

Sample Property	Actual 1/31/2022	Actual 2/28/2022	Actual 3/31/2022	Actual 4/30/2022	Actual 5/31/2022	Actual 6/30/2022	Forecast 7/31/2022	Forecast 8/31/2022	Forecast 9/30/2022	Forecast 10/31/2022	Forecast 11/30/2022	Forecast 12/31/2022	Forecast 2022	Budget 2022	Variance \$	Variance %
Income																
Rental Income	35,019.24	37,061.39	39,194.29	41,046.84	38,831.27	57,413.97	39,565.12	39,565.12	39,565.12	39,565.12	39,735.12	39,735.12	486,297.72	463,794.18	22,504	5%
NNN Income	18,097.43	12,677.52	24,830.57	27,455.04	20,765.14	54,177.64	20,765.14	20,765.14	20,765.14	20,765.14	20,765.14	20,765.14	282,594.18	249,181.68	33,413	13%
Rent Concession	-	-	-	-	-	(42,375.57)	-	-	-	-	-	-	(42,375.57)	-	(42,376)	∞
Other Income	2,000.00	1,000.00	3,000.00	2,000.00	2,000.00	4,131.64	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	26,131.64	24,000.00	2,132	9%
Gross Income	55,116.67	50,738.91	67,024.86	70,501.88	61,596.41	73,347.68	62,330.26	62,330.26	62,330.26	62,330.26	62,500.26	62,500.26	752,647.97	736,975.86	15,672	2%
Operating Expenses																
Administrative, Insurance, and Taxes																
Administrative Fees	125.00	433.39	125.00	125.55	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,808.94	1,500.00	309	21%
Owners Association Dues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
Management Fees	4,214.01	2,755.83	2,536.95	3,351.24	3,525.09	3,079.82	2,955.02	2,955.02	2,955.02	2,955.02	2,955.02	2,963.52	37,201.56	35,198.93	2,003	6%
Insurance	-	-	-	-	1,556.00	-	-	-	-	-	25,401.60	-	26,957.60	28,523.53	(1,566)	-5%
Property Taxes	-	-	-	29,257.97	-	-	-	-	-	-	33,086.16	-	62,344.13	66,172.32	(3,828)	-6%
Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
Total Administrative, Insurance, and Taxes	4,339.01	3,189.22	2,661.95	32,734.76	5,206.09	3,204.82	3,080.02	3,080.02	3,080.02	36,166.18	28,481.62	3,088.52	128,312.23	131,394.78	(3,083)	-2%
Common Area Maintenance																
Interior Maintenance & Repairs	12,233.26	-	12,890.20	-	-	1,950.56	791.67	791.67	791.67	791.67	791.67	791.67	31,824.04	9,500.04	22,324	235%
Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
Building Systems	979.48	149.64	1,950.56	1,513.64	-	-	142.82	2,092.82	876.08	142.82	142.82	876.08	8,866.76	8,511.96	355	4%
Elevator/Escalator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
HVAC	-	-	5,875.10	-	-	-	-	-	1,500.00	-	-	2,200.00	9,575.10	7,400.00	2,175	29%
Exterior Maintenance & Repair	-	686.70	13,081.11	-	-	-	29.17	29.17	29.17	29.17	2,154.17	2,154.17	18,192.83	29,496.31	(11,303)	-38%
Roof Maintenance & Repair	-	-	1,497.66	7,757.53	-	-	-	-	3,891.00	-	-	-	13,146.19	8,391.00	4,755	57%
Landscaping	790.25	790.25	790.25	790.25	790.25	790.25	795.43	795.43	795.43	795.43	795.43	795.43	9,514.08	12,045.16	(2,531)	-21%
Total Common Area Maintenance	14,002.99	1,626.59	36,084.88	10,061.42	790.25	2,740.81	1,759.09	3,709.09	7,883.35	1,759.09	3,884.09	6,817.35	91,119.00	75,344.47	15,775	21%
Utility Expenses																
Utilities	5,796.33	4,462.48	7,071.63	5,774.34	4,719.61	4,232.64	3,292.85	3,494.48	3,517.36	4,089.80	4,682.75	3,596.31	54,730.58	48,387.04	6,344	13%
Total Utilities	5,796.33	4,462.48	7,071.63	5,774.34	4,719.61	4,232.64	3,292.85	3,494.48	3,517.36	4,089.80	4,682.75	3,596.31	54,730.58	48,387.04	6,344	13%
Total Operating Expenses	24,138.33	9,278.29	45,818.46	48,570.52	10,715.95	10,178.27	8,131.96	10,283.59	14,480.73	42,015.07	37,048.46	13,502.18	274,161.81	255,126.29	19,036	7%
Net Operating Income	30,978.34	41,460.62	21,206.40	21,931.36	50,880.46	63,169.41	54,198.30	52,046.67	47,849.53	20,315.19	25,451.80	48,998.08	478,486.16	481,849.57	(3,363)	-1%
Non-Operating Income																
Non-Operating Income / Gains	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
Total Non-Operating Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
Non-Operating Expenses																
Ground Lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
Professional Fees	-	-	4,750.00	-	-	-	-	-	-	-	-	-	4,750.00	5,000.00	(250)	-5%
Non-Op Expenses	-	5,500.00	-	-	-	500.00	-	-	-	-	-	-	6,000.00	-	6,000	∞
Debt Service	19,147.10	19,147.10	19,147.10	19,147.10	19,147.10	19,147.10	19,023.12	18,997.54	18,971.88	18,946.13	18,920.30	18,894.39	228,635.96	228,424.68	211	0%
Total Non-Operating Expenses	19,147.10	24,647.10	23,897.10	19,147.10	19,147.10	19,647.10	19,023.12	18,997.54	18,971.88	18,946.13	18,920.30	18,894.39	239,385.96	233,424.68	5,961	3%
Capitalized Costs																
Capital Improvements	-	-	-	-	-	-	-	-	-	(116,000.00)	-	-	(116,000.00)	-	(116,000)	∞
Leasing Commissions/Costs	-	-	-	-	-	(15,670.54)	-	-	-	-	-	-	(15,670.54)	-	(15,671)	∞
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	∞
Total Capitalized Costs	-	-	-	-	-	(15,670.54)	-	-	-	(116,000.00)	-	-	(131,670.54)	-	(131,671)	∞
Other Adjustments																

	Actual	Actual	Actual	Actual	Actual	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Budget	Variance	Variance
Sample Property	1/31/2022	2/28/2022	3/31/2022	4/30/2022	5/31/2022	6/30/2022	7/31/2022	8/31/2022	9/30/2022	10/31/2022	11/30/2022	12/31/2022	2022	2022	\$	%
Adjustments - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Adjustments - Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Escrow/Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Adjustments - Liabilities	8,611.75	(9,738.95)	17,214.30	(16,793.97)	(23,257.74)	37,213.74	(37,213.74)	Prepaid Rent Balance					(23,964.61)			
Loan Activity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Adjustments - Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manual Adjustments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Adjustments Total	8,611.75	(9,738.95)	17,214.30	(16,793.97)	(23,257.74)	37,213.74	(37,213.74)	-	-	-	-	-	(23,964.61)			
Net Cash Flow	20,442.99	7,074.57	14,523.60	(14,009.71)	8,475.62	65,065.51	(2,038.56)	33,049.13	28,877.65	(114,630.94)	6,531.50	30,103.69	83,465.05	248,424.89		
Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distributions	(114,849.99)	-	-	(42,000.03)	-	-	(42,000.00)						(42,000.00)	(240,850.02)		
Cash Flow After Distributions	(94,407.00)	7,074.57	14,523.60	(56,009.74)	8,475.62	65,065.51	(44,038.56)	33,049.13	28,877.65	(156,630.94)	6,531.50	30,103.69	(157,384.97)			
Actual Ending Cash	197,798.18	204,872.75	219,396.35	163,386.61	171,862.23	236,927.74	192,889.18	225,938.31	254,815.96	98,185.02	104,716.52	134,820.21				