

CB Downtown Industrial, LLC					
Financial Highlights					
As of and for the Month Ended September 30, 2020					
		Month		Year to Date	
Operations		Actual	Budget	Actual	Budget
Rent revenues		831,821	897,125	7,854,206	7,830,897
Special gains/losses		0	0	0	0
EBITDA (a)		346,771	463,934	3,936,026	3,707,673
as % revenue		41.7	51.7	50.1	47.3
Net Earnings (loss)		(21,325)	83,835	545,733	295,477
as % revenue		(2.6)	9.3	6.9	3.8
FFO (b)		145,062	231,934	2,044,250	1,619,673
Absorption SF, net		40,855	0	35,739	0
Balance Sheet			9/30/2020		12/31/2019
Real estate assets, net			71,547,820		69,267,186
Unrestricted Cash			1,029,180		932,962
Security Deposits			503,124		406,797
Reserve for Replacement			267,200		116,900
Reserve for 10 Cambridge TI's			0		600,000
Reserve for Real Estate Tax			1,002,974		444,415
Due from affiliates			0		55,368
Total assets			<u>75,953,786</u>		<u>72,741,999</u>
Mortgage notes payable			61,500,000		61,500,000
Unfunded Mortgage Payable (LOC)			(5,393,568)		(6,449,564)
OZ Note Payable			1,888,404		0
Net Note Payable			<u>57,994,836</u>		<u>55,050,436</u>
Equity			15,714,866		15,876,894
Bank covenant compliance			2.11		
Debt coverage ratio 1.50 min. (EBITDA / debt service)					
Occupancy %		Total Sqft	Current Year		12/31/2019
Industrial		460,268	83.0		76.7
Underground		692,132	89.2		88.9
Flex		393,472	91.1		94.6
Office		66,984	86.1		71.2
Total company		<u>1,612,856</u>	<u>87.8</u>		<u>86.1</u>
Potential Distribution					
Unrestricted Cash		\$1,029,180			
Mortgage Payment		(\$100,000)			
Monthly Expenses		(\$160,000)			
TI and Commissions to be drawn on Unfunded Loan		\$379,487			
Repairs to be drawn on Reserve Escrow		\$73,572			
Insurance Escrow		(\$33,853)			
Lockton Insurance due 10/2020		(\$195,000)			
Prepaid Rent		(\$365,555)			
Potential Distribution		<u>\$627,831</u>			
(a) EBITDA: earnings before interest, taxes, and depreciation/amortization					
(b) FFO: (funds from operations) net earnings plus depreciation					
** OZ DEAL CLOSED ON 5/14/2020					

Monthly Box Score

Month: September-20

Financial					Occupancy			
	September Actual	September Budget	YTD Actual	YTD Budget		09/30/20	12/31/19	Change
Gross Potential Rent	863,064	862,003	7,756,786	7,752,128	Total Tenants Counts			
Less: Vacancies	115,775	81,639	1,096,922	1,054,189	Cambridge Business Park	42	48	(6)
Rent Realized	747,289	780,364	6,659,864	6,697,939	Downtown Underground Smart	305	320	(15)
Reimbursables	84,532	116,761	1,194,342	1,132,958	Park	68	85	(17)
Other Income	0	0	0	0	Other	54	52	2
					Downtown Business Park Park	1	1	0
					Other	20	20	0
TOTAL REVENUE	831,821	897,125	7,854,206	7,830,897	YTD Retention %	490	526	-6.84%
Op Exp-Direct Operating	371,229	333,831	3,127,161	3,242,841	By Property Type	Total SF	YTD	YTD Budget
Op Exp-Non-Income Producing	39,381	10,265	95,403	71,022	Industrial	460,268	83.0%	80.0%
Op Exp-G&A	74,438	89,096	695,615	809,361	Underground	692,132	89.2%	89.0%
					Flex	393,472	91.1%	95.0%
TOTAL OP EXPENSE	485,048	433,192	3,918,179	4,123,224	Office	66,984	86.1%	98.0%
NET	346,773	463,933	3,936,027	3,707,673	Overall Weighted Average	1,612,856	87.80%	86.10%
Principal & Interest Payments	(201,709)		(1,865,576)					
Work in Process	(6,794)		(1,654,679)					
Draw/Increase in Note for CapEx/TTI	0		1,055,996					
Distributions	0		(1,231,000)					
RE Tax Payment	0		(439,312)					
Prepaid Expenses	(47,933)		(261,933)					
New Note Payable	0		1,888,404					
Purchase of Land	0		(2,051,905)					
Capital Contributions	0		523,237					
Other	139,677		1,409,908					
INC / (DEC) in CASH	230,014		1,309,167					

Cash, A/R & Liabilities	09/30/20	12/31/19	Inc / (Dec)	%
Unrestricted Cash	1,029,180	932,962	96,218	10.31
Accounts Receivable	343,315	263,448	79,867	30.32
Net Assets	1,372,495	1,196,410	176,085	40.63
Mortgages (funded)	56,106,432	55,050,436	1,055,996	1.92
Other Debt	0	0	0	0.00
Deferred Compensation	0	0	0	0.00
Other Non-Tax Liabilities	2,244,084	1,814,669	429,415	23.66
Total Liabilities	58,350,516	56,865,105	1,485,411	0.00
Net Liabilities	56,978,021	55,668,695	1,309,326	0.00

Notes:

Op Expenses exclude interest expense and depreciation
 Tenant counts are as of the first day of the month following the end of the current month

CB Downtown Industrial, LLC
Balance Sheet

	September 30, 2020	December 31, 2019
ASSETS		
Property and Equipment		
Land.....	\$ 2,626,305	\$ 574,400
Buildings.....	69,788,695	69,788,695
Land improvements.....	0	0
Development costs.....	0	0
Equipment, fixtures & vehicles.....	66,714	0
Work in process.....	1,992,056	404,091
	74,473,770	70,767,186
Less: accumulated depreciation.....	(2,925,950)	(1,500,000)
Net real estate assets.....	71,547,820	69,267,186
Unrestricted Cash.....	1,029,180	932,962
Security Deposits.....	503,124	406,797
Reserve for TI's.....	0	600,000
Construction Escrow.....	300,000	0
Reserve for Real Estate Tax.....	1,002,974	444,415
Total Cash.....	2,835,278	2,384,174
Reserve for Replacement.....	267,200	116,900
Receivables, net of reserve.....	343,315	263,448
Prepaid expenses.....	556,503	202,092
Due from affiliates.....	0	55,368
Other assets.....	403,670	452,831
Total Assets.....	\$ 75,953,786	\$ 72,741,999
 LIABILITIES & STOCKHOLDER'S EQUITY		
Mortgage payable.....	\$ 61,500,000	\$ 61,500,000
Unfunded Mortgage payable.....	(5,393,568)	(6,449,564)
OZ Note Payable.....	1,888,404	-
Net Mortgage Payable.....	57,994,836	55,050,436
Accounts payable.....	227	233,876
Accrued expenses.....	1,270,030	787,001
Unearned rent & deposits.....	973,827	793,792
Total liabilities.....	60,238,920	56,865,105
Stockholder's equity		
Partner Contributions.....	\$ 19,423,237	\$ 18,900,000
Retained Earnings - Prior.....	(2,722,559)	0
Distributions - Prior.....	(300,547)	0
Retained Earnings - Current.....	545,735	(2,722,559)
Distributions.....	(1,231,000)	(300,547)
Total stockholder's equity.....	15,714,866	15,876,894
Total liabilities & stockholder's equity.....	\$ 75,953,786	\$ 72,741,999

CB Downtown Industrial, LLC
Statements of Cash Flows
For the Nine Months Ended September 30, 2020

	<u>September 30, 2020</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Net Income (loss)	\$ 545,735
Depreciation.....	1,425,950
Amortization.....	54,762
Funds from operations.....	<u>2,026,447</u>
Change in operating assets and liabilities:	
Accounts receivable	(79,867)
Prepaid expenses.....	(354,411)
Accounts payable.....	(239,249)
Accrued expenses	483,029
Unearned rents and deposits.....	180,035
Due to/from affiliates.....	55,368
Deferred compensation.....	-
Net Cash Provided (Used) By Operating Activities	<u>2,071,352</u>
CASH FLOWS FROM FINANCING ACTIVITIES:	
Borrowings on long-term obligations.....	1,888,404
Increase Mortgage Payable.....	1,055,996
Note payable - refinanced.....	-
Principal payments on long-term obligations.....	-
Net Cash Provided (Used) By Financing Activities	<u>2,944,400</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Work in Process.....	(1,587,966)
Purchase of Land.....	(2,051,905)
Equipment	(66,714)
Net Cash Provided (Used) By Investing Activities	<u>(3,706,585)</u>
CASH FLOW (DEFICIT) GENERATED	1,309,167
Partner Contributions.....	523,237
Distributions.....	(1,231,000)
	<u>(707,763)</u>
CASH, BEGINNING OF PERIOD	2,501,074
CASH, END OF PERIOD	<u><u>\$ 3,102,478</u></u>
Unrestricted Cash	1,029,180
Security Deposits	503,124
Construction Escrow	300,000
Reserve for Real Estate Tax	1,002,974
Total Cash	<u><u>2,835,278</u></u>
Reserve for Replacement	<u><u>267,200</u></u>

CB Downtown Industrial, LLC
Statements of Operations
For the Nine Months Ended September 30, 2020

	Current	Budget	Variance	YTD Current	YTD Budget	\$ Var.
REVENUES						
Rent Potential.....	\$ 863,064	\$ 862,003	\$ 1,061	\$ 7,756,786	\$ 7,752,128	\$ 4,658
Less: Vacancies.....	115,775	81,639	34,136	1,096,922	1,054,189	42,733
Rents Realized.....	747,289	780,364	(33,075)	6,659,864	6,697,939	(38,075)
Utility Billings.....	175	212	(37)	5,524	17,808	(12,284)
Tax, Insurance & CAM.....	85,391	96,939	(11,548)	978,748	938,805	39,943
Tenant Management Fees.....	2,384	2,393	(9)	21,370	21,395	(25)
Parking & Dock Fees.....	12,397	14,867	(2,470)	119,319	133,800	(14,481)
Other Income.....	(15,815)	2,350	(18,165)	69,381	21,150	48,231
Total Revenues.....	831,821	897,125	(65,304)	7,854,206	7,830,897	23,309
Special Gain (Loss)	0	0	0	0	0	0
Guaranty Obligation.....	0	0	0	0	0	0
DIRECT EXPENSES						
Real Estate Taxes.....	118,819	117,272	(1,547)	953,158	1,053,312	100,154
Property Insurance.....	35,904	35,810	(94)	320,999	322,292	1,293
Repairs, Maint. & Supplies.....	145,520	107,599	(37,921)	1,052,180	1,174,172	121,992
Utilities.....	59,892	44,377	(15,515)	378,655	391,617	12,962
Property Mgmt. & Leasing.....	31,973	25,435	(6,538)	325,213	222,437	(102,776)
Total Direct Expenses.....	392,108	330,493	(61,615)	3,030,205	3,163,830	133,625
GENERAL & ADMINISTRATIVE.....						
	92,942	102,698	9,756	887,975	959,394	71,419
Earnings Before Taxes Int. & Depr.....	346,771	463,934	(117,163)	3,936,026	3,707,673	228,353
Interest Expense.....	201,709	232,000	30,291	1,865,576	2,088,000	222,424
Repair and Maintenance PPR.....	0	0	0	26,200	0	(26,200)
Depreciation & Amortization Expense.....	166,387	148,099	(18,288)	1,498,517	1,324,196	(174,321)
Net Earnings (Loss).....	\$ (21,325)	\$ 83,835	\$ (105,160)	\$ 545,733	\$ 295,477	\$ 250,256

CB Downtown Industrial, LLC
Statements of Operations
For the Nine Months Ended September 30, 2020

	Current	Budget	Variance	YTD Current	YTD Budget	Variance
REVENUES						
Rent Potential.....	\$ 863,064	\$ 862,003	\$ 1,061	\$ 7,756,786	\$ 7,752,128	\$ 4,658
Less: Vacancies.....	115,775	81,639	34,136	1,096,922	1,054,189	42,733
Rents Realized.....	747,289	780,364	(33,075)	6,659,864	6,697,939	(38,075)
Straight-line Rents.....	0	0	0	0	0	0
Utility Billings.....	175	212	(37)	5,524	17,808	(12,284)
Tax, Insurance & CAM.....	85,391	96,939	(11,548)	978,748	938,805	39,943
Tenant Management Fees.....	2,384	2,393	(9)	21,370	21,395	(25)
Parking & Dock Fees.....	12,397	14,867	(2,470)	119,319	133,800	(14,481)
Other Income.....	(15,815)	2,350	(18,165)	69,381	21,150	48,231
Total Revenues.....	831,821	897,125	(65,304)	7,854,206	7,830,897	23,309
Special Gain (Loss)	0	0	0	0	0	0
OPERATING EXPENSES						
Wages.....	73,205	81,929	8,724	644,837	760,704	115,867
Payroll Tax.....	3,917	5,458	1,541	35,247	49,124	13,877
Employee Benefits.....	18,282	10,208	(8,074)	101,373	91,874	(9,499)
Real Estate Taxes.....	118,819	117,272	(1,547)	953,158	1,053,312	100,154
Maintenance.....	134,664	86,157	(48,507)	810,498	879,405	68,907
Utilities.....	59,892	44,377	(15,515)	383,023	398,033	15,010
Property Insurance.....	35,904	35,810	(94)	331,254	322,292	(8,962)
Professional Services.....	1,667	6,250	4,583	84,784	115,500	30,716
Security.....	11,253	12,409	1,156	122,810	151,276	28,466
Janitorial.....	10,485	7,469	(3,016)	83,832	62,097	(21,735)
General and Administrative.....	16,960	25,853	8,893	367,363	239,607	(127,756)
Total Operating Expenses.....	485,048	433,192	(51,856)	3,918,179	4,123,224	205,045
Earnings Before Taxes Int. & Depr.....	346,773	463,933	(117,160)	3,936,027	3,707,673	228,354
Interest Expense.....	201,709	232,000	30,291	1,865,576	2,088,000	222,424
Repair and Maintenance PPR.....	0	0	0	26,200	0	(26,200)
Depreciation Expense.....	166,387	148,099	(18,288)	1,498,517	1,324,196	(174,321)
Net Earnings (Loss).....	(21,323)	83,834	(105,157)	545,734	295,477	250,257

Balance Sheet (With Period Change)

Period = Sep 2020

Book = Accrual ; Tree = dr_bs

		Balance Current Period	Beginning Balance	Net Change
001-01	LAND	2,626,305.00	2,626,305.00	0.00
	LAND	2,626,305.00	2,626,305.00	0.00
004-00	BUILDINGS	69,788,695.00	69,788,695.00	0.00
	BUILDINGS	69,788,695.00	69,788,695.00	0.00
006-00	EQUIPMENT-PROPERTY	66,714.17	66,714.17	0.00
	EQUIPMENT, FIXTURES & VEHICLES	66,714.17	66,714.17	0.00
045-00	WORK IN PROCESS	1,992,056.31	1,985,262.80	6,793.51
	WORK IN PROCESS	1,992,056.31	1,985,262.80	6,793.51
	TOTAL REAL ESTATE ASSETS(PROPERTY)	74,473,770.48	74,466,976.97	6,793.51
054-00	DEPR-BUILDINGS	-2,615,078.00	-2,491,182.00	-123,896.00
055-00	DEPR-BLDGS NON CAM IMP	-291,261.00	-259,012.00	-32,249.00
056-00	DEPR-EQUIPMENT-PROP	-19,611.00	-17,432.00	-2,179.00
	TOTAL ACCUMULATED DEPRECIATION	-2,925,950.00	-2,767,626.00	-158,324.00
	NET REAL ESTATE ASSETS	71,547,820.48	71,699,350.97	-151,530.49
101-00	CASH-PETTY CASH	1,000.00	1,000.00	0.00
105-00	CBDI OPERATING ACCOUNT	967,673.85	754,359.67	213,314.18
106-00	CBDI DEPOSIT ACCOUNT	503,123.93	503,082.69	41.24
107-00	CBDI Money Market	1,063,480.27	1,063,393.11	87.16
107-01	CBDI Reserve for Replacement	267,200.00	250,500.00	16,700.00
109-03	CBDI Construction Escow	300,000.00	300,000.00	0.00
	CASH & CASH EQUIVALENTS	3,102,478.05	2,872,335.47	230,142.58
150-00	A/R - OTHER	45,869.76	45,370.66	499.10
151-00	A/R-TENANTS	297,444.98	282,344.81	15,100.17
	RECEIVABLES	343,314.74	327,715.47	15,599.27
156-00	DUE TO/FROM DEAN REALTY	-499.10	-499.10	0.00
	DUE FROM AFFILIATES	-499.10	-499.10	0.00
172-01	PREPAID INSURANCE	0.00	35,903.75	-35,903.75
173-01	PREPAID COMMISSION-INHOUSE	467,013.64	472,950.10	-5,936.46
173-02	PREPAID COMMISSION-OUTSIDE	89,488.92	91,212.60	-1,723.68
179-00	PREPAID OTHER	0.00	4,725.69	-4,725.69
	PREPAID EXPENSES	556,502.56	604,792.14	-48,289.58
039-00	LOAN COSTS	593,003.26	593,003.26	0.00
089-00	AMORT-LOAN & LEASE COSTS	-248,267.00	-240,204.00	-8,063.00
234-00	DEPOSITS-UTILITIES	53,832.91	53,832.91	0.00
	OTHER ASSETS	398,569.17	406,632.17	-8,063.00
	TOTAL ASSETS	75,948,185.90	75,910,327.12	37,858.78
311-00	A/P - TRADE	909.75	-29,623.05	30,532.80
311-99	WORK ORDER SUSPENSE	-163.04	-63.04	-100.00
316-00	A/P - SUSPENSE	4,690.30	2,599.07	2,091.23
317-00	I/C CLEARING	-63.77	-63.78	0.01
	ACCOUNTS PAYABLE	-5,373.24	27,150.80	-32,524.04
331-00	ACCRUED PAYROLL	23,553.74	53,355.75	-29,802.01
333-01	ACC'D INT-MORTGAGE	228,500.00	228,500.00	0.00
335-00	ACCRUED PROPERTY TAXES	1,002,973.57	872,353.99	130,619.58
336-02	ACC'D AUDIT/TAX FEES	15,003.00	13,336.00	1,667.00
	ACCRUED EXPENSES	1,270,030.31	1,167,545.74	102,484.57
350-01	LT N/P-MORTGAGE	31,000,000.00	31,000,000.00	0.00
350-02	UNFUNDED LOAN PAYABLE	-5,393,567.70	-5,393,567.70	0.00
350-03	LT N/P MORTGAGE	30,500,000.00	30,500,000.00	0.00
369-00	LT N/P- OZ MORTGAGE	1,888,404.00	1,888,404.00	0.00
	MORTGAGES & NOTES PAYABLE	57,994,836.30	57,994,836.30	0.00
313-00	PREPAID RENT	365,554.78	375,999.88	-10,445.10
314-00	SECURITY DEPOSITS	502,271.01	502,271.01	0.00

Balance Sheet (With Period Change)

Period = Sep 2020

Book = Accrual ; Tree = dr_bs

		Balance Current Period	Beginning Balance	Net Change
320-00	DEFERRED RENT	106,000.62	106,333.95	-333.33
	UNEARNED RENT AND DEPOSITS	973,826.41	984,604.84	-10,778.43
	TOTAL LIABILITIES	60,233,319.78	60,174,137.68	59,182.10
435-00	PARTNERS' CONTRIBUTIONS	19,423,237.00	19,423,237.00	0.00
	COMMON STOCK & PAID IN CAPITAL	19,423,237.00	19,423,237.00	0.00
451-00	RETAINED EARNINGS-PRIOR	-2,722,558.58	-2,722,558.58	0.00
451-99	NET INCOME/LOSS	545,734.70	567,058.02	-21,323.32
461-00	DISTRIBUTIONS	-1,531,547.00	-1,531,547.00	0.00
	RETAINED EARNINGS(DEFICIT)	-3,708,370.88	-3,687,047.56	-21,323.32
	TOTAL STOCKHOLDER'S EQUITY	15,714,866.12	15,736,189.44	-21,323.32
	TOTAL LIABILITIES & STOCKHOLDER'S EQUITY	75,948,185.90	75,910,327.12	37,858.78

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Sep 2020

Book = Accrual ; Tree = dr_is_1

		PTD	PTD		PTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES								
501-00	GROSS POTENTIAL RENT	863,064.00	862,002.67	1,061.33	819,116.00	7,756,786.02	7,752,128.03	4,657.99
502-00	VACANCIES	-115,774.61	-81,639.00	-34,135.61	-101,882.88	-1,096,921.40	-1,054,189.00	-42,732.40
	RENTS REALIZED	747,289.39	780,363.67	-33,074.28	717,233.12	6,659,864.62	6,697,939.03	-38,074.41
511-00	ELECTRICITY-TEP	50.00	50.00	0.00	50.00	450.00	450.00	0.00
512-00	ELECTRICITY-COMMERCIAL	75.00	100.00	-25.00	13,887.73	4,249.48	16,500.00	-12,250.52
515-00	WATER - CHILLED	0.00	0.00	0.00	25.00	0.00	0.00	0.00
516-00	WATER-COMMERCIAL	50.00	62.00	-12.00	1,041.44	825.00	858.00	-33.00
	UTILITY BILLINGS	175.00	212.00	-37.00	15,004.17	5,524.48	17,808.00	-12,283.52
521-00	CAM/OPER EXP CHARGES	57,698.80	69,074.02	-11,375.22	54,973.75	673,365.61	686,421.72	-13,056.11
531-00	ESCALATORS-TAXES	25,488.00	24,930.51	557.49	12,639.00	260,616.69	226,166.12	34,450.57
532-00	ESCALATORS-INSURANCE	2,204.42	2,933.98	-729.56	480.04	44,765.74	26,216.76	18,548.98
	TAX INS CAM REIMB	85,391.22	96,938.51	-11,547.29	68,092.79	978,748.04	938,804.60	39,943.44
533-00	TENANT MANAGEMENT FEE	2,383.53	2,393.59	-10.06	2,405.21	21,369.57	21,395.47	-25.90
	TENANT MGMT FEE	2,383.53	2,393.59	-10.06	2,405.21	21,369.57	21,395.47	-25.90
541-00	PARKING RENTAL	12,397.41	14,866.67	-2,469.26	12,167.77	119,319.00	133,800.03	-14,481.03
	PARKING & DOCK FEES	12,397.41	14,866.67	-2,469.26	12,167.77	119,319.00	133,800.03	-14,481.03
549-00	RENT CONCESSIONS	-16,534.00	0.00	-16,534.00	0.00	17,472.58	0.00	17,472.58
549-01	ADMINISTRATION FEES	155.00	100.00	55.00	180.00	862.96	900.00	-37.04
561-00	INTEREST INCOME	128.40	1,250.00	-1,121.60	896.06	3,948.72	11,250.00	-7,301.28
562-00	OTHER INCOME	435.93	0.00	435.93	435.93	42,551.41	0.00	42,551.41
563-00	DISCOUNTS EARNED	0.00	0.00	0.00	2.62	1.26	0.00	1.26
564-00	FINANCE/LATE CHARGES	0.00	1,000.00	-1,000.00	96.55	4,544.18	9,000.00	-4,455.82
	OTHER INCOME	-15,814.67	2,350.00	-18,164.67	1,611.16	69,381.11	21,150.00	48,231.11
	TOTAL REVENUES	831,821.88	897,124.44	-65,302.56	816,514.22	7,854,206.82	7,830,897.13	23,309.69
DIRECT EXPENSES								
611-00	SER-CAM-RENTAL	0.00	297.56	297.56	0.00	0.00	1,797.36	1,797.36
611-01	SERV-CAM-CONSULTING	11,874.59	0.00	-11,874.59	462.50	29,412.42	9,000.00	-20,412.42
612-01	SERV-CAM-JANITOR MALL/OFF	6,685.46	5,125.63	-1,559.83	7,579.49	64,458.50	39,971.80	-24,486.70
612-02	SERV-CAM-JANITOR SUPPLIES	3,574.90	2,343.12	-1,231.78	1,901.00	17,558.06	18,543.32	985.26

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

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		PTD	PTD		PTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance
612-03	SERV-CAM-WINDOW WASHING	0.00	2,553.00	2,553.00	3,557.00	3,685.00	9,836.00	6,151.00
614-00	SERV-CAM-TRASH REMOVAL	2,157.30	2,390.03	232.73	2,845.42	19,004.11	18,425.47	-578.64
615-00	SERV-CAM-SECURE/PROTECT	11,253.14	12,409.08	1,155.94	16,840.09	116,623.09	145,982.77	29,359.68
616-00	SERV-CAM-SIGNS/DIRECTIVES	0.00	250.00	250.00	3,802.02	5,320.48	5,367.59	47.11
619-01	LABOR IN-HOUSE MAINT-CAM	13,537.87	10,098.96	-3,438.91	9,666.53	63,806.24	71,743.49	7,937.25
619-02	LABOR IN-HOUSE OTHER-CAM	0.00	0.00	0.00	0.00	1,200.00	1,584.00	384.00
631-00	BLDGS-CAM-ROOFS	34.56	245.42	210.86	150.00	7,211.72	14,808.12	7,596.40
632-00	BLDGS-CAM-STRUCTUAL	7.25	0.00	-7.25	251.82	3,631.69	18,400.67	14,768.98
633-00	BLDGS-CAM-PAINTING	7,750.49	1,600.00	-6,150.49	0.00	11,464.66	17,632.00	6,167.34
633-01	BLDGS-CAM-PEST CONTROL	206.68	159.68	-47.00	68.00	3,406.12	1,802.62	-1,603.50
634-00	BLDGS-CAM-HARDWARE/LOCK	69.67	313.78	244.11	22.97	2,480.64	3,839.56	1,358.92
635-00	BLDGS-CAM-LIGHTS/LIGHTING	1,234.92	1,350.00	115.08	22.20	26,334.97	18,679.06	-7,655.91
636-00	BLDGS-CAM-PLUMBING	1,194.28	1,122.00	-72.28	349.57	10,085.74	8,028.94	-2,056.80
637-00	BLDGS-CAM-SEWERS-SAN/STR	2,136.46	0.00	-2,136.46	17,189.33	11,476.91	0.00	-11,476.91
638-00	BLDGS-CAM-REHAB/RENOVATE	0.00	39.94	39.94	0.00	1,169.00	5,234.94	4,065.94
641-00	EQUIP-CAM-ELEVATORS	29,151.92	1,169.83	-27,982.09	505.14	64,990.40	22,474.89	-42,515.51
642-00	EQUIP-CAM-FIRE CONTROL	626.05	2,925.78	2,299.73	5,105.38	40,740.89	44,369.86	3,628.97
643-00	EQUIP-CAM-WATER CONTROL	187.64	0.00	-187.64	0.00	2,146.29	6.00	-2,140.29
644-00	EQUIP-CAM-18-0 AIR HANDLING	3,763.92	4,583.33	819.41	13,459.53	17,640.68	41,250.01	23,609.33
645-00	EQUIP-CAM-TEP	9,602.99	2,083.33	-7,519.66	216.30	69,244.70	18,750.01	-50,494.69
645-01	EQUIP-CAM-TEP/KCP&L	0.00	2,666.67	2,666.67	0.00	0.00	24,000.03	24,000.03
646-01	EQUIP-CAM-CONDENSOR WATER	364.57	1,921.00	1,556.43	1,076.20	3,779.35	3,381.00	-398.35
646-02	EQUIP-CAM-HVAC OTHER	0.00	6,489.74	6,489.74	4,796.87	39,457.34	25,688.51	-13,768.83
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	0.00	0.00	0.00	1,128.03	3,922.67	3,000.00	-922.67
647-02	EQUIP-CAM-GROUNDS EQUIP	0.00	0.00	0.00	733.94	2,588.70	9,056.00	6,467.30
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	0.00	0.00	0.00	0.00	122.04	0.00	-122.04
651-00	GRDS-CAM-SURFACE	0.00	2,813.93	2,813.93	100.32	10,423.73	36,586.21	26,162.48
652-00	GRDS-CAM-LANDSCAP/MOWING	17,827.17	16,150.28	-1,676.89	26,066.86	99,847.34	120,224.10	20,376.76
653-00	GRDS-CAM-SWEEPING/CLEAN	4,321.00	5,016.90	695.90	0.00	43,589.00	47,022.54	3,433.54
654-00	GRDS-CAM-SNOW REMOVAL	0.00	0.00	0.00	0.00	118,980.00	176,927.52	57,947.52
656-00	GRDS-CAM-LIGHT/LIGHTING	75.75	928.61	852.86	0.00	6,767.69	11,150.53	4,382.84
657-00	GRDS-CAM-WALL WASHING	0.00	900.00	900.00	0.00	0.00	3,900.00	3,900.00

CB Downtown Industrial, LLC (cbdi)

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		PTD	PTD		PTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance
711-01	SERV-OPEX- CONSULTING	0.00	0.00	0.00	0.00	6,030.00	1,202.00	-4,828.00
712-01	SERV-NCAM-JANIT-MALL/OFF	0.00	450.00	450.00	0.00	415.00	4,150.00	3,735.00
712-02	SERV-NCAM-JANIT SUPPLIES	0.00	4.14	4.14	0.00	0.00	340.74	340.74
712-03	SERV-NCAM-WINDOW WASHING	0.00	0.00	0.00	0.00	15.00	0.00	-15.00
714-00	SERV-NCAM-TRASH REMOVAL	71.52	160.00	88.48	383.21	86.66	1,440.00	1,353.34
715-00	SERV-NCAM-SECURE/PROTECT	0.00	0.00	0.00	371.07	943.87	176.00	-767.87
716-00	SERV-NCAM-SIGN/DIRECTIVES	0.00	140.42	140.42	67.44	434.72	140.42	-294.30
716-01	SERV-NCAM SIGN INSTALLS/REMOVALS	0.00	0.00	0.00	68.98	92.00	0.00	-92.00
717-01	SERV-NCAM-SURVEY/MAPS	0.00	0.00	0.00	0.00	850.00	0.00	-850.00
719-01	LABOR IN-HOUSE MAINT-NONCAM	3,455.23	2,306.99	-1,148.24	3,560.61	19,613.52	18,660.91	-952.61
719-02	LABOR IN-HOUSE OTHER-NONCAM	0.00	2,772.00	2,772.00	0.00	0.00	10,626.00	10,626.00
731-00	BLDGS-NCAM-ROOFS	5,590.00	0.00	-5,590.00	0.00	5,590.00	0.00	-5,590.00
733-00	BLDGS-NCAM-PAINTING	0.00	25.00	25.00	57.65	8.28	90.00	81.72
733-01	BLDGS-NCAM-PEST CONTROL	866.00	140.00	-726.00	0.00	3,394.00	1,260.00	-2,134.00
734-00	BLDGS-NCAM-HARDWARE/LOCKS	727.02	499.35	-227.67	926.53	5,870.77	4,529.55	-1,341.22
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0.00	151.48	151.48	11.10	5,627.51	1,769.48	-3,858.03
736-00	BLDGS-NCAM-PLUMBING	0.00	0.00	0.00	189.46	2,142.90	5,497.52	3,354.62
737-00	BLDGS-NCAM-SEWERS	76.00	20.00	-56.00	196.45	581.23	978.45	397.22
738-00	BLDGS-NCAM-REHAB/RENOVATION	0.00	0.00	0.00	0.00	1,792.71	19,092.00	17,299.29
742-00	EQUIP-NCAM-FIRE CONTROL	0.00	50.00	50.00	0.00	287.00	410.00	123.00
743-00	EQUIP-NCAM-WATER CONTROL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
746-02	EQUIP-NCAM-HVAC OTHER	0.00	3,241.00	3,241.00	4,710.91	33,329.86	36,231.64	2,901.78
747-01	EQUIP-NCAM-VEHIC/OPER EQU	318.55	1,897.49	1,578.94	703.67	5,884.23	17,077.41	11,193.18
747-02	EQUIP-NCAM-GRDS EQUIP	0.00	0.00	0.00	7.96	442.11	0.00	-442.11
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	453.03	432.66	-20.37	190.96	2,293.10	3,893.94	1,600.84
751-00	GRDS-NCAM-SURFACE	0.00	0.00	0.00	0.00	177.54	0.00	-177.54
752-00	GRDS-NCAM-LANDSCAPE/MOWI	6,324.27	7,361.00	1,036.73	4,780.21	33,707.78	45,766.00	12,058.22
754-00	GRDS-NCAM-SNOW REMOVAL	0.00	0.00	0.00	0.00	0.00	2,375.00	2,375.00
756-00	GRDS-NCAM-LIGHT/LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	MAINTENANCE & SUPPLIES	145,520.20	107,599.13	-37,921.07	134,122.72	1,052,179.96	1,174,171.98	121,992.02
781-01	INSURANCE-PROPERTY	35,903.75	35,810.19	-93.56	25,569.87	320,999.25	322,292.39	1,293.14
	PROPERTY INSURANCE	35,903.75	35,810.19	-93.56	25,569.87	320,999.25	322,292.39	1,293.14

CB Downtown Industrial, LLC (cbdi)

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		Actual	Budget	Variance	Last Year	Actual	Budget	Variance
783-00	PROPERTY TAX	118,818.65	117,271.78	-1,546.87	91,176.00	953,157.69	1,053,311.66	100,153.97
	REAL ESTATE TAXES	118,818.65	117,271.78	-1,546.87	91,176.00	953,157.69	1,053,311.66	100,153.97
621-00	UTIL-CAM-ELECTRICITY	30,273.01	30,056.25	-216.76	5,244.01	204,967.18	234,940.55	29,973.37
622-00	UTIL-CAM-GAS	1,492.54	700.00	-792.54	252.60	19,205.91	12,561.23	-6,644.68
623-00	UTIL-CAM-WATER	19,999.56	6,818.34	-13,181.22	5,008.44	79,648.17	65,304.06	-14,344.11
624-00	UTIL-CAM-TELEPHONE	556.48	0.00	-556.48	248.63	8,957.34	492.26	-8,465.08
721-00	UTIL-NCAM-ELECTRICITY	6,205.07	3,761.00	-2,444.07	1,871.98	34,612.14	33,656.00	-956.14
722-00	UTIL-NCAM-GAS	750.89	1,074.54	323.65	1,134.34	24,884.02	25,053.24	169.22
723-00	UTIL-NCAM-WATER	534.90	1,536.67	1,001.77	108.24	4,454.87	15,739.03	11,284.16
724-00	UTIL-NCAM-TELEPHONE	79.50	430.00	350.50	0.00	1,924.88	3,870.00	1,945.12
	UTILITIES	59,891.95	44,376.80	-15,515.15	13,868.24	378,654.51	391,616.37	12,961.86
987-00	MANAGEMENT FEE EXPENSE	31,972.91	25,434.96	-6,537.95	25,206.02	325,213.08	222,436.59	-102,776.49
	PROPERTY MGMT & COMM	31,972.91	25,434.96	-6,537.95	25,206.02	325,213.08	222,436.59	-102,776.49
	TOTAL DIRECT EXPENSES	392,107.46	330,492.86	-61,614.60	289,942.85	3,030,204.49	3,163,828.99	133,624.50
	OTHER OPERATING EXPENSE							
872-03	CONSULTANT FEES	0.00	0.00	0.00	2,335.50	0.00	0.00	0.00
872-05	TRAINING/SOFTWARE SUPPORT	4,979.87	5,000.00	20.13	587.10	56,073.32	45,000.00	-11,073.32
901-00	ADMINISTRATIVE SALARIES	23,579.03	25,833.33	2,254.30	18,196.71	200,092.92	232,500.01	32,407.09
902-00	SUPPORT STAFF SALARIES	0.00	0.00	0.00	0.00	1,478.51	0.00	-1,478.51
903-00	MAINTENANCE SALARIES	32,145.22	34,166.66	2,021.44	27,938.97	283,237.78	307,500.02	24,262.24
907-00	OTHER EMPLOYEES BENEFITS	18,282.16	10,208.32	-8,073.84	10,638.48	101,373.29	91,875.04	-9,498.25
907-01	RECRUITING COSTS	0.00	-217.00	-217.00	0.00	76.22	-953.00	-1,029.22
908-00	PAYROLL TAX EXPENSE	3,916.59	5,458.32	1,541.73	3,152.53	35,246.66	49,125.04	13,878.38
916-00	SIGNS/DIRECTIVES	0.00	0.00	0.00	0.00	78.61	0.00	-78.61
918-00	PICKUP & DELIVERY	0.00	5.00	5.00	0.00	0.00	45.00	45.00
924-00	TELEPHONE	2,358.53	916.66	-1,441.87	1,294.08	8,471.77	8,250.02	-221.75
947-00	VEHICLES & OPER EQUIP	24.00	0.00	-24.00	0.00	24.00	0.00	-24.00
971-01	TRAVEL	0.00	112.85	112.85	0.00	210.80	1,015.65	804.85
971-03	EMPLOYEE MEALS 100%	0.00	106.84	106.84	0.00	461.16	961.56	500.40
972-05	OTHER PROFESSIONAL FEES	1,800.00	225.00	-1,575.00	0.00	3,367.95	2,025.00	-1,342.95
972-06	CONSULTING FEES	300.00	400.00	100.00	0.00	655.00	3,600.00	2,945.00

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		Actual	Budget	Variance	Last Year	Actual	Budget	Variance
973-00	ADVERTISING & PROMOTION - EVENTS	0.00	-609.25	-609.25	0.00	1,550.00	16.75	-1,533.25
973-01	ADVERTISING & PROMOTION - OTHER	775.00	218.38	-556.62	1,188.81	17,464.00	4,410.92	-13,053.08
974-01	DUES & SUBSCRIPTIONS	0.00	1,333.33	1,333.33	0.00	843.51	12,000.01	11,156.50
974-02	LICENSES AND PERMITS	913.24	80.00	-833.24	0.00	1,933.72	720.00	-1,213.72
975-00	CONTRIBUTIONS	678.00	800.00	122.00	658.00	6,102.00	7,200.00	1,098.00
976-00	COLLECTION EXPENSES	0.00	0.00	0.00	0.00	277.00	0.00	-277.00
977-00	BAD DEBT PROVISION	275.00	6,499.99	6,224.99	0.00	21,966.19	58,500.03	36,533.84
978-00	Other Administrative Expense	164.03	0.00	-164.03	0.00	164.03	0.00	-164.03
979-02	OTHER EXPENSE-TRAIN-EDUC	0.00	0.00	0.00	750.00	0.00	0.00	0.00
981-01	INSURANCE	-2,491.23	0.00	2,491.23	0.00	8,882.86	0.00	-8,882.86
985-01	MISC. EXPENSE & TAXES	-72.00	0.00	72.00	0.00	544.80	0.00	-544.80
985-03	CREDIT CARD FEES	794.70	800.00	5.30	770.59	6,771.02	7,200.00	428.98
985-04	BANK SERVICE CHARGES	288.71	325.00	36.29	310.72	2,408.67	2,925.00	516.33
985-05	JANITORIAL - ADMIN	225.00	0.00	-225.00	0.00	1,450.00	0.00	-1,450.00
985-06	BLDG MAINT/REPAIRS - ADMIN	945.10	1,894.34	949.24	886.44	9,953.35	17,049.06	7,095.71
986-01	COMMISSION-INHOUSE BROKE	17,481.49	21,928.53	4,447.04	20,081.01	159,951.39	221,222.29	61,270.90
986-02	COMMISSION-OUTSIDE BROKE	1,723.68	6,345.08	4,621.40	6,254.11	18,074.62	58,405.88	40,331.26
989-00	OFFICE SUPPLIES	2,211.68	1,175.76	-1,035.92	1,213.03	14,988.61	11,581.84	-3,406.77
989-01	POSTAGE	0.00	100.00	100.00	35.53	722.58	900.00	177.42
989-02	OFFICE EQUIPMENT-RENTAL	1,291.14	340.86	-950.28	0.00	3,287.21	3,067.74	-219.47
995-00	ALLOCATED EXPENSES	-21,314.10	-27,000.00	-5,685.90	-12,966.05	-130,627.71	-243,000.00	-112,372.29
	GENERAL & ADMINISTRATIVE	91,274.84	96,448.00	5,173.16	83,325.56	837,555.84	903,143.86	65,588.02
972-01	LEGAL FEES-OUTSIDE FIRM	0.00	5,000.00	5,000.00	0.00	16,833.00	45,000.00	28,167.00
972-02	AUDIT/TAX PREP FEES	1,667.00	1,250.00	-417.00	6,000.00	33,586.00	11,250.00	-22,336.00
	LEGAL & AUDIT	1,667.00	6,250.00	4,583.00	6,000.00	50,419.00	56,250.00	5,831.00
	TOTAL OTHER OPERATING EXPENSE	92,941.84	102,698.00	9,756.16	89,325.56	887,974.84	959,393.86	71,419.02
	NET INCOME BEFORE INT & DEPREC	346,772.58	463,933.58	-117,161.00	437,245.81	3,936,027.49	3,707,674.28	228,353.21
991-00	DEPRECIATION	158,324.00	126,372.91	-31,951.09	35,000.00	1,425,950.00	1,131,864.55	-294,085.45
992-00	AMORTIZATION	8,063.00	21,726.46	13,663.46	23,000.00	72,567.00	192,332.30	119,765.30
	DEPRECIATION & AMORTIZATION	166,387.00	148,099.37	-18,287.63	58,000.00	1,498,517.00	1,324,196.85	-174,320.15
993-00	INTEREST-MORTGAGE	201,708.90	232,000.00	30,291.10	234,455.45	1,865,575.79	2,088,000.00	222,424.21
994-00	REPAIRS AND MAINTENANCE PPR	0.00	0.00	0.00	0.00	26,200.00	0.00	-26,200.00

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	PTD			YTD			
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
INTEREST & PPR EXPENSE	201,708.90	232,000.00	30,291.10	234,455.45	1,891,775.79	2,088,000.00	196,224.21
NET INCOME BEFORE TAX	-21,323.32	83,834.21	-105,157.53	144,790.36	545,734.70	295,477.43	250,257.27
NET INCOME (LOSS)	-21,323.32	83,834.21	-105,157.53	144,790.36	545,734.70	295,477.43	250,257.27

CB Downtown Industrial, LLC (cbdi)

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
REVENUES							
501-00	GROSS POTENTIAL RENT	863,064.00	862,002.67	1,061.33	7,756,786.02	7,752,128.03	4,657.99
502-00	VACANCIES	-115,774.61	-81,639.00	-34,135.61	-1,096,921.40	-1,054,189.00	-42,732.40
	RENTS REALIZED	747,289.39	780,363.67	-33,074.28	6,659,864.62	6,697,939.03	-38,074.41
511-00	ELECTRICITY-TEP	50.00	50.00	0.00	450.00	450.00	0.00
512-00	ELECTRICITY-COMMERCIAL	75.00	100.00	-25.00	4,249.48	16,500.00	-12,250.52
516-00	WATER-COMMERCIAL	50.00	62.00	-12.00	825.00	858.00	-33.00
	UTILITY BILLINGS	175.00	212.00	-37.00	5,524.48	17,808.00	-12,283.52
521-00	CAM/OPER EXP CHARGES	57,698.80	69,074.02	-11,375.22	673,365.61	686,421.72	-13,056.11
531-00	ESCALATORS-TAXES	25,488.00	24,930.51	557.49	260,616.69	226,166.12	34,450.57
532-00	ESCALATORS-INSURANCE	2,204.42	2,933.98	-729.56	44,765.74	26,216.76	18,548.98
	TAX INS CAM REIMB	85,391.22	96,938.51	-11,547.29	978,748.04	938,804.60	39,943.44
533-00	TENANT MANAGEMENT FEE	2,383.53	2,393.59	-10.06	21,369.57	21,395.47	-25.90
	TENANT MGMT FEE	2,383.53	2,393.59	-10.06	21,369.57	21,395.47	-25.90
541-00	PARKING RENTAL	12,397.41	14,866.67	-2,469.26	119,319.00	133,800.03	-14,481.03
	PARKING & DOCK FEES	12,397.41	14,866.67	-2,469.26	119,319.00	133,800.03	-14,481.03
549-00	RENT CONCESSIONS	-16,534.00	0.00	-16,534.00	17,472.58	0.00	17,472.58
549-01	ADMINISTRATION FEES	155.00	100.00	55.00	862.96	900.00	-37.04
561-00	INTEREST INCOME	128.40	1,250.00	-1,121.60	3,948.72	11,250.00	-7,301.28
562-00	OTHER INCOME	435.93	0.00	435.93	42,551.41	0.00	42,551.41
563-00	DISCOUNTS EARNED	0.00	0.00	0.00	1.26	0.00	1.26
564-00	FINANCE/LATE CHARGES	0.00	1,000.00	-1,000.00	4,544.18	9,000.00	-4,455.82
	OTHER INCOME	-15,814.67	2,350.00	-18,164.67	69,381.11	21,150.00	48,231.11
	TOTAL REVENUES	831,821.88	897,124.44	-65,302.56	7,854,206.82	7,830,897.13	23,309.69
OPERATING EXPENSES							
901-00	ADMIN SALARIES	23,579.03	25,833.33	2,254.30	200,092.92	232,500.01	32,407.09
902-00	SUPPORT STAFF SALARIES	0.00	0.00	0.00	1,478.51	0.00	-1,478.51
903-00	MAINTENANCE SALARIES	32,145.22	34,166.66	2,021.44	283,237.78	307,500.02	24,262.24
907-00	OTHER EMPLOYEES BENEFITS	18,282.16	10,208.32	-8,073.84	101,373.29	91,875.04	-9,498.25
907-01	RECRUITING COSTS	0.00	-217.00	-217.00	76.22	-953.00	-1,029.22
908-00	PAYROLL TAX EXPENSE	3,916.59	5,458.32	1,541.73	35,246.66	49,125.04	13,878.38

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Sep 2020

Book = Accrual ; Tree = dr_is_exp_type

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
986-01	COMMISSION-INHOUSE BROKE	17,481.49	21,928.53	4,447.04	159,951.39	221,222.29	61,270.90
	PEOPLE COST	95,404.49	97,378.16	1,973.67	781,456.77	901,269.40	119,812.63
783-00	PROPERTY TAX	118,818.65	117,271.78	-1,546.87	953,157.69	1,053,311.66	100,153.97
	REAL ESTATE TAXES	118,818.65	117,271.78	-1,546.87	953,157.69	1,053,311.66	100,153.97
631-00	BLDGS-CAM-ROOFS	34.56	245.42	210.86	7,211.72	14,808.12	7,596.40
632-00	BLDGS-CAM-STRUCTUAL	7.25	0.00	-7.25	3,631.69	18,400.67	14,768.98
633-00	BLDGS-CAM-PAINTING	7,750.49	1,600.00	-6,150.49	11,464.66	17,632.00	6,167.34
633-01	BLDGS-CAM-PEST CONTROL	206.68	159.68	-47.00	3,406.12	1,802.62	-1,603.50
634-00	BLDGS-CAM-HARDWARE/LOCK	69.67	313.78	244.11	2,480.64	3,839.56	1,358.92
635-00	BLDGS-CAM-LIGHTS/LIGHTING	1,234.92	1,350.00	115.08	26,334.97	18,679.06	-7,655.91
636-00	BLDGS-CAM-PLUMBING	1,194.28	1,122.00	-72.28	10,085.74	8,028.94	-2,056.80
637-00	BLDGS-CAM-SEWERS-SAN/STR	2,136.46	0.00	-2,136.46	11,476.91	0.00	-11,476.91
638-00	BLDGS-CAM-REHAB/RENOVATE	0.00	39.94	39.94	1,169.00	5,234.94	4,065.94
641-00	EQUIP-CAM-ELEVATORS	29,151.92	1,169.83	-27,982.09	64,990.40	22,474.89	-42,515.51
642-00	EQUIP-CAM-FIRE CONTROL	626.05	2,925.78	2,299.73	40,740.89	44,369.86	3,628.97
643-00	EQUIP-CAM-WATER CONTROL	187.64	0.00	-187.64	2,146.29	6.00	-2,140.29
644-00	EQUIP-CAM-18-0 AIR HANDLING	3,763.92	4,583.33	819.41	17,640.68	41,250.01	23,609.33
645-00	EQUIP-CAM-TEP	9,602.99	2,083.33	-7,519.66	69,244.70	18,750.01	-50,494.69
645-01	EQUIP-CAM-TEP/KCP&L	0.00	2,666.67	2,666.67	0.00	24,000.03	24,000.03
646-01	EQUIP-CAM-CONDENSOR WATER	364.57	1,921.00	1,556.43	3,779.35	3,381.00	-398.35
646-02	EQUIP-CAM-HVAC OTHER	0.00	6,489.74	6,489.74	39,457.34	25,688.51	-13,768.83
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	0.00	0.00	0.00	3,922.67	3,000.00	-922.67
647-02	EQUIP-CAM-GROUNDS EQUIP	0.00	0.00	0.00	2,588.70	9,056.00	6,467.30
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	0.00	0.00	0.00	122.04	0.00	-122.04
651-00	GRDS-CAM-SURFACE	0.00	2,813.93	2,813.93	10,423.73	36,586.21	26,162.48
652-00	GRDS-CAM-LANDSCAP/MOWING	17,827.17	16,150.28	-1,676.89	99,847.34	120,224.10	20,376.76
653-00	GRDS-CAM-SWEEPING/CLEAN	4,321.00	5,016.90	695.90	43,589.00	47,022.54	3,433.54
654-00	GRDS-CAM-SNOW REMOVAL	0.00	0.00	0.00	118,980.00	176,927.52	57,947.52
656-00	GRDS-CAM-LIGHT/LIGHTING	75.75	928.61	852.86	6,767.69	11,150.53	4,382.84
657-00	GRDS-CAM-WALL WASHING	0.00	900.00	900.00	0.00	3,900.00	3,900.00
719-01	LABOR IN-HOUSE MAINT-NONCAM	3,455.23	2,306.99	-1,148.24	19,613.52	18,660.91	-952.61
719-02	LABOR IN-HOUSE OTHER-NONCAM	0.00	2,772.00	2,772.00	0.00	10,626.00	10,626.00
731-00	BLDGS-NCAM-ROOFS	5,590.00	0.00	-5,590.00	5,590.00	0.00	-5,590.00

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Sep 2020

Book = Accrual ; Tree = dr_is_exp_type

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
733-00	BLDGS-NCAM-PAINTING	0.00	25.00	25.00	8.28	90.00	81.72
733-01	BLDGS-NCAM-PEST CONTROL	866.00	140.00	-726.00	3,394.00	1,260.00	-2,134.00
734-00	BLDGS-NCAM-HARDWARE/LOCKS	727.02	499.35	-227.67	5,870.77	4,529.55	-1,341.22
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0.00	151.48	151.48	5,627.51	1,769.48	-3,858.03
736-00	BLDGS-NCAM-PLUMBING	0.00	0.00	0.00	2,142.90	5,497.52	3,354.62
737-00	BLDGS-NCAM-SEWERS	76.00	20.00	-56.00	581.23	978.45	397.22
738-00	BLDGS-NCAM-REHAB/RENOVATION	0.00	0.00	0.00	1,792.71	19,092.00	17,299.29
742-00	EQUIP-NCAM-FIRE CONTROL	0.00	50.00	50.00	287.00	410.00	123.00
746-02	EQUIP-NCAM-HVAC OTHER	0.00	3,241.00	3,241.00	33,329.86	36,231.64	2,901.78
747-01	EQUIP-NCAM-VEHIC/OPER EQU	318.55	1,897.49	1,578.94	5,884.23	17,077.41	11,193.18
747-02	EQUIP-NCAM-GRDS EQUIP	0.00	0.00	0.00	442.11	0.00	-442.11
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	453.03	432.66	-20.37	2,293.10	3,893.94	1,600.84
751-00	GRDS-NCAM-SURFACE	0.00	0.00	0.00	177.54	0.00	-177.54
752-00	GRDS-NCAM-LANDSCAPE/MOWI	6,324.27	7,361.00	1,036.73	33,707.78	45,766.00	12,058.22
754-00	GRDS-NCAM-SNOW REMOVAL	0.00	0.00	0.00	0.00	2,375.00	2,375.00
756-00	GRDS-NCAM-LIGHT/LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00
947-00	VEHICLES & OPER EQUIP	24.00	0.00	-24.00	24.00	0.00	-24.00
985-06	BLDG MAINT/REPAIRS - ADMIN	945.10	1,894.34	949.24	9,953.35	17,049.06	7,095.71
	MAINTENANCE	97,334.52	73,271.53	-24,062.99	732,222.16	861,520.08	129,297.92
621-00	UTIL-CAM-ELECTRICITY	30,273.01	30,056.25	-216.76	204,967.18	234,940.55	29,973.37
622-00	UTIL-CAM-GAS	1,492.54	700.00	-792.54	19,205.91	12,561.23	-6,644.68
623-00	UTIL-CAM-WATER	19,999.56	6,818.34	-13,181.22	79,648.17	65,304.06	-14,344.11
624-00	UTIL-CAM-TELEPHONE	556.48	0.00	-556.48	8,957.34	492.26	-8,465.08
721-00	UTIL-NCAM-ELECTRICITY	6,205.07	3,761.00	-2,444.07	34,612.14	33,656.00	-956.14
722-00	UTIL-NCAM-GAS	750.89	1,074.54	323.65	24,884.02	25,053.24	169.22
723-00	UTIL-NCAM-WATER	534.90	1,536.67	1,001.77	4,454.87	15,739.03	11,284.16
724-00	UTIL-NCAM-TELEPHONE	79.50	430.00	350.50	1,924.88	3,870.00	1,945.12
924-00	TELEPHONE	2,358.53	916.66	-1,441.87	8,471.77	8,250.02	-221.75
	UTILITIES	62,250.48	45,293.46	-16,957.02	387,126.28	399,866.39	12,740.11
781-01	INSURANCE-PROPERTY	35,903.75	35,810.19	-93.56	320,999.25	322,292.39	1,293.14
981-01	INSURANCE	-2,491.23	0.00	2,491.23	8,882.86	0.00	-8,882.86
	PROPERTY INSURANCE	33,412.52	35,810.19	2,397.67	329,882.11	322,292.39	-7,589.72
711-01	SERV-OPEX- CONSULTING	0.00	0.00	0.00	6,030.00	1,202.00	-4,828.00

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Sep 2020

Book = Accrual ; Tree = dr_is_exp_type

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
611-01	SERV-CAM-CONSULTING	11,874.59	0.00	-11,874.59	29,412.42	9,000.00	-20,412.42
972-01	LEGAL FEES-OUTSIDE FIRM	0.00	5,000.00	5,000.00	16,833.00	45,000.00	28,167.00
972-02	AUDIT FEES	1,667.00	1,250.00	-417.00	33,586.00	11,250.00	-22,336.00
972-05	OTHER PROFESSIONAL FEES	1,800.00	225.00	-1,575.00	3,367.95	2,025.00	-1,342.95
972-06	CONSULTING FEES	300.00	400.00	100.00	655.00	3,600.00	2,945.00
976-00	COLLECTION EXPENSES	0.00	0.00	0.00	277.00	0.00	-277.00
986-02	COMMISSION-OUTSIDE BROKE	1,723.68	6,345.08	4,621.40	18,074.62	58,405.88	40,331.26
	PROFESSIONAL SERVICES	17,365.27	13,220.08	-4,145.19	108,235.99	130,482.88	22,246.89
716-00	SERV-NCAM-SIGN/DIRECTORIES	0.00	140.42	140.42	434.72	140.42	-294.30
615-00	SERV-CAM-SECURE/PROTECT	11,253.14	12,409.08	1,155.94	116,623.09	145,982.77	29,359.68
616-00	SERV-CAM-SIGNS/DIRECTORIES	0.00	250.00	250.00	5,320.48	5,367.59	47.11
715-00	SERV-NCAM-SECURE/PROTECT	0.00	0.00	0.00	943.87	176.00	-767.87
916-00	SIGNS/DIRECTIVES	0.00	0.00	0.00	78.61	0.00	-78.61
	SECURITY	11,253.14	12,799.50	1,546.36	123,400.77	151,666.78	28,266.01
712-02	SERV-NCAM-JANIT SUPPLIES	0.00	4.14	4.14	0.00	340.74	340.74
612-01	SERV-CAM-JANITOR MALL/OFF	6,685.46	5,125.63	-1,559.83	64,458.50	39,971.80	-24,486.70
612-02	SERV-CAM-JANITOR SUPPLIES	3,574.90	2,343.12	-1,231.78	17,558.06	18,543.32	985.26
712-01	SERV-NCAM-JANIT-MALL/OFF	0.00	450.00	450.00	415.00	4,150.00	3,735.00
985-05	JANITORIAL - ADMIN	225.00	0.00	-225.00	1,450.00	0.00	-1,450.00
	JANITORIAL	10,485.36	7,922.89	-2,562.47	83,881.56	63,005.86	-20,875.70
717-01	SERV-NCAM-SURVEY/MAPS	0.00	0.00	0.00	850.00	0.00	-850.00
611-00	SERV-CAM-RENTAL	0.00	297.56	297.56	0.00	1,797.36	1,797.36
918-00	PICKUP & DELIVERY	0.00	5.00	5.00	0.00	45.00	45.00
978-00	Other Administrative Expense	164.03	0.00	-164.03	164.03	0.00	-164.03
989-00	OFFICE SUPPLIES	2,211.68	1,175.76	-1,035.92	14,988.61	11,581.84	-3,406.77
989-01	POSTAGE	0.00	100.00	100.00	722.58	900.00	177.42
989-02	OFFICE EQUIPMENT-RENTAL	1,291.14	340.86	-950.28	3,287.21	3,067.74	-219.47
	OFFICE EXPENSE	3,666.85	1,919.18	-1,747.67	20,012.43	17,391.94	-2,620.49
973-00	ADVERTISING & PROMOTION - EVENTS	0.00	-609.25	-609.25	1,550.00	16.75	-1,533.25
973-01	ADVERTISING & PROMOTION - OTHER	775.00	218.38	-556.62	17,464.00	4,410.92	-13,053.08
716-01	SERV-NCAM SIGN INSTALLS/REMOVALS	0.00	0.00	0.00	92.00	0.00	-92.00
	ADVERTISING	775.00	-390.87	-1,165.87	19,106.00	4,427.67	-14,678.33
714-00	SERV-NCAM-TRASH REMOVAL	71.52	160.00	88.48	86.66	1,440.00	1,353.34

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
612-03	SERV-CAM-WINDOW WASHING	0.00	2,553.00	2,553.00	3,685.00	9,836.00	6,151.00
614-00	SERV-CAM-TRASH REMOVAL	2,157.30	2,390.03	232.73	19,004.11	18,425.47	-578.64
712-03	SERV-NCAM-WINDOW WASHING	0.00	0.00	0.00	15.00	0.00	-15.00
872-05	TRAINING/SOFTWARE SUPPORT	4,979.87	5,000.00	20.13	56,073.32	45,000.00	-11,073.32
971-01	TRAVEL	0.00	112.85	112.85	210.80	1,015.65	804.85
971-03	EMPLOYEE MEALS 100%	0.00	106.84	106.84	461.16	961.56	500.40
974-01	DUES & SUBSCRIPTIONS	0.00	1,333.33	1,333.33	843.51	12,000.01	11,156.50
974-02	LICENSES AND PERMITS	913.24	80.00	-833.24	1,933.72	720.00	-1,213.72
975-00	CONTRIBUTIONS	678.00	800.00	122.00	6,102.00	7,200.00	1,098.00
977-00	BAD DEBT PROVISION	275.00	6,499.99	6,224.99	21,966.19	58,500.03	36,533.84
985-01	MISC. EXPENSE & TAXES	-72.00	0.00	72.00	544.80	0.00	-544.80
985-03	CREDIT CARD FEES	794.70	800.00	5.30	6,771.02	7,200.00	428.98
985-04	BANK SERVICE CHARGES	288.71	325.00	36.29	2,408.67	2,925.00	516.33
987-00	MANAGEMENT FEE EXPENSE	31,972.91	25,434.96	-6,537.95	325,213.08	222,436.59	-102,776.49
995-00	ALLOCATED EXPENSES	-21,314.10	-27,000.00	-5,685.90	-130,627.71	-243,000.00	-112,372.29
619-01	LABOR IN-HOUSE MAINT-CAM	13,537.87	10,098.96	-3,438.91	63,806.24	71,743.49	7,937.25
619-02	LABOR IN-HOUSE OTHER-CAM	0.00	0.00	0.00	1,200.00	1,584.00	384.00
	OTHER OPERATING EXPENSE	34,283.02	28,694.96	-5,588.06	379,697.57	217,987.80	-161,709.77
	TOTAL OPERATING EXPENSES	485,049.30	433,190.86	-51,858.44	3,918,179.33	4,123,222.85	205,043.52
	NET INCOME BEFORE INT & DEPREC	346,772.58	463,933.58	-117,161.00	3,936,027.49	3,707,674.28	228,353.21
991-00	DEPRECIATION	158,324.00	126,372.91	-31,951.09	1,425,950.00	1,131,864.55	-294,085.45
992-00	AMORTIZATION	8,063.00	21,726.46	13,663.46	72,567.00	192,332.30	119,765.30
	DEPRECIATION & AMORT	166,387.00	148,099.37	-18,287.63	1,498,517.00	1,324,196.85	-174,320.15
993-00	INTEREST-MORTGAGE	201,708.90	232,000.00	30,291.10	1,865,575.79	2,088,000.00	222,424.21
994-00	INTEREST-OTHER	0.00	0.00	0.00	26,200.00	0.00	-26,200.00
	INTEREST EXPENSE	201,708.90	232,000.00	30,291.10	1,891,775.79	2,088,000.00	196,224.21
	NET INCOME BEFORE TAX	-21,323.32	83,834.21	-105,157.53	545,734.70	295,477.43	250,257.27
	NET INCOME (LOSS)	-21,323.32	83,834.21	-105,157.53	545,734.70	295,477.43	250,257.27