

**Comparative Income Statement - Summary**  
**AC City Center Lenexa**

Accrual

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

Format IS_MC_SUMV3	----- Current Period -----		----- Year-To-Date -----			----- Annual -----		
	Actual		Actual		Actual	Revised	Original	Actual
	Mar 2023	Variance	Mar 2023	Variance	Prior Year	Budget	Budget	Prior Year
<b>INCOME</b>								
Minimum Rent	40,064	0	120,192	0	49,217	484,817	484,817	393,179
CAM / Operating Costs	4,529	0	13,587	0	11,121	54,349	54,349	63,083
Real Estate Taxes	7,478	0	22,435	0	19,323	89,741	89,741	101,786
Direct Tenant	2,262	1,487	4,414	2,089	2,835	9,610	9,610	8,742
Miscellaneous	29,114	26,531	36,973	8,491	21,459	72,464	72,464	67,006
<b>TOTAL INCOME</b>	<b>83,448</b>	<b>28,018</b>	<b>197,601</b>	<b>10,580</b>	<b>103,955</b>	<b>710,981</b>	<b>710,981</b>	<b>633,796</b>
<b>EXPENSE</b>								
CAM / Operating Costs	7,063	132	26,722	(1,263)	20,291	89,311	89,311	84,709
Real Estate Taxes	12,598	0	38,980	(1,186)	28,533	151,178	151,178	114,134
Direct Tenant	482	293	3,782	(1,457)	3,336	9,610	9,610	7,666
General & Administrative	6,966	(6,941)	8,175	(6,525)	463	9,950	9,950	12,535
Management Fees	2,355	(488)	6,050	(449)	3,160	22,559	22,559	19,701
<b>TOTAL EXPENSE</b>	<b>29,464</b>	<b>(7,004)</b>	<b>83,710</b>	<b>(10,880)</b>	<b>55,784</b>	<b>282,608</b>	<b>282,608</b>	<b>238,744</b>
<b>NET OPERATING INCOME</b>	<b>53,984</b>	<b>21,014</b>	<b>113,891</b>	<b>(300)</b>	<b>48,171</b>	<b>428,373</b>	<b>428,373</b>	<b>395,051</b>
Interest Expense, Net	(13,894)	(1,371)	(41,712)	(1,736)	(55,542)	(161,610)	(161,610)	(175,811)
Depreciation & Amortization	(10,694)	(1)	(32,083)	(4)	(27,349)	(128,316)	(128,316)	(128,332)
Prior Year Adjustments	0	0	0	0	(449)	0	0	2,278
<b>NET INCOME</b>	<b>29,395</b>	<b>19,641</b>	<b>40,096</b>	<b>(2,041)</b>	<b>(35,169)</b>	<b>138,447</b>	<b>138,447</b>	<b>93,186</b>

**Comparative Balance Sheet**  
**AC City Center Lenexa**

Accrual

Mar 2023

Dec 2022

## ASSETS

## Property &amp; Equipment, at cost

Land	1,825,531	1,825,531
Land Improvement	387,581	387,581
Building	3,872,442	3,872,442
Furniture, fixtures & equipment	0	0
(Less: Accumulated Depreciation)	(766,460)	(742,172)
	5,319,093	5,343,382
Work in Process	1,031,865	940,504
Land Held for Development	0	0
Land Held for Sale	0	0
Development Studies	0	0
Cash & Cash Equivalents		
Unrestricted	60,882	114,732
Restricted	169,496	88,200
	230,379	202,932
Restricted Escrows	0	0
Receivables		
Accounts Receivable, trade	33,976	1,619
less Allowance for Losses	0	0
	33,976	1,619
Other Receivables	1,212,237	1,280,454
	1,246,214	1,282,073
Investments	0	0
Mortgage / Notes Receivable	0	0
Advances to/from Affiliates	(2,355)	(1,448)
Loan Costs, Lease Commissions & Other Intangibles	215,473	215,473
(Less: Accumulated Amortization)	(87,391)	(79,597)
	128,081	135,876
Other Assets	(47,692)	(27,729)
	(47,692)	(27,729)
TOTAL ASSETS	7,905,585	7,875,590

**Comparative Balance Sheet**  
**AC City Center Lenexa**

Accrual

Mar 2023

Dec 2022

## LIABILITIES

## Notes Payable

First Mortgage Payable	4,345,182	4,372,618
Second Mortgage Payable	0	0
Other Notes Payable	0	0
	<hr/>	<hr/>
	4,345,182	4,372,618

Capital Lease Obligation	0	0
Accounts Payable, Trade	0	497
Accrued Interest Payable	13,932	13,932
Accrued Real Estate Taxes	141,580	88,200
Accrued Expenses	4,413	14,832
Deferred Liabilities	1,249,462	1,274,591
Tenant / Customer Deposits	12,652	12,652
Other Liabilities	0	0
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TOTAL LIABILITIES	5,767,220	5,777,321
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## EQUITY

Equity, Beginning of Year	2,098,269	2,005,083
Current Year Earnings	40,096	93,186
Current Year Distributions	0	0
Current Year Contributions	0	0
Equity, Tax Basis Adjustments	0	0
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TOTAL EQUITY	2,138,365	2,098,269
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TOTAL LIABILITIES & PARTNER'S EQUITY	<hr/> <hr/> 7,905,585	<hr/> <hr/> 7,875,590
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**STATEMENT OF CHANGES IN CASH BALANCE**  
AC City Center Lenexa

3/31/2023

	----- Current Period -----			----- Year-To-Date -----			----- Annual -----			
	Actual Mar 2023	Budget	Variance	Actual Mar 2023	Budget	Variance	Actual Mar 2022	Revised Budget	Original Budget	Dec 2022 Actual

**CASH FLOWS FROM OPERATING ACTIVITIES**

Net Income	29,395	9,754	19,641	40,096	42,137	(2,041)	(35,169)	138,447	138,447	93,186
<b>Adjustments to reconcile net income to net cash provided by operating activities</b>										
Depreciation	8,096	8,096	0	24,288	24,288	0	24,288	97,152	97,152	97,157
Amortization	2,598	2,597	1	7,794	7,791	3	3,060	31,164	31,164	28,447
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
<b>Decrease (Increase) in operating assets</b>										
Accounts Receivable, Trade	12,449	(8,951)	21,400	(7,936)	(8,951)	1,015	(4,862)	0	0	(4,205)
Other Receivables	25,197	8,951	16,246	43,795	20,876	22,919	23,752	32,801	32,801	18,021
Advances to Affiliates	609	0	609	907	0	907	2,348	0	0	993
Other Assets	30,444	2,857	27,587	19,963	(8,180)	28,143	(10,220)	(125)	(125)	6,479
<b>Increase (Decrease) in operating liabilities</b>										
Accounts Payable, Trade	(875)	0	(875)	(497)	0	(497)	0	0	0	497
Accrued Interest	0	0	0	0	(366)	366	2,006	(366)	(366)	(2,568)
Accrued Expenses	17,386	17,835	(449)	42,961	53,505	(10,544)	44,544	18,722	18,722	33,511
Deferred Revenue	(25,197)	0	(25,197)	(25,129)	(11,925)	(13,204)	(12,147)	(23,850)	(23,850)	(23,271)
Tenant/Customer Deposits	0	0	0	0	0	0	0	0	0	12,652
<b>Net Cash Provided (Used) By Operating Activities</b>	<b>100,103</b>	<b>41,139</b>	<b>58,964</b>	<b>146,244</b>	<b>119,175</b>	<b>27,069</b>	<b>37,601</b>	<b>293,945</b>	<b>293,945</b>	<b>260,900</b>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Tenant Improvements	0	0	0	0	0	0	(915)	0	0	(379,400)
Commissions	(769)	0	(769)	(2,123)	0	(2,123)	0	0	0	(2,027)
Other Capital	(19,942)	(5,237)	(14,705)	(89,238)	(15,710)	(73,528)	(15,810)	(62,841)	(62,841)	(135,645)
Accrued Capital Projects	0	0	0	0	0	0	0	0	0	0
Deferred Commissions	0	0	0	0	0	0	0	0	0	(7,721)
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	(43,501)	0	0	(43,929)
Other Intangibles	0	0	0	0	0	0	0	0	0	0

**"Current Period" and "Year-to-Date" are compared against the 2023 Original**

**STATEMENT OF CHANGES IN CASH BALANCE**  
AC City Center Lenexa

3/31/2023

	----- Current Period -----			----- Year-To-Date -----			----- Annual -----			
	Actual Mar 2023	Budget	Variance	Actual Mar 2023	Budget	Variance	Actual Mar 2022	Revised Budget	Original Budget	Dec 2022 Actual
Gain (Loss) on Sale of Assets	0	0	0	0	0	0	0	0	0	0
Net Cash Provided (Used) By Investing Activities	(20,710)	(5,237)	(15,474)	(91,361)	(15,710)	(75,650)	(60,226)	(62,841)	(62,841)	(568,722)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>										
Increase (Decrease) in Mortgage Notes Payable	(9,155)	(10,527)	1,372	(27,436)	(28,808)	1,372	(24,782)	(114,622)	(114,622)	(107,382)
Net Cash Provided (Used) By Financing Activities	(9,155)	(10,527)	1,372	(27,436)	(28,808)	1,372	(24,782)	(114,622)	(114,622)	(107,382)
CASH FLOW (DEFICIT) GENERATED FOR THE PERIOD	70,238	25,375	44,863	27,447	74,656	(47,210)	(47,407)	116,482	116,482	(415,204)
Distributions to Partners	0	0	0	0	0	0	0	(65,000)	(65,000)	0
Net Cash Provided (Used) By Contributions (Distributions)	0	0	0	0	0	0	0	(65,000)	(65,000)	0
NET INCREASE (DECREASE) IN CASH & EQUIVALENTS	70,238	25,375	44,863	27,447	74,656	(47,210)	(47,407)	51,482	51,482	(415,204)
CASH & CASH EQUIVALENTS, BEGINNING OF PERIOD	160,141	228,539	(68,398)	202,932	179,257	23,674	621,598	179,257	179,257	621,598
CASH & CASH EQUIVALENTS, END OF PERIOD	230,379	253,914	(23,535)	230,379	253,914	(23,535)	574,191	230,739	230,739	206,393
<b>Summary:</b>										
Restricted Cash & Cash Equivalents	169,496	141,792	27,705	169,496	141,792	27,705	111,842	107,009	107,009	88,200
Unrestricted Cash & Cash Equivalents	60,882	112,123	(51,240)	60,882	112,123	(51,240)	462,350	123,731	123,731	114,732
Total Restricted & Unrestricted Cash	230,379	253,914	(23,536)	230,379	253,914	(23,536)	574,191	230,740	230,740	202,932

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2023 Original

**Comparative Income Statement - Detail**  
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2023	Mar 2023		Mar 2023	Mar 2023		Prior Year	Budget	Budget	Prior Year	
<b>INCOME</b>											
<b>MINIMUM RENT</b>											
Minimum Rent	MC40111000	40,064	40,064	0	120,192	120,192	0	80,915	484,817	484,817	424,877
Rent Abatement-Billed	MC40115005	0	0	0	0	0	0	(31,698)	0	0	(31,698)
<b>TOTAL MINIMUM RENT</b>		<b>40,064</b>	<b>40,064</b>	<b>0</b>	<b>120,192</b>	<b>120,192</b>	<b>0</b>	<b>49,217</b>	<b>484,817</b>	<b>484,817</b>	<b>393,179</b>
<b>CAM / OPERATING COSTS</b>											
CAM/Op Costs-Billed	MC40211005	4,529	4,529	0	13,587	13,587	0	11,121	54,349	54,349	44,485
CAM/Op Costs-Accrued	MC40211010	0	0	0	0	0	0	0	0	0	18,598
<b>TOTAL CAM / OPERATING COSTS</b>		<b>4,529</b>	<b>4,529</b>	<b>0</b>	<b>13,587</b>	<b>13,587</b>	<b>0</b>	<b>11,121</b>	<b>54,349</b>	<b>54,349</b>	<b>63,083</b>
<b>REAL ESTATE TAXES</b>											
Real Estate Tax-Billed	MC40231005	7,478	7,478	0	22,435	22,435	0	19,323	89,741	89,741	101,786
<b>TOTAL REAL ESTATE TAXES</b>		<b>7,478</b>	<b>7,478</b>	<b>0</b>	<b>22,435</b>	<b>22,435</b>	<b>0</b>	<b>19,323</b>	<b>89,741</b>	<b>89,741</b>	<b>101,786</b>
<b>DIRECT TENANT</b>											
Direct Tenant-Space Work	MC40311255	964	0	964	1,446	0	1,446	2,491	0	0	5,742
Direct Tenant-Utilities	MC40311260	1,298	775	523	2,968	2,325	643	344	9,610	9,610	3,000
<b>TOTAL DIRECT TENANT</b>		<b>2,262</b>	<b>775</b>	<b>1,487</b>	<b>4,414</b>	<b>2,325</b>	<b>2,089</b>	<b>2,835</b>	<b>9,610</b>	<b>9,610</b>	<b>8,742</b>
<b>MISCELLANEOUS</b>											
Extra Cleaning	MC40314000	500	500	0	1,500	1,500	0	1,500	6,000	6,000	6,000
Miscellaneous	MC40319000	3,291	2,083	1,207	10,149	6,250	3,899	7,599	25,000	25,000	36,285
TIF Reimbursements	MC40319005	25,324	0	25,324	25,324	20,732	4,592	12,360	41,464	41,464	24,720
<b>TOTAL MISCELLANEOUS</b>		<b>29,114</b>	<b>2,583</b>	<b>26,531</b>	<b>36,973</b>	<b>28,482</b>	<b>8,491</b>	<b>21,459</b>	<b>72,464</b>	<b>72,464</b>	<b>67,006</b>

**"Current Period" and "Year-to-Date" are compared against the 2023 Original**

**Comparative Income Statement - Detail**  
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual			
	Actual Mar 2023	Budget Mar 2023	Variance	Actual Mar 2023	Budget Mar 2023	Variance	Actual Prior Year	Revised Budget	Original Budget	Actual Prior Year
TOTAL INCOME	83,448	55,430	28,018	197,601	187,021	10,580	103,955	710,981	710,981	633,796
EXPENSES										
CAM / OPERATING COSTS										
GENERAL BUILDING										
Wages	750	775	25	2,317	2,325	8	2,185	10,150	10,150	8,742
Supplies	0	20	20	0	60	60	36	240	240	1,247
Uniforms	0	5	5	0	15	15	7	60	60	7
Repairs & Maintenance	0	50	50	0	150	150	0	600	600	410
Small Tools and Equipment	0	5	5	0	15	15	0	60	60	22
Vehicle Expense	0	20	20	0	60	60	0	240	240	204
Communication Expense	0	5	5	0	15	15	0	60	60	0
Telephone	0	0	0	0	0	0	0	0	0	16
Fire Prevention	373	20	(353)	746	435	(311)	318	1,740	1,740	1,321
Meals & Entertainment	0	4	4	124	12	(112)	0	48	48	0
Licenses, Fees & Permits	120	0	(120)	120	0	(120)	0	0	0	14
Seminars & Continuing Ed	0	10	10	0	30	30	0	120	120	0
Postage & Delivery	0	0	0	0	0	0	0	0	0	35
Signs & Directories	0	0	0	0	0	0	0	0	0	4,346
Keys & Locks	0	20	20	0	60	60	0	240	240	16
Insurance	801	464	(337)	2,403	1,392	(1,011)	1,352	5,610	5,610	6,457
TOTAL GENERAL BUILDING	2,044	1,398	(646)	5,709	4,569	(1,140)	3,898	19,168	19,168	22,837
JANITORIAL										
Window Washing	0	0	0	0	0	0	0	1,000	1,000	0
Trash	2,214	840	(1,374)	3,931	2,520	(1,411)	1,314	10,080	10,080	7,363
TOTAL JANITORIAL	2,214	840	(1,374)	3,931	2,520	(1,411)	1,314	11,080	11,080	7,363

"Current Period" and "Year-to-Date" are compared against the 2023 Original

**Comparative Income Statement - Detail**  
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual			
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual
	Mar 2023	Mar 2023		Mar 2023	Mar 2023		Prior Year	Budget	Budget	Prior Year

EXTERIOR MAINTENANCE

Contract Services	MC50214050	709	550	(159)	709	550	(159)	0	12,950	12,950	8,656
Snow Removal	MC50214060	440	900	460	2,120	6,700	4,580	5,828	10,500	10,500	7,445
Exterior Supplies	MC50214065	0	10	10	0	30	30	0	120	120	340
Repairs & Maintenance	MC50214085	560	150	(410)	560	450	(110)	0	1,800	1,800	56
Sprinkler System	MC50214120	0	0	0	0	0	0	0	0	0	835
Window Washing	MC50214145	0	0	0	0	0	0	0	0	0	300
Electricity	MC50214160	(2,647)	700	3,347	6,385	2,750	(3,635)	3,445	7,750	7,750	7,037
Easement Expenses	MC50214205	1,726	2,393	667	5,178	7,178	2,000	5,785	21,800	21,800	21,492
<b>TOTAL EXTERIOR MAINTENANCE</b>		<b>788</b>	<b>4,703</b>	<b>3,915</b>	<b>14,953</b>	<b>17,658</b>	<b>2,706</b>	<b>15,058</b>	<b>54,920</b>	<b>54,920</b>	<b>46,161</b>

UTILITIES

HVAC Supplies	MC50215065	0	0	0	0	0	0	0	0	0	270
HVAC Repairs	MC50215085	155	100	(55)	155	300	145	0	1,200	1,200	598
Gas	MC50215175	586	0	(586)	1,533	0	(1,533)	971	0	0	2,321
Water	MC50215180	876	90	(786)	(98)	220	318	(25)	2,055	2,055	5,590
<b>TOTAL UTILITIES</b>		<b>1,617</b>	<b>190</b>	<b>(1,427)</b>	<b>1,590</b>	<b>520</b>	<b>(1,070)</b>	<b>945</b>	<b>3,255</b>	<b>3,255</b>	<b>8,778</b>

PLUMBING

Supplies	MC50216065	0	10	10	0	30	30	0	120	120	29
Repairs & Maintenance	MC50216085	0	0	0	140	0	(140)	0	120	120	465
<b>TOTAL PLUMBING</b>		<b>0</b>	<b>10</b>	<b>10</b>	<b>140</b>	<b>30</b>	<b>(110)</b>	<b>0</b>	<b>240</b>	<b>240</b>	<b>493</b>

ELECTRICAL

Repairs & Maintenance	MC50217085	400	54	(346)	400	162	(238)	0	648	648	0
<b>TOTAL ELECTRICAL</b>		<b>400</b>	<b>54</b>	<b>(346)</b>	<b>400</b>	<b>162</b>	<b>(238)</b>	<b>0</b>	<b>648</b>	<b>648</b>	<b>0</b>

"Current Period" and "Year-to-Date" are compared against the 2023 Original



**Comparative Income Statement - Detail**  
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2023	Mar 2023		Mar 2023	Mar 2023		Prior Year	Budget	Budget	Prior Year	
<b>ELEVATOR / ESCALATOR</b>											
Contract Services	MC50218050	0	0	0	0	0	(923)	0	0	(923)	
<b>TOTAL ELEVATOR / ESCALATOR</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(923)</b>	<b>0</b>	<b>0</b>	<b>(923)</b>	
<b>TOTAL CAM / OPERATING COSTS</b>											
		7,063	7,195	132	26,722	25,459	(1,263)	20,291	89,311	89,311	84,709
<b>REAL ESTATE TAXES</b>											
Real Estate Taxes	MC50231300	12,598	12,598	0	38,980	37,795	(1,186)	28,533	151,178	151,178	114,134
<b>TOTAL REAL ESTATE TAXES</b>		<b>12,598</b>	<b>12,598</b>	<b>0</b>	<b>38,980</b>	<b>37,795</b>	<b>(1,186)</b>	<b>28,533</b>	<b>151,178</b>	<b>151,178</b>	<b>114,134</b>
<b>DIRECT TENANT</b>											
Contract Services	MC50311050	482	475	(7)	1,446	1,425	(21)	2,308	5,700	5,700	6,503
Repairs & Maintenance	MC50311085	0	100	100	0	300	300	644	1,200	1,200	644
Water	MC50311180	0	200	200	2,337	600	(1,737)	383	2,710	2,710	519
<b>TOTAL DIRECT TENANT</b>		<b>482</b>	<b>775</b>	<b>293</b>	<b>3,782</b>	<b>2,325</b>	<b>(1,457)</b>	<b>3,336</b>	<b>9,610</b>	<b>9,610</b>	<b>7,666</b>
<b>TOTAL MISCELLANEOUS EXPENSES</b>											
		0	0	0	0	0	0	0	0	0	0
<b>GENERAL AND ADMINISTRATIVE</b>											
Supplies	MC50411065	0	0	0	500	0	(500)	0	0	0	0
Bank Charges & Fees	MC50411075	22	5	(17)	56	15	(41)	0	60	60	84
Income Tax/Franchise Fee	MC50411120	53	0	(53)	53	0	(53)	0	0	0	0
Donations	MC50411160	123	0	(123)	123	0	(123)	0	0	0	0
Legal	MC50411170	6,627	0	(6,627)	6,980	1,500	(5,480)	268	4,500	4,500	6,987
Accounting & Auditing	MC50411185	0	0	0	0	0	0	0	5,000	5,000	4,051

**"Current Period" and "Year-to-Date" are compared against the 2023 Original**

**Comparative Income Statement - Detail**  
**AC City Center Lenexa**

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Revised	Original	Actual	
	Mar 2023	Mar 2023		Mar 2023	Mar 2023		Prior Year	Budget	Budget	Prior Year	
Meals & Entertainment	MC50411210	0	0	0	312	0	(312)	0	0	0	0
Travel & Airfare	MC50411225	15	0	(15)	25	0	(25)	11	0	0	80
Licenses, Fees & Permits	MC50411235	127	0	(127)	127	75	(52)	62	150	150	124
Postage & Delivery	MC50411245	0	0	0	0	0	0	0	0	0	36
Civic Fees and Meals	MC50411253	0	0	0	0	0	0	123	0	0	123
Professional Services	MC50411270	0	0	0	0	0	0	0	0	0	1,000
Miscellaneous	MC50411275	0	20	20	0	60	60	0	240	240	4
Meals-Travel	MC50411335	0	0	0	0	0	0	0	0	0	47
<b>TOTAL GENERAL AND ADMINISTRATIVE</b>		<b>6,966</b>	<b>25</b>	<b>(6,941)</b>	<b>8,175</b>	<b>1,650</b>	<b>(6,525)</b>	<b>463</b>	<b>9,950</b>	<b>9,950</b>	<b>12,535</b>
<b>MANAGEMENT FEES</b>											
Management Fees	MC50451310	2,355	1,867	(488)	6,050	5,601	(449)	3,160	22,559	22,559	19,701
<b>TOTAL MANAGEMENT FEES</b>		<b>2,355</b>	<b>1,867</b>	<b>(488)</b>	<b>6,050</b>	<b>5,601</b>	<b>(449)</b>	<b>3,160</b>	<b>22,559</b>	<b>22,559</b>	<b>19,701</b>
<b>TOTAL ALLOCABLE UTILITIES EXPENSE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALLOCABLE SECURITY</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALLOCABLE UNIFORM</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALLOCABLE COMMUNICATIONS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALLOCABLE RE TAX DEPARTMENT</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALLOCABLE MANAGEMENT OFFICE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**"Current Period" and "Year-to-Date" are compared against the 2023 Original**

**Comparative Income Statement - Detail**  
AC City Center Lenexa

Accrual

Account #	Current Period			Year-To-Date			Annual				
	Actual Mar 2023	Budget Mar 2023	Variance	Actual Mar 2023	Budget Mar 2023	Variance	Actual Prior Year	Revised Budget	Original Budget	Actual Prior Year	
TOTAL EXPENSES	29,464	22,460	(7,004)	83,710	72,830	(10,880)	55,784	282,608	282,608	238,744	
NET OPERATING INCOME	53,984	32,970	21,014	113,891	114,192	(300)	48,171	428,373	428,373	395,051	
INTEREST EXPENSE, NET											
Interest-First Mortgage	MC60110000	(13,903)	(12,531)	(1,372)	(41,737)	(40,000)	(1,737)	(55,566)	(161,706)	(161,706)	(175,910)
Interest-Bank	MC60210000	8	8	0	24	24	0	24	96	96	99
TOTAL INTEREST EXPENSE, NET		(13,894)	(12,523)	(1,371)	(41,712)	(39,976)	(1,736)	(55,542)	(161,610)	(161,610)	(175,811)
DEPRECIATION AND AMORTIZATION											
Depreciation	MC61100000	(8,096)	(8,096)	0	(24,288)	(24,288)	0	(24,288)	(97,152)	(97,152)	(97,154)
Amortization	MC61200000	(2,598)	(2,597)	(1)	(7,794)	(7,791)	(3)	(3,060)	(31,164)	(31,164)	(31,178)
TOTAL DEPRECIATION AND AMORTIZATION		(10,694)	(10,693)	(1)	(32,083)	(32,079)	(4)	(27,349)	(128,316)	(128,316)	(128,332)
PRIOR YEAR ADJUSTMENTS											
CAM/Op Costs-Prior Year	MC40211015	0	0	0	0	0	0	(449)	0	0	(449)
Real Estate Taxes-PY	MC50231998	0	0	0	0	0	0	0	0	0	0
Depreciation - Prior Year	MC61100015	0	0	0	0	0	0	0	0	0	(3)
Amortization - PY	MC61200015	0	0	0	0	0	0	0	0	0	2,731
TOTAL PRIOR YEAR ADJUSTMENTS		0	0	0	0	0	0	(449)	0	0	2,278
NET INCOME		29,395	9,754	19,641	40,096	42,137	(2,041)	(35,169)	138,447	138,447	93,186

"Current Period" and "Year-to-Date" are compared against the 2023 Original

Database: COPENBROOK  
COPENBROOK

Aged Delinquencies Summary  
AC City Center Lenexa

Page: 1  
Date: 6/16/2023  
Time: 10:06 AM  
CWB\_CMAGESUM

Period: 03/23

Building	Lease	Suite	Occpname	Amount	Current	30	60	90	120
263000-007143	200		Advent Health Shawnee Mission	32,113.30	31,040.96	1,072.34	0.00	0.00	0.00
263000-007317	110		Martin City Pizza & Tap Room	1,863.09	580.40	1,056.83	0.08	0.00	225.78
<b>Grand Total:</b>				33,976.39	31,621.36	2,129.17	0.08	0.00	225.78

NOTE: Temporary Tenants are excluded. Category & Building totals do not include 'Leased & Unoccupied' and 'New Lease' totals which are already reflected in 'Occupied & Vacant'.

Suite Id	Tenant Name	Occupancy Status	Lease Dates		Rentable Square Footage	Base Rent		Cost Recovery			Other Income			Future Rent Increases		
			Start	Expire		Annual Amt	PSF	Annual Amt	PSF	Cat	Annual Amt	PSF	Cat	Date	Annual Amt	PSF

**In-Line Occupied Suites**

263000-100	<b>Academy Bank, N.A.</b>		03/05/20	03/31/30	2,455	85,925.04	35.00	9,859.92	4.02	CAM			04/01/24	87,643.56	35.70	RNT			
						85,925.04		24,835.80					10.12	RET		04/01/25	89,386.56	36.41	RNT
								34,695.72								04/01/26	91,178.76	37.14	RNT
																04/01/27	92,995.44	37.88	RNT
																04/01/28	94,861.20	38.64	RNT
263000-110	<b>Martin City Pizza &amp; Tap Room</b>		05/01/22	10/31/28	6,073	151,824.96	25.00						05/01/23	157,898.04	26.00	RNT			
						151,824.96								05/01/24		163,971.00	27.00	RNT	
														05/01/25		170,043.96	28.00	RNT	
														05/01/26		176,117.04	29.00	RNT	
														05/01/27		182,190.00	30.00	RNT	
			05/01/28	188,262.96	31.00	RNT													

**Total Occupied Suites**      44.66%      8,528      237,750.00      34,695.72      0.00

**Total Leased:**      44.66%      8,528      237,750.00      34,695.72      0.00

**Total In-Line**      44.66%      8,528      237,750.00      34,695.72      0.00

**Office Occupied Suites**

263000-200	<b>Advent Health Shawnee Mission</b>		01/01/21	12/31/25	10,566	243,018.00	23.00	44,489.40	4.21	CAM			01/01/24	248,301.00	23.50	RNT			
						243,018.00		64,904.88					6.14	RET		01/01/25	253,584.00	24.00	RNT
								109,394.28											

**Total Occupied Suites**      55.34%      10,566      243,018.00      109,394.28      0.00

**Total Leased:**      55.34%      10,566      243,018.00      109,394.28      0.00

**Total Office**      55.34%      10,566      243,018.00      109,394.28      0.00

NOTE: Temporary Tenants are excluded. Category & Building totals do not include 'Leased & Unoccupied' and 'New Lease' totals which are already reflected in 'Occupied & Vacant'.

Suite Id	Tenant Name	Occupancy Status	--- Lease Dates ---		Rentable Square Footage	----- Base Rent -----		----- Cost Recovery -----			----- Other Income -----			----- Future Rent Increases -----			
			Start	Expire		Annual Amt	PSF	Annual Amt	PSF	Cat	Annual Amt	PSF	Cat	Date	Annual Amt	PSF	Cat

Total AC City Center Lenexa, LLC

**Accounting Rent Roll :**

<b>Occupied</b>	( 3 Units )	100.00%	19,094	480,768.00	25.18	144,090.00	7.55	0.00	0.00
<b>Vacant</b>	( 0 Units )	0.00%	0	0.00	0.00				
<b>Total:</b>		100.00%	19,094	480,768.00	25.18	144,090.00	7.55	0.00	0.00

**Effective Leasing Status :**

<b>Occupied</b>	( 3 Units )	100.00%	19,094	480,768.00	25.18	144,090.00	7.55	0.00	0.00
<b>Future Leases</b>	( 0 Units )	0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
<b>To Be Closed</b>	( 0 Units )	0.00%	0	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Leased:</b>		100.00%	19,094	480,768.00	25.18	144,090.00	7.55	0.00	0.00
<b>Vacant</b>	( 0 Units )	0.00%	0	0.00	0.00				
<b>Future Leases</b>	( 0 Units )	0.00%	0	0.00	0.00				
<b>To Be Closed</b>	( 0 Units )	0.00%	0	0.00	0.00				
<b>Total Not Leased:</b>		0.00%	0	0.00	0.00				