

# Balance Sheett

**Management Report**

2018-10-16

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## Trial Balance

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

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

[illegible]

## 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



Profit and Lost

Section

Account

Amount

YTD



