

Comparative Income Statement - Summary
AC City Center Lenexa, LLC

Accrual

Entities Include: ('263000','263100')

CWB_CMPINC2

IS_MC_SUMV3

Format IS_MC_SUMV3	----- Current Period -----		----- Year-To-Date -----			----- Annual -----		
	Actual		Actual		Actual	Revised	Original	Actual
	Mar 2021	Variance	Mar 2021	Variance	Prior Year	Budget	Budget	Prior Year
INCOME								
Minimum Rent	7,160	0	21,481	0	6,236	85,925	145,925	70,680
CAM / Operating Costs	4,217	0	12,652	0	841	50,607	58,575	3,666
Real Estate Taxes	906	(4,519)	11,757	(4,519)	1,198	65,105	43,486	3,125
Direct Tenant	67	(408)	787	(638)	0	5,700	5,700	0
Miscellaneous	27,061	24,561	141,637	113,376	435	82,761	81,736	4,935
TOTAL INCOME	39,411	19,633	188,314	108,219	8,711	290,098	335,423	82,407
EXPENSE								
CAM / Operating Costs	13,453	(7,626)	46,400	(4,999)	1,207	97,303	72,554	46,092
Real Estate Taxes	5,390	3,036	16,170	9,107	0	101,106	66,275	26,974
Direct Tenant	67	408	1,024	401	0	5,700	5,700	0
General & Administrative	21	6,343	332	6,258	94	28,916	28,916	25,557
Management Fees	732	(110)	1,420	446	655	7,464	9,092	3,613
Leasing Fees	0	0	0	1,685	0	1,685	1,685	0
TOTAL EXPENSE	19,662	2,050	65,346	12,897	1,956	242,174	184,222	102,235
NET OPERATING INCOME	19,750	21,684	122,969	121,116	6,755	47,924	151,201	(19,828)
Interest Expense, Net	(16,646)	(808)	(63,971)	1,855	15	(221,784)	(204,646)	(78,779)
Depreciation & Amortization	(9,452)	1,578	(29,934)	3,156	0	(132,362)	(176,496)	(552,553)
Prior Year Adjustments	0	0	3	3	0	0	0	0
NET INCOME	(6,348)	22,454	29,067	126,131	6,770	(306,222)	(229,941)	(651,160)

Comparative Balance Sheet
AC City Center Lenexa, LLC

Accrual

Mar 2021

Dec 2020

ASSETS

Property & Equipment, at cost

Land	1,825,531	1,825,531
Land Improvement	387,581	387,581
Building	3,871,544	3,871,544
Furniture, fixtures & equipment	0	0
(Less: Accumulated Depreciation)	(567,043)	(541,747)
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	5,517,612	5,542,908
Work in Process	381,147	464,965
Land Held for Development	0	0
Land Held for Sale	0	0
Development Studies	0	0
Cash & Cash Equivalents		
Unrestricted	119,506	105,446
Restricted	75,356	0
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	194,863	105,446
Restricted Escrows	0	0
Receivables		
Accounts Receivable, trade	778	(6,322)
less Allowance for Losses	0	0
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	778	(6,322)
Other Receivables	1,295,956	(6,554)
	<hr/>	<hr/>
	1,296,735	(12,876)
Investments	0	0
Mortgage / Notes Receivable	0	0
Advances to/from Affiliates	(732)	(3,841)
Loan Costs, Lease Commissions & Other Intangibles	246,283	152,478
(Less: Accumulated Amortization)	(21,400)	(16,762)
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	224,883	135,717
Other Assets	6,293	2,723
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TOTAL ASSETS	7,620,801	6,235,041
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Comparative Balance Sheet
AC City Center Lenexa, LLC

Accrual

Mar 2021

Dec 2020

LIABILITIES

Notes Payable

First Mortgage Payable	0	0
Second Mortgage Payable	0	0
Other Notes Payable	0	0
	<u>0</u>	<u>0</u>

Capital Lease Obligation	0	0
Accounts Payable, Trade	8	8,030
Accrued Interest Payable	16,500	0
Accrued Real Estate Taxes	75,356	50,080
Accrued Expenses	3,560	690
Deferred Liabilities	1,260,938	65,989
Tenant / Customer Deposits	0	0
Other Liabilities	0	0
	<u>0</u>	<u>0</u>

TOTAL LIABILITIES	1,356,362	124,788
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EQUITY

Equity, Beginning of Year	2,283,667	2,809,827
Current Year Earnings	29,067	(651,160)
Current Year Distributions	0	0
Current Year Contributions	0	125,000
Equity, Tax Basis Adjustments	0	0
	<u>0</u>	<u>0</u>

TOTAL EQUITY	2,312,734	2,283,667
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TOTAL LIABILITIES & PARTNER'S EQUITY	<u><u>3,669,096</u></u>	<u><u>2,408,455</u></u>
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STATEMENT OF CHANGES IN CASH BALANCE
AC City Center Lenexa, LLC

3/31/2021

	----- Current Period -----			----- Year-To-Date -----			----- Annual -----			
	Actual Mar 2021	Budget	Variance	Actual Mar 2021	Budget	Variance	Actual Mar 2020	Revised Budget	Original Budget	Dec 2020 Actual

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income	(5,166)	(18,809)	13,643	32,172	(79,584)	111,755	7,020	(236,300)	(196,445)	(640,382)
Adjustments to reconcile net income to net cash provided by operating activities										
Depreciation	8,432	8,432	0	25,296	25,296	0	0	101,184	139,957	541,747
Amortization	1,020	2,598	(1,578)	4,638	7,794	(3,156)	0	31,178	36,538	16,762
Other Income	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0
Interest Expense	0	0	0	0	0	0	0	0	0	0
Investment Income	0	0	0	0	0	0	0	0	0	0
Loss (Gain) on Sale of Assets	0	0	0	0	0	0	0	0	0	0
Decrease (Increase) in operating assets										
Accounts Receivable, Trade	(5,421)	5,867	(11,288)	(7,287)	5,867	(13,155)	935	0	0	7,009
Other Receivables	4,519	(5,867)	10,386	(1,302,323)	(5,867)	(1,296,456)	(8,711)	(5,867)	0	5,867
Advances to Affiliates	(23,341)	0	(23,341)	(21,430)	0	(21,430)	423	0	0	(52,655)
Other Assets	834	221	613	(687)	663	(1,350)	0	(58)	(58)	(2,723)
Increase (Decrease) in operating liabilities										
Accounts Payable, Trade	(2,141)	0	(2,141)	(8,022)	0	(8,022)	(27,632)	0	0	(87,357)
Accrued Interest	0	0	0	16,500	18,500	(2,000)	0	18,500	1,362	0
Accrued Expenses	8,010	5,390	2,620	37,361	16,170	21,191	(313,813)	581	593	(299,684)
Deferred Revenue	8,962	0	8,962	1,194,949	0	1,194,949	17,776	0	0	7,939
Net Cash Provided (Used) By Operating Activities	(4,291)	(2,168)	(2,124)	(28,833)	(11,160)	(17,673)	(324,001)	(90,782)	(18,052)	(503,477)

CASH FLOWS FROM INVESTING ACTIVITIES

Tenant Improvements	0	0	0	0	0	0	0	(590,000)	(438,150)	(98,200)
Commissions	0	0	0	0	1,685	(1,685)	232	(60,655)	(2,605)	(81,298)
Other Capital	0	0	0	0	0	0	(172,273)	0	0	(247,887)
Accrued Capital Projects	0	0	0	0	0	0	0	0	0	0
Deferred Commissions	0	0	0	0	0	0	0	0	(104,012)	(26,896)
Land Held for Development	0	0	0	0	0	0	0	0	0	0
Land Held for Sale	0	0	0	0	0	0	0	0	0	0
Development Studies	0	0	0	0	0	0	0	0	0	0
Investments	0	0	0	0	0	0	0	0	0	0
Loan Costs	0	0	0	0	0	0	0	0	0	0
Other Intangibles	0	0	0	875	0	875	0	0	0	(31,686)
Gain (Loss) on Sale of Assets	0	0	0	0	0	0	0	0	0	0

"Current Period" and "Year-to-Date" are compared against the
2021 Reforecast

STATEMENT OF CHANGES IN CASH BALANCE
AC City Center Lenexa, LLC

3/31/2021

	----- Current Period -----			----- Year-To-Date -----			----- Annual -----			
	Actual Mar 2021	Budget	Variance	Actual Mar 2021	Budget	Variance	Actual Mar 2020	Revised Budget	Original Budget	Dec 2020 Actual
Net Cash Provided (Used) By Investing Activities	0	0	0	875	1,685	(810)	(172,041)	(650,655)	(544,767)	(485,967)
CASH FLOWS FROM FINANCING ACTIVITIES										
Increase (Decrease) in Mortgage Notes Payable	16,654	15,838	816	125,119	124,950	169	570,085	873,415	706,786	1,014,115
Net Cash Provided (Used) By Financing Activities	16,654	15,838	816	125,119	124,950	169	570,085	873,415	706,786	1,014,115
CASH FLOW (DEFICIT) GENERATED FOR THE PERIOD	12,363	13,670	(1,308)	97,161	115,475	(18,314)	74,043	131,978	143,968	24,672
Contributions from Partners	0	0	0	0	0	0	125,000	0	0	125,000
Net Cash Provided (Used) By Contributions (Distributions)	0	0	0	0	0	0	125,000	0	0	125,000
NET INCREASE (DECREASE) IN CASH & EQUIVALENTS	12,363	13,670	(1,308)	97,161	115,475	(18,314)	199,043	131,978	143,968	149,672
CASH & CASH EQUIVALENTS, BEGINNING OF PERIOD	270,008	409,927	(139,919)	185,210	185,210	0	35,538	185,210	308,122	35,538
CASH & CASH EQUIVALENTS, END OF PERIOD	282,371	423,598	(141,227)	282,371	300,685	(18,314)	234,581	317,188	452,090	185,210
Summary:										
Restricted Cash & Cash Equivalents	47,929	48,714	(785)	47,929	16,170	31,759	0	32,340	33,137	0
Unrestricted Cash & Cash Equivalents	234,441	374,883	(140,442)	234,441	284,515	(50,073)	234,581	284,843	418,954	185,210
Total Restricted & Unrestricted Cash	282,371	423,597	(141,227)	282,371	300,685	(18,314)	234,581	317,184	452,091	185,210

"Current Period" and "Year-to-Date" are compared against the
2021 Reforecast

Comparative Income Statement - Detail
AC City Center Lenexa, LLC

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget		Actual	Budget		Actual	Revised	Original	Actual	
	Mar 2021	Mar 2021	Variance	Mar 2021	Mar 2021	Variance	Prior Year	Budget	Budget	Prior Year	
INCOME											
MINIMUM RENT											
Minimum Rent	MU40111000	26,531	26,531	0	79,594	79,594	0	6,236	318,377	378,377	70,680
Rent Abatement-Billed	MU40115005	(19,371)	(19,371)	0	(58,113)	(58,113)	0	0	(232,452)	(232,452)	0
TOTAL MINIMUM RENT		7,160	7,160	0	21,481	21,481	0	6,236	85,925	145,925	70,680
OPERATING COSTS / CAM											
Op. Cost/CAM Billed	MU40211005	4,217	4,217	0	12,652	12,652	0	841	50,607	58,575	9,533
Op. Costs/CAM-Accrued	MU40211010	0	0	0	0	0	0	0	0	0	(5,867)
TOTAL OPERATING COSTS / CAM		4,217	4,217	0	12,652	12,652	0	841	50,607	58,575	3,666
REAL ESTATE TAXES											
Real Estate Tax Inc-Bill	MU40231005	5,425	5,425	0	16,276	16,276	0	1,198	65,105	43,486	3,125
Real Estate Taxes-Accrued	MU40231010	(4,519)	0	(4,519)	(4,519)	0	(4,519)	0	0	0	0
TOTAL REAL ESTATE TAXES		906	5,425	(4,519)	11,757	16,276	(4,519)	1,198	65,105	43,486	3,125
DIRECT TENANT											
Space Work	MU40311255	0	0	0	879	0	879	0	0	0	0
Utilities	MU40311260	67	475	(408)	(92)	1,425	(1,517)	0	5,700	5,700	0
TOTAL DIRECT TENANT		67	475	(408)	787	1,425	(638)	0	5,700	5,700	0
MISCELLANEOUS											
Extra Cleaning	MU40314000	500	500	0	1,500	1,500	0	435	6,000	6,000	4,935
Miscellaneous	MU40319000	26,561	2,000	24,561	26,561	26,761	(200)	0	44,761	0	0
TIF Reimbursements	MU40319005	0	0	0	113,576	0	113,576	0	32,000	75,736	0

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Comparative Income Statement - Detail
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Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget		Actual	Budget		Actual	Revised	Original	Actual	
	Mar 2021	Mar 2021	Variance	Mar 2021	Mar 2021	Variance	Prior Year	Budget	Budget	Prior Year	
TOTAL MISCELLANEOUS	27,061	2,500	24,561	141,637	28,261	113,376	435	82,761	81,736	4,935	
TOTAL INCOME	39,411	19,778	19,633	188,314	80,096	108,219	8,711	290,098	335,423	82,407	
EXPENSES											
OPERATING COSTS / CAM											
GENERAL BUILDING											
Wages	MU50211005	707	707	0	20,484	20,484	0	0	26,849	2,100	0
Payroll Taxes	MU50211010	0	10	10	0	30	30	0	120	120	0
Payroll Benefits & Costs	MU50211015	0	60	60	0	180	180	0	720	720	0
Supplies	MU50211065	14	5	(9)	233	15	(218)	0	60	60	840
Uniforms	MU50211080	0	5	5	8	15	8	0	60	60	0
Repairs & Maintenance	MU50211085	0	50	50	0	150	150	0	600	600	0
Small Tools & Equipment	MU50211105	50	10	(40)	50	30	(20)	0	120	120	30
Vehicle Expense	MU50211125	4	10	6	6	30	24	0	120	120	91
Communication Expense	MU50211130	0	0	0	0	210	210	0	210	210	21
Fire Prevention	MU50211205	0	240	240	198	720	522	330	2,880	2,880	924
Meals & Entertainment	MU50211210	6	5	(1)	9	15	6	0	60	60	59
Licenses, Fees & Permits	MU50211235	0	5	5	0	15	15	0	60	60	8
Seminars & Continuing Ed	MU50211240	0	5	5	0	15	15	0	60	60	6
Dues & Subscriptions	MU50211255	0	10	10	0	30	30	0	120	120	0
Keys & Locks	MU50211265	0	15	15	55	45	(10)	0	180	180	1,272
Insurance	MU50211285	303	221	(82)	908	663	(245)	0	2,673	2,673	908
TOTAL GENERAL BUILDING		1,084	1,358	275	21,949	22,647	698	330	34,892	10,143	4,159
JANITORIAL											
Contract Cleaning	MU50212055	0	0	0	0	0	0	0	0	0	250
Window Washing	MU50212145	0	0	0	0	0	0	0	600	600	0

"Current Period" and "Year-to-Date" are compared against the 2021 Reforecast

Comparative Income Statement - Detail
AC City Center Lenexa, LLC

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2021	Mar 2021		Mar 2021	Mar 2021		Prior Year	Budget	Budget	Prior Year	
Trash	MU50212190	372	525	153	812	1,575	763	0	6,300	6,300	1,546
TOTAL JANITORIAL		372	525	153	812	1,575	763	0	6,900	6,900	1,796
EXTERIOR MAINTENANCE											
Contract Services	MU50214050	0	350	350	60	350	290	0	12,100	12,100	2,212
Snow Removal	MU50214060	1,250	1,500	250	6,150	10,000	3,850	0	16,750	16,750	661
Exterior Supplies	MU50214065	0	5	5	1,325	15	(1,310)	0	60	60	0
Repairs & Maintenance	MU50214085	1,606	150	(1,456)	1,606	450	(1,156)	0	1,800	1,800	7,035
Sprinkler System	MU50214120	0	0	0	0	0	0	0	750	750	523
Electricity	MU50214160	7,263	700	(6,563)	8,282	2,650	(5,632)	0	7,600	7,600	0
Easement Expenses	MU50214205	531	405	(126)	1,594	1,215	(379)	627	4,860	4,860	6,398
TOTAL EXTERIOR MAINTENANCE		10,650	3,110	(7,540)	19,017	14,680	(4,337)	627	43,920	43,920	16,830
UTILITIES											
HVAC Repairs	MU50215085	0	0	0	390	0	(390)	0	0	0	0
Electricity	MU50215160	0	0	0	0	0	0	0	0	0	7,834
Gas	MU50215175	118	0	(118)	936	0	(936)	0	0	0	1,612
Water	MU50215180	46	75	29	126	225	99	0	2,315	2,315	1,387
TOTAL UTILITIES		164	75	(89)	1,452	225	(1,227)	0	2,315	2,315	10,833
PLUMBING											
Supplies	MU50216065	0	0	0	65	0	(65)	0	0	0	0
Repairs & Maintenance	MU50216085	0	10	10	0	30	30	0	300	300	1,096
TOTAL PLUMBING		0	10	10	65	30	(35)	0	300	300	1,096
ELECTRICAL											
Supplies	MU50217065	0	10	10	0	30	30	0	120	120	0

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Comparative Income Statement - Detail
AC City Center Lenexa, LLC

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2021	Mar 2021		Mar 2021	Mar 2021		Prior Year	Budget	Budget	Prior Year	
Repairs & Maintenance	MU50217085	0	30	30	0	90	90	0	360	360	0
TOTAL ELECTRICAL		0	40	40	0	120	120	0	480	480	0
ELEVATOR / ESCALATOR											
Contract Services	MU50218050	0	0	0	0	0	0	0	0	0	630
TOTAL ELEVATOR / ESCALATOR		0	0	0	0	0	0	0	0	0	630
TOTAL OPERATING COSTS / CAM		12,270	5,118	(7,152)	43,295	39,277	(4,018)	957	88,807	64,058	35,343
REAL ESTATE TAXES											
Real Estate Taxes	MU50231300	5,390	5,390	0	16,170	16,170	0	0	64,680	66,275	26,974
TOTAL REAL ESTATE TAXES		5,390	5,390	0	16,170	16,170	0	0	64,680	66,275	26,974
DIRECT TENANT											
Repairs & Maintenance	MU50311085	0	475	475	879	1,425	546	0	5,700	5,700	0
Water	MU50311180	67	0	(67)	145	0	(145)	0	0	0	0
TOTAL DIRECT TENANT		67	475	408	1,024	1,425	401	0	5,700	5,700	0
TOTAL MISCELLANEOUS EXPENSES		0	0	0	0	0	0	0	0	0	0
GENERAL AND ADMINISTRATIVE											
Bank Service Fees	MU50411075	21	30	9	83	90	7	94	360	360	300
Inc. Tax & Franchise Fee	MU50411120	0	0	0	0	0	0	0	56	56	53
Advertising & Promotion	MU50411150	0	0	0	0	0	0	0	0	0	2,195
Legal -Partnership	MU50411170	0	83	83	0	250	250	0	1,000	1,000	8,450

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Comparative Income Statement - Detail
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Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2021	Mar 2021		Mar 2021	Mar 2021		Prior Year	Budget	Budget	Prior Year	
Accounting & Auditing	MU50411185	0	0	0	0	0	0	2,500	2,500	2,180	
Travel & Airfare	MU50411225	0	0	0	8	0	(8)	0	0	12	
Licenses, Fees & Permits	MU50411235	0	0	0	33	0	(33)	0	0	0	
Civic Fees and Meals	MU50411253	0	0	0	209	0	(209)	0	0	0	
Professional Services	MU50411270	0	0	0	0	0	0	0	0	12,330	
TOTAL GENERAL AND ADMINISTRATIVE		21	113	93	332	340	8	94	3,916	3,916	25,519
MANAGEMENT FEES											
Management Fees	MU50451310	732	622	(110)	1,420	1,866	446	655	7,464	9,092	3,613
TOTAL MANAGEMENT FEES		732	622	(110)	1,420	1,866	446	655	7,464	9,092	3,613
LEASING FEES											
Leasing Fees & Commission	MU50461005	0	0	0	0	1,685	1,685	0	1,685	1,685	0
TOTAL LEASING FEES		0	0	0	0	1,685	1,685	0	1,685	1,685	0
TOTAL ALLOCABLE UTILITIES EXPENSE		0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE SECURITY		0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE UNIFORM		0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE COMMUNICATIONS		0	0	0	0	0	0	0	0	0	0
TOTAL ALLOCABLE RE TAX DEPARTMENT		0	0	0	0	0	0	0	0	0	0

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Comparative Income Statement - Detail
AC City Center Lenexa, LLC

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual Mar 2021	Budget Mar 2021	Variance	Actual Mar 2021	Budget Mar 2021	Variance	Actual Prior Year	Revised Budget	Original Budget	Actual Prior Year	
TOTAL ALLOCABLE MANAGEMENT OFFICE	0	0	0	0	0	0	0	0	0	0	
APARTMENT EXPENSES											
TOTAL APARTMENT EXPENSES	0	0	0	0	0	0	0	0	0	0	
TOTAL EXPENSES	18,479	11,719	(6,761)	62,241	60,763	(1,479)	1,706	172,252	150,726	91,449	
NET OPERATING INCOME	20,932	8,059	12,872	126,073	19,333	106,740	7,005	117,846	184,697	(9,042)	
INTEREST EXPENSE, NET											
Interest -First Mortgage	MU60110000	(16,654)	(15,838)	(816)	(63,995)	(65,826)	1,831	0	(221,784)	(204,646)	(78,868)
Interest - Bank	MU60210000	8	0	8	24	0	24	15	0	0	89
TOTAL INTEREST EXPENSE, NET		(16,646)	(15,838)	(808)	(63,971)	(65,826)	1,855	15	(221,784)	(204,646)	(78,779)
DEPRECIATION AND AMORTIZATION											
Depreciation	MU61100000	(8,432)	(8,432)	0	(25,296)	(25,296)	0	0	(101,184)	(139,957)	(541,747)
Amortization	MU61200000	(1,020)	(2,598)	1,578	(4,638)	(7,794)	3,156	0	(31,178)	(36,538)	(10,806)
TOTAL DEPRECIATION AND AMORTIZATION		(9,452)	(11,030)	1,578	(29,934)	(33,090)	3,156	0	(132,362)	(176,496)	(552,553)
PRIOR YEAR ADJUSTMENTS											
Op. Costs/CAM-Prior Year	MU40211015	0	0	0	3	0	3	0	0	0	0
TOTAL PRIOR YEAR ADJUSTMENTS		0	0	0	3	0	3	0	0	0	0
NET INCOME		(5,166)	(18,809)	13,643	32,172	(79,584)	111,755	7,020	(236,300)	(196,445)	(640,374)

"Current Period" and "Year-to-Date" are compared against the
 2021 Reforecast

Database: COPAKENBROOK
COPAKENBROOK

Aged Delinquencies Summary
AC City Center Lenexa, LLC

Page: 1
Date: 4/14/2021
Time: 10:00 AM
CWB_CMAGESUM

Period: 03/21

Building	Lease Suite	Occpname	Amount	Current	30	60	90	120
263000-007143	200	Advent Health Shawnee Mission	778.40	64.89	713.51	0.00	0.00	0.00
Grand Total:			778.40	64.89	713.51	0.00	0.00	0.00

