163	3	1	42	0.01
	%	9.98%	37.74%	9.82%	9.82%	12.04%	12.07%	15.15%	13.97%	89.24%	114.34%	13.09%	3.18%	14.60%	
	<i>2023 Notes: Security , Call Boxes , Elevator</i>														

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2023

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Powerwashing	1000	48	48	48	48	48	48	48	48	48	48	48	48	48	575
615305	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	49	49	0.01
Powerwashing	2023 Act/Ref	48	48	48	48	48	48	48	48	48	48	48	48	575	0.07
	Variance	-48	-48	-48	-48	-48	-48	-48	-48	-48	-48	-48	1	-526	-0.07
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	1.92%	-1076.92%	
TOTAL	2022 Act/Ref	23	33	23	23	23	23	24	24	189	-142	23	70	335	0.04
General Op-Ex	2023 Act/Ref	68	68	68	68	68	68	68	68	68	68	68	68	820	0.10
	Variance	-46	-36	-46	-46	-45	-45	-44	-45	121	-211	-45	2	-484	-0.06
	%	-201.63%	-108.61%	-202.17%	-202.17%	-194.74%	-194.61%	-184.31%	-188.27%	63.94%	148.04%	-191.22%	2.30%	-144.45%	
621166	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	974	0	974	0.12
Expenses Billed to Tenant	2023 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	974	0	974	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%	
TOTAL	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	974	0	974	0.12
Tenant Specific Chgs	2023 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	974	0	974	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%	
613110	2022 Act/Ref	195	195	195	195	195	195	195	195	274	195	195	211	2,435	0.31
Electricity	2023 Act/Ref	205	205	205	205	205	205	205	205	289	205	205	250	2,589	0.33
	Variance	-10	-10	-10	-10	-10	-10	-10	-10	-15	-10	-10	-39	-154	-0.02
	%	-5.16%	-5.15%	-5.15%	-5.15%	-5.15%	-5.15%	-5.15%	-5.15%	-5.32%	-5.15%	-5.15%	-18.48%	-6.32%	
TOTAL	2022 Act/Ref	195	195	195	195	195	195	195	195	274	195	195	211	2,435	0.31
Electricity	2023 Act/Ref	205	205	205	205	205	205	205	205	289	205	205	250	2,589	0.33
	Variance	-10	-10	-10	-10	-10	-10	-10	-10	-15	-10	-10	-39	-154	-0.02
	%	-5.16%	-5.15%	-5.15%	-5.15%	-5.15%	-5.15%	-5.15%	-5.15%	-5.32%	-5.15%	-5.15%	-18.48%	-6.32%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Taxes-Real Estate	1000	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	36,626	

AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2023

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
617110	2022 Act/Ref	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	2,438	36,085	4.60
Taxes-Real Estate	2023 Act/Ref	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	36,626	4.66
	Variance	7	7	7	7	7	7	7	7	7	7	7	-614	-541	-0.07
	%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	-25.17%	-1.50%	
	2023 Notes:	1.5% increase over 2022													
TOTAL	2022 Act/Ref	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	2,438	36,085	4.60
Taxes	2023 Act/Ref	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	36,626	4.66
	Variance	7	7	7	7	7	7	7	7	7	7	7	-614	-541	-0.07
	%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	0.22%	-25.17%	-1.50%	
614196	2022 Act/Ref	0	2,932	0	0	0	0	0	0	0	0	0	0	2,932	0.37
Property Damage	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	2,932	0	0	0	0	0	0	0	0	0	0	2,932	0.37
	%	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%	
614197	2022 Act/Ref	0	0	0	0	0	0	0	0	0	-2,932	0	0	-2,932	-0.37
Property Damage - Ins Reimb	2023 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	-2,932	0	0	-2,932	-0.37
	%	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%	
617210	2022 Act/Ref	256	256	256	256	256	256	256	256	256	325	373	349	3,351	0.43
Insurance Premium	2023 Act/Ref	349	349	349	349	349	349	349	349	349	367	367	367	4,241	0.54
	Variance	-93	-93	-93	-93	-93	-93	-93	-93	-93	-42	7	-17	-890	-0.11
	%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	-12.78%	1.78%	-5.00%	-26.56%	
TOTAL	2022 Act/Ref	256	3,188	256	256	256	256	256	256	256	-2,607	373	349	3,351	0.43
Insurance	2023 Act/Ref	349	349	349	349	349	349	349	349	349	367	367	367	4,241	0.54
	Variance	-93	2,839	-93	-93	-93	-93	-93	-93	-93	-2,974	7	-17	-890	-0.11
	%	-36.36%	89.05%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	-36.36%	114.06%	1.78%	-5.00%	-26.56%	
616130	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	570	570	0.07
JV Mgmt Fee Exp	2023 Act/Ref	599	601	622	611	686	635	612	588	618	588	589	597	7,346	0.94

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Retail Year 2023

Company: 83320

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
Variance	-599	-601	-622	-611	-686	-635	-612	-588	-618	-588	-589	-27	-6,776	-0.86	
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-4.72%	-1188.89%		
616140 3rd Party Mgmt Fee Exp	2022 Act/Ref	518	454	518	581	510	352	851	848	485	666	479	0	6,262	0.80
	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance	518	454	518	581	510	352	851	848	485	666	479	0	6,262	0.80	
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%		
616160 PM Allocation-JV Exp	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	57	57	0.01	
	2023 Act/Ref	57	57	57	57	57	57	57	57	57	57	57	685	0.09	
Variance	-57	-57	-57	-57	-57	-57	-57	-57	-57	-57	-57	0	-629	-0.08	
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-0.44%	-1105.28%		
TOTAL Mgmt Fees	2022 Act/Ref	518	454	518	581	510	352	851	848	485	666	479	627	6,889	0.88
	2023 Act/Ref	656	658	679	668	743	692	669	645	675	645	646	654	8,031	1.02
Variance	-138	-204	-162	-87	-233	-340	182	203	-191	21	-166	-27	-1,142	-0.15	
%	-26.63%	-44.87%	-31.20%	-14.92%	-45.74%	-96.65%	21.36%	23.91%	-39.33%	3.19%	-34.73%	-4.33%	-16.58%		
TOTAL Operating Expense	2022 Act/Ref	7,385	9,748	8,188	8,451	16,643	7,061	8,028	9,402	18,484	-4,795	8,038	6,866	103,498	13.18
	2023 Act/Ref	8,358	8,487	9,540	8,971	12,821	10,206	9,042	7,723	9,260	7,695	646	8,167	108,023	13.76
Variance	-973	1,260	-1,353	-521	3,822	-3,145	-1,014	1,679	9,223	-12,491	287	-1,301	-4,525	-0.58	
%	-13.18%	12.93%	-16.52%	-6.16%	22.96%	-44.54%	-12.62%	17.86%	49.90%	260.47%	3.57%	-18.95%	-4.37%		
TOTAL Net Operating Income	2022 Act/Ref	24,995	18,812	20,058	27,279	23,040	24,300	20,713	20,004	23,215	30,844	13,531	21,988	268,780	34.23
	2023 Act/Ref	21,952	21,949	21,930	21,940	21,844	21,907	21,943	22,060	22,031	22,067	22,064	22,059	263,744	33.59
Variance	-3,043	3,137	1,871	-5,339	-1,196	-2,393	1,230	2,056	-1,185	-8,778	8,534	71	-5,036	-0.64	
%	-12.18%	16.68%	9.33%	-19.57%	-5.19%	-9.85%	5.94%	10.28%	-5.10%	-28.46%	63.07%	0.32%	-1.87%		
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Angus	1000	11	11	11	11	11	11	11	11	11	11	11	11	132	
713114 Telephones	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	11	11	0.00	
	2023 Act/Ref	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	-11	0	-121	-0.02	
%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-1100.00%		



Rent Roll By Company as of 12/31/2023
Plaza Colonnade-Retail
All Billing

Division: KCM
 Company: 83320
 Building RSF: 7,852

AR Balance as of 12/15/2022

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	
<i>Future Customer Name</i>		<i>Future Lease SF Chg</i>			<i>Fut Move In Fut Plan Out</i>														
001	The Mixx	246112	101303	2,967	01/01/21	01/01/21	12/31/25	8,159.25	4,253.77	0.00	0.00	12,413.02							
001	The Mixx	603723	3		4,766.67			33.00	17.20	0.00	0.00	50.20							
													CAME	5/1/2022	12/31/25	4,253.77	M	17.20	
													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	5,807.71	3,385.21	0.00	0.00	9,192.92							
002	Yogurtini Plaza, LLC	650551	2		4,570.00			30.50	17.78	0.00	0.00	48.28							
													CAME	5/1/2022	07/31/25	3,385.21	M	17.78	
													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	3,885.99	0.00	325.00	11,794.32							
003	Chipotle Mexican Grill	603293	3			12,939.42		35.00	17.94	0.00	1.50	54.44							
													CAME	5/1/2022	02/28/30	3,885.99	M	17.94	
													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:								21,550.29	11,524.97	0.00	325.00	33,400.26							
	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 2019	Act 2020	Act 2021	Act 2022	Bud 2023
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	46,629	52,318	54,576	56,362	59,670
Repairs and Maintenance	97,327	71,858	128,573	119,727	116,345
General OpEx	10,727	11,985	12,898	21,568	17,185
Total Controllable Expenses	154,683	136,161	196,048	197,656	193,200
Electricity	50,077	50,148	49,758	49,402	52,500
Utilities	0	0	0	0	0
Taxes	0	0	0	0	0
Taxes - PY Adjustments	0	0	0	0	0
Insurance	21,394	29,376	26,465	28,269	28,821
Non-Controllable Expenses	71,471	79,524	76,224	77,671	81,321
<i>Management Fees/Alloc's</i>	0	0	0	0	0
Total Recoverable Expenses	226,154	215,685	272,271	275,327	274,521
<i>Non-Rec/Customer Specific</i>	8,028	0	(30)	0	0
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Operating Expense	234,182	215,685	272,241	275,327	274,521
Net Operating Income	(234,182)	(215,685)	(272,241)	(275,327)	(274,521)
Prior Month					
Difference	(234,182)	(215,685)	(272,241)	(275,327)	(274,521)
Other Income					
SLR	0	0	0	0	0
TIF Inc Other	0	0	0	0	0
Def Revenue In/Out	0	0	0	0	0
Deferred Cash Revenue	0	0	0	0	0
Adjusted Net Operating Income	(234,182)	(215,685)	(272,241)	(275,327)	(274,521)

NOI DRILL DOWN
Plaza Colonnade Garage
2022 Vs. 2023

	2019 Actuals	2020 Actuals	2021 Actuals	2022 Forecast	2023 Forecast	2022 to 2023 Variance	Pct. Var	Comments
Average Occupancy								
Rental Revenue								
Base Rent	0	0	0	0	0	0	0.00%	
SLR	0	0	0	0	0	0	0.00%	
GAAP Rent	0	0	0	0	0	0	0.00%	
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	0	0	0	0	0	0	0.00%	
Other Non-Cash Revenue	0	0	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	0	0	0	0	0	0	0.00%	
Expense Recovery-Prior Year	0	0	0	0	0	0	0.00%	
Tenant Specific Reimbursements	0	0	0	0	0	0	0.00%	
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	0	0	0	0	0	0	0.00%	
SLR WOs	0	0	0	0	0	0	0.00%	
Parking	0	0	0	0	0	0	0.00%	
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	0	0	0	0	0	0	0.00%	
Operating Expense								
Contract Services	47	52	55	56	60	(4)	-7.14%	Contract rate increases: Elevator 3.8%; Metal Finishing 2%
Repairs and Maintenance	97	72	129	120	116	4	3.33%	2022 expenses: Pipe replacement \$17k, drain replacement \$6k, overhead soffit work \$39k, garage structural inspection in Dec \$15k; 2023 forecast includes: Exhaust Fan replacement in March (based on life expectancy) \$19k, Rusted Pipe Replacement in April \$15k, Stairwell Door replacement in April \$8k; Structural Inspections monthly through June \$5k/month
General OpEx	11	12	13	22	17	5	22.73%	Powerwashing
Controllable Expenses	155	136	197	198	193	5	2.53%	
Electricity	50	50	50	49	53	(4)	-8.16%	5.2% increase expected
Utilities	0	0	0	0	0	0	0.00%	
Taxes	0	0	0	0	0	0	0.00%	
Taxes - PY Adjustments	0	0	0	0	0	0	0.00%	
Insurance	21	29	26	28	29	(1)	-3.57%	Based on Insurance Bill from Copaken
Non-Controllable Expenses	71	79	76	77	82	(5)	-6.49%	
Management Fees/Alloc's	0	0	0	0	0	0	0.00%	
Recoverable Expenses	226	215	273	275	275	0	0.00%	
Tenant Specific Expenses	0	0	0	0	0	0	0.00%	
Non-Recoverable Expenses	8	0	0	0	0	0	0.00%	
Mgmt. Fee Elim - Internal	0	0	0	0	0	0	0.00%	
Total Operating Expense	234	215	273	275	275	0	0.00%	
Net Operating Income	(234)	(215)	(273)	(275)	(275)	0	0.00%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2023

Company: 83330

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
611110	2022 Act/Ref	3,101	3,101	3,019	3,184	3,101	3,101	3,101	3,101	2,434	3,769	3,101	3,102	37,218	0.00
Janitorial Contract	2023 Act/Ref	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	39,131	0.00
	Variance	-159	-160	-242	-77	-159	-160	-159	-160	-827	508	-159	-159	-1,913	0.00
	%	-5.14%	-5.14%	-8.03%	-2.41%	-5.14%	-5.14%	-5.14%	-5.14%	-33.97%	13.48%	-5.14%	-5.13%	-5.14%	
<i>2023 Notes: Retail Allocation - Pkg Lot Attendant Acct 2.7% of garage total , Parking Lot Attendant Janitorial</i>															
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Garage Elevator	1000	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	15,274	
612410	2022 Act/Ref	1,199	1,199	1,232	1,166	1,199	1,199	1,199	1,199	941	1,457	1,199	1,219	14,412	0.00
Elevator Contract	2023 Act/Ref	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	15,274	0.00
	Variance	-74	-74	-40	-107	-74	-74	-74	-74	-332	185	-74	-54	-863	0.00
	%	-6.13%	-6.13%	-3.28%	-9.15%	-6.13%	-6.13%	-6.13%	-6.13%	-35.24%	12.66%	-6.13%	-4.39%	-5.99%	
<i>2023 Notes: 5yr Contract - 12/2023 (33%) 3.28% estimated increase</i>															
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Metal Maint - Annual Contract	1000	439	439	439	439	439	439	439	439	439	439	439	5,265	
614168	2022 Act/Ref	430	0	430	430	430	430	430	430	430	430	430	430	4,732	0.00
Metal Refinish Contract	2023 Act/Ref	439	439	439	439	439	439	439	439	439	439	439	439	5,265	0.00
	Variance	-9	-439	-9	-9	-9	-9	-9	-9	-9	-9	-9	-9	-533	0.00
	%	-1.99%	100.00%	-1.99%	-1.99%	-1.99%	-1.99%	-1.99%	-1.99%	-1.99%	-1.99%	-1.99%	-1.99%	-11.26%	
<i>2023 Notes: Updated contract eff 1/2023 - 2 year</i>															
TOTAL	2022 Act/Ref	4,731	4,301	4,681	4,781	4,731	4,731	4,731	4,731	3,805	5,656	4,731	4,751	56,362	0.00
Contract Services	2023 Act/Ref	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	59,670	0.00
	Variance	-242	-672	-291	-192	-242	-242	-242	-242	-1,167	684	-242	-221	-3,309	0.00
	%	-5.11%	-15.62%	-6.22%	-4.01%	-5.11%	-5.11%	-5.11%	-5.11%	-30.67%	12.09%	-5.11%	-4.65%	-5.87%	
612210	2022 Act/Ref	0	0	0	0	0	0	1,978	0	0	0	0	0	1,978	0.00
Electrical Repairs	2023 Act/Ref	0	0	0	2,500	0	0	0	2,500	0	0	0	0	5,000	0.00
	Variance	0	0	0	-2,500	0	0	1,978	-2,500	0	0	0	0	-3,022	0.00
	%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	-152.74%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2023

Company: 83330

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Sup. Sched.: Misc Painting		1000	0	0	0	0	2,000	0	0	0	0	0	0	2,000	
614140	2022 Act/Ref		0	0	0	0	2,002	0	0	0	695	4,060	0	6,757	0.00
Painting-Int/Ext	2023 Act/Ref		0	0	0	0	2,000	0	0	0	0	0	0	2,000	0.00
	Variance		0	0	0	0	2	0	0	0	695	4,060	0	4,757	0.00
	%		0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	70.40%	
2023 Notes:		<i>Bollards/49th Street Bar</i>													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Concrete Repairs		1000	0	0	30,000	0	0	0	0	0	0	0	0	30,000	
614148	2022 Act/Ref		0	0	0	0	20,780	10,023	7,867	0	0	0	0	38,670	0.00
Masonry/Tile Repairs	2023 Act/Ref		0	0	30,000	0	0	0	0	0	0	0	0	30,000	0.00
	Variance		0	0	-30,000	0	20,780	10,023	7,867	0	0	0	0	8,670	0.00
	%		0.00%	0.00%	100.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	22.42%	
2023 Notes:		<i>Anticipated repairs post Dec 2022 inspection</i>													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Door Repairs		1000	0	0	0	8,000	0	0	0	0	0	0	0	8,000	
Sup. Sched.: Gate Repairs		2000	80	80	80	80	80	80	80	80	80	80	80	960	
614156	2022 Act/Ref		0	0	0	0	0	3,031	0	0	8,186	0	80	11,296	0.00
Door Repairs	2023 Act/Ref		80	80	80	8,080	80	80	80	80	80	80	80	8,960	0.00
	Variance		-80	-80	-80	-8,080	-80	-80	2,951	-80	8,106	-80	0	2,336	0.00
	%		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	97.36%	100.00%	100.00%	99.02%	100.00%	20.68%	
2023 Notes:		<i>Stairwell door replacements , Contingency</i>													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: General Bldg Supplies		1000	0	0	50	0	50	0	0	50	0	0	50	200	
614195	2022 Act/Ref		0	46	0	0	0	0	0	0	0	0	50	96	0.00
General Bldg Supplies	2023 Act/Ref		0	0	50	0	50	0	0	50	0	0	50	200	0.00
	Variance		0	46	-50	0	-50	0	0	-50	0	0	0	-104	0.00
	%		0.00%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	-107.90%	
2023 Notes:		<i>Contingency</i>													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Life Safety Repairs		1000	25	25	25	25	25	25	25	25	25	25	25	300	
614230	2022 Act/Ref		0	0	0	0	0	0	0	0	0	0	25	25	0.00
Life Safety Repairs	2023 Act/Ref		25	25	25	25	25	25	25	25	25	25	25	300	0.00

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2023

Company: 83330

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
	Variance	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	0	-275	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-1100.00%	
	<i>2023 Notes: Contingency</i>														
614320	2022 Act/Ref	0	0	0	190	0	0	0	0	0	0	0	0	190	0.00
Security Repairs	2023 Act/Ref	0	0	500	0	0	0	0	0	0	0	0	0	500	0.00
	Variance	0	0	-500	190	0	0	0	0	0	0	0	0	-310	0.00
	%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-163.16%	
	<i>2023 Notes: Camera replacement</i>														
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Parking Garage Sweeping	1000	0	695	0	695	0	0	695	0	695	0	0	2,780	
	Sup. Sched.: Retail Allocation	2000	0	-19	0	-19	0	0	-19	0	-19	0	0	-75	
	Sup. Sched.: Structural Inspection	3000	5,000	5,000	5,000	5,000	5,000	5,000	0	0	0	0	0	30,000	
615160	2022 Act/Ref	0	0	0	1,315	3,621	2,100	600	0	128	11,975	2,900	15,000	37,639	0.00
Parking Lot/Deck R&M	2023 Act/Ref	5,000	5,676	5,000	5,000	5,676	5,000	0	676	0	676	0	0	32,705	0.00
	Variance	-5,000	-5,676	-5,000	-3,685	-2,055	-2,900	600	-676	128	11,299	2,900	15,000	4,934	0.00
	%	100.00%	100.00%	100.00%	-280.23%	-56.76%	-138.10%	100.00%	100.00%	100.00%	94.35%	100.00%	100.00%	13.11%	
	<i>2023 Notes: Quarterly Sweeping , Per A Adamo 11/22/2022</i>														
TOTAL	2022 Act/Ref	0	46	0	1,505	3,621	24,882	38,307	7,867	128	20,856	6,960	15,555	119,727	0.00
Repair and Maint	2023 Act/Ref	5,155	5,831	54,585	30,655	5,831	7,555	155	3,331	1,705	831	155	555	116,345	0.00
	Variance	-5,155	-5,785	-54,585	-29,150	-2,210	17,327	38,152	4,536	-1,577	20,025	6,805	15,000	3,382	0.00
	%	100.00%	-12521.71%	100.00%	-1936.88%	-61.04%	69.64%	99.60%	57.66%	-1234.12%	96.01%	97.77%	96.43%	2.82%	
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Elevator License/Inspection	1000	0	0	450	0	0	0	0	0	0	0	0	450	
	Sup. Sched.: Elevator Audit	2000	0	0	0	0	0	0	0	0	0	1,600	0	1,600	
612430	2022 Act/Ref	0	0	438	0	0	0	0	0	0	0	0	1,600	2,038	0.00
Elev License/Inspection	2023 Act/Ref	0	0	0	450	0	0	0	0	0	0	1,600	0	2,050	0.00
	Variance	0	0	438	-450	0	0	0	0	0	0	-1,600	1,600	-12	0.00
	%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	-0.59%	
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Building Signage	1000	0	0	0	0	250	0	0	0	0	0	250	500	
614170	2022 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	250	250	0.00
Building Signage	2023 Act/Ref	0	0	0	0	0	250	0	0	0	0	0	250	500	0.00

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2023

Company: 83330

Account Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Variance	0	0	0	0	0	-250	0	0	0	0	0	0	-250	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%	
<i>2023 Notes: Contingency</i>														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Powerwashing-Spring/Fall	1000	0	0	0	5,450	0	0	0	0	4,495	0	0	9,945	
Sup. Sched.: Powerwashing-Elevator Entries	2000	220	0	220	0	0	220	0	0	220	0	0	880	
Sup. Sched.: Powerwashing-Stairwells	3000	0	0	180	180	180	180	180	180	180	0	0	1,260	
Sup. Sched.: Powerwashing-Circle Drive	4000	0	0	850	0	0	0	850	0	850	0	0	2,550	
615305	2022 Act/Ref	0	0	695	0	6,145	0	220	0	695	4,495	7,030	0	19,280 0.00
Powerwashing	2023 Act/Ref	220	0	0	1,250	5,630	180	400	1,030	180	5,745	0	0	14,635 0.00
Variance	-220	0	695	-1,250	515	-180	-180	-1,030	515	-1,250	7,030	0	4,645	0.00
%	100.00%	0.00%	100.00%	100.00%	8.38%	100.00%	-81.82%	100.00%	74.10%	-27.81%	100.00%	0.00%	24.09%	
<i>2023 Notes: Spring Deep Clean; Fall Rinse , ProWindow</i>														
TOTAL	2022 Act/Ref	0	0	1,133	0	6,145	0	220	0	695	4,495	7,030	1,850	21,568 0.00
General Op-Ex	2023 Act/Ref	220	0	0	1,700	5,630	430	400	1,030	180	5,745	1,600	250	17,185 0.00
Variance	-220	0	1,133	-1,700	515	-430	-180	-1,030	515	-1,250	5,430	1,600	4,383	0.00
%	100.00%	0.00%	100.00%	100.00%	8.38%	100.00%	-81.82%	100.00%	74.10%	-27.81%	77.24%	86.49%	20.32%	
613110	2022 Act/Ref	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	3,557	49,280	0.00
Electricity	2023 Act/Ref	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	52,500	0.00
Variance	-218	-218	-218	-218	-218	-218	-218	-218	-218	-218	-218	-818	-3,220	0.00
%	-5.25%	-5.25%	-5.25%	-5.25%	-5.25%	-5.25%	-5.25%	-5.25%	-5.25%	-5.25%	-5.25%	-22.99%	-6.53%	
613112	2022 Act/Ref	-466	302	277	-259	134	0	-354	617	139	-504	236	0	122 0.00
Accrued Electric Expense	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0 0.00
Variance	-466	302	277	-259	134	0	-354	617	139	-504	236	0	122	0.00
%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	
TOTAL	2022 Act/Ref	3,690	4,458	4,434	3,897	4,291	4,157	3,803	4,774	4,295	3,653	4,392	3,557	49,402 0.00
Electricity	2023 Act/Ref	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	52,500 0.00
Variance	-685	83	59	-478	-84	-218	-572	399	-80	-722	17	-818	-3,098	0.00
%	-18.55%	1.87%	1.33%	-12.25%	-1.96%	-5.25%	-15.04%	8.36%	-1.86%	-19.77%	0.40%	-22.99%	-6.27%	

AREF Receipts/Disbursements Report By Company - Plaza Colonnade-Parking Garage Year 2023

Company: 83330

Account Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF	
617210 Insurance Premium	2022 Act/Ref	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,925	1,820	2,372	28,269	0.00	
	2023 Act/Ref	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,490	2,490	2,490	28,821	0.00	
	Variance	-22	-22	-22	-22	-22	-22	-22	-22	-22	-22	435	-670	-118	-552	0.00
	%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	14.87%	-36.84%	-4.96%	-1.95%	
TOTAL Insurance	2022 Act/Ref	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,925	1,820	2,372	28,269	0.00	
	2023 Act/Ref	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,490	2,490	2,490	28,821	0.00	
	Variance	-22	-22	-22	-22	-22	-22	-22	-22	-22	435	-670	-118	-552	0.00	
	%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	-0.94%	14.87%	-36.84%	-4.96%	-1.95%		
TOTAL Operating Expense	2022 Act/Ref	10,772	11,156	12,598	12,533	21,138	36,120	49,411	19,722	11,274	37,585	24,933	28,086	275,327	0.00	
	2023 Act/Ref	17,095	17,551	66,305	44,075	23,181	19,705	12,275	16,081	13,605	18,414	2,490	12,643	274,521	0.00	
	Variance	-6,323	-6,395	-53,707	-31,542	-2,043	16,415	37,136	3,641	-2,331	19,171	11,340	15,443	806	0.00	
	%	-58.70%	-57.33%	-426.30%	-251.66%	-9.67%	45.45%	75.16%	18.46%	-20.68%	51.01%	45.48%	54.99%	0.29%		
TOTAL Net Operating Income	2022 Act/Ref	-10,772	-11,156	-12,598	-12,533	-21,138	-36,120	-49,411	-19,722	-11,274	-37,585	-24,933	-28,086	-275,327	0.00	
	2023 Act/Ref	-17,095	-17,551	-66,305	-44,075	-23,181	-19,705	-12,275	-16,081	-13,605	-18,414	-13,593	-12,643	-274,521	0.00	
	Variance	-6,323	-6,395	-53,707	-31,542	-2,043	16,415	37,136	3,641	-2,331	19,171	11,340	15,443	806	0.00	
	%	58.70%	57.33%	426.30%	251.66%	9.67%	-45.45%	-75.16%	-18.46%	20.68%	-51.01%	-45.48%	-54.99%	-0.29%		