

CB Downtown Industrial, LLC					
Financial Highlights					
As of and for the Month Ended December 31, 2021					
		Month		Year to Date	
Operations		Actual	Budget	Actual	Budget
Rent Revenues		1,181,734	989,389	11,393,224	11,525,312
EBITDA (a)		512,194	539,577	5,536,681	5,378,874
as % revenue		43.3%	54.5%	48.6%	46.7%
Net Earnings/(Loss) (b)		116,465	167,398	992,012	954,016
as % revenue		9.9%	16.9%	8.7%	8.3%
FFO (c)		317,744	328,244	3,171,175	2,842,878
Absorption SF, net		24,225		(49,804)	
Balance Sheet			<u>12/31/2021</u>		<u>12/31/2020</u>
Real estate assets, net			70,860,658		73,633,063
Unrestricted Cash			1,992,582		1,608,838
Security Deposits			506,018		503,250
Construction Escrow			300,000		300,000
Reserve for Replacement			207,216		265,627
Reserve for Real Estate Tax			490,500		455,651
Reserve for Insurance			210,000		0
Other Assets			2,225,480		1,538,935
Total assets			<u>76,792,454</u>		<u>78,305,364</u>
Mortgage Notes Payable			61,500,000		61,500,000
Unfunded Mortgage Payable (LOC)			(4,565,479)		(5,014,081)
OZ Note Payable			1,888,404		1,888,404
Net Notes Payable			<u>58,822,925</u>		<u>58,374,323</u>
Equity			<u>15,679,019</u>		<u>18,007,824</u>
Bank covenant compliance			2.34		
Debt coverage ratio 1.20 min. (EBITDA / debt service)					
Occupancy %		<u>Total Sq Ft</u>	<u>Current Year</u>		<u>12/31/2020</u>
Industrial		459,926	90.7%		89.2%
Underground		681,088	78.3%		88.6%
Flex		393,763	81.8%		84.5%
Office		69,399	81.7%		81.1%
Total Company		1,604,176	82.9%		87.4%
Potential Distribution					
Unrestricted Cash		\$1,992,582			
Mortgage Payment		(\$201,000)			
Monthly Expenses		(\$294,400)			
TI and Commissions to be drawn on Unfunded Loan		\$0			
Repairs to be drawn on Reserve Escrow		\$0			
Prepaid Rent		(\$368,499)			
Potential Distribution		\$1,128,683			
(a) EBITDA: earnings before interest, taxes, and depreciation/amortization					
(b) Net Earnings / (Loss): GAAP earnings, include depreciation/amortization					
(c) FFO: (funds from operations) net earnings plus depreciation/amortization					

Monthly Box Score

Month: December 2021

Financial					Occupancy			
	December Actual	December Budget	YTD Actual	YTD Budget		12/31/21	12/31/20	Change
Gross Potential Rent	833,276	833,714	9,999,312	10,000,757	Total Tenants Counts			
Less: Vacancies	65,792	(9,008)	1,014,145	225,187	Cambridge Business Park	44	41	3
Rent Realized	767,484	842,722	8,985,167	9,775,570	Downtown Underground Smart	288	300	(12)
Reimbursables	414,250	146,667	2,408,057	1,749,742	Park	97	80	17
Other Income	0	0	0	0	Other	45	49	(4)
TOTAL REVENUE	1,181,734	989,389	11,393,224	11,525,312	Downtown Business Park Park	1	1	-
Op Exp-Direct Operating	585,828	360,865	4,733,451.00	5,132,571.00	Other	18	20	(2)
Op Exp-Non-Income Producing	1,144	16,793	163,942	174,387	YTD Retention %	493	491	0.41%
Op Exp-G&A	82,569	72,153	959,150	839,471	By Property Type	Total SF	YTD	YTD Budget
TOTAL OP EXPENSE	669,541	449,811	5,856,543	6,146,429	Industrial	459,926	90.7%	89.0%
NET	512,193	539,578	5,536,681	5,378,883	Underground	681,088	78.3%	93.0%
Principal & Interest Payments	(194,450)		(2,365,506)		Flex	393,763	81.8%	96.0%
Work in Process	199,247		(383,300)		Office	69,399	81.7%	97.0%
Draw/Increase in Note for CapEx/TI	127,351		448,602		Overall Weighted Average	1,604,176	82.9%	93.0%
Distributions	-		(2,065,000)					
RE Tax Payment	(924,851)		(1,334,641)					
Prepaid Expenses	(275,189)		(417,471)					
New Note Payable	-		-					
Purchase of Land	-		-					
Capital Contributions	-		-					
Other	224,001		1,153,585					
INC / (DEC) in CASH	(331,698)		572,950					

Cash, A/R & Liabilities	December 2021	December 2020	Inc / (Dec)
Unrestricted Cash	1,992,582	1,608,838	383,744
Accounts Receivable	560,455	309,328	251,127
Net Assets	2,553,037	1,918,166	634,871
Mortgages (funded)	56,934,521	56,485,919	448,602
Other Debt	1,888,404	1,888,404	0
Deferred Compensation	0	0	0
Other Liabilities	2,290,510	1,928,407	362,103
Total Liabilities	61,113,435	60,302,730	810,705
Net Liabilities	58,560,398	58,384,564	175,834

Notes:

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

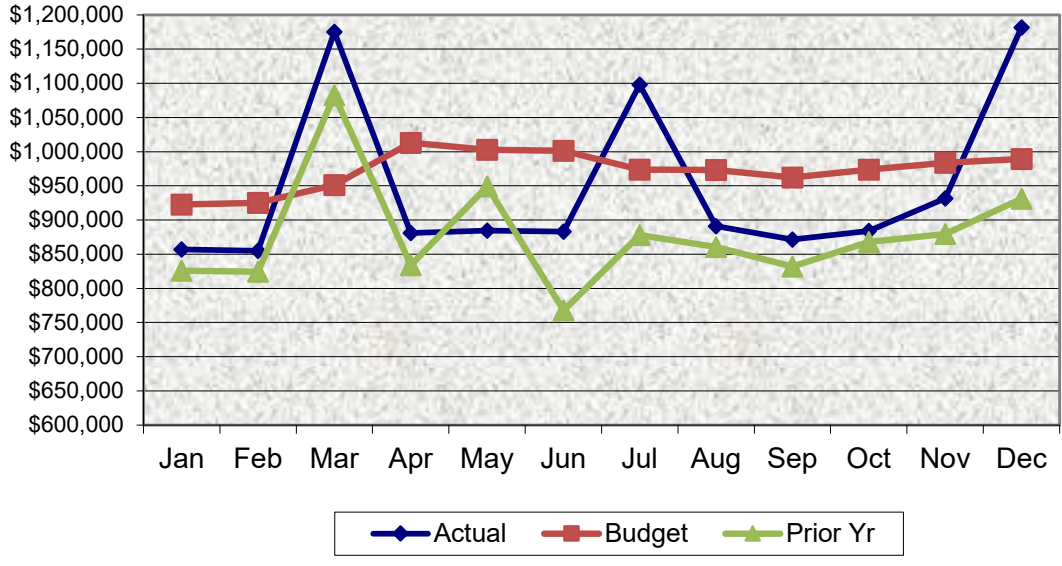
CB Downtown Industrial, LLC
Balance Sheet

	December 31, 2021	December 31, 2020
ASSETS		
Property and Equipment		
Land.....	\$ 10,637,562	\$ 10,487,688
Buildings.....	69,136,554	68,941,863
Land improvements.....	4,430,768	4,430,768
Tenant Improvements.....	1,404,256	316,718
Equipment, fixtures & vehicles.....	66,714	66,714
Work in process.....	892,491	2,049,525
	86,568,345	86,293,276
Less: accumulated depreciation.....	(15,707,687)	(12,660,213)
Net real estate assets.....	70,860,658	73,633,063
Unrestricted Cash.....	1,992,582	1,608,838
Security Deposits.....	506,018	503,250
Reserve for TI's.....	0	0
Construction Escrow.....	300,000	300,000
Reserve for Replacement.....	207,216	265,627
Reserve for Insurance.....	210,000	0
Reserve for Real Estate Tax.....	490,500	455,651
Total Cash.....	3,706,316	3,133,366
Receivables, net of reserve.....	560,455	309,738
Prepaid expenses.....	1,161,004	743,533
Due from affiliates.....	0	0
Other assets.....	504,021	485,664
Total Assets	\$ 76,792,454	\$ 78,305,364
 LIABILITIES & STOCKHOLDER'S EQUITY		
Mortgage payable.....	\$ 61,500,000	\$ 61,500,000
Unfunded Mortgage payable.....	(4,565,479)	(5,014,081)
OZ Note Payable.....	1,888,404	1,888,404
Net Mortgage Payable.....	58,822,925	58,374,323
Accounts payable.....	591,840	273,178
Accrued expenses.....	720,562	682,781
Unearned rent & deposits.....	978,108	967,258
Total Liabilities	61,113,435	60,297,540
 Stockholder's equity		
Partner Contributions.....	\$ 19,423,237	\$ 19,423,237
Retained Earnings - Prior.....	(761,683)	(142,275)
Distributions - Prior.....	(1,909,547)	(300,547)
Retained Earnings - Current.....	992,012	636,409
Distributions.....	(2,065,000)	(1,609,000)
Total Stockholder's Equity	15,679,019	18,007,824
Total Liabilities & Stockholder's Equity	\$ 76,792,454	\$ 78,305,364

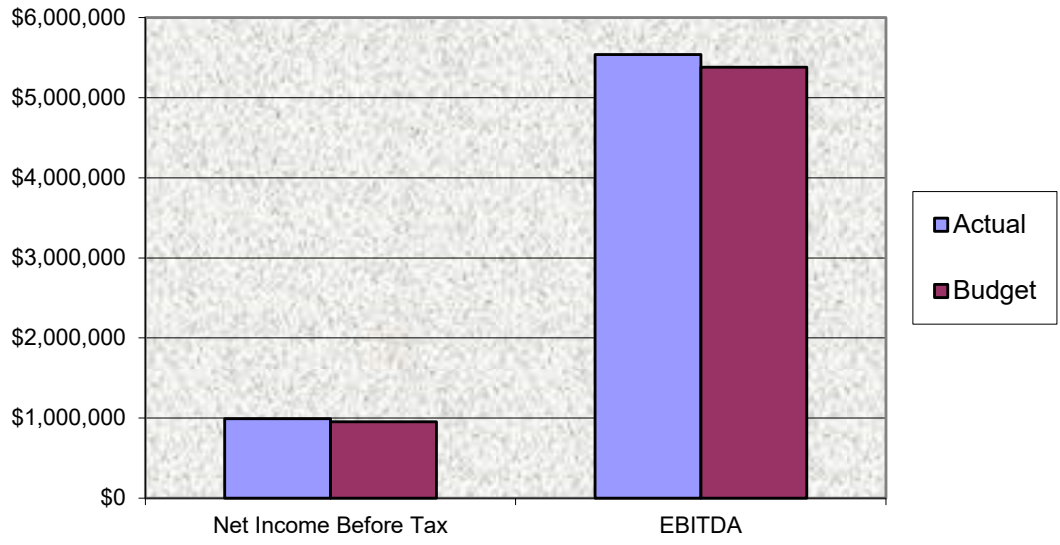
CB Downtown Industrial, LLC
Statement of Cash Flows
For the Twelve Months Ended December 31, 2021

	December 31, 2021
CASH FLOWS FROM OPERATING ACTIVITIES:	
Net Income (loss)	\$ 992,012
Depreciation.....	1,899,888
Amortization.....	279,276
Funds from operations.....	3,171,176
Change in operating assets and liabilities:	
Accounts receivable	(250,717)
Prepaid expenses.....	(417,471)
Accounts payable.....	318,662
Accrued expenses	37,781
Unearned rents and deposits.....	10,850
Other assets.....	(297,633)
Deferred compensation.....	-
Net Cash Provided (Used) By Operating Activities	2,572,648
CASH FLOWS FROM FINANCING ACTIVITIES:	
Borrowings on long-term obligations.....	-
Increase Mortgage Payable.....	448,602
Note payable - refinanced.....	-
Principal payments on long-term obligations.....	-
Net Cash Provided (Used) By Financing Activities	448,602
CASH FLOWS FROM INVESTING ACTIVITIES:	
Work in Process.....	(383,300)
Purchase of Land.....	-
Equipment	-
Net Cash Provided (Used) By Investing Activities	(383,300)
CASH FLOW (DEFICIT) GENERATED	2,637,950
Partner Contributions.....	-
Distributions.....	(2,065,000)
	(2,065,000)
CASH, BEGINNING OF PERIOD	3,133,366
CASH, END OF PERIOD	\$ 3,706,316
Unrestricted Cash	1,992,582
Security Deposits	506,018
Construction Escrow	300,000
Reserve for Replacement	207,216
Reserve for Insurance	210,000
Reserve for Real Estate Tax	490,500
Total Cash	3,706,316

Operating Revenues For 12 Last Months YTD December 31, 2021

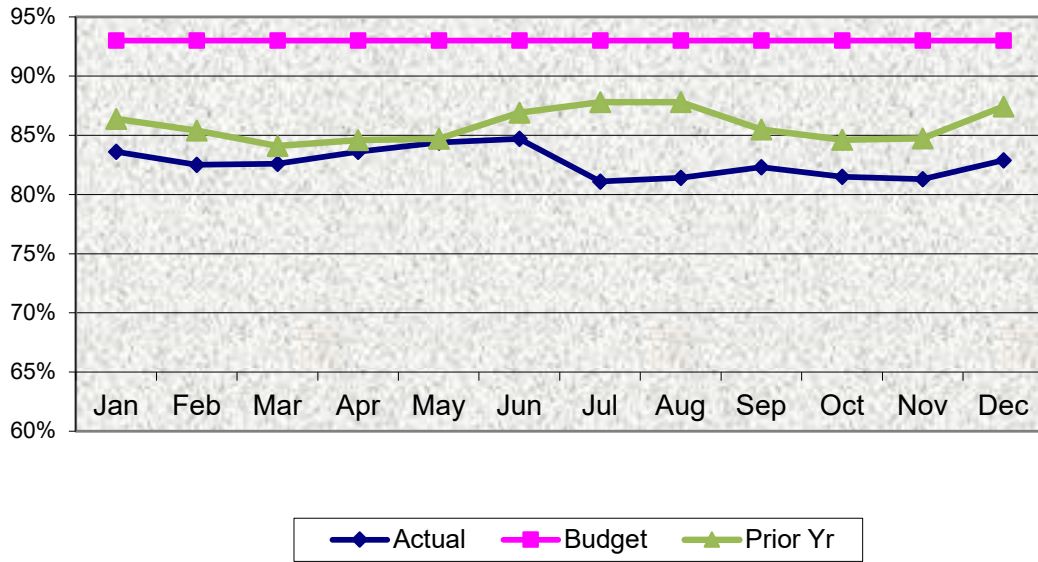


NIBT and EBITDA YTD December 31, 2021



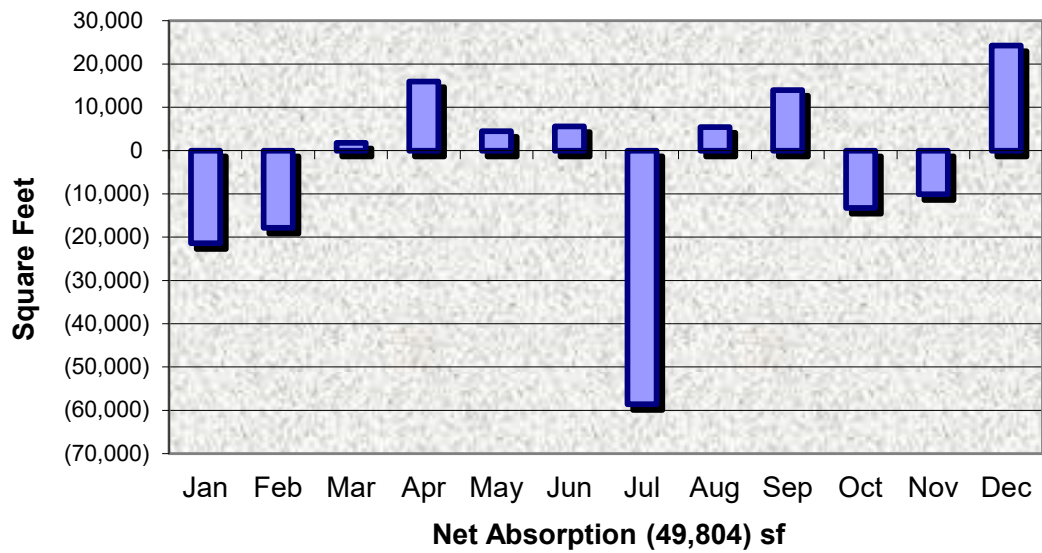
Occupancy % For Last 12 Months

YTD December 31, 2021

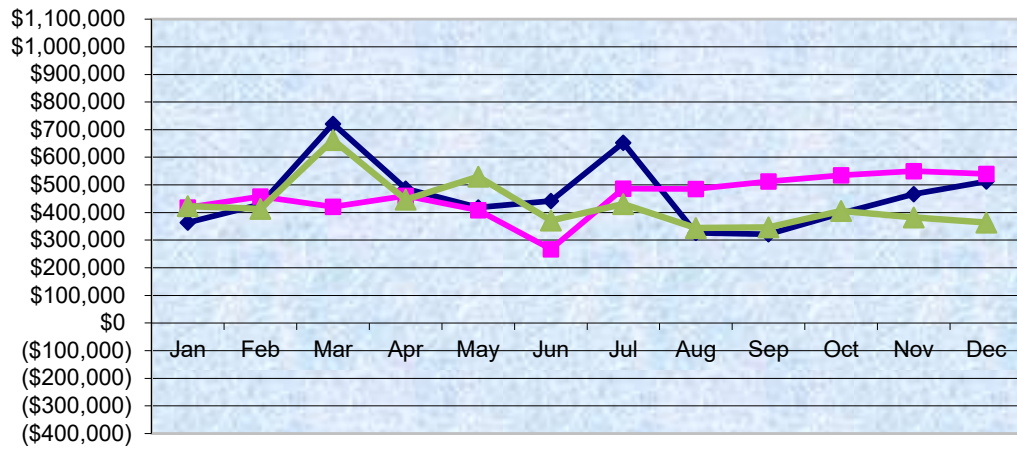


Net Absorption SF For Last 12 Months

YTD December 31, 2021



Monthly EBITDA For Last 12 Months YTD December 31, 2021



Actual Budget Prior Yr

CB Downtown Industrial, LLC
Statements of Operations
For the Twelve Months Ended December 31, 2021

	Current	Budget	Variance	YTD Current	YTD Budget	Variance
REVENUES						
Rent Potential.....	\$ 833,276	\$ 833,714	\$ (438)	\$ 9,999,312	\$ 10,000,757	\$ (1,445)
Less: Vacancies.....	65,792	(9,008)	(74,800)	1,014,145	225,187	(788,958)
Rents Realized.....	767,484	842,722	(75,238)	8,985,167	9,775,570	(790,403)
Straight-line Rents.....	0	0	0	0	0	0
Utility Billings.....	475	558	(83)	3,775	6,696	(2,921)
Tax, Insurance & CAM.....	384,615	126,349	258,266	2,204,772	1,504,832	699,940
Tenant Management Fees.....	3,043	2,310	733	34,748	28,814	5,934
Parking & Dock Fees.....	17,657	16,700	957	179,522	200,400	(20,878)
Other Income.....	8,460	750	7,710	(14,760)	9,000	(23,760)
Total Revenues.....	1,181,734	989,389	192,345	11,393,224	11,525,312	(132,088)
Special Gain (Loss)	0	0	0	0	0	0
OPERATING EXPENSES						
Wages.....	59,061	62,500	3,439	682,526	748,500	65,974
Payroll Tax.....	4,239	4,456	217	49,303	53,472	4,169
Employee Benefits.....	7,537	10,417	2,880	116,159	125,135	8,976
Real Estate Taxes.....	96,429	115,718	19,289	1,330,605	1,388,616	58,011
Maintenance.....	317,148	124,184	(192,964)	1,968,227	2,106,735	138,508
Utilities.....	54,402	39,797	(14,605)	525,700	605,266	79,566
Property Insurance.....	45,287	41,605	(3,682)	511,561	499,260	(12,301)
Professional Services.....	1,667	3,417	1,750	56,255	41,004	(15,251)
Security.....	44,872	15,240	(29,632)	306,003	213,680	(92,323)
Janitorial.....	9,698	11,208	1,510	108,448	146,486	38,038
General and Administrative.....	29,201	21,269	(7,932)	201,756	218,275	16,519
Total Operating Expenses.....	669,541	449,811	(219,730)	5,856,543	6,146,429	289,886
Earnings Before Taxes Int. & Depr.....	512,193	539,578	(27,385)	5,536,681	5,378,883	157,798
Interest Expense.....	194,450	211,333	16,883	2,365,506	2,535,996	170,490
Repair and Maintenance PPR.....	0	0	0	0	0	0
Depreciation Expense.....	201,279	160,846	(40,433)	2,179,163	1,888,862	(290,301)
Net Earnings (Loss) *	116,464	167,399	(50,935)	992,012	954,025	37,987

* GAAP earnings, include depreciation and amortization

CB Downtown Industrial, LLC (cbdi)

Balance Sheet (With Period Change)

Period = Dec 2021

Book = Accrual ; Tree = dr_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
001-01	LAND	10,637,562	10,487,689	149,874
	LAND	10,637,562	10,487,689	149,874
004-00	BUILDINGS	69,136,554	68,941,863	194,691
016-00	TENANT IMPROVEMENTS	1,404,256	316,719	1,087,537
	BUILDINGS	70,540,810	69,258,581	1,282,228
010-00	LAND IMPROVEMENTS	4,430,768	4,430,768	0
	LAND IMPROVEMENTS	4,430,768	4,430,768	0
006-00	EQUIPMENT-PROPERTY	66,714	66,714	0
	EQUIPMENT, FIXTURES & VEHICLES	66,714	66,714	0
045-00	WORK IN PROCESS	892,491	2,632,072	-1,739,581
	WORK IN PROCESS	892,491	2,632,072	-1,739,581
	TOTAL REAL ESTATE ASSETS(PROPERTY)	86,568,345	86,875,824	-307,479
054-00	DEPR-BUILDINGS	-12,867,380	-12,742,487	-124,893
055-00	DEPR-BLDGS NON CAM IMP	-386,988	-742,747	355,759
056-00	DEPR-EQUIPMENT-PROP	-92,862	-50,117	-42,745
060-00	DEPR-LAND-IMPROVEMENT	-1,047,770	-660,575	-387,195
064-00	DEPR-TENANT IMPROVEMENTS	-1,312,687	-205,851	-1,106,836
	TOTAL ACCUMULATED DEPRECIATION	-15,707,687	-14,401,777	-1,305,910
	NET REAL ESTATE ASSETS	70,860,658	72,474,047	-1,613,389
101-00	CASH-PETTY CASH	1,000	1,000	0
105-00	CBDI OPERATING ACCOUNT	1,627,270	1,923,577	-296,307
106-00	CBDI DEPOSIT ACCOUNT	506,018	505,975	43
107-00	CBDI Money Market	1,064,812	1,064,721	90
107-01	CBDI Reserve for Replacement	207,216	242,870	-35,654
109-03	CBDI Construction Escow	300,000	300,000	0
	CASH & CASH EQUIVALENTS	3,706,316	4,038,143	-331,828
150-00	A/R - OTHER	324,018	0	324,018
151-00	A/R-TENANTS	236,437	341,548	-105,112
	RECEIVABLES	560,455	341,548	218,906
172-01	PREPAID INSURANCE	421,105	131,362	289,743
173-01	PREPAID COMMISSION-INHOUSE	694,019	695,547	-1,528
173-02	PREPAID COMMISSION-OUTSIDE	224,454	234,221	-9,767
086-00	AMORT-LEASE COMM	-231,828	-233,199	1,370
179-00	PREPAID OTHER	53,254	57,884	-4,630
	PREPAID EXPENSES	1,161,004	885,815	275,189
039-00	LOAN COSTS	894,500	732,470	162,029
089-00	AMORT-LOAN & LEASE COSTS	-444,007	-389,414	-54,593
234-00	DEPOSITS-UTILITIES	53,531	53,531	0
	OTHER ASSETS	504,024	396,588	107,436
	TOTAL ASSETS	76,792,456	78,136,141	-1,343,685
311-00	A/P - TRADE	-313,552	-14,667	-298,885
311-99	WORK ORDER SUSPENSE	397	0	397
316-00	A/P - SUSPENSE	-254,161	-102,417	-151,744
316-01	Suspense for AP	-24,524	-31,808	7,283

CB Downtown Industrial, LLC (cbdi)

Balance Sheet (With Period Change)

Period = Dec 2021

Book = Accrual ; Tree = dr_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
317-00	I/C CLEARING	0	0	0
	ACCOUNTS PAYABLE	591,840	148,891	442,949
331-00	ACCRUED PAYROLL	10,699	3,999	6,700
333-01	ACC'D INT-MORTGAGE	199,359	199,530	-171
335-00	ACCRUED PROPERTY TAXES	490,500	1,318,923	-828,422
336-02	ACC'D AUDIT/TAX FEES	20,004	18,337	1,667
	ACCRUED EXPENSES	720,563	1,540,789	-820,226
350-01	LT N/P-MORTGAGE	31,000,000	31,000,000	0
350-02	UNFUNDED LOAN PAYABLE	-4,565,479	-4,692,830	127,351
350-03	LT N/P MORTGAGE	30,500,000	30,500,000	0
369-00	LT N/P- OZ MORTGAGE	1,888,404	1,888,404	0
	MORTGAGES & NOTES PAYABLE	58,822,925	58,695,574	127,351
313-00	PREPAID RENT	368,499	320,516	47,983
314-00	SECURITY DEPOSITS	508,608	510,663	-2,055
320-00	DEFERRED RENT	101,001	101,334	-333
	UNEARNED RENT AND DEPOSITS	978,108	932,513	45,594
	TOTAL LIABILITIES	61,113,436	61,317,768	-204,332
435-00	PARTNERS' CONTRIBUTIONS	19,423,237	19,423,237	0
	COMMON STOCK & PAID IN CAPITAL	19,423,237	19,423,237	0
451-00	RETAINED EARNINGS-PRIOR	-2,086,149	-2,086,149	0
451-01	RETAINED EARNINGS-ADJUST	1,324,468	2,580,285	-1,255,817
451-99	NET INCOME/LOSS	992,012	875,548	116,464
461-00	DISTRIBUTIONS	-3,974,547	-3,974,547	0
	RETAINED EARNINGS(DEFICIT)	-3,744,217	-2,604,864	-1,139,353
	TOTAL STOCKHOLDER'S EQUITY	15,679,020	16,818,373	-1,139,353
	TOTAL LIABILITIES & STOCKHOLDER'S EQUITY	76,792,456	78,136,141	-1,343,685

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2021

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
REVENUES							
501-00	GROSS POTENTIAL RENT	833,276	833,714	-438	9,999,312	10,000,758	-1,446
502-00	VACANCIES	-65,792	9,008	-74,800	-1,014,144	-225,187	-788,957
	RENTS REALIZED	767,484	842,722	-75,239	8,985,168	9,775,571	-790,403
511-00	ELECTRICITY-TEP	50	50	0	600	600	0
512-00	ELECTRICITY-COMMERCIAL	325	417	-92	2,275	5,000	-2,725
516-00	WATER-COMMERCIAL	100	92	8	900	1,100	-200
	UTILITY BILLINGS	475	558	-83	3,775	6,700	-2,925
521-00	CAM/OPER EXP CHARGES	412,919	84,018	328,900	1,360,403	998,513	361,890
531-00	ESCALATORS-TAXES	34,119	31,965	2,154	398,564	381,266	17,298
532-00	ESCALATORS-INSURANCE	16,860	10,366	6,494	181,114	125,052	56,063
533-00	Tenant Management Fee	3,043	2,310	734	34,749	28,814	5,935
	TAX INS CAM REIMB	466,942	128,659	338,283	1,974,830	1,533,646	441,185
535-01	PY CAM	12,170	0	12,170	182,014	0	182,014
535-02	PY Insurance	-1,171	0	-1,171	106,818	0	106,818
535-03	PY Tax	-90,282	0	-90,282	-24,143	0	-24,143
	Tax Ins Cam Reimb PY	-79,284	0	-79,284	264,689	0	264,689
541-00	PARKING RENTAL	17,657	16,700	957	180,203	200,400	-20,197
548-01	Rental Discount	0	0	0	-678	0	-678
	PARKING & DOCK FEES	17,657	16,700	957	179,525	200,400	-20,875
549-00	RENT CONCESSIONS	-678	0	-678	-47,351	0	-47,351
549-01	ADMINISTRATION FEES	519	0	519	2,701	0	2,701
561-00	INTEREST INCOME	133	417	-283	1,569	5,000	-3,431
562-00	OTHER INCOME	6,735	333	6,402	15,340	4,000	11,340
563-00	DISCOUNTS EARNED	0	0	0	34	0	34
564-00	FINANCE/LATE CHARGES	1,750	0	1,750	12,947	0	12,947
	OTHER INCOME	8,460	750	7,710	-14,761	9,000	-23,761
	TOTAL REVENUES	1,181,733	989,390	192,344	11,393,226	11,525,317	-132,090
DIRECT EXPENSES							
611-00	SER-CAM-RENTAL	0	325	325	7,858	3,900	-3,958
611-01	SERV-CAM-CONSULTING	672	3,167	2,495	7,193	38,000	30,807

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2021

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
612-01	SERV-CAM-JANITOR MALL/OFF	7,279	8,700	1,421	88,552	111,609	23,057
612-02	SERV-CAM-JANITOR SUPPLIES	2,194	2,283	89	18,668	32,403	13,735
612-03	SERV-CAM-WINDOW WASHING	3,310	0	-3,310	9,905	11,527	1,622
614-00	SERV-CAM-TRASH REMOVAL	3,691	2,708	-983	31,629	31,016	-613
615-00	SERV-CAM-SECURE/PROTECT	44,872	15,240	-29,632	306,002	213,680	-92,322
616-00	SERV-CAM-SIGNS/DIRECTIVES	1,125	925	-200	17,515	7,735	-9,780
619-01	LABOR IN-HOUSE MAINT-CAM	10,267	10,796	529	87,175	128,959	41,784
619-02	LABOR IN-HOUSE OTHER-CAM	0	0	0	1,637	0	-1,637
631-00	BLDGS-CAM-ROOFS	2,385	150	-2,235	12,033	10,225	-1,808
632-00	BLDGS-CAM-STRUCTUAL	2,427	0	-2,427	38,784	73,250	34,466
633-00	BLDGS-CAM-PAINTING	83,285	1,500	-81,785	87,926	18,600	-69,326
633-01	BLDGS-CAM-PEST CONTROL	4,836	196	-4,640	8,174	2,752	-5,422
634-00	BLDGS-CAM-HARDWARE/LOCK	0	335	335	8,956	3,055	-5,901
635-00	BLDGS-CAM-LIGHTS/LIGHTING	1,375	900	-475	5,625	11,700	6,075
636-00	BLDGS-CAM-PLUMBING	4,466	550	-3,916	28,696	8,780	-19,916
637-00	BLDGS-CAM-SEWERS-SAN/STR	5,952	0	-5,952	31,267	0	-31,267
638-00	BLDGS-CAM-REHAB/RENOVATE	0	0	0	39	5,000	4,961
641-00	EQUIP-CAM-ELEVATORS	767	2,435	1,668	14,909	15,220	311
642-00	EQUIP-CAM-FIRE CONTROL	2,378	1,794	-584	47,163	69,361	22,198
643-00	EQUIP-CAM-WATER CONTROL	0	500	500	10,097	6,000	-4,097
644-00	EQUIP-CAM-18-0 AIR HANDLING	435	475	40	22,909	20,725	-2,184
645-00	EQUIP-CAM-TEP	6,184	7,500	1,316	91,605	105,500	13,895
646-01	EQUIP-CAM-CONDENSOR WATER	398	428	30	4,373	5,136	763
646-02	EQUIP-CAM-HVAC OTHER	3,541	9,700	6,159	91,386	58,580	-32,806
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	976	794	-182	3,145	18,238	15,092
647-02	EQUIP-CAM-GROUNDS EQUIP	0	0	0	13,988	0	-13,988
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	0	0	0	18	0	-18
651-00	GRDS-CAM-SURFACE	69,770	150	-69,620	338,447	198,506	-139,941
652-00	GRDS-CAM-LANDSCAP/MOWING	46,528	0	-46,528	240,356	261,397	21,041
653-00	GRDS-CAM-SWEEPING/CLEAN	0	211	211	2,750	2,532	-218
654-00	GRDS-CAM-SNOW REMOVAL	0	31,320	31,320	150,437	202,174	51,737
656-00	GRDS-CAM-LIGHT/LIGHTING	595	6,610	6,015	7,927	22,585	14,658
711-01	SERV-OPEX- CONSULTING	0	0	0	900	0	-900

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Dec 2021

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
712-01	SERV-NCAM-JANIT-MALL/OFF	125	0	-125	3,125	0	-3,125
712-02	SERV-NCAM-JANIT SUPPLIES	0	0	0	0	167	167
712-03	SERV-NCAM-WINDOW WASHING	0	0	0	50	0	-50
714-00	SERV-NCAM-TRASH REMOVAL	0	0	0	0	120	120
715-00	SERV-NCAM-SECURE/PROTECT	0	0	0	87	1,635	1,548
716-00	SERV-NCAM-SIGN/DIRECTIVES	0	0	0	1,758	67	-1,691
716-01	SERV-NCAM SIGN INSTALLS/REMOVALS	0	0	0	95	0	-95
719-01	LABOR IN-HOUSE MAINT-NONCAM	1,469	3,276	1,807	9,824	41,460	31,636
719-02	LABOR IN-HOUSE OTHER-NONCAM	0	0	0	318	0	-318
731-00	BLDGS-NCAM-ROOFS	0	0	0	13	0	-13
732-00	BLDGS-NCAM-STRUCTURAL	6,192	0	-6,192	6,806	0	-6,806
733-00	BLDGS-NCAM-PAINTING	0	0	0	295	4,000	3,705
733-01	BLDGS-NCAM-PEST CONTROL	796	800	4	8,756	9,604	848
734-00	BLDGS-NCAM-HARDWARE/LOCKS	545	550	5	8,344	8,326	-18
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0	0	0	0	3,988	3,988
736-00	BLDGS-NCAM-PLUMBING	710	0	-710	3,408	3,274	-134
737-00	BLDGS-NCAM-SEWERS	77	0	-77	8,841	120	-8,721
738-00	BLDGS-NCAM-REHAB/RENOVATION	660	850	190	1,107	38,201	37,094
742-00	EQUIP-NCAM-FIRE CONTROL	79	0	-79	507	0	-507
743-00	EQUIP-NCAM-WATER CONTROL	0	0	0	296	0	-296
746-01	EQUIP-NCAM-CONDENSOR H2O	0	0	0	160	0	-160
746-02	EQUIP-NCAM-HVAC OTHER	4,360	9,950	5,590	51,615	77,281	25,666
747-01	EQUIP-NCAM-VEHIC/OPER EQU	1,313	912	-401	16,374	17,251	877
747-02	EQUIP-NCAM-GRDS EQUIP	0	0	0	0	381	381
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	320	344	23	3,748	3,058	-690
751-00	GRDS-NCAM-SURFACE	16,735	0	-16,735	16,735	125,490	108,755
752-00	GRDS-NCAM-LANDSCAPE/MOWI	0	0	0	49,947	140,571	90,624
756-00	GRDS-NCAM-LIGHT/LIGHTING	0	0	0	-728	137	865
	MAINTENANCE & SUPPLIES	343,090	126,373	-216,717	2,029,526	2,173,276	143,749
781-01	INSURANCE-PROPERTY	45,287	41,605	-3,682	511,561	499,261	-12,300
	PROPERTY INSURANCE	45,287	41,605	-3,682	511,561	499,261	-12,300
783-00	PROPERTY TAX	96,429	115,718	19,288	1,330,406	1,388,611	58,205
	REAL ESTATE TAXES	96,429	115,718	19,288	1,330,406	1,388,611	58,205

CB Downtown Industrial, LLC (cbdi)

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
621-00	UTIL-CAM-ELECTRICITY	30,367	27,876	-2,491	287,080	349,162	62,082
622-00	UTIL-CAM-GAS	4,184	3,000	-1,184	33,675	20,025	-13,650
623-00	UTIL-CAM-WATER	6,734	3,866	-2,868	93,861	166,226	72,365
624-00	UTIL-CAM-TELEPHONE	120	605	485	11,758	7,454	-4,304
721-00	UTIL-NCAM-ELECTRICITY	9,167	1,510	-7,657	60,948	30,526	-30,422
722-00	UTIL-NCAM-GAS	2,758	2,630	-128	25,923	25,521	-402
723-00	UTIL-NCAM-WATER	1,071	310	-761	11,728	5,946	-5,782
724-00	UTIL-NCAM-TELEPHONE	0	0	0	729	405	-323
	UTILITIES	54,402	39,797	-14,605	525,700	605,265	79,565
987-00	MANAGEMENT FEE EXPENSE	40,719	38,635	-2,085	446,800	462,720	15,920
	PROPERTY MGMT & COMM	40,719	38,635	-2,085	446,800	462,720	15,920
	TOTAL DIRECT EXPENSES	579,927	362,128	-217,800	4,843,993	5,129,133	285,140
	OTHER OPERATING EXPENSE						
872-05	TRAINING/SOFTWARE SUPPORT	4,765	6,000	1,235	61,491	72,240	10,749
901-00	ADMINISTRATIVE SALARIES	19,315	25,833	6,518	244,647	310,000	65,353
903-00	MAINTENANCE SALARIES	38,400	35,167	-3,234	404,120	422,000	17,880
907-00	OTHER EMPLOYEES BENEFITS	7,537	10,417	2,880	116,158	125,131	8,973
907-02	Temp Labor Cost	0	0	0	867	0	-867
908-00	PAYROLL TAX EXPENSE	4,239	4,456	217	49,302	53,474	4,172
916-00	SIGNS/DIRECTIVES	0	0	0	185	79	-106
924-00	TELEPHONE	2,714	755	-1,958	14,909	8,755	-6,154
947-00	VEHICLES & OPER EQUIP	211	0	-211	725	12	-713
948-00	OPER SUPPLIES & SM TOOLS	0	0	0	417	0	-417
971-01	TRAVEL	15	100	85	15	1,200	1,185
971-02	MEALS & ENTERTAINMENT 50%	0	0	0	570	0	-570
971-03	EMPLOYEE MEALS 100%	43	50	7	95	1,008	913
972-05	OTHER PROFESSIONAL FEES	1,699	0	-1,699	23,021	0	-23,021
973-00	ADVERTISING & PROMOTION - EVENTS	1,304	5,000	3,696	8,937	8,250	-687
973-01	ADVERTISING & PROMOTION - OTHER	2,350	0	-2,350	17,261	10,000	-7,261
974-01	DUES & SUBSCRIPTIONS	1,575	0	-1,575	16,512	775	-15,737
974-02	LICENSES AND PERMITS	112	195	83	3,257	2,340	-917
975-00	CONTRIBUTIONS	0	678	678	6,102	8,136	2,034

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
976-00	COLLECTION EXPENSES	0	625	625	89	7,500	7,411
977-00	BAD DEBT PROVISION	0	2,500	2,500	7,139	30,000	22,861
978-00	Other Administrative Expense	0	0	0	322	0	-322
981-01	INSURANCE	1,503	742	-761	12,363	8,903	-3,460
983-00	PROPERTY TAXES	5,171	0	-5,171	5,171	0	-5,171
985-00	VEHICLE LICENSE/FEES	0	0	0	4,317	0	-4,317
985-01	MISC. EXPENSE & TAXES	0	0	0	301	0	-301
985-02	Company Events	0	250	250	237	1,000	763
985-03	CREDIT CARD FEES	1,247	833	-413	4,424	10,000	5,576
985-04	BANK SERVICE CHARGES	217	333	116	2,920	4,000	1,080
985-05	JANITORIAL - ADMIN	225	225	0	1,225	2,700	1,475
985-06	BLDG MAINT/REPAIRS - ADMIN	127	417	289	2,922	5,000	2,078
985-08	FURNITURE & REPAIRS - ADMIN	0	0	0	659	0	-659
986-01	COMMISSION-INHOUSE BROKE	1,346	1,500	154	27,823	27,500	-324
986-02	COMMISSION-OUTSIDE BROKE	0	0	0	0	0	0
989-00	OFFICE SUPPLIES	4,910	1,667	-3,244	11,011	20,000	8,989
989-01	POSTAGE	117	250	133	358	1,000	642
989-02	OFFICE EQUIPMENT-RENTAL	896	650	-246	3,852	7,800	3,948
995-00	ALLOCATED EXPENSES	-12,092	-14,375	-2,283	-103,819	-172,500	-68,681
	GENERAL & ADMINISTRATIVE	87,946	84,268	-3,678	949,905	976,303	26,398
972-01	LEGAL FEES-OUTSIDE FIRM	0	1,333	1,333	27,064	16,000	-11,064
972-02	AUDIT/TAX PREP FEES	1,667	2,083	416	35,583	25,000	-10,583
	LEGAL & AUDIT	1,667	3,417	1,750	62,647	41,000	-21,647
	TOTAL OTHER OPERATING EXPENSE	89,613	87,684	-1,928	1,012,552	1,017,303	4,752
	NET INCOME BEFORE INT & DEPREC	512,193	539,578	-27,384	5,536,681	5,378,881	157,801
991-00	DEPRECIATION	158,324	129,089	-29,235	1,899,888	1,515,323	-384,565
992-00	AMORTIZATION	42,955	31,756	-11,199	279,276	373,535	94,259
	DEPRECIATION & AMORTIZATION	201,279	160,846	-40,433	2,179,164	1,888,858	-290,306
993-00	INTEREST-MORTGAGE	194,450	211,333	16,883	2,365,505	2,536,000	170,495
	INTEREST & PPR EXPENSE	194,450	211,333	16,883	2,365,505	2,536,000	170,495
	NET INCOME BEFORE TAX	116,464	167,399	-50,934	992,012	954,023	37,990
	NET INCOME (LOSS)	116,464	167,399	-50,934	992,012	954,023	37,990

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

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		PTD	PTD	YTD	YTD	YTD	YTD			
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change	Annual
REVENUES										
501-00	GROSS POTENTIAL RENT	833,276	833,714	-438	9,999,312	10,000,758	-1,446	10,345,978	-346,666	10,000,758
502-00	VACANCIES	-65,792	9,008	-74,800	-1,014,144	-225,187	-788,957	-1,403,723	389,578	-225,187
	RENTS REALIZED	767,484	842,722	-75,239	8,985,168	9,775,571	-790,403	8,942,255	42,912	9,775,571
511-00	ELECTRICITY-TEP	50	50	0	600	600	0	600	0	600
512-00	ELECTRICITY-COMMERCIAL	325	417	-92	2,275	5,000	-2,725	5,024	-2,749	5,000
516-00	WATER-COMMERCIAL	100	92	8	900	1,100	-200	1,125	-225	1,100
	UTILITY BILLINGS	475	558	-83	3,775	6,700	-2,925	6,749	-2,974	6,700
521-00	CAM/OPER EXP CHARGES	412,919	84,018	328,900	1,360,403	998,513	361,890	898,734	461,669	998,513
531-00	ESCALATORS-TAXES	34,119	31,965	2,154	398,564	381,266	17,298	351,471	47,093	381,266
532-00	ESCALATORS-INSURANCE	16,860	10,366	6,494	181,114	125,052	56,063	60,055	121,059	125,052
533-00	Tenant Management Fee	3,043	2,310	734	34,749	28,814	5,935	28,554	6,195	28,814
	TAX INS CAM REIMB	466,942	128,659	338,283	1,974,830	1,533,646	441,185	1,338,814	636,016	1,533,646
535-01	PY CAM	12,170	0	12,170	182,014	0	182,014	0	182,014	0
535-02	PY Insurance	-1,171	0	-1,171	106,818	0	106,818	0	106,818	0
535-03	PY Tax	-90,282	0	-90,282	-24,143	0	-24,143	0	-24,143	0
	Tax Ins Cam Reimb PY	-79,284	0	-79,284	264,689	0	264,689	0	264,689	0
541-00	PARKING RENTAL	17,657	16,700	957	180,203	200,400	-20,197	160,750	19,453	200,400
548-01	Rental Discount	0	0	0	-678	0	-678	0	-678	0
	PARKING & DOCK FEES	17,657	16,700	957	179,525	200,400	-20,875	160,750	18,775	200,400
549-00	RENT CONCESSIONS	-678	0	-678	-47,351	0	-47,351	29,106	-76,457	0
549-01	ADMINISTRATION FEES	519	0	519	2,701	0	2,701	983	1,717	0
561-00	INTEREST INCOME	133	417	-283	1,569	5,000	-3,431	4,343	-2,774	5,000
562-00	OTHER INCOME	6,735	333	6,402	15,340	4,000	11,340	43,859	-28,520	4,000
563-00	DISCOUNTS EARNED	0	0	0	34	0	34	11	23	0
564-00	FINANCE/LATE CHARGES	1,750	0	1,750	12,947	0	12,947	5,678	7,269	0
	OTHER INCOME	8,460	750	7,710	-14,761	9,000	-23,761	83,979	-98,740	9,000
	TOTAL REVENUES	1,181,733	989,390	192,344	11,393,226	11,525,317	-132,090	10,532,548	860,678	11,525,317

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		PTD	PTD		YTD	YTD	YTD	YTD		
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change	Annual
DIRECT EXPENSES										
611-00	SER-CAM-RENTAL	0	325	325	7,858	3,900	-3,958	0	-7,858	3,900
611-01	SERV-CAM-CONSULTING	672	3,167	2,495	7,193	38,000	30,807	33,667	26,475	38,000
612-01	SERV-CAM-JANITOR MALL/OFF	7,279	8,700	1,421	88,552	111,609	23,057	84,457	-4,095	111,609
612-02	SERV-CAM-JANITOR SUPPLIES	2,194	2,283	89	18,668	32,403	13,735	24,406	5,738	32,403
612-03	SERV-CAM-WINDOW WASHING	3,310	0	-3,310	9,905	11,527	1,622	6,925	-2,980	11,527
614-00	SERV-CAM-TRASH REMOVAL	3,691	2,708	-983	31,629	31,016	-613	27,167	-4,462	31,016
615-00	SERV-CAM-SECURE/PROTECT	44,872	15,240	-29,632	306,002	213,680	-92,322	160,189	-145,813	213,680
616-00	SERV-CAM-SIGNS/DIRECTIVES	1,125	925	-200	17,515	7,735	-9,780	7,943	-9,572	7,735
619-01	LABOR IN-HOUSE MAINT-CAM	10,267	10,796	529	87,175	128,959	41,784	97,608	10,433	128,959
619-02	LABOR IN-HOUSE OTHER-CAM	0	0	0	1,637	0	-1,637	1,200	-437	0
631-00	BLDGS-CAM-ROOFS	2,385	150	-2,235	12,033	10,225	-1,808	8,350	-3,683	10,225
632-00	BLDGS-CAM-STRUCTUAL	2,427	0	-2,427	38,784	73,250	34,466	6,444	-32,340	73,250
633-00	BLDGS-CAM-PAINTING	83,285	1,500	-81,785	87,926	18,600	-69,326	20,365	-67,561	18,600
633-01	BLDGS-CAM-PEST CONTROL	4,836	196	-4,640	8,174	2,752	-5,422	4,096	-4,078	2,752
634-00	BLDGS-CAM-HARDWARE/LOCK	0	335	335	8,956	3,055	-5,901	3,763	-5,193	3,055
635-00	BLDGS-CAM-LIGHTS/LIGHTING	1,375	900	-475	5,625	11,700	6,075	27,094	21,469	11,700
636-00	BLDGS-CAM-PLUMBING	4,466	550	-3,916	28,696	8,780	-19,916	20,882	-7,815	8,780
637-00	BLDGS-CAM-SEWERS-SAN/STR	5,952	0	-5,952	31,267	0	-31,267	22,107	-9,161	0
638-00	BLDGS-CAM-REHAB/RENOVATE	0	0	0	39	5,000	4,961	1,169	1,130	5,000
641-00	EQUIP-CAM-ELEVATORS	767	2,435	1,668	14,909	15,220	311	66,962	52,053	15,220
642-00	EQUIP-CAM-FIRE CONTROL	2,378	1,794	-584	47,163	69,361	22,198	68,170	21,007	69,361
643-00	EQUIP-CAM-WATER CONTROL	0	500	500	10,097	6,000	-4,097	2,491	-7,606	6,000
644-00	EQUIP-CAM-18-0 AIR HANDLING	435	475	40	22,909	20,725	-2,184	22,218	-691	20,725
645-00	EQUIP-CAM-TEP	6,184	7,500	1,316	91,605	105,500	13,895	91,351	-254	105,500
646-01	EQUIP-CAM-CONDENSOR WATER	398	428	30	4,373	5,136	763	6,152	1,779	5,136
646-02	EQUIP-CAM-HVAC OTHER	3,541	9,700	6,159	91,386	58,580	-32,806	39,698	-51,688	58,580
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	976	794	-182	3,145	18,238	15,092	4,438	1,292	18,238

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		PTD			YTD			YTD		
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change	Annual
647-02	EQUIP-CAM-GROUNDS EQUIP	0	0	0	13,988	0	-13,988	5,424	-8,563	0
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	0	0	0	18	0	-18	122	104	0
651-00	GRDS-CAM-SURFACE	69,770	150	-69,620	338,447	198,506	-139,941	121,495	-216,953	198,506
652-00	GRDS-CAM-LANDSCAP/MOWING	46,528	0	-46,528	240,356	261,397	21,041	165,011	-75,345	261,397
653-00	GRDS-CAM-SWEEPING/CLEAN	0	211	211	2,750	2,532	-218	49,285	46,535	2,532
654-00	GRDS-CAM-SNOW REMOVAL	0	31,320	31,320	150,437	202,174	51,737	125,932	-24,505	202,174
656-00	GRDS-CAM-LIGHT/LIGHTING	595	6,610	6,015	7,927	22,585	14,658	15,947	8,020	22,585
711-01	SERV-OPEX- CONSULTING	0	0	0	900	0	-900	6,030	5,130	0
712-01	SERV-NCAM-JANIT-MALL/OFF	125	0	-125	3,125	0	-3,125	765	-2,360	0
712-02	SERV-NCAM-JANIT SUPPLIES	0	0	0	0	167	167	0	0	167
712-03	SERV-NCAM-WINDOW WASHING	0	0	0	50	0	-50	15	-35	0
714-00	SERV-NCAM-TRASH REMOVAL	0	0	0	0	120	120	319	319	120
715-00	SERV-NCAM-SECURE/PROTECT	0	0	0	87	1,635	1,548	1,113	1,026	1,635
716-00	SERV-NCAM-SIGN/DIRECTIVES	0	0	0	1,758	67	-1,691	3,323	1,564	67
716-01	SERV-NCAM SIGN INSTALLS/REMOVALS	0	0	0	95	0	-95	92	-3	0
717-01	SERV-NCAM-SURVEY/MAPS	0	0	0	0	0	0	850	850	0
719-01	LABOR IN-HOUSE MAINT-NONCAM	1,469	3,276	1,807	9,824	41,460	31,636	27,107	17,283	41,460
719-02	LABOR IN-HOUSE OTHER-NONCAM	0	0	0	318	0	-318	0	-318	0
731-00	BLDGS-NCAM-ROOFS	0	0	0	13	0	-13	5,590	5,577	0
732-00	BLDGS-NCAM-STRUCTURAL	6,192	0	-6,192	6,806	0	-6,806	81	-6,725	0
733-00	BLDGS-NCAM-PAINTING	0	0	0	295	4,000	3,705	8	-287	4,000
733-01	BLDGS-NCAM-PEST CONTROL	796	800	4	8,756	9,604	848	5,782	-2,974	9,604
734-00	BLDGS-NCAM-HARDWARE/LOCKS	545	550	5	8,344	8,326	-18	6,464	-1,879	8,326
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0	0	0	0	3,988	3,988	5,628	5,628	3,988
736-00	BLDGS-NCAM-PLUMBING	710	0	-710	3,408	3,274	-134	2,309	-1,099	3,274
737-00	BLDGS-NCAM-SEWERS	77	0	-77	8,841	120	-8,721	807	-8,034	120
738-00	BLDGS-NCAM-REHAB/RENOVATION	660	850	190	1,107	38,201	37,094	1,793	686	38,201
742-00	EQUIP-NCAM-FIRE CONTROL	79	0	-79	507	0	-507	287	-220	0
743-00	EQUIP-NCAM-WATER CONTROL	0	0	0	296	0	-296	0	-296	0

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746-01	EQUIP-NCAM-CONDENSOR H2O	0	0	0	160	0	-160	0	-160	0
746-02	EQUIP-NCAM-HVAC OTHER	4,360	9,950	5,590	51,615	77,281	25,666	33,330	-18,285	77,281
747-01	EQUIP-NCAM-VEHIC/OPER EQU	1,313	912	-401	16,374	17,251	877	6,789	-9,584	17,251
747-02	EQUIP-NCAM-GRDS EQUIP	0	0	0	0	381	381	442	442	381
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	320	344	23	3,748	3,058	-690	3,134	-614	3,058
751-00	GRDS-NCAM-SURFACE	16,735	0	-16,735	16,735	125,490	108,755	11,744	-4,991	125,490
752-00	GRDS-NCAM-LANDSCAPE/MOWI	0	0	0	49,947	140,571	90,624	42,710	-7,237	140,571
756-00	GRDS-NCAM-LIGHT/LIGHTING	0	0	0	-728	137	865	0	728	137
	MAINTENANCE & SUPPLIES	343,090	126,373	-216,717	2,029,526	2,173,276	143,749	1,509,039	-520,487	2,173,276
781-01	INSURANCE-PROPERTY	45,287	41,605	-3,682	511,561	499,261	-12,300	445,815	-65,746	499,261
	PROPERTY INSURANCE	45,287	41,605	-3,682	511,561	499,261	-12,300	445,815	-65,746	499,261
783-00	PROPERTY TAX	96,429	115,718	19,288	1,330,406	1,388,611	58,205	1,322,508	-7,898	1,388,611
	REAL ESTATE TAXES	96,429	115,718	19,288	1,330,406	1,388,611	58,205	1,322,508	-7,898	1,388,611
621-00	UTIL-CAM-ELECTRICITY	30,367	27,876	-2,491	287,080	349,162	62,082	272,747	-14,332	349,162
622-00	UTIL-CAM-GAS	4,184	3,000	-1,184	33,675	20,025	-13,650	28,557	-5,118	20,025
623-00	UTIL-CAM-WATER	6,734	3,866	-2,868	93,861	166,226	72,365	128,164	34,303	166,226
624-00	UTIL-CAM-TELEPHONE	120	605	485	11,758	7,454	-4,304	10,637	-1,121	7,454
721-00	UTIL-NCAM-ELECTRICITY	9,167	1,510	-7,657	60,948	30,526	-30,422	51,981	-8,967	30,526
722-00	UTIL-NCAM-GAS	2,758	2,630	-128	25,923	25,521	-402	28,973	3,050	25,521
723-00	UTIL-NCAM-WATER	1,071	310	-761	11,728	5,946	-5,782	6,276	-5,452	5,946
724-00	UTIL-NCAM-TELEPHONE	0	0	0	729	405	-323	2,975	2,246	405
	UTILITIES	54,402	39,797	-14,605	525,700	605,265	79,565	530,309	4,609	605,265
987-00	MANAGEMENT FEE EXPENSE	40,719	38,635	-2,085	446,800	462,720	15,920	433,940	-12,859	462,720
	PROPERTY MGMT & COMM	40,719	38,635	-2,085	446,800	462,720	15,920	433,940	-12,859	462,720
	TOTAL DIRECT EXPENSES	579,927	362,128	-217,800	4,843,993	5,129,133	285,140	4,241,611	-602,382	5,129,133
	OTHER OPERATING EXPENSE									
872-05	TRAINING/SOFTWARE SUPPORT	4,765	6,000	1,235	61,491	72,240	10,749	72,969	11,478	72,240
901-00	ADMINISTRATIVE SALARIES	19,315	25,833	6,518	244,647	310,000	65,353	265,116	20,468	310,000

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902-00	SUPPORT STAFF SALARIES	0	0	0	0	0	0	1,479	1,479	0
903-00	MAINTENANCE SALARIES	38,400	35,167	-3,234	404,120	422,000	17,880	382,820	-21,300	422,000
907-00	OTHER EMPLOYEES BENEFITS	7,537	10,417	2,880	116,158	125,131	8,973	133,441	17,283	125,131
907-01	RECRUITING COSTS	0	0	0	0	0	0	76	76	0
907-02	Temp Labor Cost	0	0	0	867	0	-867	0	-867	0
908-00	PAYROLL TAX EXPENSE	4,239	4,456	217	49,302	53,474	4,172	47,013	-2,289	53,474
916-00	SIGNS/DIRECTIVES	0	0	0	185	79	-106	79	-106	79
924-00	TELEPHONE	2,714	755	-1,958	14,909	8,755	-6,154	11,162	-3,747	8,755
947-00	VEHICLES & OPER EQUIP	211	0	-211	725	12	-713	129	-596	12
948-00	OPER SUPPLIES & SM TOOLS	0	0	0	417	0	-417	0	-417	0
971-01	TRAVEL	15	100	85	15	1,200	1,185	211	196	1,200
971-02	MEALS & ENTERTAINMENT 50%	0	0	0	570	0	-570	0	-570	0
971-03	EMPLOYEE MEALS 100%	43	50	7	95	1,008	913	461	366	1,008
972-05	OTHER PROFESSIONAL FEES	1,699	0	-1,699	23,021	0	-23,021	3,368	-19,653	0
972-06	CONSULTING FEES	0	0	0	0	0	0	708	708	0
973-00	ADVERTISING & PROMOTION - EVENTS	1,304	5,000	3,696	8,937	8,250	-687	1,550	-7,387	8,250
973-01	ADVERTISING & PROMOTION - OTHER	2,350	0	-2,350	17,261	10,000	-7,261	57,546	40,285	10,000
974-01	DUES & SUBSCRIPTIONS	1,575	0	-1,575	16,512	775	-15,737	658	-15,854	775
974-02	LICENSES AND PERMITS	112	195	83	3,257	2,340	-917	2,502	-756	2,340
975-00	CONTRIBUTIONS	0	678	678	6,102	8,136	2,034	8,136	2,034	8,136
976-00	COLLECTION EXPENSES	0	625	625	89	7,500	7,411	443	355	7,500
977-00	BAD DEBT PROVISION	0	2,500	2,500	7,139	30,000	22,861	28,971	21,832	30,000
978-00	Other Administrative Expense	0	0	0	322	0	-322	164	-158	0
981-01	INSURANCE	1,503	742	-761	12,363	8,903	-3,460	12,343	-20	8,903
983-00	PROPERTY TAXES	5,171	0	-5,171	5,171	0	-5,171	3,073	-2,097	0
985-00	VEHICLE LICENSE/FEES	0	0	0	4,317	0	-4,317	0	-4,317	0
985-01	MISC. EXPENSE & TAXES	0	0	0	301	0	-301	635	334	0
985-02	Company Events	0	250	250	237	1,000	763	68	-169	1,000
985-03	CREDIT CARD FEES	1,247	833	-413	4,424	10,000	5,576	9,667	5,244	10,000

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985-04	BANK SERVICE CHARGES	217	333	116	2,920	4,000	1,080	3,068	148	4,000
985-05	JANITORIAL - ADMIN	225	225	0	1,225	2,700	1,475	1,900	675	2,700
985-06	BLDG MAINT/REPAIRS - ADMIN	127	417	289	2,922	5,000	2,078	11,788	8,866	5,000
985-08	FURNITURE & REPAIRS - ADMIN	0	0	0	659	0	-659	0	-659	0
986-01	COMMISSION-INHOUSE BROKE	1,346	1,500	154	27,823	27,500	-324	201,332	173,509	27,500
986-02	COMMISSION-OUTSIDE BROKE	0	0	0	0	0	0	31,057	31,057	0
989-00	OFFICE SUPPLIES	4,910	1,667	-3,244	11,011	20,000	8,989	18,329	7,318	20,000
989-01	POSTAGE	117	250	133	358	1,000	642	760	402	1,000
989-02	OFFICE EQUIPMENT-RENTAL	896	650	-246	3,852	7,800	3,948	4,184	332	7,800
995-00	ALLOCATED EXPENSES	-12,092	-14,375	-2,283	-103,819	-172,500	-68,681	-177,851	-74,032	-172,500
	GENERAL & ADMINISTRATIVE	87,946	84,268	-3,678	949,905	976,303	26,398	1,139,353	189,448	976,303
972-01	LEGAL FEES-OUTSIDE FIRM	0	1,333	1,333	27,064	16,000	-11,064	25,592	-1,472	16,000
972-02	AUDIT/TAX PREP FEES	1,667	2,083	416	35,583	25,000	-10,583	38,587	3,004	25,000
	LEGAL & AUDIT	1,667	3,417	1,750	62,647	41,000	-21,647	64,179	1,532	41,000
	TOTAL OTHER OPERATING EXPENSE	89,613	87,684	-1,928	1,012,552	1,017,303	4,752	1,203,532	190,981	1,017,303
	NET INCOME BEFORE INT & DEPREC	512,193	539,578	-27,384	5,536,681	5,378,881	157,801	5,087,404	449,277	5,378,881
991-00	DEPRECIATION	158,324	129,089	-29,235	1,899,888	1,515,323	-384,565	1,900,922	1,034	1,515,323
992-00	AMORTIZATION	42,955	31,756	-11,199	279,276	373,535	94,259	96,756	-182,520	373,535
	DEPRECIATION & AMORTIZATION	201,279	160,846	-40,433	2,179,164	1,888,858	-290,306	1,997,678	-181,486	1,888,858
993-00	INTEREST-MORTGAGE	194,450	211,333	16,883	2,365,505	2,536,000	170,495	2,427,117	61,612	2,536,000
994-00	REPAIRS AND MAINTENANCE PPR	0	0	0	0	0	0	26,200	26,200	0
	INTEREST & PPR EXPENSE	194,450	211,333	16,883	2,365,505	2,536,000	170,495	2,453,317	87,812	2,536,000
	NET INCOME BEFORE TAX	116,464	167,399	-50,934	992,012	954,023	37,990	636,409	355,603	954,023
	NET INCOME (LOSS)	116,464	167,399	-50,934	992,012	954,023	37,990	636,409	355,603	954,023