

# Scrubbed Account

**Management Report**

10/16/2018

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## Trial Balance

| Account Type | Account                                    | Debit | Credit | YTD Debit  | YTD Credit |
|--------------|--|-------|--------|------------|------------|
| Revenue      | Amortization of Financing Costs (65200)    | -     | 0.00   | 13690.02   | -          |
| Revenue      | Base Rent - Retail (41200)                 | -     | 0.00   | -          | 85241.64   |
| Revenue      | Interest Expense (65100)                   | -     | 0.00   | 83999.99   | -          |
| Revenue      | Miscellaneous Capital Expenditure (66000)  | -     | 0.00   | 19100.00   | -          |
| Revenue      | Other Tenant Income (41900)                | -     | 0.00   | -          | 7535.88    |
| Revenue      | Recovery Income - CAM (41400)              | -     | 0.00   | -          | 9328.33    |
| Revenue      | Self Storage Rental Income (43000)         | -     | 0.00   | -          | 184375.81  |
| Expenses     | General and Administration Expense (52130) | 0.00  | -      | 11071.64   | -          |
| Expenses     | Marketing/Advertising Expenses (53100)     | 0.00  | -      | 5104.93    | -          |
| Expenses     | Office Expense (52120)                     | 0.00  | -      | 753.40     | -          |
| Expenses     | Other Operating Expenses (59000)           | 0.00  | -      | 585.65     | -          |
| Expenses     | Payroll Expenses (52110)                   | 0.00  | -      | 18228.08   | -          |
| Expenses     | Permit/License Fees (54200)                | 0.00  | -      | 1308.73    | -          |
| Expenses     | Property Insurance (52160)                 | 0.00  | -      | 2733.75    | -          |
| Expenses     | Property Management Fee (52140)            | 0.00  | -      | 14652.32   | -          |
| Expenses     | Property RE Tax (52170)                    | 0.00  | -      | 48960.00   | -          |
| Expenses     | R&M (51120)                                | 0.00  | -      | 1634.63    | -          |
| Expenses     | R&M-Recoverable (51121)                    | 0.00  | -      | 8123.49    | -          |
| Expenses     | Service Contract - Security (51140)        | 0.00  | -      | 1113.00    | -          |
| Expenses     | Utility- Recoverable (51111)               | 0.00  | -      | 12314.76   | -          |
| Assets       | Accumulated LC Amortization (13811)        | 0.00  | -      | -          | 3426.65    |
| Assets       | Acquisition Fees (13310)                   | 0.00  | -      | 227397.59  | -          |
| Assets       | Building Cost (13400)                      | 0.00  | -      | 9424125.00 | -          |
| Assets       | Building Improvement (13500)               | 0.00  | -      | 10504.54   | -          |
| Assets       | Construction in Progress General (15100)   | -0.00 | -      | 65634.64   | -          |
| Assets       | Land (13100)                               | 0.00  | -      | 3675875.00 | -          |
| Assets       | Leasing Commissions (13810)                | 0.00  | -      | 13472.60   | -          |
| Assets       | Other Current Assets (11900)               | 0.00  | -      | 5870.00    | -          |
| Assets       | Other Receivables (11299)                  | 0.00  | -      | 243.86     | -          |
| Assets       | Prepaid Insurance (11320)                  | 0.00  | -      | 3620.70    | -          |
| Assets       | Property Cash (11100)                      | 0.00  | -      | 59476.17   | -          |
| Assets       | Restricted Cash (11120)                    | 0.00  | -      | 427208.31  | -          |
| Liabilities  | Accounts Payable (21100)-                  | -     | 0.00   | -          | 11087.88   |
| Liabilities  | Accrued Operating Expense (21300)          | -     | 0.00   | -          | 106.81     |
| Liabilities  | Accrued RE Tax (21320)                     | -     | 0.00   | -          | 7915.38    |
| Liabilities  | Amortization of DFC -1 (25510)             | -     | 0.00   | -          | 45485.00   |
| Liabilities  | Deferred Financing Costs -1 (25500)        | -     | 0.00   | 248100.00  | -          |
| Liabilities  | Due to Related Parties (21500)             | -     | 0.00   | -          | 6630.62    |
| Liabilities  | Mortgage Payable (25100)                   | -     | 0.00   | -          | 7500000.00 |

|             |  |      |      |             |             |
|-------------|--|------|------|-------------|-------------|
| Liabilities | Prepaid Rent (21400)                   | -    | 0.00 | -           | 5276.13     |
| Liabilities | Security Deposit (21450)               | -    | 0.00 | -           | 36597.45    |
| Equity      | Contributions (30000)                  | -    | 0.00 | -           | 6182008.42  |
| Equity      | Distribution - Profit (31100)          | -    | 0.00 | -           | 199000.00   |
| Equity      | Prior Years' Retained Earnings (38100) | -    | 0.00 | -           | 120886.80   |
|             | Total                                  | 0.00 | 0.00 | 14404902.80 | 14404902.80 |

Budget Summary

| Account      | Oct-18 | Nov-18 | Dec-18 | Jan-19 | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 |
|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Gross Profit | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   |
| Gross Profit | 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        | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   |
| Expenses     |        |        |        |        |        |        |        |        |        |        |        |        |
| Total        | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   |
| Expenses     |        |        |        |        |        |        |        |        |        |        |        |        |
| Net Profit   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   |
| Net Profit   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   |



## Balance Sheet

| Section                       | Account                            | Amount     | YTD        |
|-------------------------------|------------------------------------|------------|------------|
| Current Assets                | Other Current Assets               | 5870.00    | 5870.00    |
| Current Assets                | Other Receivables                  | 243.86     | 8657.34    |
| Current Assets                | Prepaid Insurance                  | 3620.70    | 9592.59    |
| Current Assets                | Prepaid RE Taxes                   | 0.00       | 16853.10   |
| Current Assets                | Property Cash                      | 59476.17   | 161613.56  |
| Current Assets                | Restricted Cash                    | 427208.31  | 111275.00  |
| Property, Plant and Equipment | Acquisition Fees                   | 227397.59  | 227397.59  |
| Property, Plant and Equipment | Building Cost                      | 9424125.00 | 9424125.00 |
| Property, Plant and Equipment | Building Improvement               | 10504.54   | 0.00       |
| Property, Plant and Equipment | Construction in Progress - General | 65634.64   | 14535.21   |
| Property, Plant and Equipment | Land                               | 3675875.00 | 3675875.00 |
| Other Non-current Assets      | Accumulated LC Amortization        | -3426.65   | 0.00       |
| Other Non-current Assets      | Leasing Commissions                | 13472.60   | 13472.60   |
| Current Liabilities           | Accounts Payable                   | 11087.88   | 11768.83   |
| Current Liabilities           | Accrued Operating Expense          | 106.81     | 58.36      |
| Current Liabilities           | Accrued RE Tax                     | 7915.38    | 80000.00   |
| Current Liabilities           | Deferred Financing Costs -1        | -248100.00 | -248100.00 |
| Current Liabilities           | Due to Related Parties             | 6630.62    | 1403.19    |
| Current Liabilities           | Prepaid Rent                       | 5276.13    | 5535.43    |
| Current Liabilities           | Security Deposit                   | 36597.45   | 36130.95   |
| Non-Current Liabilities       | Amortization of DFC -1             | 45485.00   | 20675.00   |
| Non-Current Liabilities       | Mortgage Payable                   | 7500000.00 | 7500000.00 |
| Equity                        | Contributions                      | 6182008.42 | 6182008.42 |
| Equity                        | Current Year Earnings              | 43107.27   | 79786.81   |
| Equity                        | Distribution - Profit              | 199000.00  | 0.00       |
| Equity                        | Prior Years' Retained Earnings     | 120886.80  | 0.00       |



