

Prepared For: Sample
 Prepared By: Kardin Systems, Inc.
 Property ID: AS4
 Property RSF: 134,600

Software: Kardin Budget System
 File: 2023 Budget
 Revision: 37
 Date (EDT): 3/22/2023 12:50:10 PM
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Avery South (SB)
User Defined Calculations - Asset Management Fees

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Cost Center: AS4													
Monthly NOI	325,019	321,463	287,422	317,803	79,756	283,377	329,967	329,851	324,819	351,673	352,927	50,567	3,354,644
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	325,019	321,463	287,422	317,803	79,756	283,377	329,967	329,851	324,819	351,673	352,927	50,567	3,354,644
Factor	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	
Asset Management Fees	32,502	32,146	28,742	31,780	7,976	28,338	32,997	32,985	32,482	35,167	35,293	5,057	335,464

Totals for All Cost Centers:

Monthly NOI	325,019	321,463	287,422	317,803	79,756	283,377	329,967	329,851	324,819	351,673	352,927	50,567	3,354,644
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	325,019	321,463	287,422	317,803	79,756	283,377	329,967	329,851	324,819	351,673	352,927	50,567	3,354,644
Factor	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	
Result	32,502	32,146	28,742	31,780	7,976	28,338	32,997	32,985	32,482	35,167	35,293	5,057	335,464
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
Asset Management Fees	32,502	32,146	28,742	31,780	7,976	28,338	32,997	32,985	32,482	35,167	35,293	5,057	335,464

Difference allocated to Cost Centers: 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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User Defined Calculations - Occupancy Adjustment - Janitorial

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Cost Center: AS4													
Monthly Occupancy Level	132,400	132,400	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	1,600,800
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	132,400	132,400	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	1,600,800
Factor	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	
Occupancy Adjustment - Janitorial	8,606	8,606	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	104,052

Totals for All Cost Centers:

Monthly Occupancy Level	132,400	132,400	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	1,600,800
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	132,400	132,400	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	1,600,800
Factor	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	0.0650	
Result	8,606	8,606	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	104,052
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
Occupancy Adjustment - Janitorial	8,606	8,606	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	8,684	104,052

Difference allocated to Cost Centers: 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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Avery South (SB)
User Defined Calculations - Project Management Fee

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Cost Center: AS4													
Selected Expense Accounts	4,212	4,212	60,212	157,212	19,318	256,542	4,528	79,528	4,528	4,212	4,212	6,237	604,953
Adjustments	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-60,000
Calculation Basis	-788	-788	55,212	152,212	14,318	251,542	-472	74,528	-472	-788	-788	1,237	544,953
Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
Project Management Fee	-16	-16	1,104	3,044	286	5,031	-9	1,491	-9	-16	-16	25	10,899

Totals for All Cost Centers:

Selected Expense Accounts	4,212	4,212	60,212	157,212	19,318	256,542	4,528	79,528	4,528	4,212	4,212	6,237	604,953
Adjustments	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-60,000
Calculation Basis	-788	-788	55,212	152,212	14,318	251,542	-472	74,528	-472	-788	-788	1,237	544,953
Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
Result	-16	-16	1,104	3,044	286	5,031	-9	1,491	-9	-16	-16	25	10,899
Minimum Amount : 0 <input checked="" type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Management Fee	0	0	1,104	3,044	286	5,031	0	1,491	0	0	0	25	10,981
Difference allocated to Cost Centers:	16	16	0	0	0	0	9	0	9	16	16	0	82

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Avery South (SB) User Defined Calculations - Property Management Fees

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Cost Center: AS4													
Selected Income Accounts	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Factor	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Property Management Fees	11,235	11,332	11,155	11,155	11,393	11,267	11,388	11,613	12,068	12,049	12,101	12,101	138,857

Totals for All Cost Centers:

Selected Income Accounts	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Factor	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Result	11,235	11,332	11,155	11,155	11,393	11,267	11,388	11,613	12,068	12,049	12,101	12,101	138,857
Minimum Amount : 3500 <input checked="" type="checkbox"/>	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	
Property Management Fees	11,235	11,332	11,155	11,155	11,393	11,267	11,388	11,613	12,068	12,049	12,101	12,101	138,857

Difference allocated to Cost Centers: 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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User Defined Calculations - Property Mgmt Fee

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Cost Center: AS4													
Selected Income Accounts	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Factor	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	3.00%	3.00%	3.00%	3.00%	
Property Mgmt Fee	11,235	11,332	11,155	11,155	11,393	11,267	11,388	11,613	14,481	14,459	14,521	14,521	148,520

Totals for All Cost Centers:

Selected Income Accounts	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	449,415	453,291	446,181	446,181	455,714	450,678	455,512	464,533	482,714	481,972	484,035	484,035	5,554,261
Factor	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	3.00%	3.00%	3.00%	3.00%	
Result	11,235	11,332	11,155	11,155	11,393	11,267	11,388	11,613	14,481	14,459	14,521	14,521	148,520
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Mgmt Fee	11,235	11,332	11,155	11,155	11,393	11,267	11,388	11,613	14,481	14,459	14,521	14,521	148,520

Difference allocated to Cost Centers: 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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User Defined Calculations - Tenant Specific Management Fees

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Cost Center: AS4													
Selected Tenant Rents	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	0	2,063	2,063	21,450
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	0	2,063	2,063	21,450
Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
Tenant Specific Management Fees	39	39	39	39	39	39	39	39	39	0	41	41	429

Totals for All Cost Centers:

Selected Tenant Rents	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	0	2,063	2,063	21,450
Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
Calculation Basis	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	0	2,063	2,063	21,450
Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
Result	39	39	39	39	39	39	39	39	39	0	41	41	429
Minimum Amount : 0 <input type="checkbox"/>	0	0	0	0	0	0	0	0	0	0	0	0	
Tenant Specific Management Fees	39	39	39	39	39	39	39	39	39	0	41	41	429

Difference allocated to Cost Centers: 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Allocation Name: AS4