



Plaza Colonnade

2024 Budget Package

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Plaza Colonnade, LLC

Budget Summary

For Year 2024

Summary of Financial Operations

Net Operating Income for 2024 is budgeted to be \$5.6M which is \$45K less than 2023

Revenue: Increase of \$69K due to new deals for United Way effective 12/1/2023, off-set by move-out of Stifel effective 12/1/2023.

Operating Expenses: Decrease of \$48K over 2023

	Incr vs (Decr)	
	<u>2024 vs 2023</u>	
Contract Services	\$ 41,000	<u>Tower:</u> Rate increases for Janitorial, Dayporter, and Security. Increased Snow Removal. <u>Retail:</u> Waste Removal and Security Contract increases. <u>Garage:</u> Contract Rate Increase for Janitorial and Metal Finishing
Repairs & Maintenance	(147,000)	<u>Tower:</u> 2023 expenses include Sidewalk repairs (\$25k); Repairs relating to L/S deficiencies (\$5k); Security Camera (\$5k); Chloride Testing (\$4k); dock door repairs (\$9k); 2024 budget includes Compressor Repair (\$8k) plus contingency for other repairs (\$36k); contingency for plumbing repairs (\$10k); contingency for roof repairs (\$8k); Sidewalk membrane repairs after snowy season (\$10k). <u>Retail:</u> 2024 budget: Contingency for masonry repairs after snowy season (\$5k); contingency for roof repairs after inspection due to age (\$3k). <u>Garage:</u> 2023 expenses include unbudgeted Garage Exhaust repairs (\$17k); repairs to main drop-down gate (\$20k) and door replacements (\$13k); Various concrete and sealant repairs resulting from inspection results (\$226k). 2024 budget includes: Additional Inspection related repairs (\$163k); Painting elevator lobby (\$3k); contingencies for HVAC, Plumbing, Electrical and Security repairs (\$14k).
General Op Ex	23,000	Powerwashing
Electricity	13,000	Rate increase
Utilities	(8,000)	No increases proposed.
Management Fee	(23,000)	Decrease in line with reduce rental revenue
Taxes	26,000	1.5% increase expected
Tenant Specific Expenses	1,000	
Insurance	17,000	Based on Insurance Bill from Copaken
Non-Recoverable	9,000	
Total Variance	\$ (48,000)	

Summary of Leasing Status

> United Way new lease effective 12/1/2023

Other Potential Deals

Expirations in 2023

> Stifel move out effective 12/31/2023

Capital Improvements

Fitness Center \$677K

Tenant Lounge \$569K

Husch Restrooms \$305K

Husch Terrace \$490K

Comparative Income Statement-Summary
Plaza Colonnade, LLC-Consolidated

	Act 2020	Act 2021	Act 2022	Forecast 2023	Bud 2024
Rental Revenue					
Base Rent	8,983,921	8,279,117	8,263,270	8,590,243	8,657,705
Recovery	1,509,183	1,172,902	1,143,551	1,443,422	1,404,115
Recovery - PY	(34,927)	(175,067)	44,816	3,444	0
Tenant Specific Reimb	175,306	180,945	169,335	151,403	152,160
Percentage Rent	0	0	0	0	0
Parking Income	801,607	643,493	691,607	814,338	665,400
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	42,869	0	(12,868)	(27,713)	0
SLR WOs	(952)	(190)	0	0	0
Total Rental Revenue	11,477,007	10,101,199	10,299,710	10,975,137	10,879,380
Operating Expense					
Contract Services	915,413	919,070	958,385	1,078,296	1,118,756
Repairs and Maintenance	409,507	456,587	326,709	567,101	419,811
General OpEx	43,204	47,433	55,643	61,167	83,622
Total Controllable Expenses	1,368,124	1,423,089	1,340,737	1,706,564	1,622,188
Electricity	519,779	525,843	500,481	533,737	546,737
Utilities	96,805	93,999	110,679	114,840	106,800
Taxes	1,531,623	1,553,603	1,557,919	1,716,000	1,741,740
Taxes - PY Adjustments	(178,946)	0	0	0	0
Insurance	110,938	136,414	133,077	160,048	177,174
Non-Controllable Expenses	2,080,199	2,309,858	2,302,156	2,524,626	2,572,451
Management Fees/Alloc's	566,661	568,895	586,116	636,166	612,599
Total Recoverable Expenses	4,014,984	4,301,843	4,229,008	4,867,356	4,807,239
Tenant Specific Expenses	162,053	173,434	165,451	150,804	152,160
Non-Recoverable Expenses	304,453	304,793	328,472	316,028	324,611
Non-Rec/Customer Specific	466,506	478,227	493,924	466,832	476,771
Mgmt Fee Elim - Internal	0	0	0	0	0
Total Non-Recoverable Expenses	4,481,490	4,780,069	4,722,932	5,334,188	5,284,009
Net Operating Income	6,995,517	5,321,130	5,576,778	5,640,949	5,595,371
Prior Month					
Difference	6,995,517	5,321,130	5,576,778	5,640,949	5,595,371
Other Income					
SLR	(535,026)	(518,866)	(484,976)	(424,078)	(423,170)
TIF Inc Other	2,268,433	1,135,157	52,461	0	0
Def Revenue In/Out	(427,713)	406,119	0	0	0
Deferred Cash Revenue	427,713	(406,119)	0	0	0
Adjusted Net Operating Income	8,728,924	5,937,421	5,144,263	5,216,872	5,172,201

NOI DRILL DOWN
Plaza Colonnade, LLC
2023 Vs. 2024

	2020 Actuals	2021 Actuals	2022 Actuals	2023 Forecast	2024 Forecast	2023 to 2024 Variance	Pct. Var	Comments
Average Occupancy	95.66%	86.37%	85.76%	89.47%	88.67%			
Rental Revenue								
Base Rent	8,984	8,279	8,263	8,590	8,658	68	0.79%	
SLR	(535)	(519)	(485)	(424)	(423)	1	-0.24%	
GAAP Rent	8,449	7,760	7,778	8,166	8,235	69	0.84%	Tower: New deal Ste 0425: United Way effective 12/1/2023; Move-Out Ste 0500 Stifel effective 12/31/2023
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	1,841	1,541	52	0	0	0	0.00%	
Other Non-Cash Revenue	428	(406)	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	1,509	1,173	1,144	1,443	1,404	(39)	-2.70%	Decreased recovery income is in line with decreased recoverable expenses below.
Expense Recovery-Prior Year	(35)	(175)	45	3	0	(3)	-100.00%	
Tenant Specific Reimbursements	175	181	169	151	152	1	0.66%	
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	43	0	(13)	(28)	0	28	-100.00%	2023 Bad Debts relate to Stifel Parking for prior years.
SLR WOs	(1)	0	0	0	0	0	0.00%	
Parking	802	643	692	814	665	(149)	-18.30%	Tower: 2024 Parking decrease due to Stifel termination effective 12/31/2023
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	13,211	10,717	9,867	10,549	10,456	(93)	-0.88%	
Operating Expense								
Contract Services	915	919	958	1,078	1,119	(41)	-3.80%	Tower: Rate increases for Janitorial, Dayporter, and Security. Increased Snow Removal. Retail: Waste Removal and Security Contract increases. Garage: Contract Rate Increase for Janitorial and Metal Finishing
Repairs and Maintenance	410	457	327	567	420	147	25.93%	Tower: 2023 expenses include Sidewalk repairs (\$25k); Repairs relating to L/S deficiencies (\$5k); Security Camera (\$5k); Chloride Testing (\$4k); dock door repairs (\$9k); 2024 budget includes Compressor Repair (\$8k) plus contingency for other repairs (\$36k); contingency for plumbing repairs (\$10k); contingency for roof repairs (\$8k); Sidewalk membrane repairs after snowy season (\$10k). Retail: 2024 budget: Contingency for masonry repairs after snowy season (\$5k); contingency for roof repairs after inspection due to age (\$3k). Garage: 2023 expenses include unbudgeted Garage Exhaust repairs (\$17k); repairs to main drop-down gate (\$20k) and door replacements (\$13k); Various concrete and sealant repairs resulting from inspection results (\$226k). 2024 budget includes: Additional Inspection related repairs (\$163k); Painting elevator lobby (\$3k); contingencies for HVAC, Plumbing, Electrical and Security repairs (\$14k).
General OpEx	43	47	56	61	84	(23)	-37.70%	<u>2023 expenses</u> reflect reduced powerwashing due to ongoing repairs; <u>2024 budget</u> includes full powerwashing (\$15k)
Controllable Expenses	1,368	1,423	1,341	1,706	1,623	83	4.87%	
Electricity	520	526	500	534	547	(13)	-2.43%	Rate increase
Utilities	97	94	111	115	107	8	6.96%	No increases proposed.
Taxes	1,532	1,554	1,558	1,716	1,742	(26)	-1.52%	Assuming 1.5% increase
Taxes - PY Adjustments	(179)	0	0	0	0	0	0.00%	
Insurance	111	136	133	160	177	(17)	-10.63%	Based on Insurance Bill from Copaken
Non-Controllable Expenses	2,081	2,310	2,302	2,525	2,573	(48)	-1.90%	
Management Fees/Alloc's	567	569	586	636	613	23	3.62%	Decrease in line with reduce rental revenue
Recoverable Expenses	4,016	4,302	4,229	4,867	4,809	58	1.19%	
Tenant Specific Expenses	162	173	165	151	152	(1)	-0.66%	
Non-Recoverable Expenses	304	305	328	316	325	(9)	-2.85%	
Mgmt. Fee Elim - Internal	0	0	0	0	0	0	0.00%	
Total Operating Expense	4,482	4,780	4,722	5,334	5,286	48	0.90%	
Net Operating Income	8,729	5,937	5,145	5,215	5,170	(45)	-0.86%	

Plaza Colonnade

2024	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2024 Total
	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	
BEGINNING OPERATING CASH BALANCE	5,319,008	2,762,918	2,534,038	2,574,215	2,266,419	2,285,686	1,855,201	2,078,474	2,286,833	806,444	1,015,852	1,127,995	
BEGINNING CASH MGMT BALANCE	2,115,113	2,115,513	2,115,913	116,313	116,363	116,413	116,463	116,513	116,563	116,613	116,663	116,713	
BEGINNING CD ACCOUNT BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL BEGINNING CASH BALANCE	7,434,121	4,878,431	4,649,951	2,690,528	2,382,782	2,402,100	1,971,665	2,194,988	2,403,396	923,058	1,132,515	1,244,708	
PLUS INCOME													
Current Cash Collections	899,037	899,797	900,533	893,657	897,221	910,919	907,259	912,551	916,732	912,911	909,283	919,479	10,879,380
Prepaid Rents/Subsequent Receipts	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers from Money Market/CD	0	0	2,000,000	0	0	0	0	0	0	0	0	0	2,000,000
Capital Call	0	0	0	0	0	1,000,000	0	0	0	0	0	2,000,000	3,000,000
TOTAL INCOME	899,037	899,797	2,900,533	893,657	897,221	1,910,919	907,259	912,551	916,732	912,911	909,283	2,919,479	15,879,380
LESS EXPENSES													
Operating Expenses	265,753	264,163	309,149	238,688	231,188	307,697	244,721	264,928	284,685	264,239	244,832	304,560	3,224,604
Property Insurance	0	0	0	0	0	0	0	0	181,054	0	0	0	181,054
Audit Fees	0	25,250	0	0	0	0	0	0	0	0	25,755	0	51,005
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0
Mortgage Payment	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	5,271,175
Adjustment For Tax Reassessment	0	0	0	0	0	0	0	0	0	0	0	0	0
Distribution - Copaken	0	0	0	0	0	0	0	0	0	0	0	0	0
Distribution - HIW	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Improvements	342,092	400,000	605,000	523,500	207,500	0	0	0	0	0	0	0	2,078,092
Tenant Improvements	2,408,018	0	1,492,118	0	0	1,579,618	0	0	1,492,118	0	0	1,492,118	8,463,988
Lease Commissions	0	0	14,825	0	0	14,825	0	0	0	0	87,288	0	116,938
Transfers to Money Market	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	3,455,127	1,128,678	2,860,356	1,201,453	877,953	2,341,405	683,986	704,193	2,397,121	703,504	797,140	2,235,942	19,386,855
ENDING OPERATING CASH BALANCE	2,762,918	2,534,038	2,574,215	2,266,419	2,285,686	1,855,201	2,078,474	2,286,833	806,444	1,015,852	1,127,995	1,811,532	
ENDING CASH MGMT ACCOUNT BALANCE	2,115,513	2,115,913	116,313	116,363	116,413	116,463	116,513	116,563	116,613	116,663	116,713	116,763	
ENDING CD ACCOUNT BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL ENDING CASH BALANCE	4,878,431	4,649,951	2,690,528	2,382,782	2,402,100	1,971,665	2,194,988	2,403,396	923,058	1,132,515	1,244,708	1,928,296	

Plaza Colonnade

2024	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			2024 Total
	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	
LESS RESERVES													
Misc Reserves	0	0	0	0	0	0	0	0	0	0	0	0	
Accrued Operating Expenses	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	
Accrued Audit Fees	29,543	8,585	12,878	17,170	21,463	25,755	30,048	34,340	38,633	42,925	21,463	25,755	
Security Deposits	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	114,548	
Mortgage Payment (reserve for Next Month)	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	439,265	
Special Assessment	0	0	0	0	0	0	0	0	0	0	0	0	
Future BI/TL/LC Reserves	11,030,794	10,630,794	8,518,851	7,995,351	7,787,851	6,193,409	6,193,409	6,193,409	4,701,291	4,701,291	4,614,003	3,121,885	
TOTAL RESERVES	11,874,149	11,453,191	9,345,541	8,826,334	8,623,126	7,032,976	7,037,269	7,041,561	5,553,736	5,558,029	5,449,278	3,961,453	
LESS OTHER DEBTS													
Due to/from Affiliates	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	
TOTAL OTHER DEBTS	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	
Available for Distribution before Adjustments	(7,018,717)	(6,826,240)	(6,678,013)	(6,466,552)	(6,244,026)	(5,084,311)	(4,865,281)	(4,661,165)	(4,653,678)	(4,448,514)	(4,227,569)	(2,056,157)	
Less Distributions Earned but not yet Paid	0	0	0	0	0	0	0	0	0	0	0	0	
Less Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	
NET FUNDS FOR DISTRIBUTION	(7,018,717)	(6,826,240)	(6,678,013)	(6,466,552)	(6,244,026)	(5,084,311)	(4,865,281)	(4,661,165)	(4,653,678)	(4,448,514)	(4,227,569)	(2,056,157)	
DISTRIBUTION ALLOCATIONS													
Copaken (50%)	(3,509,359)	(3,413,120)	(3,339,007)	(3,233,276)	(3,122,013)	(2,542,156)	(2,432,640)	(2,330,582)	(2,326,839)	(2,224,257)	(2,113,785)	(1,028,078)	
Less Total Withholding Taxes Paid	0	0	0	0	0	0	0	0	0	0	0	0	
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	
Net Copaken Share	(3,509,359)	(3,413,120)	(3,339,007)	(3,233,276)	(3,122,013)	(2,542,156)	(2,432,640)	(2,330,582)	(2,326,839)	(2,224,257)	(2,113,785)	(1,028,078)	(9,236,080)
HIW Share (50%)	(3,509,359)	(3,413,120)	(3,339,007)	(3,233,276)	(3,122,013)	(2,542,156)	(2,432,640)	(2,330,582)	(2,326,839)	(2,224,257)	(2,113,785)	(1,028,078)	
Other Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	
Net HIW Share	(3,509,359)	(3,413,120)	(3,339,007)	(3,233,276)	(3,122,013)	(2,542,156)	(2,432,640)	(2,330,582)	(2,326,839)	(2,224,257)	(2,113,785)	(1,028,078)	(9,236,080)
BUILDING IMPROVEMENTS													
HB Terrace	133,853	150,000	190,000										473,853
HB Restrooms			50,000	127,500	127,500								305,000
Tenant Lounge	50,000	100,000	200,000	219,000									569,000
Fitness Center Build-Out	158,239	150,000	150,000	177,000									635,239
Carpet & Paint 4th Floor					50,000								50,000
Bicycle Storage Room			15,000										15,000
Security Camera System Update					30,000								30,000
TOTAL BUILDING IMPROVEMENTS	342,092	400,000	605,000	523,500	207,500	0	0	0	0	0	0	0	2,078,092
TENANT IMPROVEMENTS													
Suite 0425 (15,265sf) - United Way	915,900												915,900
Suite 0515 (3,500sf) - Spec lease						87,500							87,500
Suite 1000 (94,239sf) - Spec lease (Husch Renewal)	1,492,118		1,492,118			1,492,118			1,492,118		1,492,118		7,460,588
TOTAL TENANT IMPROVEMENTS	2,408,018	0	1,492,118	0	0	1,579,618	0	0	1,492,118	0	0	1,492,118	8,463,988
COMMISSIONS													
Suite 0515 (3,500sf) - Spec lease			14,825			14,825							29,650
Suite 1010 (18,212sf) - Spec lease (Sosland Direct)											41,182		41,182
Suite 1020 (12,054sf) - Spec lease (Five Elms Direct)											46,107		46,107
TOTAL COMMISSIONS	0	0	14,825	0	0	14,825	0	0	0	0	87,288	0	116,938

Comparative Income Statement-Summary Plaza Colonnade-Tower

	Act 2020	Act 2021	Act 2022	Forecast 2023	Bud 2024
Rental Revenue					
Base Rent	8,752,834	8,023,465	8,006,475	8,332,306	8,398,626
Recovery	1,401,091	1,083,443	1,040,359	1,343,464	1,286,639
Recovery - PY	(43,238)	(167,637)	40,947	3,433	0
Tenant Specific Reimb	174,906	180,920	168,165	150,440	152,160
Percentage Rent	0	0	0	0	0
Parking Income	797,707	639,593	687,707	810,438	661,500
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	42,869	0	(12,868)	(27,713)	0
SLR WOs	0	0	0	0	0
Total Rental Revenue	11,126,170	9,759,784	9,930,785	10,612,369	10,498,924
Operating Expense					
Contract Services	830,317	829,836	864,325	978,175	1,002,215
Repairs and Maintenance	313,510	317,954	195,293	278,439	225,220
General OpEx	30,964	34,288	34,036	44,357	59,694
Total Controllable Expenses	1,174,791	1,182,078	1,093,654	1,300,971	1,287,129
Electricity	467,279	473,806	448,422	480,476	491,785
Utilities	96,805	93,999	110,679	114,840	106,800
Taxes	1,496,147	1,517,618	1,521,834	1,676,254	1,701,396
Taxes - PY Adjustments	(174,801)	0	0	0	0
Insurance	79,325	106,765	101,457	126,875	141,497
Non-Controllable Expenses	1,964,756	2,192,188	2,182,392	2,398,445	2,441,478
Management Fees/Alloc's	559,714	561,978	578,754	628,084	604,511
Total Recoverable Expenses	3,699,260	3,936,244	3,854,800	4,327,501	4,333,118
Tenant Specific Expenses	161,653	173,434	164,477	149,878	152,160
Non-Recoverable Expenses	304,453	304,823	328,472	316,028	324,611
Non-Rec/Customer Specific	466,106	478,257	492,950	465,906	476,771
Mgmt Fee Elim - Internal	0	0	0	0	0
Total Operating Expense	4,165,366	4,414,500	4,347,750	4,793,407	4,809,889
Net Operating Income	6,960,804	5,345,284	5,583,035	5,818,962	5,689,036
Other Income					
SLR	(538,171)	(523,606)	(489,527)	(428,628)	(427,720)
TIF Inc Other	2,268,433	1,135,157	52,461	0	0
Def Revenue In/Out	(406,119)	406,119	0	0	0
Deferred Cash Revenue	406,119	(406,119)	0	0	0
Adjusted Net Operating Income	8,691,067	5,956,835	5,145,970	5,390,334	5,261,316

NOI DRILL DOWN
Plaza Colonnade Tower
2023 Vs. 2024

	2020 Actuals	2021 Actuals	2022 Actuals	2023 Forecast	2024 Forecast	2023 to 2024 Variance	Pct. Var	Comments
Average Occupancy	95.54%	86.00%	85.36%	89.17%	88.36%			
Rental Revenue								
Base Rent	8,753	8,023	8,006	8,332	8,399	67	0.80%	
SLR	(538)	(524)	(490)	(429)	(428)	1	-0.23%	
GAAP Rent	8,215	7,500	7,517	7,904	7,971	67	0.85%	New deal Ste 0425: United Way effective 12/1/2023; Move-Out Ste 0500 Stifel effective 12/31/2023
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	1,862	1,541	52	0	0	0	0.00%	
Other Non-Cash Revenue	406	(406)	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	1,401	1,083	1,040	1,343	1,287	(56)	-4.17%	Decreased recovery income is in line with decreased recoverable expenses below.
Expense Recovery-Prior Year	(43)	(168)	41	3	0	(3)	-100.00%	
Tenant Specific Reimbursements	175	181	168	150	152	2	1.33%	
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	43	0	(13)	(28)	0	28	-100.00%	2023 Bad Debts relate to Stifel Parking for prior years.
SLR WOs	0	0	0	0	0	0	0.00%	
Parking	798	640	688	810	662	(148)	-18.27%	2024 Parking decrease due to Stifel termination effective 12/31/2023
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	12,857	10,371	9,493	10,182	10,072	(110)	-1.08%	
Operating Expense								
Contract Services	830	830	864	978	1,002	(24)	-2.45%	Rate increases for Janitorial, Dayporter, and Security. Increased Snow Removal.
Repairs and Maintenance	314	318	195	278	225	53	19.06%	2023 expenses include Sidewalk repairs (\$25k); Repairs relating to L/S deficiencies (\$5k); Security Camera (\$5k); Chloride Testing (\$4k); dock door repairs (\$9k); 2024 budget includes Compressor Repair (\$8k) plus contingency for other repairs (\$36k); contingency for plumbing repairs (\$10k); contingency for roof repairs (\$8k); Sidewalk membrane repairs after snowy season (\$10k)
General OpEx	31	34	34	44	60	(16)	-36.36%	2023 expenses reflect reduced powerwashing; 2024 budget includes full powerwashing (\$15k)
Controllable Expenses	1,175	1,182	1,093	1,300	1,287	13	1.00%	
Electricity	467	474	448	480	492	(12)	-2.50%	Rate increase
Utilities	97	94	111	115	107	8	6.96%	No increases proposed.
Taxes	1,496	1,518	1,522	1,676	1,701	(25)	-1.49%	Assuming 1.5% increase
Taxes - PY Adjustments	(175)	0	0	0	0	0	0.00%	
Insurance	79	107	101	127	141	(14)	-11.02%	Based on Insurance Bill from Copaken
Non-Controllable Expenses	1,964	2,193	2,182	2,398	2,441	(43)	-1.79%	
Management Fees/Alloc's	560	562	579	628	605	23	3.66%	Decrease in line with reduce rental revenue
Recoverable Expenses	3,699	3,937	3,854	4,326	4,333	(7)	-0.16%	
Tenant Specific Expenses	162	173	164	150	152	(2)	-1.33%	
Non-Recoverable Expenses	304	305	328	316	325	(9)	-2.85%	
Mgmt. Fee Elim - Internal	0	0	0	0	0	0	0.00%	
Total Operating Expense	4,165	4,415	4,346	4,792	4,810	(18)	-0.38%	
Net Operating Income	8,692	5,956	5,147	5,390	5,262	(128)	-2.37%	



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Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Storage Rent	2024 Act/Ref	18,469	18,469	18,469	18,469	18,469	18,469	18,469	18,469	18,469	18,469	18,469	18,469	221,625	0.78
	Variance	375	0	0	0	0	0	0	0	0	0	0	0	375	0.00
	%	2.07%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.17%	
519180 Antenna Dish/Income	2023 Act/Ref	2,665	2,665	2,665	2,675	2,675	2,707	2,745	2,745	7,282	2,745	2,745	2,745	37,056	0.13
	2024 Act/Ref	2,745	2,745	2,745	2,755	2,755	2,789	2,827	2,827	7,376	2,827	2,827	2,827	38,043	0.13
	Variance	80	80	80	80	80	81	82	82	94	82	82	82	987	0.00
	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	1.28%	3.00%	3.00%	3.00%	2.66%	
TOTAL Base Rent	2023 Act/Ref	662,153	686,557	695,263	694,871	694,870	695,115	662,885	667,387	702,025	709,381	710,415	751,383	8,332,306	29.38
	2024 Act/Ref	690,962	691,396	691,577	693,440	693,440	703,602	703,640	703,640	709,366	705,147	705,257	707,160	8,398,626	29.61
	Variance	28,809	4,839	-3,687	-1,431	-1,430	8,486	40,755	36,253	7,341	-4,234	-5,158	-44,223	66,320	0.23
	%	4.35%	0.70%	-0.53%	-0.21%	-0.21%	1.22%	6.15%	5.43%	1.05%	-0.60%	-0.73%	-5.89%	0.80%	
511190 Base Rent-Straight Line	2023 Act/Ref	-34,682	-40,426	-40,233	-40,423	-40,423	-55,188	-9,278	-13,781	-43,879	-37,390	-38,424	-34,501	-428,628	-1.51
	2024 Act/Ref	-34,469	-34,902	-35,083	-35,179	-35,179	-35,013	-35,013	-35,013	-36,190	-36,519	-36,629	-38,533	-427,720	-1.51
	Variance	213	5,524	5,151	5,244	5,244	20,175	-25,734	-21,232	7,690	871	1,794	-4,032	908	0.00
	%	-0.61%	-13.66%	-12.80%	-12.97%	-12.97%	-36.56%	277.36%	154.07%	-17.52%	-2.33%	-4.67%	11.69%	-0.21%	
TOTAL Straight Line Rent	2023 Act/Ref	-34,682	-40,426	-40,233	-40,423	-40,423	-55,188	-9,278	-13,781	-43,879	-37,390	-38,424	-34,501	-428,628	-1.51
	2024 Act/Ref	-34,469	-34,902	-35,083	-35,179	-35,179	-35,013	-35,013	-35,013	-36,190	-36,519	-36,629	-38,533	-427,720	-1.51
	Variance	213	5,524	5,151	5,244	5,244	20,175	-25,734	-21,232	7,690	871	1,794	-4,032	908	0.00
	%	-0.61%	-13.66%	-12.80%	-12.97%	-12.97%	-36.56%	277.36%	154.07%	-17.52%	-2.33%	-4.67%	11.69%	-0.21%	
512110 CAM Inc - CY Mth Billed	2023 Act/Ref	82,606	82,606	82,606	82,606	82,606	82,606	96,920	96,920	96,920	94,868	94,868	119,156	1,095,289	3.86
	2024 Act/Ref	97,835	97,949	97,376	90,036	88,545	94,738	92,215	98,752	95,656	97,605	93,821	101,620	1,146,147	4.04
	Variance	15,229	15,343	14,770	7,430	5,939	12,132	-4,706	1,832	-1,265	2,738	-1,047	-17,537	50,858	0.18
	%	18.44%	18.57%	17.88%	8.99%	7.19%	14.69%	-4.86%	1.89%	-1.31%	2.89%	-1.10%	-14.72%	4.64%	
512115 CAM Inc - Fixed	2023 Act/Ref	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	136,400	0.48
	2024 Act/Ref	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	140,492	0.50
	Variance	341	341	341	341	341	341	341	341	341	341	341	341	4,092	0.01
	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	



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512130	2023 Act/Ref	517	-1,750	9,290	-1,716	8,712	8,313	9,372	0	-517	85,438	-5,884	0	111,776	0.39
CAM Inc - CY Adj	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-517	1,750	-9,290	1,716	-8,712	-8,313	-9,372	0	517	-85,438	5,884	0	-111,776	-0.39
	%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	
512140	2023 Act/Ref	0	0	0	0	0	3,433	0	0	0	0	0	0	3,433	0.01
CAM Inc - PY Adj	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	-3,433	0	0	0	0	0	0	-3,433	-0.01
	%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	
TOTAL	2023 Act/Ref	94,490	92,222	103,263	92,257	102,685	105,719	117,659	108,287	107,770	191,673	100,351	130,523	1,346,897	4.75
Recovery	2024 Act/Ref	109,542	109,657	109,084	101,743	100,252	106,446	103,923	110,460	107,363	109,313	105,528	113,327	1,286,639	4.54
	Variance	15,052	17,435	5,821	9,486	-2,432	727	-13,736	2,173	-407	-82,360	5,178	-17,196	-60,258	-0.21
	%	15.93%	18.91%	5.64%	10.28%	-2.37%	0.69%	-11.67%	2.01%	-0.38%	-42.97%	5.16%	-13.17%	-4.47%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Expenses Billed to Tenant	1000	-80	-80	-80	-80	-80	-80	-80	-80	-80	-80	-80	-80	-960	
512210	2023 Act/Ref	-847	0	0	0	333	67	92	167	812	92	456	1,900	3,071	0.01
Expenses Billed to Tenant	2024 Act/Ref	80	80	80	80	80	80	80	80	80	80	80	80	960	0.00
	Variance	927	80	80	80	-253	13	-12	-87	-732	-12	-376	-1,820	-2,111	-0.01
	%	-109.45%	100.00%	100.00%	100.00%	-76.00%	19.99%	-12.73%	-52.00%	-90.15%	-12.73%	-82.44%	-95.79%	-68.74%	
2024 Notes: Special Cleaning for Merrill Lynch															
512215	2023 Act/Ref	0	0	25	45	50	10	10	10	114	10	31	0	305	0.00
Markup - Expenses Billed to TT	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	-25	-45	-50	-10	-10	-10	-114	-10	-31	0	-305	0.00
	%	0.00%	0.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: AHU Bldg Svcs Inc NonRecurring	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	
512220	2023 Act/Ref	0	515	-257	0	0	0	0	490	-245	-245	0	0	257	0.00
AHU Bldg Svcs Income	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	-515	257	0	0	0	0	-490	245	245	0	0	-257	0.00



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	%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	-100.00%	0.00%	0.00%	-100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: AHU Bldg Svcs Exp NonRecurring	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	
512225	2023 Act/Ref	0	221	-110	0	0	0	0	-140	-105	245	0	0	110	0.00
AHU Bldg Svcs Exp Reimb	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	-221	110	0	0	0	0	140	105	-245	0	0	-110	0.00
	%	0.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	-100.00%	0.00%	0.00%	-100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Utility Reimb NonRecurring	1000	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-151,200	
512230	2023 Act/Ref	18,293	12,371	14,683	13,213	10,569	7,528	12,757	14,532	12,824	9,243	8,684	12,000	146,696	0.52
Electricity Reimbursement	2024 Act/Ref	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	151,200	0.53
	Variance	-5,693	229	-2,083	-613	2,031	5,072	-157	-1,932	-224	3,357	3,916	600	4,504	0.02
	%	-31.12%	1.85%	-14.19%	-4.64%	19.22%	67.38%	-1.23%	-13.30%	-1.75%	36.32%	45.09%	5.00%	3.07%	
TOTAL	2023 Act/Ref	17,447	13,106	14,340	13,258	10,952	7,604	12,858	15,059	13,401	9,344	9,171	13,900	150,440	0.53
Reimbursed Expenses	2024 Act/Ref	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	152,160	0.54
	Variance	-4,767	-426	-1,660	-578	1,728	5,076	-178	-2,379	-721	3,336	3,509	-1,220	1,720	0.01
	%	-27.32%	-3.25%	-11.58%	-4.36%	15.78%	66.74%	-1.39%	-15.80%	-5.38%	35.70%	38.26%	-8.78%	1.14%	
519160	2023 Act/Ref	42,880	42,880	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	511,760	1.80
Parking Income-Contract	2024 Act/Ref	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	42,600	511,200	1.80
	Variance	-280	-280	0	0	0	0	0	0	0	0	0	0	-560	0.00
	%	-0.65%	-0.65%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.11%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Parking Income - Tenant	1000	-12,525	-12,525	-12,525	-12,525	-12,525	-12,525	-12,525	-12,525	-12,525	-12,525	-12,525	-12,525	-150,300	
519165	2023 Act/Ref	30,777	18,397	19,448	18,168	18,225	18,268	18,517	18,975	76,980	18,682	24,241	18,000	298,678	1.05
Parking Income-Tenant	2024 Act/Ref	12,525	12,525	12,525	12,525	12,525	12,525	12,525	12,525	12,525	12,525	12,525	12,525	150,300	0.53
	Variance	-18,252	-5,872	-6,923	-5,643	-5,700	-5,743	-5,992	-6,450	-64,455	-6,157	-11,716	-5,475	-148,378	-0.52
	%	-59.30%	-31.92%	-35.60%	-31.06%	-31.28%	-31.44%	-32.36%	-33.99%	-83.73%	-32.96%	-48.33%	-30.42%	-49.68%	
TOTAL	2023 Act/Ref	73,657	61,277	62,048	60,768	60,825	60,868	61,117	61,575	119,580	61,282	66,841	60,600	810,438	2.86
Parking	2024 Act/Ref	55,125	55,125	55,125	55,125	55,125	55,125	55,125	55,125	55,125	55,125	55,125	55,125	661,500	2.33



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Sup. Sched.: Liberty Compactor Rental		2000	336	336	336	336	336	336	336	336	336	336	336	4,035	
Sup. Sched.: Waste Management - Recycle		3000	596	596	596	596	596	596	596	596	596	596	596	7,152	
611130	2023 Act/Ref	1,597	2,174	3,179	1,421	1,426	1,528	1,951	3,221	1,500	2,361	1,097	1,513	22,968	0.08
Waste Remov Contract	2024 Act/Ref	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	23,259	0.08
Variance		-341	235	1,241	-517	-512	-410	13	1,282	-438	423	-841	-425	-291	0.00
%		-21.37%	10.83%	39.04%	-36.40%	-35.88%	-26.86%	0.66%	39.82%	-29.22%	17.91%	-76.65%	-28.12%	-1.27%	
2024 Notes: Per Amelia, Waste Mgmt has indicated a 15% increase based on CPI , Per Amelia, no change for 2024															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Lower Commercial		1000	160	160	160	160	160	160	160	160	160	160	160	1,920	
Sup. Sched.: Lobby Glass		2000	575	575	575	575	575	575	575	575	575	575	575	6,900	
Sup. Sched.: Interior Cleaning		3000	0	0	0	2,300	0	0	0	0	0	0	0	2,300	
Sup. Sched.: Exterior Cleaning		4000	0	0	0	5,000	0	0	0	0	5,000	0	0	10,000	
611160	2023 Act/Ref	1,230	815	200	200	7,135	-290	5,215	0	2,275	935	1,045	0	18,760	0.07
Window Clean Contract	2024 Act/Ref	735	735	735	5,735	3,035	735	735	735	735	5,735	735	735	21,120	0.07
Variance		495	80	-535	-5,535	4,100	-1,025	4,480	-735	1,540	-4,800	310	-735	-2,360	-0.01
%		40.24%	9.82%	-267.50%	-2767.50%	57.46%	353.45%	85.91%	100.00%	67.69%	-513.37%	29.67%	100.00%	-12.58%	
2024 Notes: One time annually , Two times annually															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Emergency Generator Contract		1000	0	0	0	0	0	0	3,500	0	0	0	0	3,500	
612250	2023 Act/Ref	0	0	0	0	0	0	0	0	0	3,635	0	0	3,635	0.01
Emergency Generator Contract	2024 Act/Ref	0	0	0	0	0	0	0	3,500	0	0	0	0	3,500	0.01
Variance		0	0	0	0	0	0	0	-3,500	0	3,635	0	0	135	0.00
%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	3.72%	
2024 Notes: Cummins															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Control Service		1000	2,899	0	0	2,899	0	0	2,899	0	2,899	0	0	11,596	
Sup. Sched.: Flo-Zone		2000	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	1,379	16,554	
612310	2023 Act/Ref	1,238	4,003	1,771	1,238	1,238	1,238	1,568	4,003	3,282	4,286	1,379	1,379	26,626	0.09
HVAC Contract	2024 Act/Ref	4,278	1,379	1,379	4,278	1,379	1,379	4,278	1,379	1,379	4,278	1,379	1,379	28,150	0.10
Variance		-3,040	2,624	391	-3,040	-141	-141	-2,710	2,624	1,903	7	0	0	-1,524	-0.01
%		-245.50%	65.54%	22.10%	-245.50%	-11.40%	-11.40%	-172.80%	65.54%	57.97%	0.17%	0.00%	0.00%	-5.72%	
2024 Notes: Rate updated for new 3 yr contract eff 9/2023. 20% increase															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	

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Company: 83310

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Sup. Sched.: Elevator Contract		1000	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	32,466	
612410	2023 Act/Ref	2,590	2,590	2,590	2,590	2,590	2,590	2,590	2,590	2,590	2,590	2,590	2,550	31,038	0.11
Elevator Contract	2024 Act/Ref	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	32,466	0.11
Variance		-116	-116	-116	-116	-116	-116	-116	-116	-116	-116	-116	-155	-1,428	-0.01
%		-4.47%	-4.47%	-4.47%	-4.47%	-4.47%	-4.47%	-4.47%	-4.47%	-4.47%	-4.47%	-4.47%	-6.09%	-4.60%	
2024 Notes: Per Amelia															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Odom's Monthly Pest Control		1000	115	115	115	115	115	115	115	115	115	115	115	1,380	
Sup. Sched.: Odom's Termite Treatment		2000	0	750	0	0	0	0	0	0	0	0	0	750	
614166	2023 Act/Ref	100	130	115	865	115	115	165	115	115	115	265	200	2,415	0.01
Pest Control Contract	2024 Act/Ref	115	865	115	115	115	115	115	115	115	115	115	115	2,130	0.01
Variance		-15	-735	0	750	0	0	50	0	0	0	150	85	285	0.00
%		-15.00%	-565.38%	0.00%	86.71%	0.00%	0.00%	30.30%	0.00%	0.00%	0.00%	56.60%	42.50%	11.80%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Metal Maint Annual Contract		1000	995	995	995	995	995	995	995	995	995	995	995	11,934	
614168	2023 Act/Ref	1,383	995	995	995	3,155	11,735	995	995	995	-439	995	995	23,790	0.08
Metal Refinish Contract	2024 Act/Ref	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	12,232	0.04
Variance		364	-25	-25	-25	2,135	10,715	-25	-25	-25	-1,458	-25	-25	11,557	0.04
%		26.31%	-2.50%	-2.50%	-2.50%	67.69%	91.31%	-2.50%	-2.50%	-2.50%	332.33%	-2.50%	-2.50%	48.58%	
2024 Notes: New contract 1/2023 - 2 year Contract															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Cintas		1000	50	50	50	50	50	50	50	50	50	50	50	600	
614210	2023 Act/Ref	50	0	285	0	0	0	0	0	459	106	53	50	1,003	0.00
Life Safety Contract	2024 Act/Ref	51	51	51	51	51	51	51	51	51	51	51	51	615	0.00
Variance		-1	-51	234	-51	-51	-51	-51	-51	408	55	2	-1	388	0.00
%		-2.50%	100.00%	82.02%	100.00%	100.00%	100.00%	100.00%	100.00%	88.83%	51.65%	3.30%	-2.50%	38.68%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Security Contract		1000	39,605	39,605	39,605	39,605	39,605	39,605	39,605	39,605	39,605	39,605	39,605	475,260	
Sup. Sched.: Retail Allocation		2000	-1,065	-1,065	-1,065	-1,065	-1,065	-1,065	-1,065	-1,065	-1,065	-1,065	-1,065	-12,784	
614310	2023 Act/Ref	34,912	33,704	35,420	35,688	36,475	37,684	38,459	36,464	32,361	40,164	35,903	33,100	430,333	1.52
Security Contract	2024 Act/Ref	38,540	38,540	38,540	38,540	38,540	38,540	38,540	38,540	38,540	38,540	38,540	38,540	462,476	1.63
Variance		-3,627	-4,836	-3,120	-2,852	-2,065	-855	-81	-2,076	-6,179	1,624	-2,636	-5,440	-32,143	-0.11
%		-10.39%	-14.35%	-8.81%	-7.99%	-5.66%	-2.27%	-0.21%	-5.69%	-19.09%	4.04%	-7.34%	-16.43%	-7.47%	



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Company: 83310

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
2024 Notes: Per Amelia , 2.69 % Retail Allocation															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Wood Maint Contract		1000	99	99	99	99	99	99	99	99	99	99	99	1,188	
Sup. Sched.: Scent Service		2000	95	95	95	95	95	95	95	95	95	95	95	1,140	
614390	2023 Act/Ref	99	0	0	0	0	0	0	0	792	99	99	194	1,283	0.00
Contracts - Other	2024 Act/Ref	199	199	199	199	199	199	199	199	199	199	199	199	2,386	0.01
Variance		-100	-199	-199	-199	-199	-199	-199	-199	593	-100	-100	-5	-1,103	0.00
%		-100.86%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	74.89%	-100.86%	-100.86%	-2.50%	-85.99%	
2024 Notes: Updated contract eff 1/2023 - 2 year , New contract 2023															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: RR/Lobby Table Flowers		1000	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800	
Sup. Sched.: Lobby Plants/Blooming Rotation		2000	419	419	419	419	419	419	419	419	419	419	419	5,028	
615141	2023 Act/Ref	4,043	2,544	398	2,080	2,082	3,766	2,460	2,547	2,547	2,082	2,547	1,602	28,698	0.10
Landscape Int Contract	2024 Act/Ref	2,319	2,319	2,319	2,319	2,319	2,319	2,319	2,319	2,319	2,319	2,319	2,319	27,828	0.10
Variance		1,724	225	-1,921	-239	-237	1,447	141	228	228	-237	228	-717	870	0.00
%		42.64%	8.84%	-482.08%	-11.49%	-11.38%	38.42%	5.73%	8.94%	8.94%	-11.36%	8.94%	-44.76%	3.03%	
2024 Notes: Studio Dan Meiners , True Moss: per Amelia 5% increase over 2023 actuals															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Landscape Maintenance		1000	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,800	
Sup. Sched.: Retail Allocation		2000	-71	-71	-71	-71	-71	-71	-71	-71	-71	-71	-71	-855	
615220	2023 Act/Ref	2,524	2,524	2,524	2,456	2,524	2,524	2,592	2,524	2,524	2,524	2,524	2,526	30,288	0.11
Landscape Ext Contract	2024 Act/Ref	2,579	2,579	2,579	2,579	2,579	2,579	2,579	2,579	2,579	2,579	2,579	2,579	30,945	0.11
Variance		-55	-55	-55	-123	-55	-55	13	-55	-55	-55	-55	-53	-656	0.00
%		-2.17%	-2.17%	-2.17%	-5.00%	-2.17%	-2.17%	0.50%	-2.17%	-2.17%	-2.17%	-2.17%	-2.09%	-2.17%	
2024 Notes: Signature Landscape - 5% increase per Amelia , 2.69% of Tower Allocation															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Snow Removal		1000	9,500	17,000	3,200	0	0	0	0	0	0	3,000	7,000	39,700	
Sup. Sched.: Retail Allocation		2000	-256	-457	-86	0	0	0	0	0	0	-81	-188	-1,068	
615250	2023 Act/Ref	9,164	16,535	-3,597	3,087	44	0	0	0	0	30	-30	24,891	50,124	0.18
Snow Removal Contract	2024 Act/Ref	9,244	16,543	3,114	0	0	0	0	0	0	0	2,919	6,812	38,632	0.14
Variance		-81	-8	-6,711	3,087	44	0	0	0	0	30	-2,949	18,079	11,492	0.04
%		-0.88%	-0.05%	186.58%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	9840.74%	72.63%	22.93%	



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Compared to 2023 Forecast

Company: 83310

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
2024 Notes: Based on Historical Data , 2.69% of Tower Total															
TOTAL	2023 Act/Ref	83,612	91,177	68,902	76,212	82,164	86,271	81,996	78,875	75,010	84,250	73,848	95,859	978,175	3.45
Contract Services	2024 Act/Ref	89,866	95,016	80,837	85,689	80,090	78,098	80,997	81,598	78,098	85,997	81,018	84,910	1,002,215	3.53
	Variance	-6,254	-3,838	-11,935	-9,477	2,075	8,172	999	-2,723	-3,089	-1,748	-7,170	10,949	-24,040	-0.08
	%	-7.48%	-4.21%	-17.32%	-12.44%	2.53%	9.47%	1.22%	-3.45%	-4.12%	-2.07%	-9.71%	11.42%	-2.46%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Janitorial Supplies	1000	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,600	
611185	2023 Act/Ref	2,675	1,982	4,657	2,227	3,095	4,775	2,812	3,111	3,095	6,376	1,834	2,500	39,138	0.14
Janitorial Supplies	2024 Act/Ref	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,600	0.14
	Variance	-625	-1,318	1,357	-1,073	-205	1,475	-488	-189	-205	3,076	-1,466	-800	-462	0.00
	%	-23.39%	-66.51%	29.13%	-48.15%	-6.62%	30.88%	-17.37%	-6.09%	-6.62%	48.25%	-79.94%	-32.00%	-1.18%	
2024 Notes: Based on 5% increase over 2023 average usage															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Leather Cleaning	1000	1,800	0	0	0	0	0	0	0	0	0	0	0	1,800	
Sup. Sched.: Common Area Carpet/Lobby	2000	1,256	0	0	1,256	0	0	1,256	0	0	1,256	0	0	5,024	
Sup. Sched.: Entry/Lobby Carpet	3000	0	300	300	0	300	300	0	300	300	0	300	300	2,400	
Sup. Sched.: Grout - RR/Elevator Areas	4000	0	0	3,600	0	0	3,600	0	0	3,600	0	0	3,600	14,400	
Sup. Sched.: Lobby Fresh Air System	5000	95	95	95	95	95	95	95	95	95	95	95	95	1,140	
611190	2023 Act/Ref	3,056	3,800	3,690	-1,944	3,800	300	1,446	300	3,800	1,636	3,800	12,950	36,633	0.13
Janitorial-Other	2024 Act/Ref	3,151	395	3,995	1,351	395	3,995	1,351	395	3,995	1,351	395	3,995	24,764	0.09
	Variance	-95	3,405	-305	-3,295	3,405	-3,695	95	-95	-195	285	3,405	8,955	11,869	0.04
	%	-3.11%	89.61%	-8.27%	169.49%	89.61%	-1231.67%	6.56%	-31.67%	-5.13%	17.41%	89.61%	69.15%	32.40%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Infrared Scan	1000	1,700	0	0	0	0	0	0	1,700	0	0	0	1,600	5,000	
Sup. Sched.: Misc Repairs	2000	0	2,000	0	0	0	0	0	0	2,000	0	0	500	4,500	
612210	2023 Act/Ref	0	260	0	0	0	3,700	954	260	0	0	0	2,100	7,274	0.03
Electrical Repairs	2024 Act/Ref	1,700	2,000	0	0	0	0	0	1,700	2,000	0	0	2,100	9,500	0.03
	Variance	-1,700	-1,740	0	0	0	3,700	954	-1,440	-2,000	0	0	0	-2,226	-0.01
	%	100.00%	-669.23%	0.00%	0.00%	0.00%	100.00%	100.00%	-553.85%	100.00%	0.00%	0.00%	0.00%	-30.60%	
2024 Notes: Contingency															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc Repairs	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	
612230	2023 Act/Ref	1,085	0	0	0	0	0	0	0	0	0	0	0	1,085	0.00

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Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Exterior Lighting	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	1,085	0	0	0	0	0	0	0	0	0	0	0	1,085	0.00
	%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Lighting Supplies		1000	640	640	640	640	640	640	640	640	640	640	640	7,680	
612240	2023 Act/Ref	0	0	989	0	0	1,693	2,127	159	0	738	-272	525	5,960	0.02
Electrical Supplies	2024 Act/Ref	640	640	640	640	640	640	640	640	640	640	640	640	7,680	0.03
	Variance	-640	-640	349	-640	-640	1,053	1,487	-481	-640	98	-912	-115	-1,720	-0.01
	%	100.00%	100.00%	35.29%	100.00%	100.00%	62.21%	69.91%	-303.48%	100.00%	13.32%	335.70%	-21.90%	-28.86%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc Repairs		1000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	
Sup. Sched.: Compressor Repair		2000	0	0	0	0	0	8,000	0	0	0	0	0	8,000	
612340	2023 Act/Ref	0	2,248	0	0	9,449	6,697	5,253	6,944	1,901	0	0	0	32,491	0.11
HVAC Repairs	2024 Act/Ref	3,000	3,000	3,000	3,000	3,000	3,000	11,000	3,000	3,000	3,000	3,000	3,000	44,000	0.16
	Variance	-3,000	-752	-3,000	-3,000	6,449	3,697	-5,747	3,944	-1,099	-3,000	-3,000	-3,000	-11,509	-0.04
	%	100.00%	-33.45%	100.00%	100.00%	68.25%	55.20%	-109.42%	56.79%	-57.82%	100.00%	100.00%	100.00%	-35.42%	
2024 Notes: Contingency , Contingency															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Filters		1000	3,700	0	0	2,400	0	2,400	0	0	2,400	0	0	10,900	
612375	2023 Act/Ref	0	2,886	0	4,651	0	2,400	0	-2,400	470	0	1,385	0	9,392	0.03
HVAC Supplies	2024 Act/Ref	3,700	0	0	2,400	0	2,400	0	0	0	2,400	0	0	10,900	0.04
	Variance	-3,700	2,886	0	2,251	0	0	0	-2,400	470	-2,400	1,385	0	-1,508	-0.01
	%	100.00%	100.00%	0.00%	48.40%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-16.06%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc - Elevator Repairs		1000	25	25	25	25	25	25	25	25	25	25	25	300	
612450	2023 Act/Ref	0	0	0	0	0	0	87	0	0	0	0	25	112	0.00
Elevator Repairs	2024 Act/Ref	26	26	26	26	26	26	26	26	26	26	26	26	307	0.00
	Variance	-26	-26	-26	-26	-26	-26	61	-26	-26	-26	-26	-1	-195	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	70.53%	100.00%	100.00%	100.00%	100.00%	-2.48%	-174.62%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Plumbing Repairs		1000	0	2,600	0	0	2,600	0	2,600	0	0	0	2,600	10,400	



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Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
612510	2023 Act/Ref	1,880	370	5,402	0	683	2,650	-776	0	583	145	1,507	0	12,443	0.04
Plumbing Repairs	2024 Act/Ref	0	2,600	0	0	0	2,600	0	2,600	0	0	0	2,600	10,400	0.04
	Variance	1,880	-2,230	5,402	0	683	50	-776	-2,600	583	145	1,507	-2,600	2,043	0.01
	%	100.00%	-602.70%	100.00%	0.00%	100.00%	1.89%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	16.42%	
2024 Notes: Contingency															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Plumbing Supplies		1000	150	0	150	0	150	0	150	0	150	0	150	0	900
612570	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Plumbing Supplies	2024 Act/Ref	150	0	150	0	150	0	150	0	150	0	150	0	900	0.00
	Variance	-150	0	-150	0	-150	0	-150	0	-150	0	-150	0	-900	0.00
	%	100.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Exterior Building - Columns		1000	0	0	0	0	3,500	0	0	0	0	0	0	3,500	
Sup. Sched.: Exterior Dock Door		2000	0	0	0	0	1,200	0	0	0	1,000	0	0	2,200	
614140	2023 Act/Ref	0	0	0	0	1,106	0	954	0	0	0	1,434	2,066	5,560	0.02
Painting-Int/Ext	2024 Act/Ref	0	0	0	0	1,200	3,500	0	0	0	1,000	0	0	5,700	0.02
	Variance	0	0	0	0	-95	-3,500	954	0	0	-1,000	1,434	2,066	-140	0.00
	%	0.00%	0.00%	0.00%	0.00%	-8.55%	100.00%	100.00%	0.00%	0.00%	100.00%	100.00%	100.00%	-2.52%	
2024 Notes: Columns , Dock Door															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Ceiling Repairs and Supplies		1000	0	0	0	0	0	0	0	0	0	0	0	0	
614146	2023 Act/Ref	0	0	0	0	0	1,269	137	0	0	0	0	0	1,406	0.00
Ceiling Repairs	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	1,269	137	0	0	0	0	0	1,406	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Facade evaluation		1000	0	0	10,000	0	0	0	0	0	0	0	0	10,000	
614148	2023 Act/Ref	346	0	0	1,045	0	0	19,000	0	995	-1,045	0	0	20,341	0.07
Masonry/Tile Repairs	2024 Act/Ref	0	0	10,000	0	0	0	0	0	0	0	0	0	10,000	0.04
	Variance	346	0	-10,000	1,045	0	0	19,000	0	995	-1,045	0	0	10,341	0.04
	%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	0.00%	50.84%	



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Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Roof Repairs		1000	0	2,000	0	0	2,000	0	0	2,000	0	0	2,000	8,000	
Sup. Sched.: Roof inspection		2000	0	0	0	0	0	0	0	0	2,500	0	0	2,500	
614154	2023 Act/Ref	0	1,638	0	3,000	0	-2,237	897	2,340	4,238	6,968	0	0	16,843	0.06
Roof Repairs	2024 Act/Ref	0	0	2,000	0	0	2,000	0	0	2,000	2,500	0	2,000	10,500	0.04
Variance		0	1,638	-2,000	3,000	0	-4,237	897	2,340	2,238	4,468	0	-2,000	6,343	0.02
%		0.00%	100.00%	100.00%	100.00%	0.00%	189.41%	100.00%	100.00%	52.81%	64.12%	0.00%	100.00%	37.66%	
2024 Notes:		Contingency , Roof Condition survey													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc Door Repairs		1000	0	350	0	0	350	0	0	350	0	0	350	1,400	
614156	2023 Act/Ref	4,092	0	0	271	4,303	0	-8,840	8,840	0	251	0	250	9,167	0.03
Door Repairs	2024 Act/Ref	0	0	350	0	0	350	0	0	350	0	0	350	1,400	0.00
Variance		4,092	0	-350	271	4,303	-350	-8,840	8,840	-350	251	0	-100	7,767	0.03
%		100.00%	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	-40.00%	84.73%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Hardware/Locks/Keys		1000	375	375	375	375	375	375	375	375	375	375	375	4,500	
614160	2023 Act/Ref	94	445	0	72	1,398	523	744	0	0	0	114	80	3,470	0.01
Locks/Keys	2024 Act/Ref	375	375	375	375	375	375	375	375	375	375	375	375	4,500	0.02
Variance		-281	70	-375	-303	1,023	148	369	-375	-375	-375	-261	-295	-1,030	0.00
%		-298.00%	15.73%	100.00%	-418.74%	73.17%	28.25%	49.62%	100.00%	100.00%	100.00%	-228.83%	-368.75%	-29.68%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Misc. Supplies		1000	140	140	140	140	140	140	140	140	140	140	140	1,680	
614195	2023 Act/Ref	0	323	0	8	5	0	194	38	374	171	0	300	1,413	0.00
General Bldg Supplies	2024 Act/Ref	140	140	140	140	140	140	140	140	140	140	140	140	1,680	0.01
Variance		-140	183	-140	-132	-135	-140	54	-102	234	31	-140	160	-267	0.00
%		100.00%	56.69%	100.00%	-1739.68%	-2576.86%	100.00%	27.84%	-263.73%	62.54%	17.97%	100.00%	53.33%	-18.89%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Fire Alarm Recertification		1000	5,116	0	0	0	0	0	0	0	0	0	0	5,116	
Sup. Sched.: Fire Extinguisher Inspection		2000	0	1,300	0	0	0	0	0	0	0	0	0	1,300	
Sup. Sched.: Misc Repairs		3000	600	0	0	0	600	0	0	600	0	0	600	2,400	
Sup. Sched.: Fire System Inspection		4000	0	0	0	0	0	0	0	0	2,845	0	0	2,845	
Sup. Sched.: Internal Assessment - Piping		5000	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Internal Inspt - Check Valves		6000	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Hvdrostatic Test - Standpipe		7000	0	0	0	0	0	0	0	0	0	0	0	0	



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Sup. Sched.: Misc Sidewalk Repairs		1000	0	0	0	0	10,000	0	0	0	0	0	0	10,000		
615170	2023 Act/Ref	0	0	0	0	0	0	25,000	0	0	0	0	0	25,000	0.09	
Sidewalk Repairs	2024 Act/Ref	0	0	0	0	0	10,000	0	0	0	0	0	0	10,000	0.04	
Variance		0	0	0	0	0	-10,000	25,000	0	0	0	0	0	15,000	0.05	
%		0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	60.00%		
2024 Notes: Membrane touch-ups																
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Irrigation Repairs		1000	0	0	0	600	600	600	600	600	0	0	0	3,000		
Sup. Sched.: Misc. Plant and Tree Rplmt		2000	0	0	0	0	0	0	0	2,000	0	0	0	2,000		
615240	2023 Act/Ref	0	0	101	3	2,633	1,103	-3,493	201	0	1,226	263	220	2,256	0.01	
Landscpg Rep & Maint	2024 Act/Ref	0	0	0	0	600	600	600	600	2,600	0	0	0	5,000	0.02	
Variance		0	0	101	3	2,033	503	-4,093	-399	-2,600	1,226	263	220	-2,744	-0.01	
%		0.00%	0.00%	100.00%	100.00%	77.21%	45.62%	117.18%	-198.88%	100.00%	100.00%	100.00%	100.00%	-121.66%		
TOTAL		2023 Act/Ref	20,717	19,997	22,018	9,433	27,321	30,762	45,654	24,790	14,770	26,376	12,486	24,116	278,439	0.98
Repair and Maint		2024 Act/Ref	22,541	12,976	32,066	11,732	10,326	35,433	18,082	13,276	21,083	18,148	8,526	21,033	225,220	0.79
Variance		-1,824	7,021	-10,048	-2,299	16,995	-4,671	27,573	11,514	-6,313	8,228	3,960	3,082	53,219	0.19	
%		-8.80%	35.11%	-45.64%	-24.37%	62.21%	-15.18%	60.39%	46.45%	-42.74%	31.20%	31.72%	12.78%	19.11%		
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Diesel Generator Fuel		1000	0	500	0	0	0	500	0	0	0	0	0	1,000		
612260	2023 Act/Ref	152	0	0	0	0	0	500	217	570	32	1,071	0	2,543	0.01	
Generator Fuel	2024 Act/Ref	0	500	0	0	0	0	500	0	0	0	0	0	1,000	0.00	
Variance		152	-500	0	0	0	0	0	217	570	32	1,071	0	1,543	0.01	
%		100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	0.00%	60.68%		
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0		
Sup. Sched.: Elevator Audit		1000	0	0	0	0	0	0	0	0	0	0	4,250	4,250		
Sup. Sched.: Elevator Permit Fees/Inspe		2000	0	0	1,010	0	0	0	0	0	0	0	0	1,010		
612430	2023 Act/Ref	1,213	0	0	0	0	1,010	-2	0	0	0	0	4,250	6,471	0.02	
Elev License/Inspection	2024 Act/Ref	0	0	1,035	0	0	0	0	0	0	0	0	4,356	5,392	0.02	
Variance		1,213	0	-1,035	0	0	1,010	-2	0	0	0	0	-106	1,080	0.00	
%		100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	-2.50%	16.68%		
2024 Notes: HKA																



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Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Touchsource Directory		1000	0	0	0	0	0	0	0	1,000	0	0	0	1,000	
Sup. Sched.: Misc Sign Repairs		2000	100	100	100	100	100	100	100	100	100	100	100	1,200	
614170	2023 Act/Ref	1,157	0	0	0	2,104	0	0	438	749	0	0	0	4,447	0.02
Building Signage	2024 Act/Ref	100	100	100	100	100	100	100	100	1,100	100	100	100	2,200	0.01
Variance		1,057	-100	-100	-100	2,004	-100	-100	338	-351	-100	-100	-100	2,247	0.01
%		91.36%	100.00%	100.00%	100.00%	95.25%	100.00%	100.00%	77.16%	-46.86%	100.00%	100.00%	100.00%	50.53%	
2024 Notes: Lobby Directory , Contingency for grounds sign repairs															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Building Phones		1000	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	18,480	
Sup. Sched.: Retail Allocation		2000	-41	-41	-41	-41	-41	-41	-41	-41	-41	-41	-41	-497	
614181	2023 Act/Ref	855	1,161	1,459	1,456	1,485	1,427	1,461	1,461	1,461	1,461	1,555	820	16,062	0.06
Building Telephones	2024 Act/Ref	1,499	1,499	1,499	1,499	1,499	1,499	1,499	1,499	1,499	1,499	1,499	1,499	17,983	0.06
Variance		-644	-338	-39	-43	-14	-72	-37	-37	-37	-37	57	-679	-1,921	-0.01
%		-75.27%	-29.08%	-2.71%	-2.94%	-0.92%	-5.05%	-2.56%	-2.56%	-2.56%	-2.56%	3.65%	-82.84%	-11.96%	
2024 Notes: 2.69% to retail															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Flags		1000	0	0	0	0	150	0	0	0	0	150	0	300	
615150	2023 Act/Ref	0	0	0	0	0	161	0	0	0	0	0	0	161	0.00
Exterior Flags	2024 Act/Ref	0	0	0	0	150	0	0	0	0	0	150	0	300	0.00
Variance		0	0	0	0	-150	161	0	0	0	0	-150	0	-139	0.00
%		0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	-85.78%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Holiday Decorations		1000	0	0	0	0	0	0	0	0	0	5,000	5,000	10,000	
615300	2023 Act/Ref	0	0	0	0	0	0	0	0	0	3,500	0	3,500	7,000	0.02
Seasonal	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	5,000	5,000	10,000	0.04
Variance		0	0	0	0	0	0	0	0	0	3,500	-5,000	-1,500	-3,000	-0.01
%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	-42.86%	-42.86%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Power Wash		1000	2,030	1,810	2,235	2,030	1,810	1,810	2,030	1,810	2,455	1,810	1,810	23,450	
Sup. Sched.: Retail Allocation		2000	-55	-49	-60	-55	-49	-49	-55	-49	-66	-49	-49	-631	
615305	2023 Act/Ref	780	1,755	0	585	585	-1,755	1,225	0	1,810	935	25	1,727	7,672	0.03
Powerwashing	2024 Act/Ref	1,975	1,761	2,175	1,975	1,761	1,761	1,975	1,761	1,761	2,389	1,761	1,761	22,819	0.08



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	Variance	-1,195	-6	-2,175	-1,390	-1,176	-3,516	-750	-1,761	49	-1,454	-1,736	-34	-15,147	-0.05
	%	-153.26%	-0.36%	100.00%	-237.67%	-201.08%	200.36%	-61.26%	100.00%	2.69%	-155.50%	-6945.24%	-1.98%	-197.43%	
2024 Notes: Weather Permitting , 2.69% to Retail															
TOTAL General Op-Ex	2023 Act/Ref	4,157	2,916	1,459	2,041	4,173	843	3,184	2,116	4,591	5,928	2,651	10,297	44,357	0.16
	2024 Act/Ref	3,574	3,860	4,809	3,574	3,510	3,360	4,074	3,360	4,360	3,988	8,510	12,716	59,694	0.21
	Variance	583	-944	-3,350	-1,533	664	-2,517	-890	-1,244	231	1,941	-5,859	-2,419	-15,337	-0.05
		%	14.03%	-32.37%	-229.57%	-75.13%	15.90%	-298.56%	-27.95%	-58.80%	5.02%	32.74%	-220.96%	-23.50%	-34.58%
621163 After Hours Expenses	2023 Act/Ref	0	221	-110	0	0	0	0	-140	-105	245	0	0	110	0.00
	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	221	-110	0	0	0	0	-140	-105	245	0	0	110	0.00
		%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	
621164 Electricity-Tenant Specific	2023 Act/Ref	18,293	12,371	14,683	13,213	10,569	7,528	12,757	14,532	12,824	9,243	8,684	12,000	146,696	0.52
	2024 Act/Ref	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	151,200	0.53
	Variance	5,693	-229	2,083	613	-2,031	-5,072	157	1,932	224	-3,357	-3,916	-600	-4,504	-0.02
		%	31.12%	-1.85%	14.19%	4.64%	-19.22%	-67.38%	1.23%	13.30%	1.75%	-36.32%	-45.09%	-5.00%	-3.07%
621166 Expenses Billed to Tenant	2023 Act/Ref	-847	0	0	0	333	67	92	167	812	92	456	1,900	3,071	0.01
	2024 Act/Ref	80	80	80	80	80	80	80	80	80	80	80	80	960	0.00
	Variance	-927	-80	-80	-80	253	-13	12	87	732	12	376	1,820	2,111	0.01
		%	109.45%	100.00%	100.00%	100.00%	76.00%	-19.99%	12.73%	52.00%	90.15%	82.44%	95.79%	68.74%	
TOTAL Tenant Specific Chgs	2023 Act/Ref	17,447	12,591	14,573	13,213	10,902	7,594	12,848	14,559	13,532	9,579	9,140	13,900	149,878	0.53
	2024 Act/Ref	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	12,680	152,160	0.54
	Variance	4,767	-89	1,893	533	-1,778	-5,086	168	1,879	852	-3,101	-3,540	1,220	-2,282	-0.01
		%	27.32%	-0.71%	12.99%	4.03%	-16.31%	-66.96%	1.31%	12.91%	6.29%	-32.37%	-38.73%	8.78%	-1.52%
613110 Electricity	2023 Act/Ref	58,419	53,873	49,762	46,894	38,583	39,157	56,124	60,202	56,941	55,499	43,715	64,643	623,811	2.20
	2024 Act/Ref	60,202	55,502	51,302	48,301	39,700	40,302	57,802	62,003	58,499	57,164	45,721	66,486	642,985	2.27
	Variance	-1,783	-1,629	-1,540	-1,407	-1,117	-1,145	-1,678	-1,801	-1,558	-1,666	-2,006	-1,843	-19,174	-0.07
		%	-3.05%	-3.02%	-3.10%	-3.00%	-2.90%	-2.92%	-2.99%	-2.74%	-3.00%	-4.59%	-2.85%	-3.07%	



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613112 Accrued Electric Expense	2023 Act/Ref	6,396	-4,981	-4,723	1,703	-4,086	1,364	12,854	5,344	337	-6,190	-4,546	0	3,472	0.01
	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	6,396	-4,981	-4,723	1,703	-4,086	1,364	12,854	5,344	337	-6,190	-4,546	0	3,472	0.01
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	
613116 Contra-Electric Tnt Specific	2023 Act/Ref	-18,293	-12,371	-14,683	-13,213	-10,569	-7,528	-12,757	-14,532	-12,824	-9,243	-8,684	-12,000	-146,696	-0.52
	2024 Act/Ref	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-12,600	-151,200	-0.53
	Variance	-5,693	229	-2,083	-613	2,031	5,072	-157	-1,932	-224	3,357	3,916	600	4,504	0.02
	%	31.12%	-1.85%	14.19%	4.64%	-19.22%	-67.38%	1.23%	13.30%	1.75%	-36.32%	-45.09%	-5.00%	-3.07%	
613117 Contra After Hours Expense	2023 Act/Ref	0	-221	110	0	0	0	0	140	105	-245	0	0	-110	0.00
	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	-221	110	0	0	0	0	140	105	-245	0	0	-110	0.00
	%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	
TOTAL Electricity	2023 Act/Ref	46,521	36,302	30,466	35,383	23,928	32,993	56,222	51,153	44,559	39,821	30,485	52,643	480,476	1.69
	2024 Act/Ref	47,602	42,902	38,702	35,701	27,100	27,702	45,202	49,403	45,899	44,564	33,121	53,886	491,785	1.73
	Variance	-1,081	-6,601	-8,236	-317	-3,172	5,291	11,019	1,751	-1,340	-4,743	-2,636	-1,243	-11,309	-0.04
	%	-2.32%	-18.18%	-27.03%	-0.90%	-13.26%	16.04%	19.60%	3.42%	-3.01%	-11.91%	-8.65%	-2.36%	-2.35%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Tower Water		1000	5,301	5,078	6,003	5,261	6,511	9,327	1,306	19,748	12,552	11,755	15,584	8,374	106,800
613150 Water - Water & Sewer	2023 Act/Ref	5,146	4,930	5,828	5,108	6,321	9,055	12,680	19,173	12,187	11,413	9,945	8,130	109,916	0.39
	2024 Act/Ref	5,301	5,078	6,003	5,261	6,511	9,327	1,306	19,748	12,552	11,755	15,584	8,374	106,800	0.38
	Variance	-155	-148	-175	-153	-190	-272	11,374	-575	-365	-342	-5,639	-244	3,116	0.01
	%	-3.00%	-3.01%	-3.00%	-3.00%	-3.00%	-3.00%	89.70%	-3.00%	-3.00%	-3.00%	-56.70%	-3.00%	2.83%	
2024 Notes: 3% increase over PY															
613152 Accrued Water/Sewer Expense	2023 Act/Ref	-842	129	946	-1,110	1,635	4,168	1,401	8,581	-8,333	-32	-1,618	0	4,924	0.02
	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	-842	129	946	-1,110	1,635	4,168	1,401	8,581	-8,333	-32	-1,618	0	4,924	0.02
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	



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TOTAL	2023 Act/Ref	4,305	5,059	6,775	3,998	7,956	13,223	14,080	27,754	3,854	11,381	8,327	8,130	114,840	0.40
Other Utilities	2024 Act/Ref	5,301	5,078	6,003	5,261	6,511	9,327	1,306	19,748	12,552	11,755	15,584	8,374	106,800	0.38
	Variance	-996	-19	772	-1,263	1,445	3,896	12,774	8,006	-8,698	-374	-7,257	-244	8,040	0.03
	%	-23.14%	-0.37%	11.39%	-31.60%	18.16%	29.46%	90.72%	28.85%	-225.70%	-3.29%	-87.15%	-3.00%	7.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Taxes-Real Estate	1000	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	1,701,396	
617110	2023 Act/Ref	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	172,586	172,586	172,586	1,676,254	5.91
Taxes-Real Estate	2024 Act/Ref	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	1,701,396	6.00
	Variance	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	30,803	30,803	30,803	-25,142	-0.09
	%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	17.85%	17.85%	17.85%	-1.50%	
2024 Notes: 1.5% increase over 2023 per Brett Brase															
TOTAL	2023 Act/Ref	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	128,722	172,586	172,586	172,586	1,676,254	5.91
Taxes	2024 Act/Ref	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	141,783	1,701,396	6.00
	Variance	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	-13,061	30,803	30,803	30,803	-25,142	-0.09
	%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	17.85%	17.85%	17.85%	-1.50%	
617210	2023 Act/Ref	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	11,476	11,476	11,476	126,875	0.45
Insurance Premium	2024 Act/Ref	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	12,738	12,738	12,738	141,497	0.50
	Variance	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,262	-1,262	-1,262	-14,622	-0.05
	%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.00%	-11.00%	-11.00%	-11.52%	
TOTAL	2023 Act/Ref	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	10,272	11,476	11,476	11,476	126,875	0.45
Insurance	2024 Act/Ref	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	11,476	12,738	12,738	12,738	141,497	0.50
	Variance	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,204	-1,262	-1,262	-1,262	-14,622	-0.05
	%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.72%	-11.00%	-11.00%	-11.00%	-11.52%	
616130	2023 Act/Ref	0	0	66,134	22,134	23,011	21,291	20,310	22,576	21,931	22,376	22,334	24,128	266,225	0.94
JV Mgmt Fee Exp	2024 Act/Ref	22,366	22,377	22,369	22,260	22,230	22,557	22,507	22,638	22,691	22,645	22,572	22,766	269,978	0.95
	Variance	-22,366	-22,377	43,765	-126	781	-1,266	-2,198	-63	-759	-269	-238	1,362	-3,754	-0.01
	%	100.00%	100.00%	66.18%	-0.57%	3.40%	-5.95%	-10.82%	-0.28%	-3.46%	-1.20%	-1.06%	5.65%	-1.41%	
616140	2023 Act/Ref	22,825	20,436	-43,261	0	0	0	0	0	0	0	0	0	0	0.00



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3rd Party Mgmt Fee Exp	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	22,825	20,436	-43,261	0	0	0	0	0	0	0	0	0	0	0.00
	%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
616160	2023 Act/Ref	37,665	35,433	54,656	37,353	40,320	51,163	37,599	47,288	37,180	38,988	37,691	42,924	498,260	1.76
PM Allocation-JV Exp	2024 Act/Ref	36,972	46,578	41,902	34,737	43,471	40,302	34,847	41,932	35,277	38,972	42,321	37,712	475,025	1.67
	Variance	693	-11,145	12,754	2,616	-3,151	10,861	2,752	5,356	1,903	16	-4,631	5,211	23,235	0.08
	%	1.84%	-31.45%	23.34%	7.00%	-7.82%	21.23%	7.32%	11.33%	5.12%	0.04%	-12.29%	12.14%	4.66%	
616195	2023 Act/Ref	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-11,367	-136,400	-0.48
CAM Class Adj Contra	2024 Act/Ref	-11,708	-11,708	-11,708	-11,708	-11,708	-11,708	-11,708	-11,708	-11,708	-11,708	-11,708	-11,708	-140,492	-0.50
	Variance	341	341	341	341	341	341	341	341	341	341	341	341	4,092	0.01
	%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	
TOTAL Mgmt Fees	2023 Act/Ref	49,124	44,502	66,162	48,120	51,965	61,087	46,542	58,497	47,745	49,997	48,658	55,685	628,084	2.21
	2024 Act/Ref	47,631	57,248	52,563	45,289	53,994	51,152	45,647	52,862	46,260	49,910	53,186	48,770	604,511	2.13
	Variance	1,493	-12,746	13,599	2,831	-2,029	9,936	896	5,635	1,485	88	-4,528	6,915	23,573	0.08
	%	3.04%	-28.64%	20.55%	5.88%	-3.90%	16.26%	1.92%	9.63%	3.11%	0.18%	-9.30%	12.42%	3.75%	
618110	2023 Act/Ref	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	14,969	179,628	0.63
Ground Lease Rent	2024 Act/Ref	15,343	15,343	15,343	15,343	15,343	15,343	15,343	15,343	15,343	15,343	15,343	15,343	184,119	0.65
	Variance	-374	-374	-374	-374	-374	-374	-374	-374	-374	-374	-374	-374	-4,491	-0.02
	%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	
621169	2023 Act/Ref	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	11,367	136,400	0.48
CAM Class Adj	2024 Act/Ref	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	11,708	140,492	0.50
	Variance	-341	-341	-341	-341	-341	-341	-341	-341	-341	-341	-341	-341	-4,092	-0.01
	%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	
621190	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Non-Recoverable Misc	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	



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Acct Description															
TOTAL Non-Recoverable Exp	2023 Act/Ref	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	26,336	316,028	1.11
	2024 Act/Ref	27,051	27,051	27,051	27,051	27,051	27,051	27,051	27,051	27,051	27,051	27,051	27,051	324,611	1.14
	Variance	-715	-715	-715	-715	-715	-715	-715	-715	-715	-715	-715	-715	-8,583	-0.03
	%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	-2.72%	
TOTAL Operating Expense	2023 Act/Ref	391,212	377,874	375,685	353,728	373,738	398,103	425,857	423,073	369,390	437,729	395,992	471,027	4,793,407	16.90
	2023 Act/Ref	409,504	410,069	407,970	380,235	374,520	398,062	388,298	413,237	401,243	408,614	27,051	423,942	4,809,889	16.96
	Variance	-18,293	-32,195	-32,285	-26,507	-782	41	37,559	9,836	-31,853	29,116	1,796	47,085	-16,482	-0.06
	%	-4.68%	-8.52%	-8.59%	-7.49%	-0.21%	0.01%	8.82%	2.32%	-8.62%	6.65%	0.45%	10.00%	-0.34%	
TOTAL Net Operating Income	2023 Act/Ref	421,854	434,862	458,996	465,730	457,288	416,016	425,825	415,455	529,507	496,561	417,361	450,879	5,390,334	19.00
	2023 Act/Ref	424,337	423,887	425,412	447,575	451,798	444,779	452,057	433,656	447,102	437,132	447,765	425,818	5,261,316	18.55
	Variance	2,483	-10,975	-33,584	-18,156	-5,490	28,762	26,232	18,201	-82,405	-59,429	30,403	-25,061	-129,019	-0.45
	%	0.59%	-2.52%	-7.32%	-3.90%	-1.20%	6.91%	6.16%	4.38%	-15.56%	-11.97%	7.28%	-5.56%	-2.39%	
529190 Miscellaneous Income	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	
TOTAL Interest and Other Income	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	%	0.00%	-100.00%	0.00%	0.00%	0.00%	0.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%	0.00%	-100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Salaries		1000	22,757	34,668	28,446	22,757	28,446	22,757	28,446	22,757	22,757	28,446	22,757	307,750	
711110 Salaries	2023 Act/Ref	24,011	23,292	38,110	24,883	24,853	26,490	25,257	25,468	24,990	26,874	24,006	27,357	315,589	1.11
	2024 Act/Ref	22,757	34,668	28,446	22,757	28,446	22,757	22,757	28,446	22,757	22,757	28,446	22,757	307,750	1.08
	Variance	1,254	-11,376	9,664	2,127	-3,593	3,733	2,500	-2,978	2,233	4,117	-4,440	4,600	7,839	0.03
	%	5.22%	-48.84%	25.36%	8.55%	-14.46%	14.09%	9.90%	-11.69%	8.93%	15.32%	-18.50%	16.81%	2.48%	

2024 Notes: Salary info received from Amelia



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Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Employee Benefits		1000	3,472	3,477	4,340	3,472	4,340	3,472	4,340	3,472	3,472	4,340	3,472	45,138	
711210	2023 Act/Ref	2,584	3,441	4,121	3,713	3,811	3,780	2,638	3,829	3,718	3,891	3,681	4,172	43,381	0.15
Employee Benefit Expens	2024 Act/Ref	3,472	3,477	4,340	3,472	4,340	3,472	3,472	4,340	3,472	3,472	4,340	3,472	45,138	0.16
Variance		-888	-35	-219	242	-528	308	-833	-511	247	420	-659	701	-1,757	-0.01
%		-34.36%	-1.03%	-5.31%	6.50%	-13.86%	8.15%	-31.59%	-13.34%	6.63%	10.79%	-17.91%	16.79%	-4.05%	
2024 Notes: Salary info received from Amelia															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: CPM Classes-50%		1000	0	0	0	0	1,000	0	0	0	0	1,000	0	0	2,000
Sup. Sched.: Staff BOMA/IREM-50%		2000	0	0	0	0	0	0	0	0	0	0	0	0	
711240	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Employee Education	2024 Act/Ref	0	0	0	0	1,025	0	0	0	0	1,025	0	0	2,050	0.01
Variance		0	0	0	0	-1,025	0	0	0	0	-1,025	0	0	-2,050	-0.01
%		0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Employee Taxes		1000	1,669	1,669	2,086	1,669	2,086	1,669	2,086	1,669	1,669	2,086	1,669	21,692	
711310	2023 Act/Ref	1,891	1,790	2,802	1,822	1,817	1,945	1,887	1,864	1,831	1,972	1,755	2,006	23,382	0.08
Employer Taxes	2024 Act/Ref	1,669	1,669	2,086	1,669	2,086	1,669	1,669	2,086	1,669	1,669	2,086	1,669	21,692	0.08
Variance		223	121	716	154	-268	277	219	-221	162	303	-330	337	1,690	0.01
%		11.77%	6.78%	25.55%	8.43%	-14.77%	14.22%	11.58%	-11.88%	8.85%	15.37%	-18.82%	16.82%	7.23%	
2024 Notes: Salary info received from Amelia															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Accounting/Tax/Audit		1000	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	53,040	
715110	2023 Act/Ref	3,900	3,900	5,225	3,900	3,900	3,900	3,900	3,900	3,900	3,900	10,995	5,750	57,070	0.20
Accounting/Tax/Audit	2024 Act/Ref	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	53,040	0.19
Variance		-520	-520	805	-520	-520	-520	-520	-520	-520	-520	6,575	1,330	4,030	0.01
%		-13.33%	-13.33%	15.41%	-13.33%	-13.33%	-13.33%	-13.33%	-13.33%	-13.33%	-13.33%	59.80%	23.13%	7.06%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Legal Fees		1000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	
735180	2023 Act/Ref	4,862	256	128	7,634	3,929	0	7,826	2,812	2,748	0	128	2,500	32,822	0.12
Legal Fees	2024 Act/Ref	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	2,563	30,750	0.11
Variance		2,300	-2,306	-2,435	5,071	1,367	-2,563	5,263	249	185	-2,563	-2,435	-63	2,072	0.01



AREF Receipts/Disbursements Report
By Company - Plaza Colonnade Tower
Year 2024

Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	%	47.30%	-900.20%	-1905.09%	66.43%	34.78%	100.00%	67.26%	8.86%	6.74%	100.00%	-1905.09%	-2.50%	6.31%	
713102	2023 Act/Ref	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	40,080	0.14
Rent-Intercompany	2024 Act/Ref	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	3,340	40,080	0.14
	Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Postage	1000	0	0	10	0	0	0	10	0	0	0	0	20	
713110	2023 Act/Ref	10	0	0	0	0	0	0	0	0	0	0	0	10	0.00
Postage	2024 Act/Ref	0	0	10	0	0	0	0	10	0	0	0	0	21	0.00
	Variance	10	0	-10	0	0	0	0	-10	0	0	0	0	-11	0.00
	%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	-113.54%	
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Courier Service	1000	0	0	0	75	0	0	0	75	0	0	0	150	
713112	2023 Act/Ref	0	15	0	0	0	0	0	0	0	0	0	0	15	0.00
Express Mail	2024 Act/Ref	0	0	0	75	0	0	0	0	75	0	0	0	150	0.00
	Variance	0	15	0	-75	0	0	0	0	-75	0	0	0	-135	0.00
	%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	-899.33%	
2024 Notes: Direct Messenger															
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Mobile Phones	1000	200	200	200	200	200	200	200	200	200	200	200	2,400	
713113	2023 Act/Ref	233	96	183	134	134	555	-8	160	134	147	155	283	2,205	0.01
Mobile Phones	2024 Act/Ref	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.01
	Variance	33	-104	-17	-66	-66	355	-208	-40	-66	-53	-45	83	-195	0.00
	%	14.07%	-107.51%	-9.58%	-49.51%	-49.61%	63.98%	2492.34%	-25.16%	-49.14%	-36.05%	-29.03%	29.33%	-8.85%	
	Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sup. Sched.: Angus	1000	445	445	445	445	0	0	0	0	0	0	0	2,225	
	Sup. Sched.: Pogo Work System	2000	0	0	0	0	730	730	730	730	730	730	730	5,110	
713114	2023 Act/Ref	442	442	442	442	442	442	442	442	442	348	442	395	5,166	0.02
Telephones	2024 Act/Ref	445	445	445	445	445	730	730	730	730	730	730	730	7,335	0.03
	Variance	-3	-3	-3	-3	-3	-288	-288	-288	-288	-382	-288	-335	-2,169	-0.01
	%	-0.61%	-0.61%	-0.61%	-0.61%	-0.61%	-65.04%	-65.04%	-65.04%	-65.04%	-109.91%	-65.04%	-84.89%	-41.99%	



AREF Receipts/Disbursements Report
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Company: 83310

Account														
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total PerSF
2024 Notes: Replacing Angus anticipated in June														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Complete Technology Service	1000	173	173	173	173	173	173	173	173	173	173	173	173	2,076
713124	2023 Act/Ref	235	416	173	173	173	173	173	173	173	173	173	173	2,384 0.01
Equipment Maintenance	2024 Act/Ref	173	173	173	173	173	173	173	173	173	173	173	173	2,076 0.01
	Variance	62	243	0	0	0	0	0	0	0	0	0	0	308 0.00
	%	26.41%	58.44%	0.05%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	12.92%
2024 Notes: Fire wall protection														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Office Supplies	1000	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Sup. Sched.: Copy Machine	2000	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Sup. Sched.: Ice/Water Machine Lease	3000	205	205	205	205	205	205	205	205	205	205	205	205	2,460
Sup. Sched.: Water Filter Change	4000	0	0	205	0	0	205	0	0	205	0	0	205	820
713130	2023 Act/Ref	1,291	716	1,222	862	983	1,486	661	1,013	860	642	2,674	960	13,370 0.05
Office Supplies	2024 Act/Ref	805	805	1,010	805	805	1,010	805	805	1,010	805	805	1,010	10,480 0.04
	Variance	486	-89	212	57	178	476	-144	208	-150	-163	1,869	-50	2,890 0.01
	%	37.66%	-12.51%	17.37%	6.59%	18.14%	32.01%	-21.79%	20.51%	-17.40%	-25.33%	69.89%	-5.19%	21.62%
2024 Notes: Consolidated Communications , Unite Private Networks														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Internet Service - Consolidate	1000	255	255	255	255	255	255	255	255	255	255	255	255	3,060
Sup. Sched.: Internet Service - Unite	2000	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Sup. Sched.: Internet Services - AT&T	3000	85	85	85	85	85	85	85	85	85	85	85	85	1,020
714520	2023 Act/Ref	1,882	1,117	2,324	1,132	1,132	1,132	1,132	1,151	1,132	785	1,111	1,008	15,040 0.05
Internet Service Provid	2024 Act/Ref	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	13,680 0.05
	Variance	742	-23	1,184	-8	-8	-8	-8	11	-8	-355	-29	-132	1,360 0.00
	%	39.44%	-2.03%	50.94%	-0.68%	-0.67%	-0.67%	-0.67%	0.95%	-0.67%	-45.15%	-2.63%	-13.13%	9.04%
2024 Notes: Consolidated Communications , Unite Private Networks														
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sup. Sched.: Professional & Assoc Dues	1000	2,000	0	0	0	0	0	0	0	0	0	0	0	2,000
735110	2023 Act/Ref	128	0	750	750	2,504	0	0	115	54	659	0	0	4,960 0.02
Professional & Association Due	2024 Act/Ref	2,000	0	0	0	0	0	0	0	0	0	0	0	2,000 0.01
	Variance	-1,872	0	750	750	2,504	0	0	115	54	659	0	0	2,960 0.01
	%	-1457.51%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	59.68%



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Year 2024

Company: 83310

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
2024 Notes: BOMA Dues - Alissa & Amelia															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Meals & Entertainment		1000	0	100	0	100	0	100	0	100	0	100	100	600	
735120	2023 Act/Ref	0	0	70	0	0	0	0	210	79	0	158	300	817	0.00
Meals & Entertainment	2024 Act/Ref	0	100	0	100	0	100	0	100	0	100	0	100	600	0.00
Variance		0	-100	70	-100	0	-100	0	110	79	-100	158	200	217	0.00
%		0.00%	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%	52.42%	100.00%	100.00%	100.00%	66.67%	26.53%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Uniform		1000	125	125	125	125	125	125	125	125	125	125	125	1,500	
Sup. Sched.: Retail Allocation		2000	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-41	
735130	2023 Act/Ref	157	345	-87	130	104	104	131	104	78	157	104	122	1,450	0.01
Uniform Expense	2024 Act/Ref	125	125	125	125	125	125	125	125	125	125	125	125	1,496	0.01
Variance		32	220	-211	6	-20	-20	6	-20	-46	32	-20	-3	-46	0.00
%		20.37%	63.87%	244.02%	4.44%	-19.45%	-19.45%	4.55%	-19.31%	-59.09%	20.46%	-19.31%	-2.50%	-3.14%	
2024 Notes: 2 employees , 2.7%															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Space Planning		1000	417	417	417	417	417	417	417	417	417	417	417	5,000	
735172	2023 Act/Ref	820	0	2,019	0	1,026	10,958	1,356	6,118	290	0	0	417	23,003	0.08
Space Planning	2024 Act/Ref	427	427	427	427	427	427	427	427	427	427	427	427	5,125	0.02
Variance		393	-427	1,592	-427	598	10,531	928	5,691	-137	-427	-427	-10	17,878	0.06
%		47.92%	100.00%	78.85%	100.00%	58.36%	96.10%	68.49%	93.02%	-47.27%	100.00%	100.00%	-2.50%	77.72%	
735210	2023 Act/Ref	0	0	0	0	0	311	0	0	0	0	0	0	311	0.00
Entertainment - Employee	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance		0	0	0	0	0	311	0	0	0	0	0	0	311	0.00
%		0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Vehicle Repair & Maint		1000	0	0	0	500	0	0	0	0	0	500	0	1,000	
712110	2023 Act/Ref	0	0	0	0	0	59	460	0	0	0	0	0	519	0.00
Vehicle Repair & Mainte	2024 Act/Ref	0	0	0	0	500	0	0	0	0	0	500	0	1,000	0.00
Variance		0	0	0	0	-500	59	460	0	0	0	-500	0	-481	0.00
%		0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	-92.67%	



AREF Receipts/Disbursements Report
By Company - Plaza Colonnade Tower
Year 2024

Company: 83310

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
2024 Notes: Oil changes in May and November															
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Vehicle Gasoline		1000	0	0	150	0	150	0	0	150	0	0	150	600	
712150	2023 Act/Ref	150	0	0	0	0	0	0	0	0	0	0	60	210	0.00
Vehicle Gasoline	2024 Act/Ref	0	0	150	0	0	150	0	0	150	0	0	150	600	0.00
Variance		150	0	-150	0	0	-150	0	0	-150	0	0	-90	-390	0.00
%		100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	-150.00%	-185.71%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Vehicle Mileage Reimbur		1000	10	10	10	10	10	10	10	10	10	10	10	120	
712160	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	10	10	0.00
Vehicle Mileage Reimbur	2024 Act/Ref	10	10	10	10	10	10	10	10	10	10	10	10	123	0.00
Variance		-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	0	-113	0.00
%		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-2.50%	-1130.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: CoStar		1000	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Loopnet		2000	0	0	0	0	0	0	0	0	0	0	0	0	
721165	2023 Act/Ref	0	0	0	0	0	23	32	0	0	0	0	0	55	0.00
Sponsorships	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance		0	0	0	0	0	23	32	0	0	0	0	0	55	0.00
%		0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: CoStar		1000	0	0	0	0	0	0	0	0	0	0	0	0	
721175	2023 Act/Ref	491	422	-813	-30	0	115	0	0	0	0	0	422	606	0.00
Advertising	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance		491	422	-813	-30	0	115	0	0	0	0	0	422	606	0.00
%		100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Promotional Items - Employees		1000	400	0	0	400	0	0	0	0	0	0	400	1,200	
721177	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	400	400	0.00
Promotional Items - Employees	2024 Act/Ref	410	0	0	0	410	0	0	0	0	0	0	410	1,230	0.00
Variance		-410	0	0	0	-410	0	0	0	0	0	0	-10	-830	0.00
%		100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-2.50%	-207.50%	



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Company: 83310

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
2024 Notes: Employee Gifts/Swag															
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Tenant Appreciation	1000	0	0	0	0	0	0	0	0	0	3,000	0	0	3,000	
Sup. Sched.: Tenant Appreciation	2000	0	0	0	0	0	5,000	0	0	0	0	0	0	5,000	
Sup. Sched.: Tenant Appreciation	3000	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000	
721178	2023 Act/Ref	0	0	0	0	0	249	98	3,300	58	0	92	1,500	5,297	0.02
Promotional Items - Customers	2024 Act/Ref	0	0	0	0	0	5,000	0	0	0	3,000	0	2,000	10,000	0.04
Variance		0	0	0	0	0	-4,751	98	3,300	58	-3,000	92	-500	-4,703	-0.02
%		0.00%	0.00%	0.00%	0.00%	0.00%	-1908.19%	100.00%	100.00%	100.00%	100.00%	100.00%	-33.33%	-88.77%	
2024 Notes: Pancake Breakfast - October , Ice Cream Social - June , Tenant Gifts															
735171	2023 Act/Ref	0	0	0	0	0	0	0	0	800	0	0	0	800	0.00
Potential Projects/Dead	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance		0	0	0	0	0	0	0	0	800	0	0	0	800	0.00
%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	
761116	2023 Act/Ref	-37,665	-35,433	-54,656	-37,353	-40,320	-51,163	-37,599	-47,288	-37,180	-38,988	-37,691	-42,924	-498,260	-1.76
Allocated G&A-JV	2024 Act/Ref	-36,972	-46,578	-41,902	-34,737	-43,471	-40,302	-34,847	-41,932	-35,277	-38,972	-42,321	-37,712	-475,025	-1.67
Variance		-693	11,145	-12,754	-2,616	3,151	-10,861	-2,752	-5,356	-1,903	-16	4,631	-5,211	-23,235	-0.08
%		1.84%	-31.45%	23.34%	7.00%	-7.82%	21.23%	7.32%	11.33%	5.12%	0.04%	-12.29%	12.14%	4.66%	
TOTAL	2023 Act/Ref	-8,762	-4,156	-5,353	-11,534	-7,829	-3,900	-11,726	-6,712	-7,448	-3,900	-11,123	-8,250	-90,692	-0.32
G&A	2023 Act/Ref	-6,983	-6,983	-6,983	-6,983	-6,983	-6,983	-6,983	-6,983	-6,983	-6,983	-6,983	-6,983	-83,790	-0.30
Variance		1,780	-2,826	-1,630	4,551	847	-3,083	4,743	-271	465	-3,083	4,140	1,268	6,902	0.02
%		-20.31%	68.00%	30.45%	-39.46%	-10.81%	79.04%	-40.45%	4.04%	-6.25%	79.04%	-37.22%	-15.36%	-7.61%	

Company: 83310
Building RSF: 283,652

Rent Roll By Company as of 12/31/2024
Plaza Colonnade Tower
All Billing

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AR Balance as of 12/26/2023

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
Future Customer Name		Future Lease SF Chg			Fut Move In		Fut Plan Out											
LIBRARY	Kansas City Public Library	279553	101784	0	01/01/14	01/01/14	12/31/01	0.00	11,707.67	0.00	0.00	11,707.67						
LIBRARY	Kansas City Public Library	650590	1			11,707.67		0.00	0.00	0.00	0.00	0.00	CAMF	1/1/2024	12/31/24	11,707.67	M	0.00
PARK-1 Parking	Sosland Companies, Inc. Sosland Companies, Inc.	285211 602790	107684 1	0	09/01/14	09/01/14	12/31/24											0.00
ROOF3 ROOF3	Merrill Lynch, Pierce, Fenner Merrill Lynch, Pierce, Fenner & Smith	282985 650730	105646 2	0	03/01/22	03/01/22	08/31/27											0.00
ROOF4 ROOF4	CCES SureWest Kansas, Inc.	281615 650705	106471 2	0	04/01/20	04/01/20 366.83	03/31/25	0.00 0.00	0.00 0.00	0.00 0.00	367.14 0.00	367.14 0.00						
													ANTE	4/1/2020	03/31/21	326.20	M	0.00
													ANTE	4/1/2021	03/31/22	335.99	M	0.00
													ANTE	4/1/2022	03/31/23	346.07	M	0.00
													ANTE	4/1/2023	03/31/24	356.45	M	0.00
													ANTE	4/1/2024	03/31/25	367.14	M	0.00
ROOF5 ROOF5	T-Mobile Central LLC T-Mobile USA, Inc.	292781 602222	116337 2	0	07/01/22	07/01/22 50.61	06/30/27	0.00 0.00	0.00 0.00	0.00 0.00	2,459.75 0.00	2,459.75 0.00						
													ANTE	7/1/2022	06/16/23	2,318.55	M	0.00
													ANTE	6/17/2023	06/16/24	2,388.11	M	0.00
													ANTE	6/17/2024	06/16/25	2,459.75	M	0.00
													ANTE	6/17/2025	06/16/26	2,533.54	M	0.00
													ANTE	6/17/2026	06/16/27	2,609.55	M	0.00
													ANTE	6/17/2027	06/30/27	2,687.83	M	0.00
TELCO TELCO	Unite Private Networks, LLC Unite Private Networks LLC	294706 651286	116943 1	0	10/01/17	10/01/17	M-T-M											0.00
0001 0001	Husch Blackwell Sanders LLP Husch Blackwell LLP <i>Renewal - Husch Blackwell LLP</i>	225164 602898	100950 3	11,006	07/01/20	07/01/20 27,219.98 01/01/25	12/31/24	0.00 0.00	13,462.48 14.68	0.00 0.00	13,757.50 15.00	27,219.98 29.68						

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Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
Future Customer Name		Future Lease		SF Chg	Fut Move In		Fut Plan Out											
													CAME	7/1/2023	12/31/24	13,462.48	M	14.68
													CAME	7/1/2023	12/31/24	13,462.48	M	14.68
													SRNT	7/1/2020	12/31/24	13,757.50	M	15.00
													SRNT	7/1/2020	12/31/24	13,757.50	M	15.00
0002	Husch Blackwell Sanders LLP	225164	100950	3,000	07/01/20	07/01/20	12/31/24	0.00	0.00	0.00	3,750.00	3,750.00						
0002	Husch Blackwell LLP	602898	3			3,750.00		0.00	0.00	0.00	15.00	15.00						
	Renewal - Husch Blackwell LLP					01/01/25	03/31/25											
													SRNT	7/1/2020	12/31/24	3,750.00	M	15.00
0003	Drug Free Sport, LLC	311934	135909	300	01/18/23	02/01/23	01/31/28	0.00	0.00	0.00	375.00	375.00						
0003	Drug Free Sport, LLC	652113	1			375.00		0.00	0.00	0.00	15.00	15.00						
													SRNT	2/1/2023	01/31/28	375.00	M	15.00
0004	Vacant			700														
0004																		0.00
001B	Husch Blackwell Sanders LLP	225164	100950	469	07/01/20	07/01/20	12/31/24	0.00	0.00	0.00	586.25	586.25						
001B	Husch Blackwell LLP	602898	3			586.25		0.00	0.00	0.00	15.00	15.00						
	Renewal - Husch Blackwell LLP					01/01/25	03/31/25											
													SRNT	7/1/2020	12/31/24	586.25	M	15.00
0100	Vacant			300														
0100																		0.00
0200	Diagnostic Imaging Centers	234631	100925	8,706	12/01/17	12/01/17	11/30/27	26,190.55	2,626.75	0.00	0.00	28,817.30						
0200	Diagnostic Imaging Centers	602933	4		33,761.25	28,454.55		36.10	3.62	0.00	0.00	39.72						
													BRNT	12/1/2017	02/28/18	-22,853.25	M	-31.50
													BRNT	12/1/2017	02/28/18	22,853.25	M	31.50
													BRNT	12/1/2017	11/30/18	23,651.30	M	32.60
													BRNT	12/1/2018	11/30/19	24,014.05	M	33.10
													BRNT	12/1/2019	11/30/20	24,376.80	M	33.60
													BRNT	12/1/2020	11/30/21	24,739.55	M	34.10
													BRNT	12/1/2021	11/30/22	25,102.30	M	34.60
													BRNT	12/1/2022	11/30/23	25,465.05	M	35.10
													BRNT	12/1/2023	11/30/24	25,827.80	M	35.60
													BRNT	12/1/2024	11/30/25	26,190.55	M	36.10
													BRNT	12/1/2025	11/30/26	26,553.30	M	36.60
													BRNT	12/1/2026	11/30/27	26,916.05	M	37.10
													CAME	7/1/2023	11/30/27	2,626.75	M	3.62



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Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
Future Customer Name		Future Lease		SF Chg	Fut Move In		Fut Plan Out											
0205	Vacant			2,703														
0205																		0.00
0210	Plaza Colonnade LLC	283346	108741	2,004	07/01/15	07/01/15	06/30/25	0.00	0.00	0.00	0.00	0.00						
0210	Plaza Colonnade LLC	650870	1			0.00		0.00	0.00	0.00	0.00	0.00						
													BRNT	1/1/2016	06/30/25	3,340.00	M	20.00
													MCON	1/1/2016	06/30/25	-3,340.00	M	-20.00
0220	Cranial Technologies, Inc.	299563	123449	4,240	04/01/19	04/01/19	05/31/26	11,483.33	341.94	0.00	0.00	11,825.27						
0220	Cranial Technologies, Inc.	651478	1		10,600.00	11,648.61		32.50	0.97	0.00	0.00	33.47						
													BRNT	4/1/2019	03/31/20	10,600.00	M	30.00
													BRNT	4/1/2020	03/31/21	10,776.67	M	30.50
													BRNT	4/1/2021	03/31/22	10,953.33	M	31.00
													BRNT	4/1/2022	03/31/23	11,130.00	M	31.50
													BRNT	4/1/2023	03/31/24	11,306.67	M	32.00
													BRNT	4/1/2024	03/31/25	11,483.33	M	32.50
													BRNT	4/1/2025	05/31/26	11,660.00	M	33.00
													CAME	7/1/2023	05/31/26	341.94	M	0.97
													CONC	4/1/2019	05/31/19	-10,600.00	M	-30.00
													PARK	3/1/2022	02/28/23	280.00	M	0.79
0230	Vacant			2,059														
0230																		0.00
0300	Forte Products	283748	106180	5,964	09/01/22	09/01/22	08/31/27	16,475.55	860.91	0.00	0.00	17,336.46						
0300	Forte Products	605009	3		5,969.13	17,013.41		33.15	1.73	0.00	0.00	34.88						
													BRNT	9/1/2022	08/31/23	14,661.50	M	29.50
													BRNT	9/1/2022	10/31/22	-14,875.21	M	-29.93
													BRNT	9/1/2022	10/31/22	14,875.21	M	29.93
													BRNT	9/1/2023	08/31/24	16,152.50	M	32.50
													BRNT	9/1/2024	08/31/25	16,475.55	M	33.15
													BRNT	9/1/2025	08/31/26	16,805.06	M	33.81
													BRNT	9/1/2026	08/31/27	17,141.16	M	34.49
													CAME	7/1/2023	08/31/27	860.91	M	1.73
													CONC	9/1/2022	10/31/22	-7,539.49	M	-15.17
0310	Seyferth Blumenthal & Harris,	278549	100896	12,848	11/01/20	11/01/20	11/30/26	35,599.67	779.33	0.00	0.00	36,379.00						
0310	Seyferth Blumenthal & Harris, LLC	650550	2		25,160.67	35,843.66		33.25	0.73	0.00	0.00	33.98						
													BRNT	11/1/2020	11/30/21	33,458.33	M	31.25

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Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
Future Customer Name		Future Lease		SF Chg	Fut Move In		Fut Plan Out											
													BRNT	12/1/2021	11/30/22	33,993.67	M	31.75
													BRNT	12/1/2022	11/30/23	34,529.00	M	32.25
													BRNT	12/1/2023	11/30/24	35,064.33	M	32.75
													BRNT	12/1/2024	11/30/25	35,599.67	M	33.25
													BRNT	12/1/2025	11/30/26	36,135.00	M	33.75
													CAME	7/1/2023	11/30/26	779.33	M	0.73
													CONC	11/1/2020	11/30/20	-33,458.33	M	-31.25
0326	Vacant			144														
0326																		0.00
0350	Drug Free Sport, LLC	311934	135909	8,135	01/18/23	01/18/23	01/31/28	22,059.41	0.00	0.00	0.00	22,059.41						
0350	Drug Free Sport, LLC	652113	1			21,625.54		32.54	0.00	0.00	0.00	32.54						
													BRNT	2/1/2023	01/31/24	21,625.54	M	31.90
													BRNT	2/1/2024	01/31/25	22,059.41	M	32.54
													BRNT	2/1/2025	01/31/26	22,500.05	M	33.19
													BRNT	2/1/2026	01/31/27	22,947.48	M	33.85
													BRNT	2/1/2027	01/31/28	23,408.46	M	34.53
													MABA	1/18/2023	01/31/23	-21,625.54	M	-31.90
													MRNT	1/18/2023	01/31/23	21,625.54	M	31.90
0375	Presley & Presley LLC	278534	100870	2,643	11/01/20	11/01/20	10/31/27	7,873.94	294.65	0.00	0.00	8,168.59						
0375	Presley & Presley LLC	650549	2		6,222.06	-94,234.54		35.75	1.34	0.00	0.00	37.09						
													BRNT	11/1/2020	10/31/21	7,433.44	M	33.75
													BRNT	11/1/2021	10/31/22	7,543.56	M	34.25
													BRNT	11/1/2022	10/31/23	7,653.69	M	34.75
													BRNT	11/1/2023	10/31/24	7,763.81	M	35.25
													BRNT	11/1/2024	10/31/25	7,873.94	M	35.75
													BRNT	11/1/2025	10/31/26	7,984.06	M	36.25
													BRNT	11/1/2026	10/31/27	8,094.19	M	36.75
													CAME	7/1/2023	10/31/27	294.65	M	1.34
0400	Marion & Henry Bloch Foundatio	305517	129841	5,088	06/12/21	06/12/21	05/31/31	13,780.00	334.63	0.00	0.00	14,114.63						
0400	Marion & Henry Bloch Family Foundation	651716	1		13,144.00	13,902.63		32.50	0.79	0.00	0.00	33.29						
													BRNT	4/1/2021	04/30/21	-13,144.00	M	-31.00
													BRNT	4/1/2021	04/30/21	13,144.00	M	31.00
													BRNT	6/1/2021	06/02/21	-13,144.00	M	-31.00
													BRNT	6/1/2021	05/31/22	13,144.00	M	31.00
													BRNT	6/3/2021	06/11/21	-13,144.00	M	-31.00

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Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
Future Customer Name		Future Lease SF Chg			Fut Move In		Fut Plan Out											
													BRNT	6/1/2022	05/31/23	13,356.00	M	31.50
													BRNT	6/1/2023	05/31/24	13,568.00	M	32.00
													BRNT	6/1/2024	05/31/25	13,780.00	M	32.50
													BRNT	6/1/2025	05/31/26	13,992.00	M	33.00
													BRNT	6/1/2026	05/31/27	14,204.00	M	33.50
													BRNT	6/1/2027	05/31/28	14,416.00	M	34.00
													BRNT	6/1/2028	05/31/29	14,628.00	M	34.50
													BRNT	6/1/2029	05/31/30	14,840.00	M	35.00
													BRNT	6/1/2030	05/31/31	15,052.00	M	35.50
													CAME	7/1/2023	05/31/31	334.63	M	0.79
0401	Baum Capital Partners Mgmt.	316063	140222	164	10/01/23	10/01/23	09/30/33											
0401	Baum Capital Partners Mgmt, LLC	652301	1															0.00
0425	United Way of Greater Kansas	314136	138317	15,265	12/01/23	12/01/23	11/30/33	41,075.57	0.00	0.00	0.00	41,075.57						
0425	United Way of Greater Kansas City	605163	1			40,070.63		32.29	0.00	0.00	0.00	32.29						
													BRNT	10/1/2023	10/31/23	-4,070.63	M	-3.20
													BRNT	10/1/2023	10/31/23	4,070.63	M	3.20
													BRNT	10/1/2023	10/31/23	-40,070.63	M	-31.50
													BRNT	10/1/2023	10/31/23	40,070.63	M	31.50
													BRNT	12/1/2023	11/30/24	40,070.63	M	31.50
													BRNT	12/1/2024	11/30/25	41,075.57	M	32.29
													BRNT	12/1/2025	11/30/26	42,093.24	M	33.09
													BRNT	12/1/2026	11/30/27	43,149.07	M	33.92
													BRNT	12/1/2027	11/30/28	44,230.34	M	34.77
													BRNT	12/1/2028	11/30/29	45,337.05	M	35.64
													BRNT	12/1/2029	11/30/30	46,469.20	M	36.53
													BRNT	12/1/2030	11/30/31	47,626.80	M	37.44
													BRNT	12/1/2031	11/30/32	48,822.56	M	38.38
													BRNT	12/1/2032	11/30/33	50,043.76	M	39.34
													PARK	10/1/2023	10/31/23	-4,575.00	M	-3.60
													PARK	10/1/2023	10/31/23	4,575.00	M	3.60
													PARK	12/1/2023	12/31/23	-4,575.00	M	-3.60
													PARK	12/1/2023	12/31/23	4,575.00	M	3.60
0450	Vacant			7,722														
0450																		0.00



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Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
Future Customer Name		Future Lease		SF Chg	Fut Move In		Fut Plan Out											
0460	Vacant			2,753														
0460																		0.00
0500	Vacant			19,224														
0500																		0.00
0525	Baum Capital Partners Mgmt.	316063	140222	4,656	10/01/23	10/01/23	09/30/33	13,521.80	0.00	0.00	0.00	13,521.80						
0525	Baum Capital Partners Mgmt, LLC	652301	1			13,192.00		34.85	0.00	0.00	0.00	34.85						
													BRNT	10/1/2023	10/31/23	12,268.56	M	31.62
													BRNT	11/1/2023	09/30/24	13,192.00	M	34.00
													BRNT	10/1/2024	09/30/25	13,521.80	M	34.85
													BRNT	10/1/2025	09/30/26	13,859.36	M	35.72
													BRNT	10/1/2026	09/30/27	14,204.68	M	36.61
													BRNT	10/1/2027	09/30/28	14,561.64	M	37.53
													BRNT	10/1/2028	09/30/29	14,926.36	M	38.47
													BRNT	10/1/2029	09/30/30	15,298.84	M	39.43
													BRNT	10/1/2030	09/30/31	15,682.96	M	40.42
													BRNT	10/1/2031	09/30/32	16,074.84	M	41.43
													BRNT	10/1/2032	09/30/33	16,474.48	M	42.46
0550	The Uhlmann Company	281008	103261	4,647	08/01/22	08/01/22	02/29/28	13,166.50	300.15	0.00	0.00	13,466.65						
0550	the Uhlmann Company	650660	3		8,853.98	13,273.03		34.00	0.78	0.00	0.00	34.78						
													BRNT	8/1/2022	08/31/22	12,585.63	M	32.50
													BRNT	9/1/2022	08/31/23	12,779.25	M	33.00
													BRNT	9/1/2023	08/31/24	12,972.88	M	33.50
													BRNT	9/1/2024	08/31/25	13,166.50	M	34.00
													BRNT	9/1/2025	08/31/26	13,360.13	M	34.50
													BRNT	9/1/2026	08/31/27	13,553.75	M	35.00
													BRNT	9/1/2027	02/29/28	13,747.38	M	35.50
													CAME	7/1/2023	02/29/28	300.15	M	0.78
0580	Costar Realty Information	313830	138026	2,886	02/27/23	02/27/23	02/28/26	8,309.28	0.00	0.00	0.00	8,309.28						
0580	Costar Realty Information, Inc.	651085	1		8,128.90	8,128.90		34.55	0.00	0.00	0.00	34.55						
													BRNT	2/1/2023	02/28/23	-8,128.90	M	-33.80
													BRNT	2/1/2023	02/28/23	8,128.90	M	33.80
													BRNT	2/27/2023	02/28/23	8,128.90	M	33.80
													BRNT	3/1/2023	02/29/24	8,128.90	M	33.80
													BRNT	3/1/2024	02/28/25	8,309.28	M	34.55

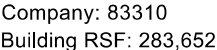
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Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes								
Descr	Nat'l Customer Name	Natl Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF			
Future Customer NameFuture Lease SF ChgFut Move InFut Plan Out																					
														BRNT	3/1/2025	02/28/26	8,489.65	M	35.30		
0600	Merrill Lynch, Pierce, Fenner	282985	105646	12,006	03/01/22	03/01/22	08/31/27	33,576.78	0.00	0.00	0.00	33,576.78									
0600	Merrill Lynch, Pierce, Fenner & Smith	650730	2			43,518.12		33.56	0.00	0.00	0.00	33.56									
														BRNT	3/1/2022	08/31/23	32,266.13	M	32.25		
														BRNT	9/1/2023	08/31/24	32,916.45	M	32.90		
														BRNT	9/1/2024	08/31/25	33,576.78	M	33.56		
														BRNT	9/1/2025	08/31/26	34,247.12	M	34.23		
														BRNT	9/1/2026	08/31/27	34,927.46	M	34.91		
														TCON	7/1/2023	07/31/23	-32,266.13	M	-32.25		
														TCON	8/1/2023	08/31/23	-27,763.87	M	-27.75		
0626	Vacant			156																	
0626																					
0.00																					
0650	Husch Blackwell Sanders LLP	225164	100950	0	07/01/20	07/01/20	12/31/24	0.00	3,930.29	0.00	0.00	3,930.29									
0650	Husch Blackwell LLP	602898	3			3,930.29		0.00	0.00	0.00	0.00	0.00	CAME	7/1/2023	12/31/24	3,930.29	M	0.00			
1000	Husch Blackwell Sanders LLP	225164	100950	143,864	07/01/20	07/01/20	12/31/24	427,156.19	63,185.36	0.00	42,600.00	532,941.55									
1000	Husch Blackwell LLP	602898	3			532,941.55		35.63	5.27	0.00	3.55	44.45									
														BRNT	7/1/2020	12/31/24	427,156.19	M	35.63		
														BRNT	7/1/2020	12/31/24	427,156.19	M	35.63		
														CAME	7/1/2023	12/31/24	63,185.36	M	5.27		
														CAME	7/1/2023	12/31/24	63,185.36	M	5.27		
														DINC	7/1/2020	09/30/20	-135,373.14	M	-11.29		
														DINC	7/1/2020	09/30/20	-135,373.14	M	-11.29		
														DINC	1/1/2021	06/30/21	67,686.57	M	5.65		
														DINC	1/1/2021	06/30/21	67,686.57	M	5.65		
														PARK	7/1/2020	12/31/22	42,600.00	M	3.55		
														PARK	7/1/2020	12/31/22	42,600.00	M	3.55		
														PARK	1/1/2023	12/31/24	42,600.00	M	3.55		
														PARK	1/1/2023	12/31/24	42,600.00	M	3.55		
BUILDING TOTALS - Plaza Colonnade Tower:																					
								670,268.57	97,824.16	0.00	63,895.64	831,988.37									
Building Square Feet:				283,652																	
Occupied Square Feet:				247,891																	
Vacant Square Feet:				35,761																	
Occupancy Percentage:				87.39%																	
Missing Square Feet:								0													



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AR Balance as of 12/26/2023

Suite ID	Customer Name	Customer#	Lease#	Sq Ft Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes					
Descr	Nat'l Customer Name	Natl Customer#	LsVr	Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF
Future Customer Name		Future Lease		SF Chg	Fut Move In	Fut Plan Out											

Comparative Income Statement-Summary Plaza Colonnade-Retail

	Act 2020	Act 2021	Act 2022	Forecast 2023	Bud 2024
Rental Revenue					
Base Rent	231,087	255,652	256,794	257,937	259,080
Recovery	108,091	89,458	103,192	99,957	117,476
Recovery - PY	8,310	(7,430)	3,869	11	0
Tenant Specific Reimb	400	25	1,170	962	0
Percentage Rent	0	0	0	0	0
Parking Income	3,900	3,900	3,900	3,900	3,900
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	0	0	0	0	0
SLR WOs	(952)	(190)	0	0	0
Total Rental Revenue	350,837	341,415	368,926	362,768	380,456
Operating Expense					
Contract Services	32,779	34,658	37,719	41,580	48,882
Repairs and Maintenance	24,139	10,059	15,978	2,987	13,115
General OpEx	255	247	289	1,183	1,128
Total Controllable Expenses	57,172	44,964	53,986	45,750	63,125
Electricity	2,352	2,278	2,419	2,395	2,677
Utilities	0	0	0	0	0
Taxes	35,475	35,985	36,085	39,746	40,344
Taxes - PY Adjustments	(4,145)	0	0	0	0
Insurance	2,237	3,184	3,351	4,229	4,467
Non-Controllable Expenses	35,920	41,447	41,855	46,369	47,487
Management Fees/Alloc's	6,947	6,917	7,362	8,082	8,088
Total Recoverable Expenses	100,039	93,328	103,203	100,201	118,700
Non-Rec/Customer Specific	400	0	974	926	0
Mgmt Fee Elim - Internal	0	0	0	0	0
Total Operating Expense	100,439	93,328	104,177	101,127	118,700
Net Operating Income	250,398	248,087	264,749	261,641	261,755
Other Income					
SLR	3,144	4,740	4,550	4,550	4,550
TIF Inc Other	0	0	0	0	0
Def Revenue In/Out	(21,593)	0	0	0	0
Deferred Cash Revenue	21,593	0	0	0	0
Adjusted Net Operating Income	253,542	252,828	269,299	266,191	266,305

NOI DRILL DOWN
Plaza Colonnade Retail
2023 Vs. 2024

	2020 Actuals	2021 Actuals	2022 Actuals	2023 Forecast	2024 Forecast	2023 to 2024 Variance	Pct. Var	Comments
Average Occupancy	100.00%	98.89%	100.00%	100.00%	100.00%			
Rental Revenue								
Base Rent	231	256	257	258	259	1	0.39%	
SLR	3	5	5	5	5	0	0.00%	
GAAP Rent	234	260	261	262	264	2	0.76%	
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	(22)	0	0	0	0	0	0.00%	
Other Non-Cash Revenue	22	0	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	108	89	103	100	117	17	17.00%	Increased recovery income is in line with increased recoverable expenses below.
Expense Recovery-Prior Year	8	(7)	4	0	0	0	0.00%	
Tenant Specific Reimbursements	0	0	1	1	0	(1)	-100.00%	
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	0	0	0	0	0	0	0.00%	
SLR WOs	(1)	0	0	0	0	0	0.00%	
Parking	4	4	4	4	4	0	0.00%	
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	353	346	373	367	385	18	4.90%	
Operating Expense								
Contract Services	33	35	38	42	49	(7)	-16.67%	Waste Removal and Security Contract increases
Repairs and Maintenance	24	10	16	3	13	(10)	-333.33%	2024 budget: Contingency for masonry repairs after snowy season (\$5k); contingency for roof repairs after inspection due to age (\$3k)
General OpEx	0	0	0	1	1	0	0.00%	
Controllable Expenses	57	45	54	46	63	(17)	-36.96%	
Electricity	2	2	2	2	3	(1)	-50.00%	Rate increase
Utilities	0	0	0	0	0	0	0.00%	
Taxes	35	36	36	40	40	0	0.00%	
Taxes - PY Adjustments	(4)	0	0	0	0	0	0.00%	
Insurance	2	3	3	4	4	0	0.00%	
Non-Controllable Expenses	35	41	41	46	47	(1)	-2.17%	
Management Fees/Alloc's	7	7	7	8	8	0	0.00%	
Recoverable Expenses	99	93	102	100	118	(18)	-18.00%	
Tenant Specific Expenses	0	0	1	1	0	1	100.00%	
Non-Recoverable Expenses	0	0	0	0	0	0	0.00%	
Mgmt. Fee Elim - Internal	0	0	0	0	0	0	0.00%	
Total Operating Expense	99	93	103	101	118	(17)	-16.83%	
Net Operating Income	254	253	270	266	267	1	0.38%	



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Year 2024

Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
Square Feet		7,852													
2023 Occupancy %		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	Avg
2024 Occupancy %		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	Avg
511120 Gross Potential - Retai	2023 Act/Ref	21,455	21,455	21,455	21,455	21,455	21,455	21,455	21,550	21,550	21,550	21,550	21,550	257,937	32.85
	2024 Act/Ref	21,550	21,550	21,550	21,550	21,550	21,550	21,550	21,646	21,646	21,646	21,646	21,646	259,080	33.00
	Variance	95	95	95	95	95	95	95	95	95	95	95	95	1,143	0.15
	%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	
TOTAL		2023 Act/Ref	21,455	21,455	21,455	21,455	21,455	21,455	21,550	21,550	21,550	21,550	21,550	257,937	32.85
Base Rent		2024 Act/Ref	21,550	21,550	21,550	21,550	21,550	21,550	21,646	21,646	21,646	21,646	21,646	259,080	33.00
		Variance	95	95	95	95	95	95	95	95	95	95	95	1,143	0.15
		%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	
511190 Base Rent-Straight Line	2023 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
	2024 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
	Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL		2023 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
Straight Line Rent		2024 Act/Ref	379	379	379	379	379	379	379	379	379	379	379	4,550	0.58
		Variance	0	0	0	0	0	0	0	0	0	0	0	0	0.00
		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
512110 CAM Inc - CY Mth Billed	2023 Act/Ref	11,525	11,525	11,525	11,525	11,525	11,525	6,476	6,476	6,476	6,476	6,476	8,937	110,467	14.07
	2024 Act/Ref	8,852	9,064	10,192	8,793	13,848	11,192	10,016	8,676	10,228	8,676	8,723	9,217	117,476	14.96
	Variance	-2,673	-2,461	-1,333	-2,732	2,323	-333	3,540	2,200	3,751	2,200	2,247	280	7,009	0.89
	%	-23.19%	-21.36%	-11.56%	-23.70%	20.16%	-2.89%	54.66%	33.97%	57.93%	33.97%	34.69%	3.13%	6.34%	
512130		2023 Act/Ref	-5,924	-1,519	-4,700	-2,881	-1,847	-4,383	851	0	1,659	6,424	1,810	-10,510	-1.34



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AREF Receipts/Disbursements Report

By Company - Plaza Colonnade-Retail

Year 2024

Company: 83320

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Sup. Sched.: Pest Control		1000	55	55	55	55	55	55	55	55	55	55	55	660	
614166	2023 Act/Ref	-35	0	0	0	55	0	55	0	0	55	0	110	240	0.03
Pest Control Contract	2024 Act/Ref	55	55	55	55	55	55	55	55	55	55	55	55	660	0.08
Variance		-90	-55	-55	-55	0	-55	0	-55	-55	0	-55	55	-420	-0.05
%		257.14%	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%	100.00%	100.00%	0.00%	100.00%	50.00%	-175.00%	
2024 Notes:		Odom's Bugs B Gone													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Metal Maint - Hand Rails		1000	45	45	45	45	45	45	45	45	45	45	45	540	
614168	2023 Act/Ref	0	45	45	45	45	45	45	45	0	90	45	45	495	0.06
Metal Refinish Contract	2024 Act/Ref	46	46	46	46	46	46	46	46	46	46	46	46	553	0.07
Variance		-46	-1	-1	-1	-1	-1	-1	-1	-46	44	-1	-1	-58	-0.01
%		100.00%	-2.49%	-2.49%	-2.49%	-2.49%	-2.49%	-2.49%	-2.49%	100.00%	48.76%	-2.49%	-2.49%	-11.81%	
2024 Notes:		Updated contract eff 1/2023 - 2 year													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Security Contract		1000	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	12,784	
614310	2023 Act/Ref	965	932	979	987	1,815	235	821	1,250	895	1,110	992	919	11,899	1.52
Security Contract	2024 Act/Ref	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	12,784	1.63
Variance		-100	-134	-86	-79	750	-830	-244	185	-171	45	-73	-147	-885	-0.11
%		-10.39%	-14.35%	-8.81%	-7.99%	41.31%	-353.50%	-29.78%	14.78%	-19.09%	4.04%	-7.34%	-15.99%	-7.44%	
2024 Notes:		2.69% of Contract price													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Landscpg Ext Contract		1000	71	71	71	71	71	71	71	71	71	71	71	855	
615220	2023 Act/Ref	70	70	70	68	70	70	72	70	70	70	70	68	835	0.11
Landscpg Ext Contract	2024 Act/Ref	71	71	71	71	71	71	71	71	71	71	71	71	855	0.11
Variance		-2	-2	-2	-3	-2	-2	0	-2	-2	-2	-2	-4	-20	0.00
%		-2.18%	-2.18%	-2.18%	-5.01%	-2.18%	-2.18%	0.49%	-2.18%	-2.18%	-2.18%	-2.16%	-5.18%	-2.42%	
2024 Notes:		2.69% of Contract price													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Snow Removal Contract		1000	256	457	86	0	0	0	0	0	0	81	188	1,068	
615250	2023 Act/Ref	212	499	-99	85	1	0	0	0	0	1	-1	109	807	0.10
Snow Removal Contract	2024 Act/Ref	256	457	86	0	0	0	0	0	0	0	81	188	1,068	0.14
Variance		-44	41	-186	85	1	0	0	0	0	1	-82	-79	-261	-0.03



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Company: 83320

Account																
Acct Description			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Parking Lot/Deck R&M	2024 Act/Ref		0	19	0	0	19	0	0	19	0	19	0	0	77	0.01
	Variance		0	-19	0	0	-19	0	0	-19	0	-19	0	0	-77	-0.01
	%		0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	0.00%	100.00%	
	2024 Notes:	Retail Allocation- Sweeping														
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Landscpg Rep & Maint		1000	0	0	0	180	45	45	45	45	45	0	0	0	405	
Sup. Sched.: Allocation from Tower		2000	0	0	14	14	14	28	28	14	14	14	6	0	145	
615240	2023 Act/Ref		0	0	3	0	73	30	-97	6	0	8	33	0	55	0.01
Landscpg Rep & Maint	2024 Act/Ref		0	0	14	199	61	74	74	61	61	14	6	0	564	0.07
Variance			0	0	-12	-199	12	-44	-171	-55	-61	-7	27	0	-509	-0.06
%			0.00%	0.00%	-417.63%	-248512.50%	16.87%	-143.85%	176.99%	-990.27%	100.00%	-91.36%	81.40%	0.00%	-919.30%	
2024 Notes:		Planters, replacing plants , 2.7% from Tower Irrigation, tree insecticide, misc hort														
TOTAL		2023 Act/Ref	45	1,302	176	0	422	92	3	321	58	255	211	101	2,987	0.38
Repair and Maint		2024 Act/Ref	17	37	1,509	216	5,222	2,594	1,424	97	1,556	51	24	368	13,115	1.67
Variance			28	1,266	-1,333	-216	-4,800	-2,502	-1,421	224	-1,497	204	188	-267	-10,128	-1.29
%			61.29%	97.19%	-755.29%	-270287.50%	-1136.95%	-2716.61%	-46905.61%	69.71%	-2574.59%	79.98%	88.87%	-265.41%	-339.09%	
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Building Phones		1000	41	41	41	41	41	41	41	41	41	41	41	41	497	
614181	2023 Act/Ref		24	32	40	40	41	39	40	40	40	40	43	20	442	0.06
Building Telephones	2024 Act/Ref		41	41	41	41	41	41	41	41	41	41	41	41	497	0.06
Variance			-18	-9	-1	-1	0	-2	-1	-1	-1	-1	2	-21	-55	-0.01
%			-75.33%	-29.07%	-2.73%	-2.96%	-0.93%	-5.05%	-2.57%	-2.57%	-2.57%	-2.57%	4.01%	-103.19%	-12.51%	
2024 Notes:		2.69% from Tower														
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Powerwashing		1000	55	49	60	55	49	49	55	49	49	66	49	49	631	
615305	2023 Act/Ref		0	0	0	0	0	0	0	0	0	693	0	48	741	0.09
Powerwashing	2024 Act/Ref		55	49	60	55	49	49	55	49	49	66	49	49	631	0.08
Variance			-55	-49	-60	-55	-49	-49	-55	-49	-49	627	-49	-1	110	0.01
%			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	90.47%	100.00%	-1.59%	14.86%	
2024 Notes:		2.69% from Tower														
TOTAL		2023 Act/Ref	24	32	40	40	41	39	40	40	40	733	43	68	1,183	0.15



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Company: 83320

Account		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Acct Description															
	Variance	-310	-310	-310	-310	-310	-310	-310	-310	-310	730	730	730	-598	-0.08
	%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	-10.15%	17.84%	17.84%	17.84%	-1.50%	
617210 Insurance Premium	2023 Act/Ref	349	349	349	349	349	349	349	349	349	362	362	362	4,229	0.54
	2024 Act/Ref	362	362	362	362	362	362	362	362	362	402	402	402	4,467	0.57
	Variance	-13	-13	-13	-13	-13	-13	-13	-13	-13	-40	-40	-40	-238	-0.03
	%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.76%	-11.00%	-11.00%	-11.00%	-5.63%	
TOTAL Insurance	2023 Act/Ref	349	349	349	349	349	349	349	349	349	362	362	362	4,229	0.54
	2024 Act/Ref	362	362	362	362	362	362	362	362	362	402	402	402	4,467	0.57
	Variance	-13	-13	-13	-13	-13	-13	-13	-13	-13	-40	-40	-40	-238	-0.03
	%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.77%	-3.76%	-11.00%	-11.00%	-11.00%	-5.63%	
616130 JV Mgmt Fee Exp	2023 Act/Ref	0	0	2,013	667	666	866	701	354	567	528	592	616	7,570	0.96
	2024 Act/Ref	615	619	641	613	714	661	638	613	644	613	614	624	7,609	0.97
	Variance	-615	-619	1,372	53	-48	204	63	-259	-77	-85	-22	-8	-39	0.00
	%	100.00%	100.00%	68.14%	7.99%	-7.26%	23.61%	9.04%	-73.20%	-13.57%	-16.00%	-3.76%	-1.22%	-0.52%	
616140 3rd Party Mgmt Fee Exp	2023 Act/Ref	666	675	-1,341	0	0	0	0	0	0	0	0	0	0	0.00
	2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	Variance	666	675	-1,341	0	0	0	0	0	0	0	0	0	0	0.00
	%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
616160 PM Allocation-JV Exp	2023 Act/Ref	0	0	0	0	0	0	0	0	0	452	22	39	512	0.07
	2024 Act/Ref	40	40	40	40	40	40	40	40	40	40	40	40	479	0.06
	Variance	-40	-40	-40	-40	-40	-40	-40	-40	-40	412	-18	-1	33	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	91.17%	-85.32%	-2.47%	6.53%	
TOTAL Mgmt Fees	2023 Act/Ref	666	675	672	667	666	866	701	354	567	980	613	655	8,082	1.03
	2024 Act/Ref	654	659	681	653	754	701	678	653	684	653	654	664	8,088	1.03
	Variance	12	17	-10	13	-88	165	24	-299	-117	327	-41	-8	-6	0.00
	%	1.75%	2.47%	-1.43%	2.00%	-13.25%	19.01%	3.35%	-84.47%	-20.60%	33.38%	-6.62%	-1.29%	-0.07%	



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Year 2024

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Company: 83320

[illegible]



AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Retail
Year 2024

Company: 83320

Account														
Acct Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF

Company: 83320
Building RSF: 7,852

Rent Roll By Company as of 12/31/2024
Plaza Colonnade Tower
All Billing

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AR Balance as of 12/26/2023

Suite ID	Customer Name	Customer#	Lease#	Sq Ft	Lease Begin	Move In	Plan Out	Base Rent	Exp Part	Escalation	Other Rent	Total Monthly	Rate Changes						
Descr	Nat'l Customer Name	Nat'l Customer#	LsVr		Sec Deposit	AR Balance		PSF	PSF	PSF	PSF	PSF	Bill Code	Beg Date	End Date	Amount	Freq	PSF	
Future Customer Name		Future Lease SF Chg			Fut Move In		Fut Plan Out												
001	The Mixx	246112	101303	2,967	01/01/21	01/01/21	12/31/25	8,159.25	2,548.23	0.00	0.00	10,707.48							
001	The Mixx	603723	3		4,766.67	9,501.49		33.00	10.31	0.00	0.00	43.31							
													CAME	7/1/2023	12/31/25	2,548.23	M	10.31	
													RRNT	1/1/2021	12/31/25	8,159.25	M	33.00	
002	Yogurtini Plaza, LLC	278577	100933	2,285	08/01/20	08/01/20	07/31/25	5,902.92	1,853.27	0.00	0.00	7,756.19							
002	Yogurtini Plaza, LLC	650551	2		4,570.00	7,660.98		31.00	9.73	0.00	0.00	40.73							
													CAME	7/1/2023	07/31/25	1,853.27	M	9.73	
													DINC	8/1/2020	10/31/20	-5,522.08	M	-29.00	
													RRNT	8/1/2020	07/31/21	5,522.08	M	29.00	
													RRNT	8/1/2021	07/31/22	5,617.29	M	29.50	
													RRNT	8/1/2022	07/31/23	5,712.50	M	30.00	
													RRNT	8/1/2023	07/31/24	5,807.71	M	30.50	
													RRNT	8/1/2024	07/31/25	5,902.92	M	31.00	
003	Chipotle Mexican Grill	234750	100976	2,600	03/01/20	03/01/20	02/28/30	7,583.33	2,074.64	0.00	325.00	9,982.97							
003	Chipotle Mexican Grill	603293	3			0.00		35.00	9.58	0.00	1.50	46.08							
													CAME	7/1/2023	02/28/30	2,074.64	M	9.58	
													PARK	3/1/2020	02/28/30	325.00	M	1.50	
													RRNT	3/1/2020	02/28/25	7,583.33	M	35.00	
													RRNT	3/1/2025	02/28/30	8,341.67	M	38.50	
BUILDING TOTALS - Plaza Colonnade-Retail:								21,645.50	6,476.14	0.00	325.00	28,446.64							
Building Square Feet:				7,852															
Occupied Square Feet:				7,852															
Vacant Square Feet:				0															
Occupancy Percentage:				100.00%	Missing Square Feet:				0										

Comparative Income Statement-Summary Plaza Colonnade-Garage

	Act 2020	Act 2021	Act 2022	Forecast 2023	Bud 2024
Rental Revenue					
Base Rent	0	0	0	0	0
Recovery	0	0	0	0	0
Recovery - PY	0	0	0	0	0
Tenant Specific Reimb	0	0	0	0	0
Percentage Rent	0	0	0	0	0
Parking Income	0	0	0	0	0
Term Fees	0	0	0	0	0
Fee Income	0	0	0	0	0
Bad Debts	0	0	0	0	0
SLR WOs	0	0	0	0	0
Total Rental Revenue	0	0	0	0	0
Operating Expense					
Contract Services	52,318	54,576	56,341	58,540	67,659
Repairs and Maintenance	71,858	128,573	115,438	285,674	181,475
General OpEx	11,985	12,898	21,318	15,628	22,800
Total Controllable Expenses	136,161	196,048	193,097	359,842	271,934
Electricity	50,148	49,758	49,640	50,867	52,276
Utilities	0	0	0	0	0
Taxes	0	0	0	0	0
Taxes - PY Adjustments	0	0	0	0	0
Insurance	29,376	26,465	28,269	28,945	31,210
Non-Controllable Expenses	79,524	76,224	77,909	79,811	83,486
<i>Management Fees/Alloc's</i>	0	0	0	0	0
Total Recoverable Expenses	215,685	272,271	271,006	439,653	355,420
<i>Non-Rec/Customer Specific</i>	0	(30)	0	0	0
<i>Mgmt Fee Elim - Internal</i>	0	0	0	0	0
Total Operating Expense	215,685	272,241	271,006	439,653	355,420
Net Operating Income	(215,685)	(272,241)	(271,006)	(439,653)	(355,420)
Other Income					
SLR	0	0	0	0	0
TIF Inc Other	0	0	0	0	0
Def Revenue In/Out	0	0	0	0	0
Deferred Cash Revenue	0	0	0	0	0
Adjusted Net Operating Income	(215,685)	(272,241)	(271,006)	(439,653)	(355,420)

NOI DRILL DOWN
Plaza Colonnade Garage
2023 Vs. 2024

	2020 Actuals	2021 Actuals	2022 Actuals	2023 Forecast	2024 Forecast	2023 to 2024 Variance	Pct. Var	Comments
Average Occupancy								
Rental Revenue								
Base Rent	0	0	0	0	0	0	0.00%	
SLR	0	0	0	0	0	0	0.00%	
GAAP Rent	0	0	0	0	0	0	0.00%	
Percentage Rent	0	0	0	0	0	0	0.00%	
Other Rents	0	0	0	0	0	0	0.00%	
Other Non-Cash Revenue	0	0	0	0	0	0	0.00%	
Termination Fees	0	0	0	0	0	0	0.00%	
Expense Recovery	0	0	0	0	0	0	0.00%	
Expense Recovery-Prior Year	0	0	0	0	0	0	0.00%	
Tenant Specific Reimbursements	0	0	0	0	0	0	0.00%	
Fee Income	0	0	0	0	0	0	0.00%	
Bad Debts	0	0	0	0	0	0	0.00%	
SLR WOs	0	0	0	0	0	0	0.00%	
Parking	0	0	0	0	0	0	0.00%	
FAS 141	0	0	0	0	0	0	0.00%	
Total Rental Revenue	0	0	0	0	0	0	0.00%	
Operating Expense								
Contract Services	52	55	56	59	68	(9)	-15.25%	Contract Rate Increase for Janitorial and Metal Finishing
Repairs and Maintenance	72	129	115	286	181	105	36.71%	<u>2023 expenses</u> include unbudgeted Garage Exhaust repairs (\$17k); repairs to main drop-down gate (\$20k) and door replacements (\$13k); Various concrete and sealant repairs resulting from inspection results (\$226k). <u>2024 budget includes:</u> Additional Inspection related repairs (\$163k); Painting elevator lobby (\$3k); contingencies for HVAC, Plumbing, Electrical and Security repairs (\$14k).
General OpEx	12	13	21	16	23	(7)	-43.75%	<u>2023 expenses</u> reflect reduced powerwashing due to ongoing repairs; <u>2024 budget</u> includes full powerwashing (\$15k)
Controllable Expenses	136	197	192	361	272	89	24.65%	
Electricity	50	50	50	51	52	(1)	-1.96%	
Utilities	0	0	0	0	0	0	0.00%	
Taxes	0	0	0	0	0	0	0.00%	
Taxes - PY Adjustments	0	0	0	0	0	0	0.00%	
Insurance	29	26	28	29	31	(2)	-6.90%	Based on Insurance Bill from Copaken
Non-Controllable Expenses	79	76	78	80	83	(3)	-3.75%	
Management Fees/Alloc's	0	0	0	0	0	0	0.00%	
Recoverable Expenses	215	273	270	441	355	86	19.50%	
Tenant Specific Expenses	0	0	0	0	0	0	0.00%	
Non-Recoverable Expenses	0	0	0	0	0	0	0.00%	
<i>Mgmt. Fee Elim - Internal</i>	0	0	0	0	0	0	0.00%	
Total Operating Expense	215	273	270	441	355	86	19.50%	
Net Operating Income	(215)	(273)	(270)	(441)	(355)	86	-19.50%	



AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Parking Garage
Year 2024

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Compared to 2023 Forecast

Company: 83330

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AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Parking Garage
Year 2024

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Compared to 2023 Forecast

Company: 83330

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AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Parking Garage
Year 2024

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Compared to 2023 Forecast

Company: 83330

[illegible]

AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Parking Garage
Year 2024

Company: 83330

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
	Variance	-26	-26	-26	-26	-26	-26	-26	-26	2,662	-26	-26	-1	2,406	0.00
	%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	99.05%	100.00%	100.00%	-2.48%	88.67%	
	2024 Notes:	Contingency													
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Security Repairs	1000	0	2,000	0	0	0	2,000	0	0	0	0	0	0	4,000	
614320	2023 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Security Repairs	2024 Act/Ref	0	2,000	0	0	0	2,000	0	0	0	0	0	0	4,000	0.00
	Variance	0	-2,000	0	0	0	-2,000	0	0	0	0	0	0	-4,000	0.00
	%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Parking Garage Sweeping	1000	0	695	0	0	695	0	0	695	0	695	0	0	2,780	
Sup. Sched.: Retail Allocation	2000	0	-19	0	0	-19	0	0	-19	0	-19	0	0	-75	
Sup. Sched.: Structural Inspection	3000	5,000	0	0	5,000	0	0	5,000	0	0	5,000	0	0	20,000	
Sup. Sched.: Garage Restriping	4000	0	0	0	0	0	20,000	0	0	0	0	0	0	20,000	
Sup. Sched.: Repair based Inspections	5000	0	0	30,000	0	0	30,000	0	0	30,000	0	0	30,000	120,000	
615160	2023 Act/Ref	14,600	695	0	2,000	1,345	5,000	525	4,522	36,677	97,422	24,518	38,584	225,888	0.00
Parking Lot/Deck R&M	2024 Act/Ref	5,000	676	30,000	5,000	676	50,000	5,000	676	30,000	5,676	0	30,000	162,705	0.00
	Variance	9,600	19	-30,000	-3,000	669	-45,000	-4,475	3,846	6,677	91,746	24,518	8,584	63,183	0.00
	%	65.75%	2.70%	100.00%	-150.00%	49.72%	-900.00%	-852.38%	85.05%	18.20%	94.17%	100.00%	22.25%	27.97%	
	2024 Notes:	Quarterly Sweeping , First month of each qtr , Contingency													
TOTAL	2023 Act/Ref	15,181	8,348	1,395	72,464	1,345	20,350	-114	8,239	39,804	55,055	24,518	39,089	285,674	0.00
Repair and Maint	2024 Act/Ref	5,076	2,752	34,651	7,638	752	56,651	5,076	752	31,651	5,752	76	30,651	181,475	0.00
	Variance	10,106	5,596	-33,256	64,826	593	-36,301	-5,190	7,487	8,153	49,303	24,442	8,438	104,199	0.00
	%	66.57%	67.04%	-2383.92%	89.46%	44.10%	-178.38%	4538.28%	90.87%	20.48%	89.55%	99.69%	21.59%	36.47%	
Sup. Sched.: Actuals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Elevator License/Inspection	1000	1,000	0	0	450	0	0	0	0	0	0	0	0	1,450	
Sup. Sched.: Elevator Audit	2000	0	0	0	0	0	0	0	0	0	0	1,600	0	1,600	
612430	2023 Act/Ref	1,091	0	0	0	0	0	438	0	0	0	0	1,600	3,129	0.00
Elev License/Inspection	2024 Act/Ref	1,000	0	0	450	0	0	0	0	0	0	1,600	0	3,050	0.00
	Variance	91	0	0	-450	0	0	438	0	0	0	-1,600	1,600	79	0.00
	%	8.32%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	2.52%	



AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Parking Garage
Year 2024

Company: 83330

Account															
Acct Description		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	PerSF
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Building Signage		1000	0	0	0	0	200	0	0	0	0	0	250	450	
614170	2023 Act/Ref	0	0	0	0	235	143	0	0	367	0	0	250	994	0.00
Building Signage	2024 Act/Ref	0	0	0	0	0	200	0	0	0	0	0	250	450	0.00
Variance		0	0	0	0	235	-57	0	0	367	0	0	0	544	0.00
%		0.00%	0.00%	0.00%	0.00%	100.00%	-40.02%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	54.74%	
2024 Notes:		Contingency													
Sup. Sched.: Actuals		0	0	0	0	0	0	0	0	0	0	0	0	0	
Sup. Sched.: Powerwashing		1000	0	250	0	250	250	0	250	0	250	0	250	1,500	
Sup. Sched.: Powerwashing		2000	0	0	15,000	0	0	0	0	0	0	0	0	15,000	
Sup. Sched.: Powerwashing		3000	0	700	0	700	0	0	700	0	700	0	0	2,800	
615305	2023 Act/Ref	0	130	0	0	5,450	400	-180	0	0	0	500	5,205	11,505	0.00
Powerwashing	2024 Act/Ref	0	950	15,000	250	700	250	0	950	0	950	0	250	19,300	0.00
Variance		0	-820	-15,000	-250	4,750	150	-180	-950	0	-950	500	4,955	-7,795	0.00
%		0.00%	-630.77%	100.00%	100.00%	87.16%	37.50%	100.00%	100.00%	0.00%	100.00%	100.00%	95.20%	-67.75%	
2024 Notes:		Powerwashing , Full Wash , Sweeping													
TOTAL		2023 Act/Ref	1,091	130	0	0	5,685	543	258	0	367	0	500	7,055	15,628 0.00
General Op-Ex		2024 Act/Ref	1,000	950	15,000	700	700	450	0	950	0	950	1,600	500	22,800 0.00
Variance		91	-820	-15,000	-700	4,985	93	258	-950	367	-950	-1,100	6,555	-7,172	0.00
%		8.32%	-630.77%	100.00%	100.00%	87.69%	17.10%	100.00%	100.00%	100.00%	100.00%	-220.00%	92.91%	-45.89%	
613110		2023 Act/Ref	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,157	4,375	50,098	0.00
Electricity		2024 Act/Ref	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,506	4,506	4,506	4,506	52,276	0.00
Variance		-125	-125	-125	-125	-125	-125	-125	-125	-350	-350	-350	-131	-2,178	0.00
%		-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-8.41%	-8.41%	-8.41%	-3.00%	-4.35%	
2024 Notes:		3% increase over prior year													
613112		2023 Act/Ref	110	-151	-109	364	277	-130	-122	256	273	-517	517	0	768 0.00
Accrued Electric Expense		2024 Act/Ref	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Variance		110	-151	-109	364	277	-130	-122	256	273	-517	517	0	768	0.00
%		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	
TOTAL		2023 Act/Ref	4,267	4,006	4,048	4,520	4,434	4,027	4,035	4,412	4,429	3,640	4,673	4,375	50,867 0.00
Electricity		2024 Act/Ref	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,506	4,506	4,506	4,506	52,276 0.00



AREF Receipts/Disbursements Report
By Company - Plaza Colonnade-Parking Garage
Year 2024

Company: 83330

Account															
Acct Description			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total PerSF
		Variance	-14	-276	-234	239	152	-254	-246	131	-77	-866	167	-131	-1,409 0.00
		%	-0.34%	-6.88%	-5.77%	5.29%	3.44%	-6.32%	-6.10%	2.97%	-1.74%	-23.80%	3.57%	-3.00%	-2.77%
617210 Insurance Premium	2023 Act/Ref		2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,531	2,531	2,531	28,945 0.00
	2024 Act/Ref		2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,810	2,810	2,810	31,210 0.00
	Variance		-159	-159	-159	-159	-159	-159	-159	-159	-159	-278	-278	-278	-2,266 0.00
	%		-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-11.00%	-11.00%	-11.00%	-7.83%
TOTAL Insurance	2023 Act/Ref		2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,372	2,531	2,531	2,531	28,945 0.00
	2024 Act/Ref		2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,810	2,810	2,810	31,210 0.00
	Variance		-159	-159	-159	-159	-159	-159	-159	-159	-159	-278	-278	-278	-2,266 0.00
		%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-6.70%	-11.00%	-11.00%	-11.00%	-7.83%
TOTAL Operating Expense	2023 Act/Ref		27,299	19,799	12,546	84,349	18,773	32,229	11,488	19,960	51,909	66,118	37,159	58,023	439,653 0.00
	2023 Act/Ref		18,526	16,153	62,101	20,789	13,903	69,551	17,526	14,153	44,326	19,656	2,810	44,105	355,420 0.00
	Variance		8,773	3,646	-49,556	63,560	4,870	-37,322	-6,038	5,808	7,583	46,462	22,530	13,918	84,233 0.00
	%		32.14%	18.41%	-394.99%	75.35%	25.94%	-115.80%	-52.56%	29.10%	14.61%	70.27%	60.63%	23.99%	19.16%
TOTAL Net Operating Income	2023 Act/Ref		-27,299	-19,799	-12,546	-84,349	-18,773	-32,229	-11,488	-19,960	-51,909	-66,118	-37,159	-58,023	-439,653 0.00
	2023 Act/Ref		-18,526	-16,153	-62,101	-20,789	-13,903	-69,551	-17,526	-14,153	-44,326	-19,656	-14,630	-44,105	-355,420 0.00
	Variance		8,773	3,646	-49,556	63,560	4,870	-37,322	-6,038	5,808	7,583	46,462	22,530	13,918	84,233 0.00
	%		-32.14%	-18.41%	394.99%	-75.35%	-25.94%	115.80%	52.56%	-29.10%	-14.61%	-70.27%	-60.63%	-23.99%	-19.16%