

CB Downtown Industrial, LLC					
Financial Highlights					
As of and for the Month Ended June 30, 2022					
		Month		Year to Date	
Operations		Actual	Budget	Actual	Budget
Rent Revenues		1,025,140	939,602	6,083,221	5,488,950
EBITDA (a)		540,538	270,100	3,075,696	2,296,259
as % revenue		52.7%	28.7%	50.6%	41.8%
Net Earnings / (Loss) (b)		151,839	(110,338)	841,499	13,631
as % revenue		14.8%	-11.7%	13.8%	0.2%
FFO (c)		320,619	58,442	1,854,179	1,026,311
Absorption SF, net		(34,833)		(19,880)	
Balance Sheet			<u>6/30/2022</u>		<u>12/31/2021</u>
Real estate assets, net (d)			57,486,234		56,623,180
Unrestricted Cash			2,042,061		1,992,582
Security Deposits			609,453		506,018
Construction Escrow			300,000		300,000
Reserve for Replacement			207,216		207,216
Reserve for Real Estate Tax			760,973		490,500
Reserve for Insurance			210,000		210,000
Other Assets			1,740,458		2,225,480
Total Assets			<u>63,356,395</u>		<u>62,554,976</u>
Mortgage Notes Payable			61,295,000		61,500,000
Unfunded Mortgage Payable (LOC)			(4,123,519)		(4,565,479)
OZ Note Payable			1,888,404		1,888,404
Net Notes Payable			<u>59,059,885</u>		<u>58,822,925</u>
Equity			<u>2,091,249</u>		<u>2,249,751</u>
Bank covenant compliance			2.16		
Debt coverage ratio 1.20 min. (EBITDA / debt service)					
Occupancy %		<u>Total Sq Ft</u>	<u>Leased Sq Ft</u>	<u>Current Year</u>	<u>12/31/2021</u>
Industrial		459,926	450,142	97.8%	90.7%
Underground-Commercial		541,495	280,171	51.7%	78.3%
Underground-Smart Storage		149,662	135,462	90.5%	78.3%
Flex		393,763	337,688	85.8%	81.8%
Office		69,399	61,035	88.0%	81.7%
Total Company		<u>1,614,245</u>	<u>1,264,498</u>	<u>78.3%</u>	<u>82.9%</u>
Potential Distribution					
Unrestricted Cash		\$2,042,061			
Operating Reserve		(\$500,000)			
TI and Commissions to be drawn on Unfunded Loan		\$0			
Repairs to be drawn on Reserve Escrow		\$0			
Prepaid Rent per A/R Aging		(\$420,009)			
Potential Distribution		<u>\$1,122,052</u>			
(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					
(d) Real estate assets are shown on a tax basis					

Monthly Box Score

Month: June 2022

Financial					Occupancy			
	June Actual	June Budget	YTD Actual	YTD Budget		06/30/22	12/31/21	Change
Rent Realized	688,638	667,274	3,970,419	3,884,465	Total Tenants Counts			
Parking & Smart Storage	124,694	39,200	763,484	231,392	Cambridge Business Park	43	43	-
Reimbursables	220,843	232,552	1,357,489	1,387,911	Downtown Underground Smart	288	288	-
Other Income	(9,035)	576	(8,171)	(14,818)	Park	97	97	-
					Comm	40	45	(5)
TOTAL REVENUE	1,025,140	939,602	6,083,221	5,488,950	Downtown Business Park	1	1	-
Op Exp-Direct Operating	435,500	618,662	2,766,245.00	2,972,732.00	Other	17	17	-
Op Exp-Non-Income Producing	17,762	15,505	17,762	15,505	YTD Retention %	486	491	-1.02%
Op Exp-G&A	31,340	35,335	223,520	204,459	By Property Type	Total SF	YTD Actual	Budget
TOTAL OP EXPENSE	484,602	669,502	3,007,527	3,192,696	Industrial	459,926	97.8%	92.0%
NET	540,538	270,100	3,075,694	2,296,254	Underground-Commercial	541,495	51.7%	83.0%
Principal & Interest Payments	(424,919)		(1,426,517)		Underground-Smart Storage	149,662	90.5%	83.0%
Work in Process	(425,475)		(838,825)		Flex	393,763	85.8%	96.0%
Draw/Increase in Note for CapEx/TI	229,360		441,960		Office	69,399	88.0%	94.0%
Distributions	-		(1,000,000)		Overall Weighted Average	1,614,245	78.3%	93.0%
RE Tax Payment	-		(444,613)					
Prepaid Expenses	6,334		137,542					
Accounts Receivable	54,215		69,879					
Accounts Payable	(83,969)		(470,561)					
Unearned Rents & Deposits	(5,388)		594,838					
Capital Contributions	-		-					
Other	150,876		283,990					
INC / (DEC) in CASH	41,572		423,387					

Cash, A/R & Liabilities	June 2022	December 2021	Inc / (Dec)
Unrestricted Cash	2,042,061	1,992,582	49,479
Accounts Receivable	490,576	560,455	(69,879)
Net Assets	2,532,637	2,553,037	(20,400)
Mortgages (funded)	57,171,481	56,934,521	236,960
Other Debt	1,888,404	1,888,404	0
Deferred Compensation	0	0	0
Other Liabilities	2,253,618	2,290,510	(36,892)
Total Liabilities	61,313,503	61,113,435	200,068
Net Liabilities	58,780,866	58,560,398	220,468

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

	<u>June 30,</u> <u>2022</u>	<u>December 31,</u> <u>2021</u>
ASSETS		
Property and Equipment		
Land.....	\$ 9,368,515	\$ 9,368,515
Buildings.....	57,747,105	57,747,100
Land improvements.....	5,240,781	5,240,781
Tenant Improvements.....	1,875,038	1,875,038
Equipment, fixtures & vehicles.....	85,995	85,995
Work in process.....	991,486	152,661
	<u>75,308,920</u>	<u>74,470,090</u>
Less: accumulated depreciation.....	(17,822,686)	(16,938,956)
Net real estate assets.....	57,486,234	57,531,134
Unrestricted Cash.....	2,042,061	1,992,582
Security Deposits.....	609,453	506,018
Reserve for TI's.....	0	0
Construction Escrow.....	300,000	300,000
Reserve for Replacement.....	207,216	207,216
Reserve for Insurance.....	210,000	210,000
Reserve for Real Estate Tax.....	760,973	490,500
Total Cash.....	4,129,703	3,706,316
Receivables, net of reserve.....	490,576	560,455
Prepaid expenses.....	758,040	1,072,890
Due from affiliates.....	48,357	0
Other assets.....	491,842	492,392
Total Assets	<u>\$ 63,404,752</u>	<u>\$ 63,363,187</u>
LIABILITIES & STOCKHOLDER'S EQUITY		
Mortgage Payable.....	\$ 61,295,000	\$ 61,500,000
Unfunded Mortgage Payable.....	(4,123,519)	(4,565,479)
OZ Note Payable.....	1,888,404	1,888,404
Net Mortgage Payable.....	59,059,885	58,822,925
Accounts payable.....	121,279	591,840
Accrued expenses.....	1,004,008	720,563
Unearned rent & deposits.....	1,128,331	978,108
Total Liabilities	<u>61,313,503</u>	<u>61,113,436</u>
Stockholder's Equity		
Partners' Contributions - Note 1.....	\$ 8,054,950	\$ 8,054,950
Retained Earnings - Prior.....	(197,470)	83,198
Retained Earnings - Current.....	841,497	(280,668)
Partners' Distributions - Note 2.....	(6,607,728)	(5,607,729)
Total Stockholder's Equity	<u>2,091,249</u>	<u>2,249,751</u>
Total Liabilities & Stockholder's Equity	<u>\$ 63,404,752</u>	<u>\$ 63,363,187</u>

Note 1

Partners' Contributions per Tax Returns	\$ 8,054,950
Reverse IRS tax adjustment for assets contributed in 2019	11,824,345
Reverse IRS tax adjustment for assets contributed in 2020	<u>(456,058)</u>

Partners' Contributed Cash and Assets \$ 19,423,237

Note 2

Cash distributions from 2019	\$ (300,547)
Cash distributions from 2020	(1,609,000)
Cash distributions from 2021	(2,065,000)
Reverse IRS tax adjustment for distributions in 2020	<u>(1,633,181)</u>

Partners' Distributions per Tax Returns \$ (5,607,728)

CB Downtown Industrial, LLC
Statement of Cash Flows
For the Six Months Ended June 30, 2022

	<u>June 30,</u> <u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Net Income (loss)	\$ 841,497
Depreciation.....	883,730
Amortization.....	128,951
Funds from operations.....	<u>1,854,178</u>
Change in operating assets and liabilities:	
Accounts receivable	69,879
Prepaid expenses.....	137,542
Accounts payable.....	(470,561)
Accrued expenses	283,445
Unearned rents and deposits.....	150,225
Other assets.....	545
Deferred compensation.....	-
Net Cash Provided (Used) By Operating Activities	<u><u>2,025,253</u></u>
CASH FLOWS FROM FINANCING ACTIVITIES:	
Borrowings on long-term obligations.....	-
Increase Mortgage Payable.....	441,960
Note payable - refinanced.....	-
Principal payments on long-term obligations.....	(205,000)
Net Cash Provided (Used) By Financing Activities	<u><u>236,960</u></u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Work in Process.....	(838,825)
Purchase of Land.....	-
Equipment	-
Net Cash Provided (Used) By Investing Activities	<u><u>(838,825)</u></u>
CASH FLOW (DEFICIT) GENERATED	1,423,388
Contributions.....	-
Distributions.....	(1,000,000)
	<u><u>(1,000,000)</u></u>
CASH, BEGINNING OF PERIOD	3,706,316
CASH, END OF PERIOD	<u><u>\$ 4,129,703</u></u>
Unrestricted Cash	2,042,061
Security Deposits	609,453
Construction Escrow	300,000
Reserve for Replacement	207,216
Reserve for Insurance	210,000
Reserve for Real Estate Tax	760,973
Total Cash	<u><u>4,129,703</u></u>

CB Downtown Industrial, LLC

Schedule of Capital Expenditures and Other Projects

As of June 30, 2022

Project	Notes	YTD Actual	YTD Budget	Variance	Annual Budget
Asphalt & Concrete	Asphalt work #084 and #025	\$ -	\$ 161,500	\$ 161,500	\$ 471,760
Painting Exterior		79,467	95,000	15,533	95,000
Major Other Projects (>\$50,000)	Relates to sales office bldg and Liberty Bend water projects	222,509	1,861,485	1,638,976	1,961,485
Minor Other Projects (<\$50,000)		15,675	31,126	15,451	61,107
Tenant Improvements		124,142	391,234	267,092	773,139
Tenant Commissions		118,215	182,661	64,446	328,274
Total of All Projects		\$ 560,008	\$ 2,723,006	\$ 2,162,998	\$ 3,690,765

**CB DOWNTOWN INDUSTRIAL
RECAP OF MORTGAGES AND INTEREST**

MAIN MORTGAGE #8239139 #82391391 and OZ MORTGAGE #8254179

MONTHLY DATA

Balances as of June 15, 2022

Loan	Mortgage Balances	Interest Rate	Swap Interest Rate	Total Interest Rate	Interest Amount	Swap Interest Amount	Total Amount	Net Interest Rate
Fixed - Swapped Loan #82391391	\$ 30,500,000.00	3.47500%	1.61500%	5.09000%	\$ 91,259.39	\$ 42,423.79	\$ 133,683.18	5.09000%
Floating - Non-Swapped Loan #9239139	26,647,120.87	3.47500%	0.00000%	3.47500%	79,731.15	-	79,731.15	3.47471%
Fixed - Loan #8254179	<u>1,888,404.00</u>	4.00000%	0.00000%	4.00000%	<u>6,504.50</u>	-	<u>6,504.50</u>	4.00000%
Total	<u>\$ 59,035,524.87</u>				<u>\$ 177,495.04</u>	<u>\$ 42,423.79</u>	<u>\$ 219,918.83</u>	<u>4.32603%</u>

YEAR TO DATE DATA

Loan	Mortgage Balances	Interest Rate	Swap Interest Rate	Total Interest Rate	Interest Amount	Swap Interest Amount	Total Amount	Net Interest Rate
Fixed - Swapped Loan #82391391	\$ 30,500,000.00				\$ 458,048.61	\$ 326,262.69	\$ 784,311.30	5.08651%
Floating - Non-Swapped Loan #9239139	26,647,120.87				399,018.92	-	399,018.92	2.96193%
Fixed - Loan #8254179	<u>1,888,404.00</u>				<u>38,187.73</u>	-	<u>38,187.73</u>	4.00000%
Total	<u>\$ 59,035,524.87</u>				<u>\$ 895,255.26</u>	<u>\$ 326,262.69</u>	<u>\$ 1,221,517.95</u>	<u>4.09277%</u>

MAIN MORTGAGE #8239139 #82391391 - ACTUAL and BUDGET

ACTUAL

Loan Capacity	\$ 61,500,000
Current Loan Balance	<u>57,147,121</u>
Remaining to be Borrowed	<u>\$ 4,352,879</u>

Current Year Draws

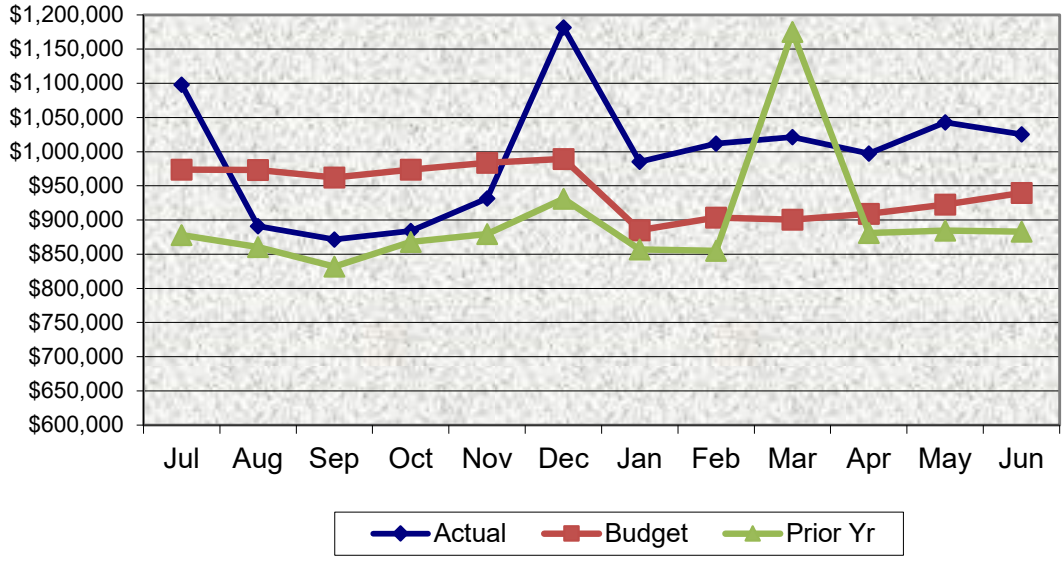
Draw #10 funding 2/23	212,599.73
Draw #11 funding 6/24	229,360.18

BUDGET

Remaining to be Borrowed	\$ 4,352,879
Projected Borrowings this Year	<u>(3,058,944)</u>
Remaining to be Borrowed at Year-End	<u>\$ 1,293,935</u>

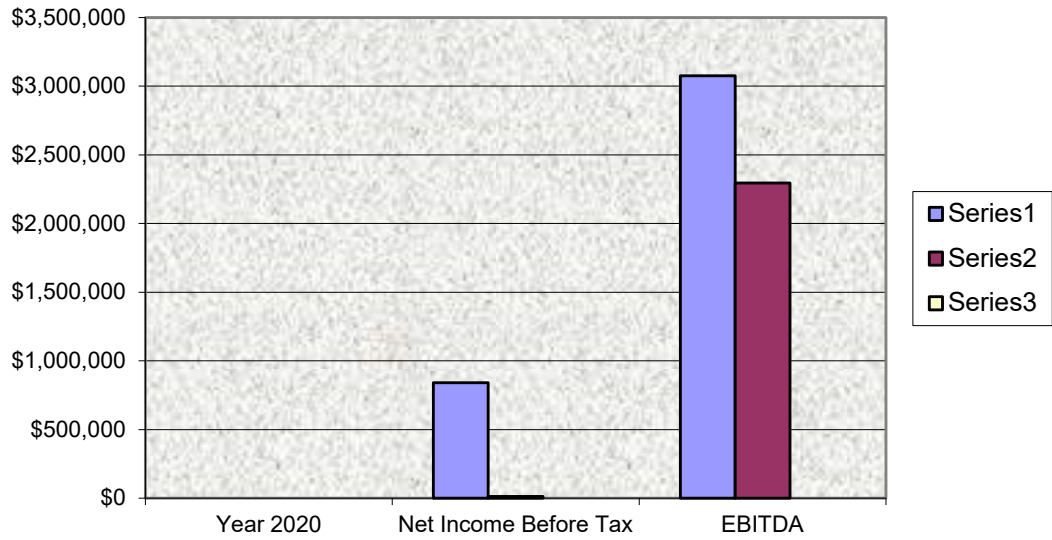
Operating Revenues For 12 Last Months

YTD June 30, 2022



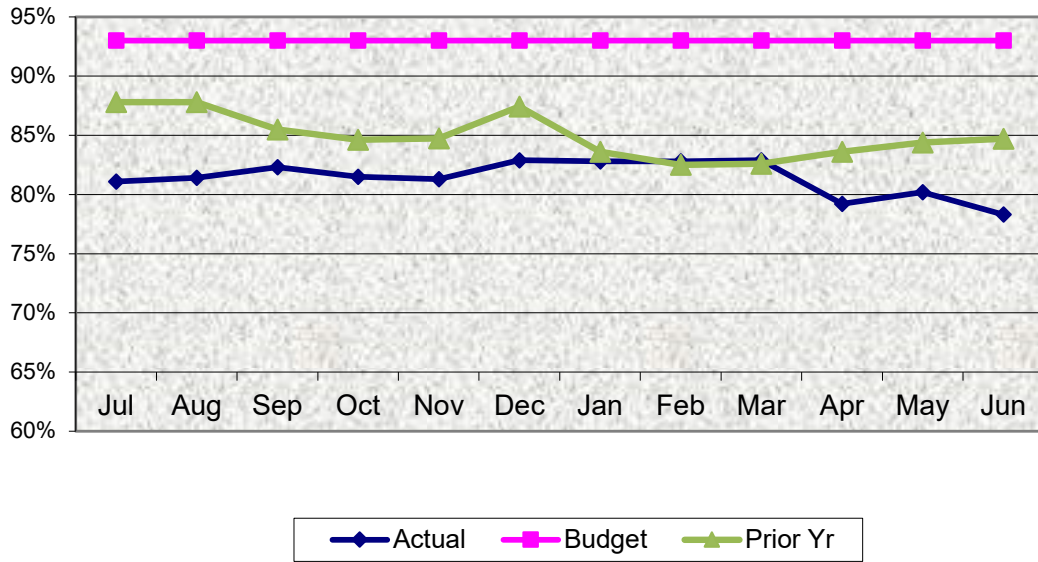
NIBT and EBITDA

YTD June 30, 2022



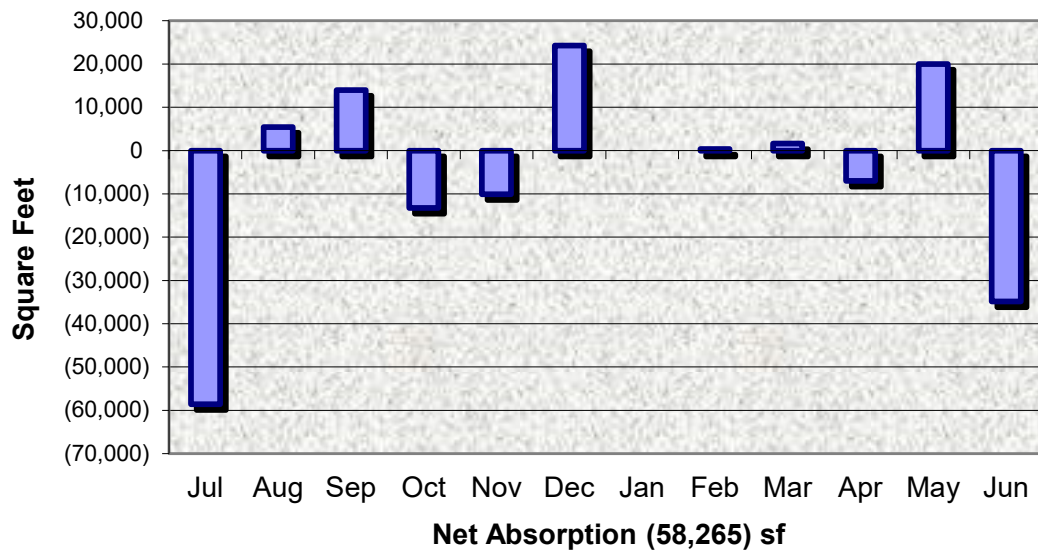
Occupancy % For Last 12 Months

YTD June 30, 2022



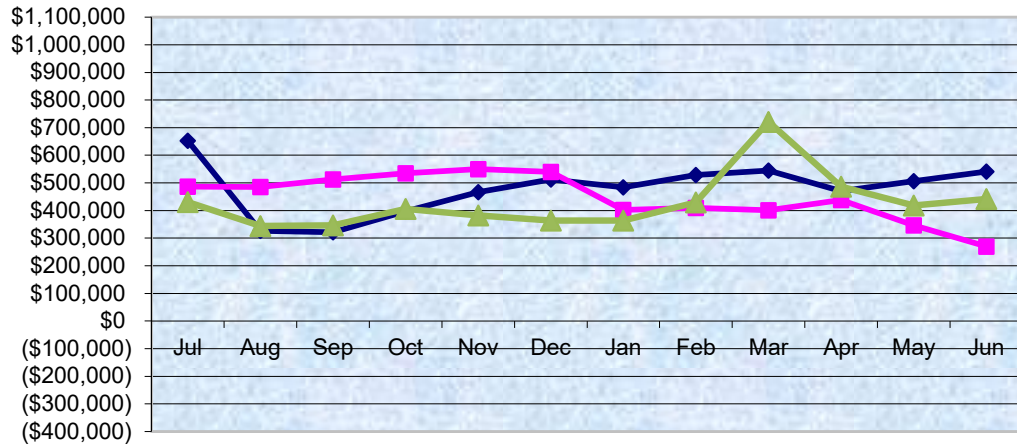
Net Absorption SF For Last 12 Months

YTD June 30, 2022



Monthly EBITDA For Last 12 Months

YTD June 30, 2022



◆ Actual
 ■ Budget
 ▲ Prior Yr

CB Downtown Industrial, LLC
Statements of Operations
For the Six Months Ended June 30, 2022

	Current	Budget	Variance	YTD Current	YTD Budget	Variance
REVENUES						
Rents Realized.....	688,638	667,274	21,364	3,970,419	3,884,465	85,954
Utility Billings.....	575	325	250	4,450	1,385	3,065
Tax, Insurance & CAM.....	220,078	232,227	(12,149)	1,309,792	1,386,526	(76,734)
Tenant Management Fees.....	190	0	190	43,247	0	43,247
Parking & Storage Fees.....	124,694	39,200	85,494	763,484	231,392	532,092
Other Income.....	(9,035)	576	(9,611)	(8,171)	(14,818)	6,647
Total Revenues.....	1,025,140	939,602	85,538	6,083,221	5,488,950	594,271
OPERATING EXPENSES						
Wages.....	58,281	56,510	(1,771)	358,740	339,060	(19,680)
Payroll Tax.....	4,243	4,500	257	27,368	27,000	(368)
Employee Benefits.....	7,262	10,417	3,155	64,382	62,502	(1,880)
Real Estate Taxes.....	119,186	119,190	4	715,116	715,140	24
Maintenance.....	102,246	269,725	167,479	670,660	967,787	297,127
Utilities.....	34,913	56,900	21,987	238,922	255,448	16,526
Property Insurance.....	45,287	45,995	708	271,722	275,970	4,248
Professional Services.....	4,941	3,333	(1,608)	37,059	19,998	(17,061)
Security.....	26,397	38,789	12,392	165,678	166,724	1,046
Janitorial.....	7,488	9,425	1,937	52,120	58,975	6,855
Management Fees.....	50,578	36,423	(14,155)	284,745	218,538	(66,207)
General and Administrative.....	23,780	18,295	(5,485)	121,015	85,554	(35,461)
Total Operating Expenses.....	484,602	669,502	184,900	3,007,527	3,192,696	185,169
Earnings Before Taxes Int. & Depr.....	540,538	270,100	270,438	3,075,694	2,296,254	779,440
Interest Expense.....	219,919	211,658	(8,261)	1,221,517	1,269,948	48,431
Repair and Maintenance PPR.....	0	0	0	0	0	0
Depreciation Expense.....	168,780	168,780	0	1,012,680	1,012,680	0
Net Earnings (Loss) *	151,839	(110,338)	262,177	841,497	13,626	827,871

* GAAP earnings, include depreciation and amortization

CB Downtown Industrial, LLC (cbdi)

Balance Sheet (With Period Change)

Period = Jun 2022

Book = Accrual ; Tree = dr_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
001-01	LAND	9,368,515	9,368,515	0
	LAND	9,368,515	9,368,515	0
004-00	BUILDINGS	57,747,105	57,747,105	0
016-00	TENANT IMPROVEMENTS	1,875,038	1,875,038	0
	BUILDINGS	59,622,143	59,622,143	0
010-00	LAND IMPROVEMENTS	5,240,781	5,240,781	0
	LAND IMPROVEMENTS	5,240,781	5,240,781	0
006-00	EQUIPMENT-PROPERTY	85,995	85,995	0
	EQUIPMENT, FIXTURES & VEHICLES	85,995	85,995	0
044-00	WIP - COMMISSIONS	0	3,571	-3,571
045-00	WORK IN PROCESS	991,486	562,440	429,046
	WORK IN PROCESS	991,486	566,011	425,475
	TOTAL REAL ESTATE ASSETS(PROPERTY)	75,308,920	74,883,445	425,475
054-00	DEPR-BUILDINGS	-13,480,746	-13,379,788	-100,957
055-00	DEPR-BLDGS NON CAM IMP	-1,020	-1,020	0
056-00	DEPR-EQUIPMENT-PROP	-85,995	-85,995	0
060-00	DEPR-LAND-IMPROVEMENT	-2,206,951	-2,206,951	0
064-00	DEPR-TENANT IMPROVEMENTS	-2,047,975	-2,001,643	-46,331
	TOTAL ACCUMULATED DEPRECIATION	-17,822,686	-17,675,398	-147,288
	NET REAL ESTATE ASSETS	57,486,234	57,208,047	278,187
101-00	CASH-PETTY CASH	1,000	1,000	0
104-00	CBDI ASM OPERATING ACCOUNT	369,190	271,542	97,648
105-00	CBDI OPERATING ACCOUNT	1,577,504	1,643,958	-66,454
106-00	CBDI DEPOSIT ACCOUNT	609,453	599,165	10,288
107-00	CBDI Money Market	1,065,340	1,065,252	88
107-01	CBDI Reserve for Replacement	207,216	207,216	0
109-03	CBDI Construction Escow	300,000	300,000	0
	CASH & CASH EQUIVALENTS	4,129,704	4,088,134	41,570
150-00	A/R - OTHER	148,703	148,703	0
151-00	A/R-TENANTS	341,873	396,088	-54,215
	RECEIVABLES	490,576	544,791	-54,215
204-00	LT N/R - OFFICERS	48,357	18,808	29,549
	DUE FROM AFFILIATES	48,357	18,808	29,549
172-01	PREPAID INSURANCE	140,368	187,158	-46,789
173-01	COMMISSION-INHOUSE	929,541	914,096	15,445
086-00	AMORT-LEASE COMM	-325,756	-304,355	-21,401
179-00	PREPAID OTHER	13,886	18,516	-4,630
	PREPAID EXPENSES	758,040	815,415	-57,375
039-00	LOAN COSTS	894,500	894,500	0
089-00	AMORT-LOAN & LEASE COSTS	-456,191	-456,099	-91
234-00	DEPOSITS-UTILITIES	53,531	53,531	0
	OTHER ASSETS	491,841	491,932	-91
	TOTAL ASSETS	63,404,752	63,167,127	237,625
311-00	A/P - TRADE	-44,122	-12,453	-31,670

CB Downtown Industrial, LLC (cbdi)

Balance Sheet (With Period Change)

Period = Jun 2022

Book = Accrual ; Tree = dr_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
311-99	WORK ORDER SUSPENSE	1,363	-4,963	6,326
316-00	A/P - SUSPENSE	-25,457	-96,819	71,362
316-01	Suspense for AP	-53,063	-91,014	37,951
	ACCOUNTS PAYABLE	121,279	205,248	-83,969
331-00	ACCRUED PAYROLL	33,674	3,742	29,933
333-01	ACC'D INT-MORTGAGE	199,359	199,359	0
335-00	ACCRUED PROPERTY TAXES	760,973	641,787	119,186
336-02	ACC'D AUDIT/TAX FEES	10,002	8,335	1,667
	ACCRUED EXPENSES	1,004,008	853,223	150,786
350-01	LT N/P-MORTGAGE	30,896,667	31,000,000	-103,333
350-02	UNFUNDED LOAN PAYABLE	-4,123,519	-4,352,879	229,360
350-03	LT N/P MORTGAGE	30,398,333	30,500,000	-101,667
369-00	LT N/P- OZ MORTGAGE	1,888,404	1,888,404	0
	MORTGAGES & NOTES PAYABLE	59,059,885	59,035,525	24,360
313-00	PREPAID RENT	420,009	429,363	-9,354
314-00	SECURITY DEPOSITS	609,324	605,025	4,299
320-00	DEFERRED RENT	99,001	99,334	-333
	UNEARNED RENT AND DEPOSITS	1,128,333	1,133,722	-5,389
	TOTAL LIABILITIES	61,313,506	61,227,718	85,788
435-00	PARTNERS' CONTRIBUTIONS	8,054,950	8,054,950	0
	COMMON STOCK & PAID IN CAPITAL	8,054,950	8,054,950	0
451-00	RETAINED EARNINGS-PRIOR	272,028	272,028	0
451-01	RETAINED EARNINGS-ADJUST	-469,500	-469,500	0
451-99	NET INCOME/LOSS	841,495	689,658	151,837
461-00	DISTRIBUTIONS	-6,607,728	-6,607,728	0
	RETAINED EARNINGS(DEFICIT)	-5,963,704	-6,115,541	151,837
	TOTAL STOCKHOLDER'S EQUITY	2,091,246	1,939,409	151,837
	TOTAL LIABILITIES & STOCKHOLDER'S EQUITY	63,404,752	63,167,127	237,625

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Jun 2022

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
REVENUES							
501-00	GROSS POTENTIAL RENT	667,396	667,274	122	4,004,376	3,884,465	119,911
502-00	VACANCIES	21,242	0	21,242	-33,957	0	-33,957
	RENTS REALIZED	688,638	667,274	21,363	3,970,419	3,884,465	85,953
511-00	ELECTRICITY-TEP	0	50	-50	0	300	-300
512-00	ELECTRICITY-COMMERCIAL	500	225	275	3,000	860	2,140
516-00	WATER-COMMERCIAL	75	50	25	1,450	225	1,225
	UTILITY BILLINGS	575	325	250	4,450	1,385	3,065
521-00	CAM/OPER EXP CHARGES	163,522	229,948	-66,426	964,084	1,370,873	-406,790
531-00	ESCALATORS-TAXES	31,542	0	31,542	190,849	0	190,849
532-00	ESCALATORS-INSURANCE	21,628	0	21,628	131,878	0	131,878
533-00	Tenant Management Fee	3,387	2,279	1,107	22,982	15,652	7,330
	TAX INS CAM REIMB	220,078	232,227	-12,149	1,309,793	1,386,525	-76,733
535-01	PY CAM	0	0	0	41,514	0	41,514
535-02	PY Insurance	190	0	190	950	0	950
535-03	PY Tax	0	0	0	783	0	783
	Tax Ins Cam Reimb PY	190	0	190	43,247	0	43,247
541-00	PARKING RENTAL	18,850	15,330	3,521	118,469	92,158	26,311
546-00	SMART STORAGE RENT	105,844	23,870	81,974	645,015	139,232	505,783
	PARKING & STORAGE FEES	124,694	39,200	85,495	763,484	231,390	532,094
549-00	RENT CONCESSIONS	-10,335	0	-10,335	-13,725	-18,274	4,549
549-01	ADMINISTRATION FEES	140	0	140	750	0	750
561-00	INTEREST INCOME	137	140	-3	808	840	-32
562-00	OTHER INCOME	656	436	220	3,166	2,614	552
563-00	DISCOUNTS EARNED	2	0	2	20	0	20
564-00	FINANCE/LATE CHARGES	365	0	365	811	0	811
	OTHER INCOME	-9,035	576	-9,611	-8,170	-14,820	6,650
	TOTAL REVENUES	1,025,140	939,602	85,538	6,083,222	5,488,946	594,277
DIRECT EXPENSES							
611-00	SER-CAM-RENTAL	358	348	-11	3,480	2,085	-1,395
611-01	SERV-CAM-CONSULTING	721	0	-721	1,137	0	-1,137

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Jun 2022

Book = Accrual ; Tree = dr_is_1

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
612-01	SERV-CAM-JANITOR MALL/OFF	6,406	6,650	244	41,610	43,100	1,490
612-02	SERV-CAM-JANITOR SUPPLIES	857	2,550	1,693	9,161	14,525	5,364
612-03	SERV-CAM-WINDOW WASHING	0	0	0	0	4,264	4,264
614-00	SERV-CAM-TRASH REMOVAL	9,842	3,300	-6,542	24,930	18,075	-6,855
615-00	SERV-CAM-SECURE/PROTECT	26,397	38,789	12,392	165,678	166,724	1,046
616-00	SERV-CAM-SIGNS/DIRECTIVES	323	890	567	819	5,305	4,486
619-01	LABOR IN-HOUSE MAINT-CAM	57,450	54,612	-2,838	344,746	327,673	-17,073
631-00	BLDGS-CAM-ROOFS	612	125	-487	4,684	7,000	2,316
632-00	BLDGS-CAM-STRUCTUAL	15,652	8,000	-7,652	18,373	30,276	11,903
633-00	BLDGS-CAM-PAINTING	4,032	0	-4,032	120,958	99,100	-21,858
633-01	BLDGS-CAM-PEST CONTROL	1,075	232	-843	2,854	1,392	-1,462
634-00	BLDGS-CAM-HARDWARE/LOCK	144	475	331	12,353	4,775	-7,578
635-00	BLDGS-CAM-LIGHTS/LIGHTING	38	0	-38	4,643	3,400	-1,243
636-00	BLDGS-CAM-PLUMBING	2,952	600	-2,352	5,750	3,450	-2,300
637-00	BLDGS-CAM-SEWERS-SAN/STR	1,249	4,700	3,451	11,345	8,700	-2,645
638-00	BLDGS-CAM-REHAB/RENOVATE	3,101	0	-3,101	3,101	26	-3,075
641-00	EQUIP-CAM-ELEVATORS	642	750	108	6,869	7,700	831
642-00	EQUIP-CAM-FIRE CONTROL	810	5,625	4,815	51,169	46,590	-4,579
643-00	EQUIP-CAM-WATER CONTROL	-49	1,225	1,274	1,518	7,350	5,832
644-00	EQUIP-CAM-18-0 AIR HANDLING	1,893	1,325	-568	4,208	3,700	-508
645-00	EQUIP-CAM-TEP	8,296	9,000	704	39,134	46,500	7,366
645-01	EQUIP-CAM-TEP/KCP&L	0	0	0	14	0	-14
646-01	EQUIP-CAM-CONDENSOR WATER	695	385	-310	2,186	2,310	124
646-02	EQUIP-CAM-HVAC OTHER	8,085	650	-7,435	20,120	23,350	3,230
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	0	900	900	15,822	18,350	2,528
647-02	EQUIP-CAM-GROUNDS EQUIP	478	0	-478	2,953	0	-2,953
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	4,653	0	-4,653	5,625	0	-5,625
651-00	GRDS-CAM-SURFACE	131	180,850	180,719	749	188,350	187,601
652-00	GRDS-CAM-LANDSCAP/MOWING	11,750	29,561	17,811	84,986	114,231	29,245
653-00	GRDS-CAM-SWEEPING/CLEAN	0	870	870	975	4,020	3,045
654-00	GRDS-CAM-SNOW REMOVAL	0	678	678	146,855	152,210	5,355
656-00	GRDS-CAM-LIGHT/LIGHTING	0	0	0	1,733	12,750	11,017
712-01	SERV-NCAM-JANIT-MALL/OFF	0	0	0	4	0	-4

CB Downtown Industrial, LLC (cbdi)

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
712-02	SERV-NCAM-JANIT SUPPLIES	0	0	0	0	100	100
712-03	SERV-NCAM-WINDOW WASHING	0	0	0	0	66	66
714-00	SERV-NCAM-TRASH REMOVAL	0	0	0	0	0	0
715-00	SERV-NCAM-SECURE/PROTECT	0	0	0	1,030	0	-1,030
716-00	SERV-NCAM-SIGN/DIRECTIVES	3,042	0	-3,042	3,042	125	-2,917
719-01	LABOR IN-HOUSE MAINT-NONCAM	0	6,819	6,819	1,098	41,503	40,405
731-00	BLDGS-NCAM-ROOFS	0	0	0	201	0	-201
732-00	BLDGS-NCAM-STRUCTURAL	6,343	0	-6,343	9,232	0	-9,232
733-00	BLDGS-NCAM-PAINTING	0	0	0	67	0	-67
733-01	BLDGS-NCAM-PEST CONTROL	0	825	825	3,322	4,950	1,628
734-00	BLDGS-NCAM-HARDWARE/LOCKS	646	300	-346	3,383	3,675	292
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0	0	0	465	700	235
736-00	BLDGS-NCAM-PLUMBING	111	100	-11	520	935	415
737-00	BLDGS-NCAM-SEWERS	72	0	-72	590	0	-590
738-00	BLDGS-NCAM-REHAB/RENOVATION	0	0	0	0	625	625
742-00	EQUIP-NCAM-FIRE CONTROL	78	0	-78	395	0	-395
746-02	EQUIP-NCAM-HVAC OTHER	5,548	7,500	1,952	19,920	71,600	51,680
747-01	EQUIP-NCAM-VEHIC/OPER EQU	2,166	1,250	-916	4,280	7,500	3,220
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	568	250	-318	1,945	1,500	-445
751-00	GRDS-NCAM-SURFACE	131	0	-131	131	5,000	4,869
752-00	GRDS-NCAM-LANDSCAPE/MOWI	6,059	5,526	-533	19,026	17,578	-1,448
754-00	GRDS-NCAM-SNOW REMOVAL	0	0	0	7,346	0	-7,346
	MAINTENANCE & SUPPLIES	193,357	375,660	182,303	1,236,533	1,523,137	286,605
781-01	INSURANCE-PROPERTY	45,287	45,994	708	271,721	275,967	4,246
	PROPERTY INSURANCE	45,287	45,994	708	271,721	275,967	4,246
783-00	PROPERTY TAX	119,186	119,190	4	715,116	715,139	23
	REAL ESTATE TAXES	119,186	119,190	4	715,116	715,139	23
621-00	UTIL-CAM-ELECTRICITY	21,268	30,886	9,618	119,909	157,421	37,512
622-00	UTIL-CAM-GAS	2,608	1,045	-1,563	24,084	18,195	-5,889
623-00	UTIL-CAM-WATER	5,434	20,522	15,088	30,244	46,355	16,111
624-00	UTIL-CAM-TELEPHONE	121	745	624	813	4,470	3,657
721-00	UTIL-NCAM-ELECTRICITY	2,266	2,060	-206	26,983	12,185	-14,798
722-00	UTIL-NCAM-GAS	4,194	887	-3,307	28,098	13,342	-14,756

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
723-00	UTIL-NCAM-WATER	-978	755	1,733	8,707	3,480	-5,227
724-00	UTIL-NCAM-TELEPHONE	0	0	0	82	0	-82
	UTILITIES	34,913	56,900	21,987	238,922	255,448	16,526
987-00	MANAGEMENT FEE EXPENSE	50,578	36,423	-14,155	284,745	218,538	-66,207
	PROPERTY MGMT & COMM	50,578	36,423	-14,155	284,745	218,538	-66,207
	TOTAL DIRECT EXPENSES	443,320	634,167	190,847	2,747,037	2,988,229	241,192
	OTHER OPERATING EXPENSE						
872-05	TRAINING/SOFTWARE SUPPORT	5,419	5,000	-419	29,716	30,000	284
901-00	ADMINISTRATIVE SALARIES	20,420	18,900	-1,520	126,882	113,400	-13,482
903-00	MAINTENANCE SALARIES	35,491	36,410	919	223,082	218,460	-4,622
907-00	OTHER EMPLOYEES BENEFITS	7,262	10,417	3,155	64,380	62,502	-1,878
908-00	PAYROLL TAX EXPENSE	4,243	4,500	257	27,368	27,000	-368
924-00	TELEPHONE	1,825	850	-975	7,192	5,100	-2,092
947-00	VEHICLES & OPER EQUIP	779	0	-779	3,337	0	-3,337
971-01	TRAVEL	0	100	100	0	600	600
971-02	MEALS & ENTERTAINMENT 50%	0	50	50	0	300	300
971-03	EMPLOYEE MEALS 100%	0	50	50	443	300	-143
972-05	OTHER PROFESSIONAL FEES	9,216	0	-9,216	13,994	0	-13,994
973-00	ADVERTISING & PROMOTION - EVENTS	0	0	0	5,917	0	-5,917
973-01	ADVERTISING & PROMOTION - OTHER	1,911	750	-1,161	14,235	750	-13,485
974-01	DUES & SUBSCRIPTIONS	575	600	25	10,646	800	-9,846
974-02	LICENSES AND PERMITS	124	200	76	741	1,200	459
975-00	CONTRIBUTIONS	0	667	667	0	4,000	4,000
976-00	COLLECTION EXPENSES	140	417	277	170	2,500	2,330
977-00	BAD DEBT PROVISION	-80	2,500	2,580	3,214	15,000	11,786
979-02	OTHER EXPENSE-TRAIN-EDUC	140	0	-140	140	0	-140
981-01	INSURANCE	1,541	1,495	-46	9,227	8,971	-257
985-00	VEHICLE LICENSE/FEES	0	0	0	216	0	-216
985-01	MISC. EXPENSE & TAXES	564	0	-564	2,080	0	-2,080
985-02	Company Events	0	250	250	0	500	500
985-03	CREDIT CARD FEES	884	417	-467	4,235	2,500	-1,735
985-04	BANK SERVICE CHARGES	188	300	112	1,172	1,800	628

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
985-05	JANITORIAL - ADMIN	225	225	0	1,350	1,350	0
985-06	BLDG MAINT/REPAIRS - ADMIN	133	417	284	656	2,500	1,844
986-01	COMMISSION-INHOUSE BROKE	1,185	1,200	15	7,590	7,200	-390
989-00	OFFICE SUPPLIES	1,586	167	-1,420	11,781	1,000	-10,781
989-01	POSTAGE	21	83	62	984	500	-484
989-02	OFFICE EQUIPMENT-RENTAL	0	650	650	2,104	3,900	1,796
995-00	ALLOCATED EXPENSES	-57,450	-54,612	2,838	-349,422	-327,672	21,750
	GENERAL & ADMINISTRATIVE	36,340	32,002	-4,339	223,430	184,460	-38,969
972-01	LEGAL FEES-OUTSIDE FIRM	3,274	1,667	-1,608	20,484	10,000	-10,484
972-02	AUDIT/TAX PREP FEES	1,667	1,667	0	16,576	10,000	-6,576
	LEGAL & AUDIT	4,941	3,333	-1,608	37,060	20,000	-17,060
	TOTAL OTHER OPERATING EXPENSE	41,282	35,335	-5,947	260,489	204,460	-56,029
	NET INCOME BEFORE INT & DEPREC	540,538	270,100	270,439	3,075,696	2,296,256	779,440
991-00	DEPRECIATION	147,288	147,288	0	883,730	883,730	0
992-00	AMORTIZATION	21,492	21,492	0	128,951	128,951	0
	DEPRECIATION & AMORTIZATION	168,780	168,780	0	1,012,681	1,012,681	0
993-00	INTEREST-MORTGAGE	219,919	211,658	-8,260	1,221,518	1,269,950	48,432
	INTEREST & PPR EXPENSE	219,919	211,658	-8,260	1,221,518	1,269,950	48,432
	NET INCOME BEFORE TAX	151,839	-110,339	262,178	841,497	13,625	827,872
	NET INCOME (LOSS)	151,839	-110,339	262,178	841,497	13,625	827,872

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	PTD	PTD		PTD	YTD	YTD	YTD	YTD	
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year	
REVENUES									
501-00	GROSS POTENTIAL RENT	667,396	667,274	122	745,990	4,004,376	3,884,465	119,911	4,399,315
502-00	VACANCIES	21,242	0	21,242	-80,314	-33,957	0	-33,957	-512,671
	RENTS REALIZED	688,638	667,274	21,363	665,677	3,970,419	3,884,465	85,953	3,886,644
511-00	ELECTRICITY-TEP	0	50	-50	50	0	300	-300	300
512-00	ELECTRICITY-COMMERCIAL	500	225	275	350	3,000	860	2,140	1,275
516-00	WATER-COMMERCIAL	75	50	25	125	1,450	225	1,225	525
	UTILITY BILLINGS	575	325	250	525	4,450	1,385	3,065	2,100
521-00	CAM/OPER EXP CHARGES	163,522	229,948	-66,426	77,993	964,084	1,370,873	-406,790	613,957
531-00	ESCALATORS-TAXES	31,542	0	31,542	29,169	190,849	0	190,849	233,293
532-00	ESCALATORS-INSURANCE	21,628	0	21,628	4,709	131,878	0	131,878	129,142
533-00	Tenant Management Fee	3,387	2,279	1,107	3,344	22,982	15,652	7,330	16,215
	TAX INS CAM REIMB	220,078	232,227	-12,149	115,215	1,309,793	1,386,525	-76,733	992,607
535-01	PY CAM	0	0	0	0	41,514	0	41,514	0
535-02	PY Insurance	190	0	190	0	950	0	950	0
535-03	PY Tax	0	0	0	0	783	0	783	0
	Tax Ins Cam Reimb PY	190	0	190	0	43,247	0	43,247	0
541-00	PARKING RENTAL	18,850	15,330	3,521	13,406	118,469	92,158	26,311	86,256
546-00	SMART STORAGE RENT	105,844	23,870	81,974	87,286	645,015	139,232	505,783	600,341
	PARKING & STORAGE FEES	124,694	39,200	85,495	100,691	763,484	231,390	532,094	686,597
549-00	RENT CONCESSIONS	-10,335	0	-10,335	0	-13,725	-18,274	4,549	-45,995
549-01	ADMINISTRATION FEES	140	0	140	131	750	0	750	1,221
561-00	INTEREST INCOME	137	140	-3	129	808	840	-32	777
562-00	OTHER INCOME	656	436	220	436	3,166	2,614	552	-100,135
563-00	DISCOUNTS EARNED	2	0	2	1	20	0	20	10
564-00	FINANCE/LATE CHARGES	365	0	365	0	811	0	811	6,518
	OTHER INCOME	-9,035	576	-9,611	697	-8,170	-14,820	6,650	-137,603
	TOTAL REVENUES	1,025,140	939,602	85,538	882,805	6,083,222	5,488,946	594,277	5,430,344

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
DIRECT EXPENSES									
611-00	SER-CAM-RENTAL	358	348	-11	0	3,480	2,085	-1,395	0
611-01	SERV-CAM-CONSULTING	721	0	-721	0	1,137	0	-1,137	1,758
612-01	SERV-CAM-JANITOR MALL/OFF	6,406	6,650	244	7,460	41,610	43,100	1,490	44,220
612-02	SERV-CAM-JANITOR SUPPLIES	857	2,550	1,693	1,185	9,161	14,525	5,364	9,408
612-03	SERV-CAM-WINDOW WASHING	0	0	0	3,260	0	4,264	4,264	3,260
614-00	SERV-CAM-TRASH REMOVAL	9,842	3,300	-6,542	2,331	24,930	18,075	-6,855	12,785
615-00	SERV-CAM-SECURE/PROTECT	26,397	38,789	12,392	25,793	165,678	166,724	1,046	109,607
616-00	SERV-CAM-SIGNS/DIRECTIVES	323	890	567	397	819	5,305	4,486	2,201
619-01	LABOR IN-HOUSE MAINT-CAM	57,450	54,612	-2,838	5,553	344,746	327,673	-17,073	47,936
631-00	BLDGS-CAM-ROOFS	612	125	-487	2,235	4,684	7,000	2,316	6,203
632-00	BLDGS-CAM-STRUCTURAL	15,652	8,000	-7,652	516	18,373	30,276	11,903	25,827
633-00	BLDGS-CAM-PAINTING	4,032	0	-4,032	322	120,958	99,100	-21,858	1,507
633-01	BLDGS-CAM-PEST CONTROL	1,075	232	-843	0	2,854	1,392	-1,462	537
634-00	BLDGS-CAM-HARDWARE/LOCK	144	475	331	1,317	12,353	4,775	-7,578	5,050
635-00	BLDGS-CAM-LIGHTS/LIGHTING	38	0	-38	523	4,643	3,400	-1,243	3,026
636-00	BLDGS-CAM-PLUMBING	2,952	600	-2,352	2,220	5,750	3,450	-2,300	13,481
637-00	BLDGS-CAM-SEWERS-SAN/STR	1,249	4,700	3,451	1,200	11,345	8,700	-2,645	7,217
638-00	BLDGS-CAM-REHAB/RENOVATE	3,101	0	-3,101	14	3,101	26	-3,075	39
641-00	EQUIP-CAM-ELEVATORS	642	750	108	2,694	6,869	7,700	831	9,687
642-00	EQUIP-CAM-FIRE CONTROL	810	5,625	4,815	233	51,169	46,590	-4,579	27,469
643-00	EQUIP-CAM-WATER CONTROL	-49	1,225	1,274	1,723	1,518	7,350	5,832	3,092
644-00	EQUIP-CAM-18-0 AIR HANDLING	1,893	1,325	-568	2,377	4,208	3,700	-508	4,469
645-00	EQUIP-CAM-TEP	8,296	9,000	704	8,582	39,134	46,500	7,366	42,348
645-01	EQUIP-CAM-TEP/KCP&L	0	0	0	0	14	0	-14	0
646-01	EQUIP-CAM-CONDENSOR WATER	695	385	-310	0	2,186	2,310	124	1,826
646-02	EQUIP-CAM-HVAC OTHER	8,085	650	-7,435	7,992	20,120	23,350	3,230	69,509
647-01	EQUIP-CAM-VEHIC/OPER EQUIP	0	900	900	182	15,822	18,350	2,528	182

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		PTD	PTD		PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
647-02	EQUIP-CAM-GROUNDS EQUIP	478	0	-478	0	2,953	0	-2,953	4,794
648-00	EQUIP-CAM-SM TOOLS/SUPPLY	4,653	0	-4,653	18	5,625	0	-5,625	18
651-00	GRDS-CAM-SURFACE	131	180,850	180,719	41	749	188,350	187,601	39,718
652-00	GRDS-CAM-LANDSCAP/MOWING	11,750	29,561	17,811	26,194	84,986	114,231	29,245	91,993
653-00	GRDS-CAM-SWEEPING/CLEAN	0	870	870	0	975	4,020	3,045	975
654-00	GRDS-CAM-SNOW REMOVAL	0	678	678	0	146,855	152,210	5,355	150,437
656-00	GRDS-CAM-LIGHT/LIGHTING	0	0	0	378	1,733	12,750	11,017	6,544
711-01	SERV-OPEX- CONSULTING	0	0	0	0	0	0	0	900
712-01	SERV-NCAM-JANIT-MALL/OFF	0	0	0	225	4	0	-4	1,550
712-02	SERV-NCAM-JANIT SUPPLIES	0	0	0	0	0	100	100	0
712-03	SERV-NCAM-WINDOW WASHING	0	0	0	0	0	66	66	0
714-00	SERV-NCAM-TRASH REMOVAL	0	0	0	0	0	0	0	0
715-00	SERV-NCAM-SECURE/PROTECT	0	0	0	0	1,030	0	-1,030	0
716-00	SERV-NCAM-SIGN/DIRECTIVES	3,042	0	-3,042	0	3,042	125	-2,917	1,758
719-01	LABOR IN-HOUSE MAINT-NONCAM	0	6,819	6,819	487	1,098	41,503	40,405	6,837
731-00	BLDGS-NCAM-ROOFS	0	0	0	0	201	0	-201	13
732-00	BLDGS-NCAM-STRUCTURAL	6,343	0	-6,343	0	9,232	0	-9,232	0
733-00	BLDGS-NCAM-PAINTING	0	0	0	0	67	0	-67	0
733-01	BLDGS-NCAM-PEST CONTROL	0	825	825	0	3,322	4,950	1,628	1,592
734-00	BLDGS-NCAM-HARDWARE/LOCKS	646	300	-346	450	3,383	3,675	292	4,287
735-00	BLDGS-NCAM-LIGHT/LIGHTING	0	0	0	0	465	700	235	0
736-00	BLDGS-NCAM-PLUMBING	111	100	-11	247	520	935	415	1,425
737-00	BLDGS-NCAM-SEWERS	72	0	-72	84	590	0	-590	430
738-00	BLDGS-NCAM-REHAB/RENOVATION	0	0	0	0	0	625	625	447
742-00	EQUIP-NCAM-FIRE CONTROL	78	0	-78	0	395	0	-395	205
743-00	EQUIP-NCAM-WATER CONTROL	0	0	0	0	0	0	0	59
746-01	EQUIP-NCAM-CONDENSOR H2O	0	0	0	0	0	0	0	160
746-02	EQUIP-NCAM-HVAC OTHER	5,548	7,500	1,952	5,568	19,920	71,600	51,680	32,637
747-01	EQUIP-NCAM-VEHIC/OPER EQU	2,166	1,250	-916	4,100	4,280	7,500	3,220	5,452

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Jun 2022

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		PTD	PTD		PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
748-00	EQUIP-NCAM-SM TOOLS/SUPPL	568	250	-318	129	1,945	1,500	-445	1,052
751-00	GRDS-NCAM-SURFACE	131	0	-131	0	131	5,000	4,869	0
752-00	GRDS-NCAM-LANDSCAPE/MOWI	6,059	5,526	-533	17,004	19,026	17,578	-1,448	19,971
754-00	GRDS-NCAM-SNOW REMOVAL	0	0	0	0	7,346	0	-7,346	0
	MAINTENANCE & SUPPLIES	193,357	375,660	182,303	133,035	1,236,533	1,523,137	286,605	825,901
781-01	INSURANCE-PROPERTY	45,287	45,994	708	42,230	271,721	275,967	4,246	250,260
	PROPERTY INSURANCE	45,287	45,994	708	42,230	271,721	275,967	4,246	250,260
783-00	PROPERTY TAX	119,186	119,190	4	115,718	715,116	715,139	23	651,925
	REAL ESTATE TAXES	119,186	119,190	4	115,718	715,116	715,139	23	651,925
621-00	UTIL-CAM-ELECTRICITY	21,268	30,886	9,618	32,422	119,909	157,421	37,512	134,208
622-00	UTIL-CAM-GAS	2,608	1,045	-1,563	2,533	24,084	18,195	-5,889	18,365
623-00	UTIL-CAM-WATER	5,434	20,522	15,088	5,639	30,244	46,355	16,111	20,166
624-00	UTIL-CAM-TELEPHONE	121	745	624	564	813	4,470	3,657	7,279
721-00	UTIL-NCAM-ELECTRICITY	2,266	2,060	-206	5,347	26,983	12,185	-14,798	25,881
722-00	UTIL-NCAM-GAS	4,194	887	-3,307	839	28,098	13,342	-14,756	18,316
723-00	UTIL-NCAM-WATER	-978	755	1,733	964	8,707	3,480	-5,227	7,022
724-00	UTIL-NCAM-TELEPHONE	0	0	0	81	82	0	-82	485
	UTILITIES	34,913	56,900	21,987	48,388	238,922	255,448	16,526	231,721
987-00	MANAGEMENT FEE EXPENSE	50,578	36,423	-14,155	35,496	284,745	218,538	-66,207	214,610
	PROPERTY MGMT & COMM	50,578	36,423	-14,155	35,496	284,745	218,538	-66,207	214,610
	TOTAL DIRECT EXPENSES	443,320	634,167	190,847	374,866	2,747,037	2,988,229	241,192	2,174,418
	OTHER OPERATING EXPENSE								
872-05	TRAINING/SOFTWARE SUPPORT	5,419	5,000	-419	5,131	29,716	30,000	284	31,146
901-00	ADMINISTRATIVE SALARIES	20,420	18,900	-1,520	16,798	126,882	113,400	-13,482	141,891
903-00	MAINTENANCE SALARIES	35,491	36,410	919	30,783	223,082	218,460	-4,622	184,827
907-00	OTHER EMPLOYEES BENEFITS	7,262	10,417	3,155	8,791	64,380	62,502	-1,878	58,333
908-00	PAYROLL TAX EXPENSE	4,243	4,500	257	3,607	27,368	27,000	-368	25,488
924-00	TELEPHONE	1,825	850	-975	854	7,192	5,100	-2,092	7,263

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
947-00	VEHICLES & OPER EQUIP	779	0	-779	0	3,337	0	-3,337	33
948-00	OPER SUPPLIES & SM TOOLS	0	0	0	0	0	0	0	247
971-01	TRAVEL	0	100	100	0	0	600	600	0
971-02	MEALS & ENTERTAINMENT 50%	0	50	50	0	0	300	300	0
971-03	EMPLOYEE MEALS 100%	0	50	50	0	443	300	-143	52
972-05	OTHER PROFESSIONAL FEES	9,216	0	-9,216	0	13,994	0	-13,994	19,722
973-00	ADVERTISING & PROMOTION - EVENTS	0	0	0	0	5,917	0	-5,917	4,961
973-01	ADVERTISING & PROMOTION - OTHER	1,911	750	-1,161	1,550	14,235	750	-13,485	8,243
974-01	DUES & SUBSCRIPTIONS	575	600	25	0	10,646	800	-9,846	614
974-02	LICENSES AND PERMITS	124	200	76	112	741	1,200	459	2,303
975-00	CONTRIBUTIONS	0	667	667	678	0	4,000	4,000	4,068
976-00	COLLECTION EXPENSES	140	417	277	0	170	2,500	2,330	0
977-00	BAD DEBT PROVISION	-80	2,500	2,580	0	3,214	15,000	11,786	496
978-00	Other Administrative Expense	0	0	0	0	0	0	0	226
979-02	OTHER EXPENSE-TRAIN-EDUC	140	0	-140	0	140	0	-140	0
981-01	INSURANCE	1,541	1,495	-46	742	9,227	8,971	-257	4,452
985-00	VEHICLE LICENSE/FEES	0	0	0	0	216	0	-216	4,305
985-01	MISC. EXPENSE & TAXES	564	0	-564	-284	2,080	0	-2,080	-221
985-02	Company Events	0	250	250	0	0	500	500	237
985-03	CREDIT CARD FEES	884	417	-467	118	4,235	2,500	-1,735	1,497
985-04	BANK SERVICE CHARGES	188	300	112	260	1,172	1,800	628	1,484
985-05	JANITORIAL - ADMIN	225	225	0	0	1,350	1,350	0	500
985-06	BLDG MAINT/REPAIRS - ADMIN	133	417	284	125	656	2,500	1,844	941
985-08	FURNITURE & REPAIRS - ADMIN	0	0	0	0	0	0	0	659
986-01	COMMISSION-INHOUSE BROKE	1,185	1,200	15	1,203	7,590	7,200	-390	19,604
989-00	OFFICE SUPPLIES	1,586	167	-1,420	310	11,781	1,000	-10,781	6,328
989-01	POSTAGE	21	83	62	0	984	500	-484	134
989-02	OFFICE EQUIPMENT-RENTAL	0	650	650	470	2,104	3,900	1,796	1,291
995-00	ALLOCATED EXPENSES	-57,450	-54,612	2,838	-6,433	-349,422	-327,672	21,750	-57,066

CB Downtown Industrial, LLC (cbdi)

Budget Comparison

Period = Jun 2022

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	PTD	PTD		PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
GENERAL & ADMINISTRATIVE	36,340	32,002	-4,339	64,812	223,430	184,460	-38,969	474,057
972-01 LEGAL FEES-OUTSIDE FIRM	3,274	1,667	-1,608	0	20,484	10,000	-10,484	11,721
972-02 AUDIT/TAX PREP FEES	1,667	1,667	0	1,667	16,576	10,000	-6,576	14,998
LEGAL & AUDIT	4,941	3,333	-1,608	1,667	37,060	20,000	-17,060	26,719
TOTAL OTHER OPERATING EXPENSE	41,282	35,335	-5,947	66,479	260,489	204,460	-56,029	500,776
NET INCOME BEFORE INT & DEPREC	540,538	270,100	270,439	441,460	3,075,696	2,296,256	779,440	2,755,151
991-00 DEPRECIATION	147,288	147,288	0	158,324	883,730	883,730	0	949,944
992-00 AMORTIZATION	21,492	21,492	0	45,933	128,951	128,951	0	124,548
DEPRECIATION & AMORTIZATION	168,780	168,780	0	204,257	1,012,681	1,012,681	0	1,074,492
993-00 INTEREST-MORTGAGE	219,919	211,658	-8,260	200,625	1,221,518	1,269,950	48,432	1,180,369
INTEREST & PPR EXPENSE	219,919	211,658	-8,260	200,625	1,221,518	1,269,950	48,432	1,180,369
NET INCOME BEFORE TAX	151,839	-110,339	262,178	36,579	841,497	13,625	827,872	500,290
NET INCOME (LOSS)	151,839	-110,339	262,178	36,579	841,497	13,625	827,872	500,290



Company Summary

July 01, 2022 08:54 AM CST
As of: Jun 30, 2022
Smart Storage

Created by: Susan Hutchison
Company: Smart Storage
3101 Mercier, Suite 407 Kansas City MO 64111

Deposits By Payment Type

	Last Month	Last YTD	MTD	YTD
Bank Draft	50,613.00	0.00	50,348.00	157,518.82
Check	41,176.33	0.00	18,334.00	100,167.99
Credit Card	38,546.62	0.00	49,996.91	123,512.53
Money Order	1,304.00	0.00	661.50	2,319.50
Total	131,639.95	0.00	119,340.41	383,518.84

Unpaid Charges

Days Late	Accounts	Rent	Fees	Other
0-30	14	3,233.00	640.00	20.00
31-60	0	594.00	0.00	0.00
61-90	1	594.00	0.00	0.00
91+	3	813.52	11.40	0.00
Total	18	5,234.52	651.40	20.00

Deposits By GL Account

	Last Month	Last YTD	MTD	YTD
Admin Fees	120.00	0.00	140.00	460.00
Late and NSF Fees	70.00	0.00	365.00	575.00
Parking	20,061.33	0.00	18,090.41	58,736.22
Rental Income	109,263.62	0.00	99,631.00	316,119.62
Rental Insurance	80.00	0.00	220.00	350.00
Security Deposits	1,115.00	0.00	219.00	1,334.00
Unapplied Payments	0.00	0.00	75.00	75.00
Uncategorized Payments	0.00	0.00	0.00	0.00
Voided Payments	930.00	0.00	600.00	5,869.00
Total	131,639.95	0.00	119,340.41	383,518.84

Counts

	Last Month	Last YTD	MTD	YTD
Move Ins	14		17	579
Move Outs	11		28	61
Transfers	2		0	2

	Number
Occupied	518
Vacant	93
Total Units	611

Room Occupancy %	84.78%
NCC Occupancy %	0.00%
CC Occupancy %	85.00%

Unit Statistics By Status

	Occ	Vac	Actual	Vac Street	Occ SqFt	Vac SqFt
Damaged	0	1	0.00	129.00	0	100
Lien	8	0	1,077.00	0.00	570	0
Needs Cleaning	0	3	0.00	862.00	0	900
Normal	510	87	123,850.74	15,010.00	134892	13000
Reserved	0	2	0.00	258.00	0	200
Total	518	93	124,927.74	16,259.00	135462	14200

Occupied Footage	135462
Vacant Footage	14200
Total Footage	149662
Footage Occupancy %	90.51%
Has Email	516
Auto Credit Card	182
Auto Bank Draft	194
Security Deposit	10 for 1334.00
Adjusted Rate	517 for 19937.26
Insurance Policies	275 for 2730.00
Proof of Insurance %	17.9%
MTD Bounced Payments	2 for 600.00

Credit Reasons

Reason	Last Month	Last YTD	MTD	YTD
Cancelled Service (i.e. Move out)	168.00			168.00
Customer Relations			344.00	545.00
Discounts (Move-In, Referral, and Ongoing)			98.00	98.00
Removed Insurance	20.00		150.00	180.00
Transfer Credit	86.79		100.00	187.79
Waived Late Fees	10.00		680.00	690.00
Waived Rent/Other	510.00		274.00	1,044.24
Total	794.79	0.00	1,646.00	2,913.03

General Totals

	Amount
Actual Rate	124,927.74
Discount Projection	0.00
MTD Discounts Given	98.00
Expected Income (Actual - Proj. Discount)	124,927.74
Economic Occupancy %	78.00
Occupied Street Rate	144,865.00
Vacant Street Rate	16,259.00
Total Street Rate (Gross Potential)	161,124.00
Vacant Street + Actual Rate	141,186.74
Unapplied Payments	225.00
Pre-Paid RENT (Excluding Credits)	19,022.00
Pre-Paid OTHER (Excluding Credits)	130.00