

Prepared For: Owner
 Prepared By: Manager
 Property ID: 1
 Property RSF: 323,150
 Cost Center(s) RSF: 323,150

Software Evaluation Copy

Software: Kardin Budget System
 Version: 39.10
 File: MB 2020 Reforecast.rf3
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Sample 2020 Q1 Reforecast - Multi-Building 2020 Reforecast Variance Summary

Selected Cost Centers : 100, 200

12-Month	12-Month	Reforecast		
Budget	Reforecast	vs. Budget	% Change	Explanation of Variance

Income

Rental Income	6,923,958	6,866,483	-57,475	-0.83%	Enter Variance Explanation Here
Current Year Recovery Income	3,419,806	3,387,921	-31,885	-0.93%	

Total Income	10,343,763	10,254,404	-89,359	-0.86%	
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Operating Expenses - Recoverable

Taxes	590,000	593,100	-3,100	-0.53%	
Insurance	407,258	405,953	1,305	0.32%	
Utilities	215,000	212,789	2,211	1.03%	
HVAC	29,800	29,514	286	0.96%	
Janitorial	187,888	186,249	1,638	0.87%	
Repairs & Maintenance	118,736	117,514	1,222	1.03%	
Parking & Grounds	71,300	70,403	898	1.26%	
Security & Life Safety	289,300	286,598	2,702	0.93%	
Management & Administration	502,889	502,530	359	0.07%	

Total Operating Expenses - Recoverable	2,412,170	2,404,650	7,521	0.31%	
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Net Operating Income	7,931,593	7,849,755	-81,838	-1.03%	
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Non-Operating Expenses

Landlord's Expense	8,000	7,923	77	0.96%	
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Total Non-Operating Expenses	8,000	7,923	77	0.96%	
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Cash Flow after Non-Operating Expense	7,923,593	7,841,831	-81,762	-1.03%	
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Debt Service

Debt Service	92,790	91,901	889	0.96%	
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Total Debt Service	92,790	91,901	889	0.96%	
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Cash Flow after Debt Service	7,830,803	7,749,930	-80,872	-1.03%	
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Capital Expenditures

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Sample 2020 Q1 Reforecast - Multi-Building 2020 Reforecast Variance Summary

Selected Cost Centers : 100, 200

	12-Month Budget	12-Month Reforecast	Reforecast vs. Budget	% Change	Explanation of Variance
Capital Expenditures	3,356,868	3,336,552	20,316	0.61%	
Total Capital Expenditures	3,356,868	3,336,552	20,316	0.61%	
Cash Flow after Capital Expenditures	4,473,935	4,413,379	-60,557	-1.35%	
Asset Level Expenses					
Partnership Expense	525,000	516,005	8,995	1.71%	
Total Asset Level Expenses	525,000	516,005	8,995	1.71%	
Cash Flow after Asset Level Expenses	3,948,935	3,897,374	-51,562	-1.31%	
Expenses/Adjustments for Net Income					
GAAP Adjustment	35,259	52,276	-17,017	-48.26%	
Depreciation & Amortization	370,098	369,081	1,016	0.27%	
Principal Repayment	-41,831	-41,431	-400	-0.96%	
Total Expenses/Adjustments for Net Income	363,526	379,927	-16,401	-4.51%	
Net Income	6,942,277	6,853,999	-88,278	-1.27%	