

CB Downtown Industrial, LLC					
Financial Highlights					
As of and for the Month Ended December 31, 2020					
		Month		Year to Date	
Operations		Actual	Budget	Actual	Budget
Rent revenues		931,097	910,545	10,532,545	10,559,525
Special gains/losses		0	0	0	0
EBITDA (a)		363,473	379,406	5,087,402	4,972,906
as % revenue		39.0	41.7	48.3	47.1
Net Earnings (loss)		31,037	(693)	636,406	420,413
as % revenue		3.3	(0.1)	6.0	4.0
FFO (b)		197,424	147,406	2,634,084	2,188,906
Absorption SF, net		(3,821)	0	58,592	0
Balance Sheet			12/31/2020		12/31/2019
Real estate assets, net			71,163,981		69,267,186
Unrestricted Cash			1,608,838		932,962
Security Deposits			503,250		406,797
Reserve for Replacement			265,627		116,900
Reserve for 10 Cambridge TI's			0		600,000
Reserve for Real Estate Tax			455,651		444,415
Due from affiliates			0		55,368
Total assets			75,730,270		72,741,999
Mortgage notes payable			61,500,000		61,500,000
Unfunded Mortgage Payable (LOC)			(5,014,081)		(6,449,564)
OZ Note Payable			1,888,404		0
Net Note Payable			58,374,323		55,050,436
Equity			15,427,540		15,876,894
Bank covenant compliance			2.10		
Debt coverage ratio 1.50 min. (EBITDA / debt service)					
Occupancy %		Total Sqft	Current Year		12/31/2019
Industrial		460,268	89.2		76.7
Underground		692,132	88.6		88.9
Flex		393,472	84.5		94.6
Office		66,984	81.1		71.2
Total company		1,612,856	87.4		86.1
Potential Distribution					
Unrestricted Cash		\$1,608,838			
Mortgage Payment		(\$100,000)			
Monthly Expenses		(\$160,000)			
TI and Commissions to be drawn on Unfunded Loan		\$0			
Repairs to be drawn on Reserve Escrow		\$0			
Insurance Escrow (annual)		(\$93,026)			
Insurance Escrow (quarterly)		(\$101,559)			
Prepaid Rent		(\$381,785)			
Potential Distribution		\$772,468			
(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: December-20

Financial					Occupancy			
	December Actual	December Budget	YTD Actual	YTD Budget		12/31/20	12/31/19	Change
Gross Potential Rent	863,064	862,871	10,345,978	10,340,741	Total Tenants Counts			
Less: Vacancies	107,285	71,523	1,403,724	1,269,329	Cambridge Business Park	44	48	(4)
Rent Realized	755,779	791,348	8,942,254	9,071,412	Downtown Underground Smart	300	320	(20)
Reimbursables	175,318	119,197	1,590,291	1,488,113	Park	80	85	(5)
Other Income	0	0	0	0	Other	49	52	(3)
					Downtown Business Park Park	1	1	0
					Other	20	20	0
TOTAL REVENUE	931,097	910,545	10,532,545	10,559,525	YTD Retention %	494	526	-6.08%
Op Exp-Direct Operating	472,684	414,631	4,372,728	4,405,646	By Property Type	Total SF	YTD	YTD Budget
Op Exp-Non-Income Producing	5,562	10,265	132,988	102,078	Industrial	460,268	89.2%	80.0%
Op Exp-G&A	89,378	106,242	939,425	1,078,893	Underground	692,132	88.6%	89.0%
					Flex	393,472	84.5%	95.0%
TOTAL OP EXPENSE	567,624	531,138	5,445,141	5,586,617	Office	66,984	81.1%	98.0%
NET	363,473	379,407	5,087,404	4,972,908	Overall Weighted Average	1,612,856	87.4%	86.1%
Principal & Interest Payments	(166,049)		(2,427,118)					
Work in Process	(56,008)		(1,745,812)					
Draw/Increase in Note for CapEx/TI	-		1,435,482					
Distributions	-		(1,609,000)					
RE Tax Payment	(916,677)		(1,355,989)					
Prepaid Expenses	(24,336)		(541,442)					
New Note Payable	-		1,888,404					
Purchase of Land	-		(2,051,905)					
Capital Contributions	-		523,237					
Other	117,267		1,429,030					
INC / (DEC) in CASH	(682,330)		632,291					

Cash, A/R & Liabilities	12/31/20	12/31/19	Inc / (Dec)	%
Unrestricted Cash	1,608,838	932,962	675,876	72.44
Accounts Receivable	309,328	263,448	45,880	\$ 17.42
Net Assets	1,918,166	1,196,410	721,756	0.00
Mortgages (funded)	56,485,919	55,050,436	1,435,483	2.61
Other Debt	1,888,404	0	1,888,404	100.00
Deferred Compensation	0	0	0	0.00
Other Non-Tax Liabilities	1,928,407	1,814,669	113,738	6.27
Total Liabilities	60,302,730	56,865,105	3,437,625	0.00
Net Liabilities	58,384,564	55,668,695	2,715,869	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

	December 31, 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.....	2,083,189	404,091
	74,564,903	70,767,186
Less: accumulated depreciation.....	(3,400,922)	(1,500,000)
Net real estate assets.....	71,163,981	69,267,186
Unrestricted Cash.....	1,608,838	932,962
Security Deposits.....	503,250	406,797
Reserve for TI's.....	0	600,000
Construction Escrow.....	300,000	0
Reserve for Real Estate Tax.....	455,651	444,415
Total Cash.....	2,867,739	2,384,174
Reserve for Replacement.....	265,627	116,900
Receivables, net of reserve.....	309,328	263,448
Prepaid expenses.....	743,533	202,092
Due from affiliates.....	0	55,368
Other assets.....	380,062	452,831
Total Assets.....	\$ 75,730,270	\$ 72,741,999
LIABILITIES & STOCKHOLDER'S EQUITY		
Mortgage payable.....	\$ 61,500,000	\$ 61,500,000
Unfunded Mortgage payable.....	(5,014,081)	(6,449,564)
OZ Note Payable.....	1,888,404	-
Net Mortgage Payable.....	58,374,323	55,050,436
Accounts payable.....	278,368	233,876
Accrued expenses.....	682,781	787,001
Unearned rent & deposits.....	967,258	793,792
Total liabilities.....	60,302,730	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.....	636,409	(2,722,559)
Distributions.....	(1,609,000)	(300,547)
Total stockholder's equity.....	15,427,540	15,876,894
Total liabilities & stockholder's equity.....	\$ 75,730,270	\$ 72,741,999

CB Downtown Industrial, LLC
Statements of Cash Flows
For the Twelve Months Ended December 31, 2020

	December 31, 2020
CASH FLOWS FROM OPERATING ACTIVITIES:	
Net Income (loss).....	\$ 636,409
Depreciation.....	1,900,922
Amortization.....	78,369
Funds from operations.....	2,615,700
Change in operating assets and liabilities:	
Accounts receivable	(45,880)
Prepaid expenses.....	(541,441)
Accounts payable.....	38,892
Accrued expenses	(104,220)
Unearned rents and deposits.....	173,466
Due to/from affiliates.....	55,368
Deferred compensation.....	-
Net Cash Provided (Used) By Operating Activities.....	2,191,885
CASH FLOWS FROM FINANCING ACTIVITIES:	
Borrowings on long-term obligations.....	1,888,404
Increase Mortgage Payable.....	1,435,483
Note payable - refinanced.....	-
Principal payments on long-term obligations.....	-
Net Cash Provided (Used) By Financing Activities.....	3,323,887
CASH FLOWS FROM INVESTING ACTIVITIES:	
Work in Process.....	(1,679,099)
Purchase of Land.....	(2,051,905)
Equipment	(66,714)
Net Cash Provided (Used) By Investing Activities.....	(3,797,718)
CASH FLOW (DEFICIT) GENERATED.....	1,718,054
Partner Contributions.....	523,237
Distributions.....	(1,609,000)
	(1,085,763)
CASH, BEGINNING OF PERIOD.....	2,501,074
CASH, END OF PERIOD.....	\$ 3,133,365
Unrestricted Cash	1,608,838
Security Deposits	503,250
Construction Escrow	300,000
Reserve for Real Estate Tax	455,651
Total Cash	2,867,739
Reserve for Replacement	265,627

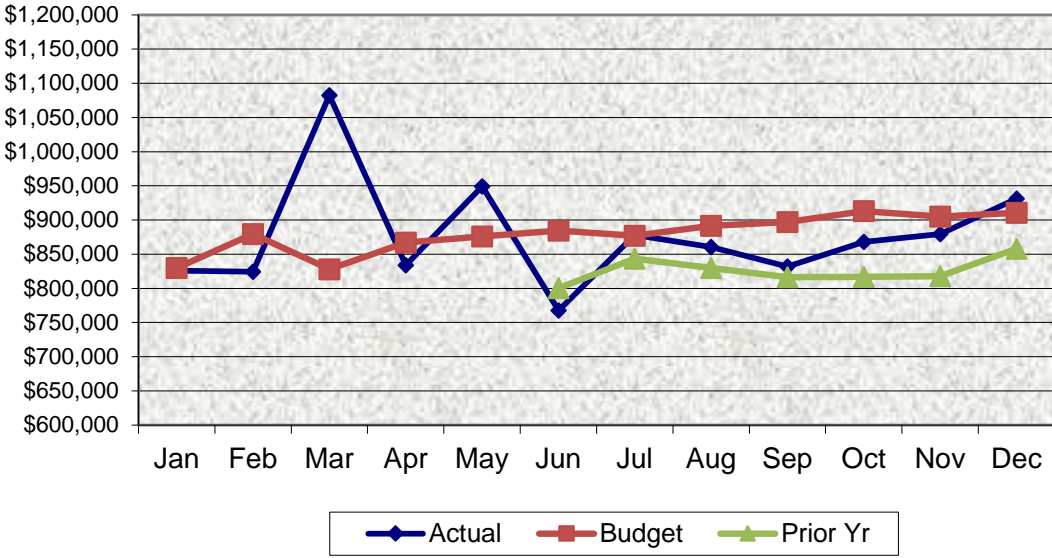
CB Downtown Industrial, LLC
Statements of Operations
For the Twelve Months Ended December 31, 2020

	Current	Budget	Variance	YTD Current	YTD Budget	\$ Var.
REVENUES						
Rent Potential.....	\$ 863,064	\$ 862,871	\$ 193	\$ 10,345,978	\$ 10,340,741	\$ 5,237
Less: Vacancies.....	107,285	71,523	(35,762)	1,403,724	1,269,329	(134,395)
Rents Realized.....	755,779	791,348	(35,569)	8,942,254	9,071,412	(129,158)
Utility Billings.....	525	4,187	(3,662)	6,749	26,394	(19,645)
Tax, Insurance & CAM.....	156,480	95,400	61,080	1,310,260	1,226,544	83,716
Tenant Management Fees.....	2,396	2,393	3	28,553	28,574	(21)
Parking & Dock Fees.....	14,976	14,867	109	160,749	178,401	(17,652)
Other Income.....	941	2,350	(1,409)	83,980	28,200	55,780
Total Revenues.....	931,097	910,545	20,552	10,532,545	10,559,525	(26,980)
Special Gain (Loss)	0	0	0	0	0	0
Guaranty Obligation.....	0	0	0	0	0	0
DIRECT EXPENSES						
Real Estate Taxes.....	147,225	110,154	(37,071)	1,322,508	1,398,010	75,502
Property Insurance.....	41,605	35,810	(5,795)	445,814	429,722	(16,092)
Repairs, Maint. & Supplies.....	198,028	192,211	(5,817)	1,509,040	1,650,628	141,588
Utilities.....	39,048	40,713	1,665	530,309	511,923	(18,386)
Property Mgmt. & Leasing.....	35,291	25,053	(10,238)	433,940	297,738	(136,202)
Total Direct Expenses.....	461,197	403,941	(57,256)	4,241,611	4,288,021	46,410
GENERAL & ADMINISTRATIVE.....						
	106,427	127,198	20,771	1,203,532	1,298,598	95,066
Earnings Before Taxes Int. & Depr.....	363,473	379,406	(15,933)	5,087,402	4,972,906	114,496
Interest Expense.....	166,049	232,000	65,951	2,427,118	2,784,000	356,882
Repair and Maintenance PPR.....	0	0	0	26,200	0	(26,200)
Depreciation & Amortization Expense.....	166,387	148,099	(18,288)	1,997,678	1,768,493	(229,185)
Net Earnings (Loss).....	\$ 31,037	\$ (693)	\$ 31,730	\$ 636,406	\$ 420,413	\$ 215,993

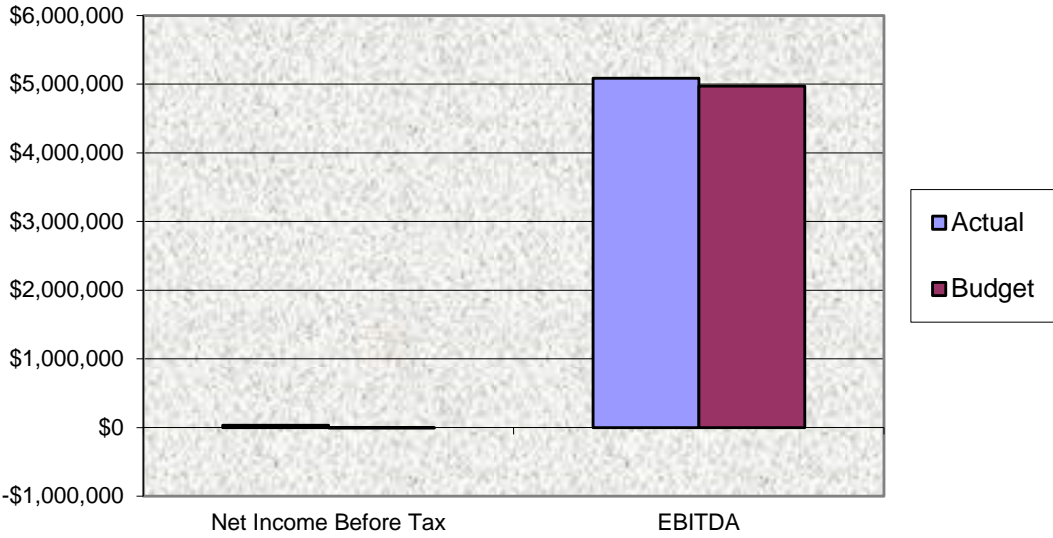
CB Downtown Industrial, LLC
Statements of Operations
For the Twelve Months Ended December 31, 2020

	Current	Budget	Variance	YTD Current	YTD Budget	Variance
REVENUES						
Rent Potential.....	\$ 863,064	\$ 862,871	\$ 193	\$ 10,345,978	\$ 10,340,741	\$ 5,237
Less: Vacancies.....	107,285	71,523	(35,762)	1,403,724	1,269,329	(134,395)
Rents Realized.....	755,779	791,348	(35,569)	8,942,254	9,071,412	(129,158)
Straight-line Rents.....	0	0	0	0	0	0
Utility Billings.....	525	4,187	(3,662)	6,749	26,394	(19,645)
Tax, Insurance & CAM.....	156,480	95,400	61,080	1,310,260	1,226,544	83,716
Tenant Management Fees.....	2,396	2,393	3	28,553	28,574	(21)
Parking & Dock Fees.....	14,976	14,867	109	160,749	178,401	(17,652)
Other Income.....	941	2,350	(1,409)	83,980	28,200	55,780
Total Revenues.....	931,097	910,545	20,552	10,532,545	10,559,525	(26,980)
Special Gain (Loss)	0	0	0	0	0	0
OPERATING EXPENSES						
Wages.....	58,812	99,929	41,117	850,822	1,030,491	179,669
Payroll Tax.....	4,110	5,458	1,348	47,014	65,498	18,484
Employee Benefits.....	11,611	10,208	(1,403)	133,441	122,498	(10,943)
Real Estate Taxes.....	147,225	110,154	(37,071)	1,322,508	1,398,010	75,502
Maintenance.....	193,647	172,866	(20,781)	1,258,447	1,296,434	37,987
Utilities.....	39,048	40,713	1,665	534,677	518,339	(16,338)
Property Insurance.....	41,605	35,810	(5,795)	456,069	429,722	(26,347)
Professional Services.....	4,382	6,250	1,868	98,544	134,250	35,706
Security.....	20,607	11,027	(9,580)	166,546	190,701	24,155
Janitorial.....	9,379	6,370	(3,009)	111,130	82,648	(28,482)
General and Administrative.....	37,198	32,353	(4,845)	465,943	318,026	(147,917)
Total Operating Expenses.....	567,624	531,138	(36,486)	5,445,141	5,586,617	141,476
Earnings Before Taxes Int. & Depr.....	363,473	379,407	(15,934)	5,087,404	4,972,908	114,496
Interest Expense.....	166,049	232,000	65,951	2,427,118	2,784,000	356,882
Repair and Maintenance PPR.....	0	0	0	26,200	0	(26,200)
Depreciation Expense.....	166,387	148,099	(18,288)	1,997,678	1,768,493	(229,185)
Net Earnings (Loss).....	31,037	(692)	31,729	636,408	420,415	215,993

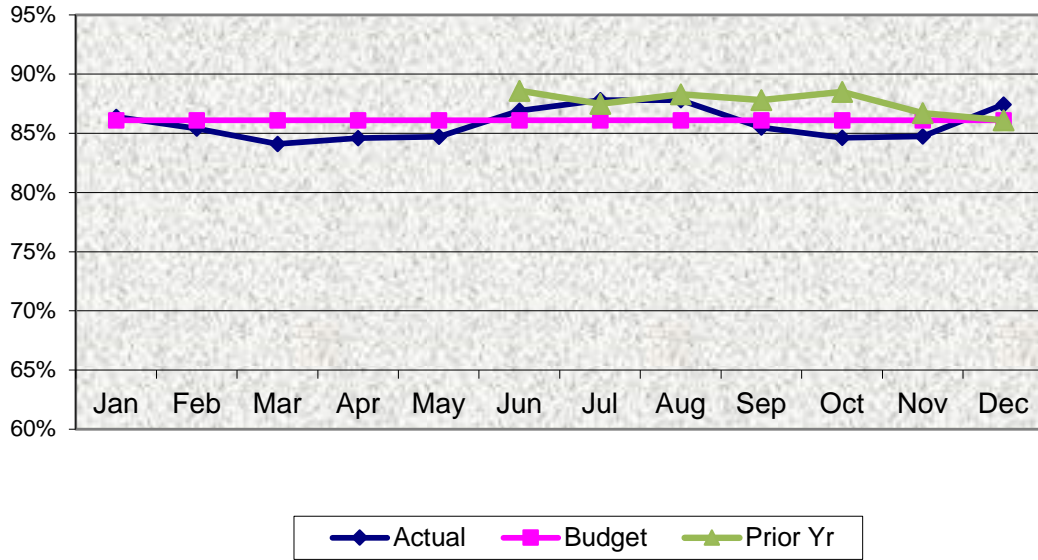
Operating Revenues For 12 Last Months



NIBT and EBITDA YTD December 31, 2020

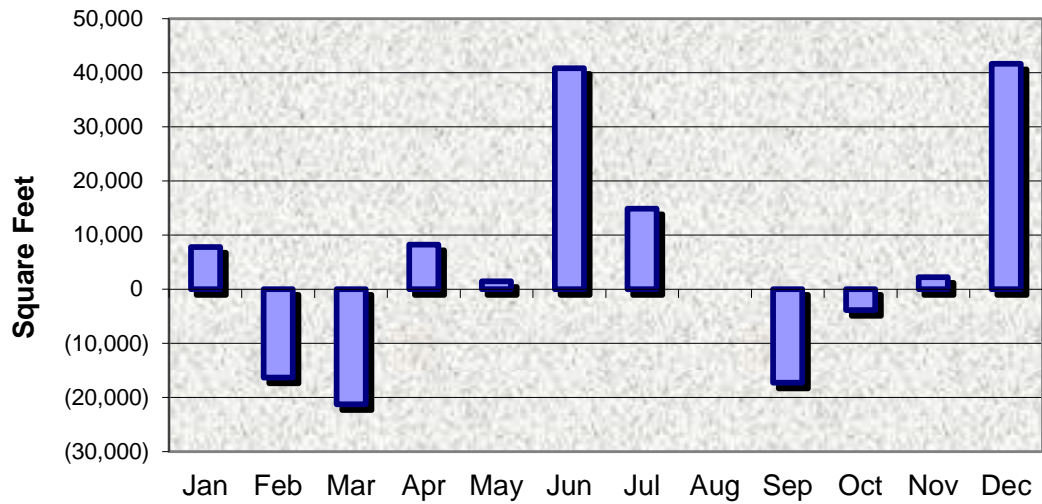


Total Company Occupancy % For Last 12 Months



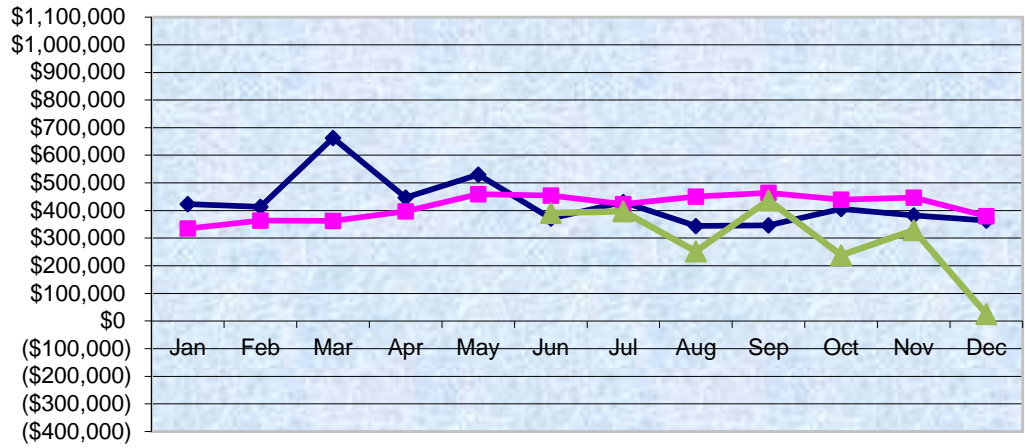
Net Absorption SF For Last 12 Months

Monthly Trend December 2020



Net Absorption 58,592 sf

Monthly EBITDA For Last 12 Months Excluding Special Gains/Losses



Actual Budget Prior Yr

Balance Sheet (With Period Change)

Period = Dec 2020

Book = Accrual ; Tree = dr_bs

		Balance	Beginning	Net
		Current Period	Balance	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	2,083,188.89	2,027,180.69	56,008.20
	WORK IN PROCESS	2,083,188.89	2,027,180.69	56,008.20
	TOTAL REAL ESTATE ASSETS(PROPERTY)	74,564,903.06	74,508,894.86	56,008.20
054-00	DEPR-BUILDINGS	-2,986,766.00	-2,862,870.00	-123,896.00
055-00	DEPR-BLDGS NON CAM IMP	-388,008.00	-355,759.00	-32,249.00
056-00	DEPR-EQUIPMENT-PROP	-26,148.00	-23,969.00	-2,179.00
	TOTAL ACCUMULATED DEPRECIATION	-3,400,922.00	-3,242,598.00	-158,324.00
	NET REAL ESTATE ASSETS	71,163,981.06	71,266,296.86	-102,315.80
101-00	CASH-PETTY CASH	1,000.00	1,000.00	0.00
105-00	CBDI OPERATING ACCOUNT	999,741.25	1,699,032.49	-699,291.24
106-00	CBDI DEPOSIT ACCOUNT	503,250.40	503,166.54	83.86
107-00	CBDI Money Market	1,063,747.62	1,063,570.35	177.27
107-01	CBDI Reserve for Replacement	265,627.12	248,927.12	16,700.00
109-03	CBDI Construction Escow	300,000.00	300,000.00	0.00
	CASH & CASH EQUIVALENTS	3,133,366.39	3,815,696.50	-682,330.11
150-00	A/R - OTHER	45,218.27	40,507.27	4,711.00
151-00	A/R-TENANTS	264,110.19	211,132.85	52,977.34
	RECEIVABLES	309,328.46	251,640.12	57,688.34
156-00	DUE TO/FROM DEAN REALTY	0.00	-499.10	499.10
	DUE FROM AFFILIATES	0.00	-499.10	499.10
172-01	PREPAID INSURANCE	76,446.70	118,793.80	-42,347.10
173-01	PREPAID COMMISSION-INHOUSE	426,888.01	343,375.16	83,512.85
173-02	PREPAID COMMISSION-OUTSIDE	196,143.70	205,678.82	-9,535.12
179-00	PREPAID OTHER	44,054.97	51,349.97	-7,295.00
	PREPAID EXPENSES	743,533.38	719,197.75	24,335.63
039-00	LOAN COSTS	593,003.26	593,003.26	0.00
089-00	AMORT-LOAN & LEASE COSTS	-272,456.00	-264,393.00	-8,063.00
234-00	DEPOSITS-UTILITIES	53,914.48	53,871.48	43.00
	OTHER ASSETS	374,461.74	382,481.74	-8,020.00
	TOTAL ASSETS	75,724,671.03	76,434,813.87	-710,142.84
311-00	A/P - TRADE	-79,531.17	-43,534.49	-35,996.68
311-99	WORK ORDER SUSPENSE	0.00	-212.07	212.07
316-00	A/P - SUSPENSE	-193,237.40	-169,408.97	-23,828.43
	ACCOUNTS PAYABLE	272,768.57	213,155.53	59,613.04
331-00	ACCRUED PAYROLL	7,976.69	0.00	7,976.69
333-01	ACC'D INT-MORTGAGE	199,530.00	228,500.00	-28,970.00
335-00	ACCRUED PROPERTY TAXES	455,270.38	1,224,721.93	-769,451.55
336-02	ACC'D AUDIT/TAX FEES	20,004.00	18,337.00	1,667.00
	ACCRUED EXPENSES	682,781.07	1,471,558.93	-788,777.86
350-01	LT N/P-MORTGAGE	31,000,000.00	31,000,000.00	0.00
350-02	UNFUNDED LOAN PAYABLE	-5,014,081.40	-5,014,081.40	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	58,374,322.60	58,374,322.60	0.00
313-00	PREPAID RENT	381,784.75	373,466.26	8,318.49
314-00	SECURITY DEPOSITS	480,472.89	500,472.89	-20,000.00
320-00	DEFERRED RENT	105,000.63	105,333.96	-333.33

Balance Sheet (With Period Change)

Period = Dec 2020

Book = Accrual ; Tree = dr_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
	UNEARNED RENT AND DEPOSITS	967,258.27	979,273.11	-12,014.84
	TOTAL LIABILITIES	60,297,130.51	61,038,310.17	-741,179.66
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	636,409.10	605,372.28	31,036.82
461-00	DISTRIBUTIONS	-1,909,547.00	-1,909,547.00	0.00
	RETAINED EARNINGS(DEFICIT)	-3,995,696.48	-4,026,733.30	31,036.82
	TOTAL STOCKHOLDER'S EQUITY	15,427,540.52	15,396,503.70	31,036.82
	TOTAL LIABILITIES & STOCKHOLDER'S EQUITY	75,724,671.03	76,434,813.87	-710,142.84

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2020

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
	REVENUES						
501-00	GROSS POTENTIAL RENT	863,064	862,872	192	10,345,978	10,340,743	5,235
502-00	VACANCIES	-107,285	-71,523	-35,762	-1,403,723	-1,269,329	-134,394
	RENTS REALIZED	755,779	791,349	-35,569	8,942,255	9,071,414	-129,159
511-00	ELECTRICITY-TEP	50	50	0	600	600	0
512-00	ELECTRICITY-COMMERCIAL	350	4,000	-3,650	5,024	24,600	-19,576
516-00	WATER-COMMERCIAL	125	137	-12	1,125	1,194	-69
	UTILITY BILLINGS	525	4,187	-3,662	6,749	26,394	-19,645
521-00	CAM/OPER EXP CHARGES	108,186	68,295	39,892	898,734	892,085	6,649
531-00	ESCALATORS-TAXES	37,814	24,262	13,551	351,471	299,621	51,849
532-00	ESCALATORS-INSURANCE	10,480	2,843	7,637	60,055	34,837	25,218
	TAX INS CAM REIMB	156,480	95,400	61,080	1,310,260	1,226,543	83,717
533-00	TENANT MANAGEMENT FEE	2,396	2,394	3	28,554	28,576	-23
	TENANT MGMT FEE	2,396	2,394	3	28,554	28,576	-23
541-00	PARKING RENTAL	14,976	14,867	110	160,750	178,400	-17,650
	PARKING & DOCK FEES	14,976	14,867	110	160,750	178,400	-17,650
549-00	RENT CONCESSIONS	0	0	0	29,106	0	29,106
549-01	ADMINISTRATION FEES	100	100	0	983	1,200	-217
561-00	INTEREST INCOME	261	1,250	-989	4,343	15,000	-10,657
562-00	OTHER INCOME	436	0	436	43,859	0	43,859
563-00	DISCOUNTS EARNED	8	0	8	11	0	11
564-00	FINANCE/LATE CHARGES	136	1,000	-864	5,678	12,000	-6,322
	OTHER INCOME	941	2,350	-1,409	83,979	28,200	55,779
	TOTAL REVENUES	931,097	910,546	20,551	10,532,548	10,559,527	-26,980
	DIRECT EXPENSES						
611-00	SER-CAM-RENTAL	0	1,612	1,612	0	4,005	4,005
611-01	SERV-CAM-CONSULTING	3,978	0	-3,978	33,667	17,351	-16,316
612-01	SERV-CAM-JANITOR MALL/OFF	7,500	4,843	-2,657	84,457	54,460	-29,997
612-02	SERV-CAM-JANITOR SUPPLIES	1,879	1,527	-351	24,406	24,605	199
612-03	SERV-CAM-WINDOW WASHING	3,240	225	-3,015	6,925	12,351	5,426
614-00	SERV-CAM-TRASH REMOVAL	3,651	1,744	-1,906	27,167	24,437	-2,731

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2020

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
615-00	SERV-CAM-SECURE/PROTECT	20,607	11,027	-9,580	160,189	185,409	25,219
616-00	SERV-CAM-SIGNS/DIRECTIVES	189	338	149	7,943	6,033	-1,910
619-01	LABOR IN-HOUSE MAINT-CAM	7,575	15,937	8,362	97,608	105,802	8,194
619-02	LABOR IN-HOUSE OTHER-CAM	0	1,287	1,287	1,200	2,871	1,671
631-00	BLDGS-CAM-ROOFS	67	700	633	8,350	15,808	7,458
632-00	BLDGS-CAM-STRUCTUAL	0	6,546	6,546	6,444	40,771	34,327
633-00	BLDGS-CAM-PAINTING	8,490	1,600	-6,890	20,365	37,677	17,312
633-01	BLDGS-CAM-PEST CONTROL	239	160	-79	4,096	2,370	-1,726
634-00	BLDGS-CAM-HARDWARE/LOCK	963	1,918	955	3,763	8,272	4,509
635-00	BLDGS-CAM-LIGHTS/LIGHTING	411	16,098	15,687	27,094	35,796	8,702
636-00	BLDGS-CAM-PLUMBING	3,545	475	-3,070	20,882	12,139	-8,742
637-00	BLDGS-CAM-SEWERS-SAN/STR	1,616	0	-1,616	22,107	0	-22,107
638-00	BLDGS-CAM-REHAB/RENOVATE	0	774	774	1,169	8,940	7,771
641-00	EQUIP-CAM-ELEVATORS	657	2,077	1,419	66,962	28,015	-38,947
642-00	EQUIP-CAM-FIRE CONTROL	18,362	2,688	-15,673	68,170	56,384	-11,786
643-00	EQUIP-CAM-WATER CONTROL	115	0	-115	2,491	6	-2,485
644-00	EQUIP-CAM-18-0 AIR HANDLING	622	4,583	3,962	22,218	55,000	32,782
645-00	EQUIP-CAM-TEP	6,777	2,083	-4,694	91,351	25,000	-66,351
645-01	EQUIP-CAM-TEP/KCP&L	0	2,667	2,667	0	32,000	32,000
646-01	EQUIP-CAM-CONDENSOR WATER	1,310	365	-945	6,152	4,111	-2,041
646-02	EQUIP-CAM-HVAC OTHER	121	6,033	5,912	39,698	38,439	-1,259
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	0	0	0	4,438	4,000	-438
647-02	EQUIP-CAM-GROUNDS EQUIP	2,090	0	-2,090	5,424	9,056	3,632
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	0	0	0	122	0	-122
651-00	GRDS-CAM-SURFACE	72,142	9,568	-62,574	121,495	51,856	-69,638
652-00	GRDS-CAM-LANDSCAP/MOWING	24,852	16,332	-8,519	165,011	169,930	4,919
653-00	GRDS-CAM-SWEEPING/CLEAN	975	5,017	4,042	49,285	62,073	12,788
654-00	GRDS-CAM-SNOW REMOVAL	0	37,227	37,227	125,932	238,986	113,054
656-00	GRDS-CAM-LIGHT/LIGHTING	308	9,020	8,712	15,947	20,435	4,488
657-00	GRDS-CAM-WALL WASHING	0	900	900	0	5,200	5,200
711-01	SERV-OPEX- CONSULTING	0	0	0	6,030	1,202	-4,828
712-01	SERV-NCAM-JANIT-MALL/OFF	225	450	225	765	5,500	4,735
712-02	SERV-NCAM-JANIT SUPPLIES	0	4	4	0	453	453

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2020

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
712-03	SERV-NCAM-WINDOW WASHING	0	0	0	15	0	-15
714-00	SERV-NCAM-TRASH REMOVAL	0	160	160	319	1,920	1,601
715-00	SERV-NCAM-SECURE/PROTECT	0	50	50	1,113	338	-775
716-00	SERV-NCAM-SIGN/DIRECTIVES	0	0	0	3,323	140	-3,182
716-01	SERV-NCAM SIGN INSTALLS/REMOVALS	0	0	0	92	0	-92
717-01	SERV-NCAM-SURVEY/MAPS	0	0	0	850	10,000	9,150
719-01	LABOR IN-HOUSE MAINT-NONCAM	1,437	3,372	1,935	27,107	25,929	-1,178
719-02	LABOR IN-HOUSE OTHER-NONCAM	0	4,026	4,026	0	17,919	17,919
731-00	BLDGS-NCAM-ROOFS	0	0	0	5,590	0	-5,590
732-00	BLDGS-NCAM-STRUCTURAL	0	0	0	81	0	-81
733-00	BLDGS-NCAM-PAINTING	0	0	0	8	337	329
733-01	BLDGS-NCAM-PEST CONTROL	796	140	-656	5,782	1,680	-4,102
734-00	BLDGS-NCAM-HARDWARE/LOCKS	212	496	284	6,464	6,436	-29
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0	516	516	5,628	2,785	-2,842
736-00	BLDGS-NCAM-PLUMBING	166	0	-166	2,309	5,527	3,218
737-00	BLDGS-NCAM-SEWERS	110	32	-78	807	1,087	280
738-00	BLDGS-NCAM-REHAB/RENOVATION	0	301	301	1,793	19,666	17,873
742-00	EQUIP-NCAM-FIRE CONTROL	0	0	0	287	515	228
746-02	EQUIP-NCAM-HVAC OTHER	0	7,028	7,028	33,330	49,873	16,543
747-01	EQUIP-NCAM-VEHIC/OPER EQU	445	1,897	1,453	6,789	22,770	15,980
747-02	EQUIP-NCAM-GRDS EQUIP	0	0	0	442	0	-442
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	460	433	-27	3,134	5,192	2,057
751-00	GRDS-NCAM-SURFACE	0	0	0	11,744	0	-11,744
752-00	GRDS-NCAM-LANDSCAPE/MOWI	1,899	7,361	5,462	42,710	68,449	25,739
754-00	GRDS-NCAM-SNOW REMOVAL	0	500	500	0	3,250	3,250
756-00	GRDS-NCAM-LIGHT/LIGHTING	0	72	72	0	72	72
	MAINTENANCE & SUPPLIES	198,028	192,211	-5,817	1,509,039	1,650,628	141,588
781-01	INSURANCE-PROPERTY	41,605	35,810	-5,795	445,815	429,723	-16,092
	PROPERTY INSURANCE	41,605	35,810	-5,795	445,815	429,723	-16,092
783-00	PROPERTY TAX	147,225	110,154	-37,071	1,322,508	1,398,009	75,501
	REAL ESTATE TAXES	147,225	110,154	-37,071	1,322,508	1,398,009	75,501
621-00	UTIL-CAM-ELECTRICITY	21,825	26,820	4,995	272,747	316,729	43,982
622-00	UTIL-CAM-GAS	3,059	2,943	-116	28,557	19,889	-8,668

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2020

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
623-00	UTIL-CAM-WATER	6,467	3,718	-2,748	128,164	76,494	-51,670
624-00	UTIL-CAM-TELEPHONE	560	0	-560	10,637	492	-10,144
721-00	UTIL-NCAM-ELECTRICITY	4,137	2,733	-1,404	51,981	42,469	-9,512
722-00	UTIL-NCAM-GAS	2,114	1,887	-228	28,973	29,313	339
723-00	UTIL-NCAM-WATER	807	2,182	1,375	6,276	21,376	15,100
724-00	UTIL-NCAM-TELEPHONE	80	430	350	2,975	5,160	2,185
	UTILITIES	39,048	40,713	1,664	530,309	511,922	-18,387
987-00	MANAGEMENT FEE EXPENSE	35,291	25,053	-10,238	433,940	297,738	-136,203
	PROPERTY MGMT & COMM	35,291	25,053	-10,238	433,940	297,738	-136,203
	TOTAL DIRECT EXPENSES	461,197	403,940	-57,257	4,241,611	4,288,020	46,409
	OTHER OPERATING EXPENSE						
872-05	TRAINING/SOFTWARE SUPPORT	6,444	5,000	-1,444	72,969	60,000	-12,969
901-00	ADMINISTRATIVE SALARIES	22,384	25,833	3,449	265,116	310,000	44,884
902-00	SUPPORT STAFF SALARIES	0	0	0	1,479	0	-1,479
903-00	MAINTENANCE SALARIES	34,180	46,167	11,986	382,820	422,000	39,180
907-00	OTHER EMPLOYEES BENEFITS	11,611	10,208	-1,402	133,441	122,500	-10,941
907-01	RECRUITING COSTS	0	-217	-217	76	-1,604	-1,680
908-00	PAYROLL TAX EXPENSE	4,110	5,458	1,349	47,013	65,500	18,487
916-00	SIGNS/DIRECTIVES	0	0	0	79	0	-79
918-00	PICKUP & DELIVERY	0	5	5	0	60	60
924-00	TELEPHONE	1,836	917	-919	11,162	11,000	-162
947-00	VEHICLES & OPER EQUIP	105	0	-105	129	0	-129
971-01	TRAVEL	0	113	113	211	1,354	1,143
971-03	EMPLOYEE MEALS 100%	0	107	107	461	1,282	821
972-05	OTHER PROFESSIONAL FEES	0	225	225	3,368	2,700	-668
972-06	CONSULTING FEES	52	400	348	708	4,800	4,092
973-00	ADVERTISING & PROMOTION - EVENTS	0	5,891	5,891	1,550	4,689	3,139
973-01	ADVERTISING & PROMOTION - OTHER	4,990	218	-4,771	57,546	5,066	-52,479
974-01	DUES & SUBSCRIPTIONS	36	1,333	1,297	658	16,000	15,342
974-02	LICENSES AND PERMITS	568	80	-488	2,502	960	-1,542
975-00	CONTRIBUTIONS	678	800	122	8,136	9,600	1,464
976-00	COLLECTION EXPENSES	166	0	-166	443	0	-443

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2020

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
977-00	BAD DEBT PROVISION	3,335	6,500	3,165	28,971	78,000	49,029
978-00	Other Administrative Expense	0	0	0	164	0	-164
981-01	INSURANCE	742	0	-742	12,343	0	-12,343
983-00	PROPERTY TAXES	3,073	0	-3,073	3,073	0	-3,073
985-01	MISC. EXPENSE & TAXES	14	0	-14	635	610	-25
985-02	Company Events	0	0	0	68	0	-68
985-03	CREDIT CARD FEES	1,061	800	-261	9,667	9,600	-67
985-04	BANK SERVICE CHARGES	252	325	73	3,068	3,900	832
985-05	JANITORIAL - ADMIN	0	0	0	1,900	0	-1,900
985-06	BLDG MAINT/REPAIRS - ADMIN	1,797	1,894	97	11,788	22,732	10,944
986-01	COMMISSION-INHOUSE BROKE	2,248	27,929	25,681	201,332	299,008	97,676
986-02	COMMISSION-OUTSIDE BROKE	9,535	6,345	-3,190	31,057	77,441	46,384
989-00	OFFICE SUPPLIES	1,616	1,176	-440	18,329	15,109	-3,220
989-01	POSTAGE	0	100	100	760	1,200	440
989-02	OFFICE EQUIPMENT-RENTAL	896	341	-556	4,184	4,090	-93
995-00	ALLOCATED EXPENSES	-9,686	-27,000	-17,314	-177,851	-324,000	-146,149
	GENERAL & ADMINISTRATIVE	102,045	120,948	18,903	1,139,353	1,223,598	84,245
972-01	LEGAL FEES-OUTSIDE FIRM	2,715	5,000	2,285	25,592	60,000	34,408
972-02	AUDIT/TAX PREP FEES	1,667	1,250	-417	38,587	15,000	-23,587
	LEGAL & AUDIT	4,382	6,250	1,868	64,179	75,000	10,821
	TOTAL OTHER OPERATING EXPENSE	106,427	127,198	20,771	1,203,532	1,298,598	95,066
	NET INCOME BEFORE INT & DEPREC	363,473	379,407	-15,935	5,087,404	4,972,910	114,495
991-00	DEPRECIATION	158,324	126,373	-31,951	1,900,922	1,510,983	-389,939
992-00	AMORTIZATION	8,063	21,727	13,664	96,756	257,512	160,756
	DEPRECIATION & AMORTIZATION	166,387	148,099	-18,288	1,997,678	1,768,495	-229,183
993-00	INTEREST-MORTGAGE	166,049	232,000	65,951	2,427,117	2,784,000	356,883
994-00	REPAIRS AND MAINTENANCE PPR	0	0	0	26,200	0	-26,200
	INTEREST & PPR EXPENSE	166,049	232,000	65,951	2,453,317	2,784,000	330,683
	NET INCOME BEFORE TAX	31,037	-692	31,729	636,409	420,415	215,994
	NET INCOME (LOSS)	31,037	-692	31,729	636,409	420,415	215,994

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2020

Book = Accrual ; Tree = dr_is_1

		PTD	PTD		PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
REVENUES									
501-00	GROSS POTENTIAL RENT	863,064	862,872	192	819,116	10,345,978	10,340,743	5,235	6,354,286
502-00	VACANCIES	-107,285	-71,523	-35,762	-96,169	-1,403,723	-1,269,329	-134,394	-757,854
	RENTS REALIZED	755,779	791,349	-35,569	722,947	8,942,255	9,071,414	-129,159	5,596,432
511-00	ELECTRICITY-TEP	50	50	0	50	600	600	0	400
512-00	ELECTRICITY-COMMERCIAL	350	4,000	-3,650	425	5,024	24,600	-19,576	15,788
515-00	WATER - CHILLED	0	0	0	0	0	0	0	25
516-00	WATER-COMMERCIAL	125	137	-12	138	1,125	1,194	-69	1,779
	UTILITY BILLINGS	525	4,187	-3,662	612	6,749	26,394	-19,645	17,992
521-00	CAM/OPER EXP CHARGES	108,186	68,295	39,892	56,286	898,734	892,085	6,649	452,821
531-00	ESCALATORS-TAXES	37,814	24,262	13,551	56,120	351,471	299,621	51,849	186,320
532-00	ESCALATORS-INSURANCE	10,480	2,843	7,637	1,402	60,055	34,837	25,218	5,275
	TAX INS CAM REIMB	156,480	95,400	61,080	113,808	1,310,260	1,226,543	83,717	644,415
533-00	TENANT MANAGEMENT FEE	2,396	2,394	3	2,435	28,554	28,576	-23	19,286
	TENANT MGMT FEE	2,396	2,394	3	2,435	28,554	28,576	-23	19,286
541-00	PARKING RENTAL	14,976	14,867	110	16,311	160,750	178,400	-17,650	102,280
	PARKING & DOCK FEES	14,976	14,867	110	16,311	160,750	178,400	-17,650	102,280
549-00	RENT CONCESSIONS	0	0	0	0	29,106	0	29,106	0
549-01	ADMINISTRATION FEES	100	100	0	40	983	1,200	-217	980
561-00	INTEREST INCOME	261	1,250	-989	1,476	4,343	15,000	-10,657	6,407
562-00	OTHER INCOME	436	0	436	436	43,859	0	43,859	621,148
563-00	DISCOUNTS EARNED	8	0	8	0	11	0	11	14
564-00	FINANCE/LATE CHARGES	136	1,000	-864	0	5,678	12,000	-6,322	519
	OTHER INCOME	941	2,350	-1,409	1,952	83,979	28,200	55,779	629,068
	TOTAL REVENUES	931,097	910,546	20,551	858,066	10,532,548	10,559,527	-26,980	7,009,474
DIRECT EXPENSES									
611-00	SER-CAM-RENTAL	0	1,612	1,612	3,048	0	4,005	4,005	3,348

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

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		PTD	PTD		PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
611-01	SERV-CAM-CONSULTING	3,978	0	-3,978	9,482	33,667	17,351	-16,316	20,508
612-01	SERV-CAM-JANITOR MALL/OFF	7,500	4,843	-2,657	8,320	84,457	54,460	-29,997	65,352
612-02	SERV-CAM-JANITOR SUPPLIES	1,879	1,527	-351	2,106	24,406	24,605	199	15,776
612-03	SERV-CAM-WINDOW WASHING	3,240	225	-3,015	0	6,925	12,351	5,426	8,837
614-00	SERV-CAM-TRASH REMOVAL	3,651	1,744	-1,906	2,330	27,167	24,437	-2,731	16,131
615-00	SERV-CAM-SECURE/PROTECT	20,607	11,027	-9,580	11,770	160,189	185,409	25,219	126,775
616-00	SERV-CAM-SIGNS/DIRECTIVES	189	338	149	508	7,943	6,033	-1,910	11,019
619-01	LABOR IN-HOUSE MAINT-CAM	7,575	15,937	8,362	4,882	97,608	105,802	8,194	61,555
619-02	LABOR IN-HOUSE OTHER-CAM	0	1,287	1,287	0	1,200	2,871	1,671	0
631-00	BLDGS-CAM-ROOFS	67	700	633	33,257	8,350	15,808	7,458	38,843
632-00	BLDGS-CAM-STRUCTUAL	0	6,546	6,546	2,300	6,444	40,771	34,327	5,401
633-00	BLDGS-CAM-PAINTING	8,490	1,600	-6,890	0	20,365	37,677	17,312	724
633-01	BLDGS-CAM-PEST CONTROL	239	160	-79	277	4,096	2,370	-1,726	1,833
634-00	BLDGS-CAM-HARDWARE/LOCK	963	1,918	955	6	3,763	8,272	4,509	5,211
635-00	BLDGS-CAM-LIGHTS/LIGHTING	411	16,098	15,687	56	27,094	35,796	8,702	1,840
636-00	BLDGS-CAM-PLUMBING	3,545	475	-3,070	54,016	20,882	12,139	-8,742	61,759
637-00	BLDGS-CAM-SEWERS-SAN/STR	1,616	0	-1,616	2,886	22,107	0	-22,107	72,942
638-00	BLDGS-CAM-REHAB/RENOVATE	0	774	774	6,409	1,169	8,940	7,771	7,597
641-00	EQUIP-CAM-ELEVATORS	657	2,077	1,419	245	66,962	28,015	-38,947	6,368
642-00	EQUIP-CAM-FIRE CONTROL	18,362	2,688	-15,673	385	68,170	56,384	-11,786	28,537
643-00	EQUIP-CAM-WATER CONTROL	115	0	-115	0	2,491	6	-2,485	3,612
644-00	EQUIP-CAM-18-0 AIR HANDLING	622	4,583	3,962	526	22,218	55,000	32,782	55,420
645-00	EQUIP-CAM-TEP	6,777	2,083	-4,694	7,070	91,351	25,000	-66,351	25,938
645-01	EQUIP-CAM-TEP/KCP&L	0	2,667	2,667	0	0	32,000	32,000	23
646-01	EQUIP-CAM-CONDENSOR WATER	1,310	365	-945	645	6,152	4,111	-2,041	4,608
646-02	EQUIP-CAM-HVAC OTHER	121	6,033	5,912	5,988	39,698	38,439	-1,259	47,095
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	0	0	0	747	4,438	4,000	-438	3,206
647-02	EQUIP-CAM-GROUNDS EQUIP	2,090	0	-2,090	844	5,424	9,056	3,632	5,059
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	0	0	0	0	122	0	-122	0

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

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		PTD	PTD		PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
651-00	GRDS-CAM-SURFACE	72,142	9,568	-62,574	3,975	121,495	51,856	-69,638	13,112
652-00	GRDS-CAM-LANDSCAP/MOWING	24,852	16,332	-8,519	17,564	165,011	169,930	4,919	141,753
653-00	GRDS-CAM-SWEEPING/CLEAN	975	5,017	4,042	0	49,285	62,073	12,788	0
654-00	GRDS-CAM-SNOW REMOVAL	0	37,227	37,227	23,772	125,932	238,986	113,054	40,903
656-00	GRDS-CAM-LIGHT/LIGHTING	308	9,020	8,712	13,036	15,947	20,435	4,488	21,633
657-00	GRDS-CAM-WALL WASHING	0	900	900	0	0	5,200	5,200	0
711-01	SERV-OPEX- CONSULTING	0	0	0	0	6,030	1,202	-4,828	340
712-01	SERV-NCAM-JANIT-MALL/OFF	225	450	225	0	765	5,500	4,735	1,015
712-02	SERV-NCAM-JANIT SUPPLIES	0	4	4	0	0	453	453	256
712-03	SERV-NCAM-WINDOW WASHING	0	0	0	0	15	0	-15	87
714-00	SERV-NCAM-TRASH REMOVAL	0	160	160	252	319	1,920	1,601	1,131
715-00	SERV-NCAM-SECURE/PROTECT	0	50	50	1,918	1,113	338	-775	3,749
716-00	SERV-NCAM-SIGN/DIRECTIVES	0	0	0	1,435	3,323	140	-3,182	1,972
716-01	SERV-NCAM SIGN INSTALLS/REMOVALS	0	0	0	0	92	0	-92	315
717-01	SERV-NCAM-SURVEY/MAPS	0	0	0	0	850	10,000	9,150	0
719-01	LABOR IN-HOUSE MAINT-NONCAM	1,437	3,372	1,935	2,288	27,107	25,929	-1,178	32,854
719-02	LABOR IN-HOUSE OTHER-NONCAM	0	4,026	4,026	0	0	17,919	17,919	0
731-00	BLDGS-NCAM-ROOFS	0	0	0	0	5,590	0	-5,590	5,750
732-00	BLDGS-NCAM-STRUCTURAL	0	0	0	0	81	0	-81	0
733-00	BLDGS-NCAM-PAINTING	0	0	0	0	8	337	329	285
733-01	BLDGS-NCAM-PEST CONTROL	796	140	-656	0	5,782	1,680	-4,102	74
734-00	BLDGS-NCAM-HARDWARE/LOCKS	212	496	284	3,290	6,464	6,436	-29	9,667
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0	516	516	5	5,628	2,785	-2,842	1,833
736-00	BLDGS-NCAM-PLUMBING	166	0	-166	15,654	2,309	5,527	3,218	16,491
737-00	BLDGS-NCAM-SEWERS	110	32	-78	610	807	1,087	280	4,525
738-00	BLDGS-NCAM-REHAB/RENOVATION	0	301	301	137,233	1,793	19,666	17,873	155,758
742-00	EQUIP-NCAM-FIRE CONTROL	0	0	0	54	287	515	228	963
743-00	EQUIP-NCAM-WATER CONTROL	0	0	0	0	0	0	0	31
746-01	EQUIP-NCAM-CONDENSOR H2O	0	0	0	301	0	0	0	301

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

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		PTD	PTD		PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
746-02	EQUIP-NCAM-HVAC OTHER	0	7,028	7,028	11,534	33,330	49,873	16,543	32,327
747-01	EQUIP-NCAM-VEHIC/OPER EQU	445	1,897	1,453	912	6,789	22,770	15,980	15,261
747-02	EQUIP-NCAM-GRDS EQUIP	0	0	0	0	442	0	-442	150
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	460	433	-27	459	3,134	5,192	2,057	2,797
751-00	GRDS-NCAM-SURFACE	0	0	0	107,125	11,744	0	-11,744	107,125
752-00	GRDS-NCAM-LANDSCAPE/MOWI	1,899	7,361	5,462	0	42,710	68,449	25,739	25,022
754-00	GRDS-NCAM-SNOW REMOVAL	0	500	500	0	0	3,250	3,250	124
756-00	GRDS-NCAM-LIGHT/LIGHTING	0	72	72	0	0	72	72	137
	MAINTENANCE & SUPPLIES	198,028	192,211	-5,817	499,520	1,509,039	1,650,628	141,588	1,343,059
781-01	INSURANCE-PROPERTY	41,605	35,810	-5,795	35,513	445,815	429,723	-16,092	230,972
	PROPERTY INSURANCE	41,605	35,810	-5,795	35,513	445,815	429,723	-16,092	230,972
783-00	PROPERTY TAX	147,225	110,154	-37,071	126,993	1,322,508	1,398,009	75,501	935,379
	REAL ESTATE TAXES	147,225	110,154	-37,071	126,993	1,322,508	1,398,009	75,501	935,379
621-00	UTIL-CAM-ELECTRICITY	21,825	26,820	4,995	22,284	272,747	316,729	43,982	228,815
622-00	UTIL-CAM-GAS	3,059	2,943	-116	2,224	28,557	19,889	-8,668	11,109
623-00	UTIL-CAM-WATER	6,467	3,718	-2,748	3,189	128,164	76,494	-51,670	44,184
624-00	UTIL-CAM-TELEPHONE	560	0	-560	0	10,637	492	-10,144	1,738
721-00	UTIL-NCAM-ELECTRICITY	4,137	2,733	-1,404	4,326	51,981	42,469	-9,512	53,750
722-00	UTIL-NCAM-GAS	2,114	1,887	-228	4,826	28,973	29,313	339	12,561
723-00	UTIL-NCAM-WATER	807	2,182	1,375	370	6,276	21,376	15,100	4,065
724-00	UTIL-NCAM-TELEPHONE	80	430	350	0	2,975	5,160	2,185	762
	UTILITIES	39,048	40,713	1,664	37,219	530,309	511,922	-18,387	356,983
987-00	MANAGEMENT FEE EXPENSE	35,291	25,053	-10,238	80,888	433,940	297,738	-136,203	229,493
	PROPERTY MGMT & COMM	35,291	25,053	-10,238	80,888	433,940	297,738	-136,203	229,493
	TOTAL DIRECT EXPENSES	461,197	403,940	-57,257	780,133	4,241,611	4,288,020	46,409	3,095,885
	OTHER OPERATING EXPENSE								
872-03	CONSULTANT FEES	0	0	0	0	0	0	0	2,336
872-05	TRAINING/SOFTWARE SUPPORT	6,444	5,000	-1,444	4,939	72,969	60,000	-12,969	29,350

CB Downtown Industrial, LLC (cbdi)

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		PTD	PTD		PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
901-00	ADMINISTRATIVE SALARIES	22,384	25,833	3,449	18,366	265,116	310,000	44,884	129,952
902-00	SUPPORT STAFF SALARIES	0	0	0	0	1,479	0	-1,479	0
903-00	MAINTENANCE SALARIES	34,180	46,167	11,986	33,369	382,820	422,000	39,180	235,653
907-00	OTHER EMPLOYEES BENEFITS	11,611	10,208	-1,402	9,908	133,441	122,500	-10,941	67,111
907-01	RECRUITING COSTS	0	-217	-217	0	76	-1,604	-1,680	868
908-00	PAYROLL TAX EXPENSE	4,110	5,458	1,349	2,583	47,013	65,500	18,487	25,115
916-00	SIGNS/DIRECTIVES	0	0	0	0	79	0	-79	0
918-00	PICKUP & DELIVERY	0	5	5	22	0	60	60	41
924-00	TELEPHONE	1,836	917	-919	405	11,162	11,000	-162	5,698
947-00	VEHICLES & OPER EQUIP	105	0	-105	0	129	0	-129	12
971-01	TRAVEL	0	113	113	0	211	1,354	1,143	170
971-03	EMPLOYEE MEALS 100%	0	107	107	0	461	1,282	821	476
972-05	OTHER PROFESSIONAL FEES	0	225	225	4,449	3,368	2,700	-668	15,528
972-06	CONSULTING FEES	52	400	348	6,236	708	4,800	4,092	7,409
973-00	ADVERTISING & PROMOTION - EVENTS	0	5,891	5,891	0	1,550	4,689	3,139	2,437
973-01	ADVERTISING & PROMOTION - OTHER	4,990	218	-4,771	6,631	57,546	5,066	-52,479	13,464
974-01	DUES & SUBSCRIPTIONS	36	1,333	1,297	1,000	658	16,000	15,342	1,095
974-02	LICENSES AND PERMITS	568	80	-488	0	2,502	960	-1,542	310
975-00	CONTRIBUTIONS	678	800	122	678	8,136	9,600	1,464	6,824
976-00	COLLECTION EXPENSES	166	0	-166	0	443	0	-443	0
977-00	BAD DEBT PROVISION	3,335	6,500	3,165	0	28,971	78,000	49,029	94,789
978-00	Other Administrative Expense	0	0	0	20	164	0	-164	20
979-02	OTHER EXPENSE-TRAIN-EDUC	0	0	0	0	0	0	0	750
981-01	INSURANCE	742	0	-742	67	12,343	0	-12,343	-4,236
983-00	PROPERTY TAXES	3,073	0	-3,073	3,161	3,073	0	-3,073	3,161
985-01	MISC. EXPENSE & TAXES	14	0	-14	168	635	610	-25	1,742
985-02	Company Events	0	0	0	0	68	0	-68	0
985-03	CREDIT CARD FEES	1,061	800	-261	1,100	9,667	9,600	-67	5,408
985-04	BANK SERVICE CHARGES	252	325	73	338	3,068	3,900	832	2,690

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		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
985-05	JANITORIAL - ADMIN	0	0	0	0	1,900	0	-1,900	0
985-06	BLDG MAINT/REPAIRS - ADMIN	1,797	1,894	97	1,171	11,788	22,732	10,944	11,269
986-01	COMMISSION-INHOUSE BROKE	2,248	27,929	25,681	40,506	201,332	299,008	97,676	184,882
986-02	COMMISSION-OUTSIDE BROKE	9,535	6,345	-3,190	1,631	31,057	77,441	46,384	27,165
989-00	OFFICE SUPPLIES	1,616	1,176	-440	1,362	18,329	15,109	-3,220	15,473
989-01	POSTAGE	0	100	100	0	760	1,200	440	535
989-02	OFFICE EQUIPMENT-RENTAL	896	341	-556	543	4,184	4,090	-93	3,372
995-00	ALLOCATED EXPENSES	-9,686	-27,000	-17,314	-7,384	-177,851	-324,000	-146,149	-173,021
	GENERAL & ADMINISTRATIVE	102,045	120,948	18,903	131,270	1,139,353	1,223,598	84,245	717,850
972-01	LEGAL FEES-OUTSIDE FIRM	2,715	5,000	2,285	2,197,943	25,592	60,000	34,408	2,341,969
972-02	AUDIT/TAX PREP FEES	1,667	1,250	-417	-16,000	38,587	15,000	-23,587	14,000
	LEGAL & AUDIT	4,382	6,250	1,868	2,181,943	64,179	75,000	10,821	2,355,969
	TOTAL OTHER OPERATING EXPENSE	106,427	127,198	20,771	2,313,214	1,203,532	1,298,598	95,066	3,073,819
	NET INCOME BEFORE INT & DEPREC	363,473	379,407	-15,935	-2,235,280	5,087,404	4,972,910	114,495	839,769
991-00	DEPRECIATION	158,324	126,373	-31,951	1,255,000	1,900,922	1,510,983	-389,939	1,500,000
992-00	AMORTIZATION	8,063	21,727	13,664	23,000	96,756	257,512	160,756	175,700
	DEPRECIATION & AMORTIZATION	166,387	148,099	-18,288	1,278,000	1,997,678	1,768,495	-229,183	1,675,700
993-00	INTEREST-MORTGAGE	166,049	232,000	65,951	218,954	2,427,117	2,784,000	356,883	1,886,628
994-00	REPAIRS AND MAINTENANCE PPR	0	0	0	0	26,200	0	-26,200	0
	INTEREST & PPR EXPENSE	166,049	232,000	65,951	218,954	2,453,317	2,784,000	330,683	1,886,628
	NET INCOME BEFORE TAX	31,037	-692	31,729	-3,732,235	636,409	420,415	215,994	-2,722,559
	NET INCOME (LOSS)	31,037	-692	31,729	-3,732,235	636,409	420,415	215,994	-2,722,559