

Reconciliation

Morning Sky Plaza
2018 Reconciliation

Tenant	Morning Sky Plaza	Countryside Breakfast Shack
Unit		550
Morning Sky Plaza Square footage	32,155	1,076
Pro Rata Share	100%	3.3%
	2018 Actuals	Pro Rata Share of Expenses
RECOVERABLE OPERATING EXP.		
Accounting Fees/Tax Prep	\$ 22,700.00	\$ 759.61
Electricity/Gas	\$ 20,412.05	\$ 683.05
Extermination	\$ 2,178.00	\$ 72.88
Exterior Landscaping	\$ 16,944.02	\$ 567.00
Repair & Maintenance	\$ 30,157.37	\$ 1,009.15
Fire/Life Safety	\$ 3,507.95	\$ 117.39
Light Fixtures/Bulbs	\$ 2,291.65	\$ 76.69
Parking Facilities	\$ 47,750.00	\$ 1,597.85
Roof Repair & Maintenance		\$ -
Telephone	\$ 5,207.03	\$ 174.24
Trash Removal	\$ 89,671.16	\$ 3,000.66
Water & Sewer	\$ 46,781.16	\$ 1,565.43
TOTAL RECOVERABLE EXPENSES	\$ 287,600.39	\$ 9,623.95
Recoverable Expense SF/Mo	\$ 0.75	\$ 0.75
Insurance	\$ 8,029.00	\$ 268.67
Recoverable Insurance SF/Mo	\$ 0.02	\$ 0.02
Property Taxes	\$ 262,294.40	\$ 8,777.13
Recoverable Prop Tax SF/Mo	\$ 0.68	\$ 0.68
Property Management Fees	\$ 85,101.91	\$ 2,847.76
Recoverable Mgmt Fee SF/Mo	\$ 0.22	\$ 0.22
2018 Pro Rata Share of Expenses	\$ 643,025.70	\$ 21,517.51
Total cost per SF/Mo	\$ 1.67	\$ 1.67
Total NNN Esimates Paid in 2018		\$ 18,335.04
Balance Due Landord - 2018 Expenses		\$ 3,182.47

Reconciliation

	2017	2018	2019
	TOTAL Center	TOTAL Center	Annualized Estimate
RECOVERABLE OPERATING EXP.			
Accounting Fees	\$ -	\$ 50.00	\$ -
Common Area Facilities	\$ 12,500.00	\$ 737.33	\$ -
Electricity	\$ 5,317.69	\$ 6,647.80	\$ 6,151.06
Exterior Landscape Contract	\$ 7,104.03	\$ 5,957.00	\$ 7,357.20
Exterior Repair & Maintenance	\$ 21,436.52	\$ 33,942.28	\$ 35,453.39
Fire/Life Safety	\$ 4,663.15	\$ 1,301.75	\$ 5,056.80
Gas	\$ 497.72	\$ 190.00	\$ 204.11
HVAC Maintenance	\$ 3,980.00	\$ 1,000.00	\$ 5,000.00
Insurance	\$ 14,189.00	\$ 14,422.00	\$ 14,500.00
Light Fixtures & Bulbs	\$ 2,350.75	\$ 1,589.31	\$ 1,512.28
Painting	\$ 20,000.00	\$ 2,200.00	\$ -
Property Management Fees	\$ 37,800.00	\$ 37,800.00	\$ 37,800.00
Property Taxes	\$ 135,099.90	\$ 134,547.45	\$ 133,995.00
Security Services	\$ 25,000.00	\$ -	\$ -
Telephone	\$ 1,032.06	\$ 1,458.09	\$ 1,794.26
Trash Removal	\$ 35,930.56	\$ 46,913.52	\$ 54,077.09
Water & Sewer	\$ 22,175.25	\$ 17,200.88	\$ 18,893.81
TOTAL RECOVERABLE OPER EXP	\$ 349,076.63	\$ 305,957.41	\$ 321,794.99
cost/sq ft	\$ 2.59	\$ 2.27	\$ 2.39