

VARIANCE REPORT

CIRCLE STAR PLAZA

YEAR TO DATE MONTH ENDING JANUARY 2014

	Actual	Budget	Variance	%	Variance Explanations (over \$5,000 and 5% or greater to budget)
<b>REVENUE</b>					
BASE RENT	472,865	472,865	-	0%	
FREE RENT	(238,979)	(238,979)	-	0%	Starburst I, Inc. commenced lease of Two Circle Star Way on April 1, 2013. Tenant has five months of base rent credit
PREPAID BASE RENT	-	-	-	0%	
CAM REIMBURSEMENT	143,692	143,692	-	0%	
INSURANCE REIMBURSEMENT	5,000	5,000	-	0%	
REAL ESTATE TAXES REIMBURSEMENT	916	916	-	0%	
PRIOR YEAR INCOME	-	-	-	100%	
MISC INCOME	-	-	-	100%	
INTEREST INCOME	-	-	-	100%	
BAD DEBT EXPENSE	-	-	-	100%	
<b>TOTAL REVENUE</b>	<b>\$ 383,495</b>	<b>\$ 383,495</b>	<b>\$ -</b>	<b>0%</b>	
<b>OPERATING EXPENSES</b>					
JANITORIAL	14,299	22,640	8,341	37%	Cleaning expenses include vacancy cleaning only of building two in preparation of tours with prospective buyers. Janitorial service was increased due to increased activity at the site. Janitorial supplies increased due to increased activity at the site. Jan - Full contingencies budgeted for the month were not required.
REPAIRS & MAINTENANCE	16,191	34,540	18,349	53%	R&M expenses include the following recurring services: elevator contract, phones and repairs; DSL service for the HVAC controls; HVAC contract and allowance for repair and maintenance; replacement of interior light bulbs; plumbing repairs & maintenance; pest control; fire monitoring service; the annual exterior building safety inspection by Lynn safety; and the building engineer - currently one-half day. Jan - Full contingencies budgeted for the month were not required.
UTILITIES	37,641	39,146	1,505	4%	Utilities include water, gas and electric service as well as electrical service for the traffic signal
ROADS AND GROUNDS	3,732	39,600	35,868	91%	Jan - Majority of the variance attributable to Parking Lot Seal & Stripe, budgeted at \$35,000, was not performed
GENERAL & ADMINISTRATIVE	20,700	14,732	(5,968)	-41%	Management and bank fees for the period to date as well as the data/voice service for the engineering office. Jan - Mgmt Fees were renegotiated for 3rd party tenant and approved late 3rd quarter. Budget reflects the old rates
PROPERTY TAXES	-	-	-	100%	
INSURANCE	-	5,000	5,000	100%	Costs budgeted at \$60,000 per the County
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 92,563</b>	<b>\$ 155,658</b>	<b>\$ 63,095</b>	<b>41%</b>	
<b>NET OPER INCOME (LOSS)</b>	<b>\$ 290,932</b>	<b>\$ 227,837</b>	<b>\$ 63,095</b>	<b>28%</b>	
<b>OPERATING EXPENSES - UNRECOVERABLE</b>					
SPACE PLANNING	-	-	-	100%	
DUE FROM TENANT	-	-	-	100%	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>#DIV/0!</b>	
<b>NET OPER INCOME (LOSS) AFTER LL EXP</b>	<b>\$ 290,932</b>	<b>\$ 227,837</b>	<b>\$ 63,095</b>	<b>28%</b>	
<b>CAPITAL EXPENSES</b>					
GENERAL IMPROVEMENTS	\$ -	\$ 387,000	\$ 387,000	100%	Building Improvements include ADA site improvements throughout the property estimated at \$187,000; Mold Remediation as a result of the Tenant Improvements at both buildings estimated at \$135,000; and the installation of Electric Vehicle Chargers estimated at \$65,000. Not expended to date.
TENANT IMPROVEMENTS	140,297	-	(140,297)	100%	Jan - Progress Billing to Orchard Commercial for CSI @ \$140,297.25
LEASING COMMISSIONS	-	-	-	100%	
A/R-OTHER	-	-	-	100%	
Lease Costs	-	-	-	100%	
<b>TOTAL CAPITAL EXPENSES</b>	<b>\$ 140,297</b>	<b>\$ 387,000</b>	<b>\$ (246,703)</b>	<b>-64%</b>	
<b>CASH FLOW BEFORE DEBT SERVICE</b>	<b>\$ 150,634</b>	<b>\$ (159,163)</b>	<b>\$ 309,798</b>	<b>-195%</b>	
<b>DEBT SERVICE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>100%</b>	
<b>CASH FLOW AFTER DEBT SERVICE</b>	<b>\$ 150,634</b>	<b>\$ (159,163)</b>	<b>\$ 309,798</b>	<b>-195%</b>	

MRI NOI Check before Capital expenses (includes debt Service)

Actual	Budgeted
\$ 290,932	\$ 227,837

VARIANCE REPORT

CIRCLE STAR PLAZA

YEAR TO DATE MONTH ENDING FEBRUARY 2014

	Actual	Budget	Variance	%	Variance Explanations (over \$5,000 and 5% or greater to budget)
<b>REVENUE</b>					
BASE RENT	945,730	945,730	-	0%	
FREE RENT	(477,958)	(477,958)	-	0%	Starburst I, Inc. commenced lease of Two Circle Star Way on April 1, 2013. Tenant has five months of base rent credit.
PREPAID BASE RENT	-	-	-	0%	
CAM REIMBURSEMENT	287,385	287,385	-	0%	
INSURANCE REIMBURSEMENT	10,000	10,000	(0)	0%	
REAL ESTATE TAXES REIMBURSEMENT	1,833	1,833	-	0%	
PRIOR YEAR INCOME	-	-	-	100%	
MISC INCOME	-	-	-	100%	
INTEREST INCOME	-	-	-	100%	
BAD DEBT EXPENSE	-	-	-	100%	
<b>TOTAL REVENUE</b>	<b>\$ 766,989</b>	<b>\$ 766,990</b>	<b>\$ (0)</b>	<b>0%</b>	
<b>OPERATING EXPENSES</b>					
JANITORIAL	27,930	48,180	20,250	42%	Cleaning expenses include vacancy cleaning only of building two in preparation of tours with prospective buyers. Janitorial service was increased due to increased activity at the site. Janitorial supplies increased due to increased activity at the site.
REPAIRS & MAINTENANCE	33,987	82,380	48,393	59%	Jan - Full contingencies budgeted for the month were not required. R&M expenses include the following recurring services: elevator contract, phones and repairs; DSL service for the HVAC controls; HVAC contract and allowance for repair and maintenance; replacement of interior light bulbs; plumbing repairs & maintenance; pest control; fire monitoring service; the annual exterior building safety inspection by Lynn safety; and the building engineer - currently one-half day. Full contingencies budgeted for were not required.
UTILITIES	70,989	63,865	(7,124)	-11%	Utilities include water, gas and electric service as well as electrical service for the traffic signal and seperately metered lift station. Variance primarily due to the fact that full occupancy has not occurred in Building Two resulting in a positive variance in electrical usage.
ROADS AND GROUNDS	6,610	56,100	49,490	88%	Jan - Majority of the variance attributable to Parking Lot Seal & Stripe, budgeted at \$35,000, was not performed
GENERAL & ADMINISTRATIVE	29,143	27,113	(2,030)	-7%	Management and bank fees for the period to date as well as the data/voice service for the engineering office. Mgmt Fees were renegotiated for 3rd party tenant and approved late 3rd quarter. Budget reflects the old rates.
PROPERTY TAXES	-	-	-	100%	
INSURANCE	-	10,000	10,000	100%	Cost budgeted at \$60,000 per annum at the County's request.
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 168,659</b>	<b>\$ 287,638</b>	<b>\$ 118,979</b>	<b>41%</b>	
<b>NET OPER INCOME (LOSS)</b>	<b>\$ 598,331</b>	<b>\$ 479,352</b>	<b>\$ 118,979</b>	<b>25%</b>	
<b>OPERATING EXPENSES - UNRECOVERABLE</b>					
SPACE PLANNING	-	-	-	100%	
DUE FROM TENANT	-	-	-	100%	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>#DIV/0!</b>	
<b>NET OPER INCOME (LOSS) AFTER LL EXP</b>	<b>\$ 598,331</b>	<b>\$ 479,352</b>	<b>\$ 118,979</b>	<b>25%</b>	
<b>CAPITAL EXPENSES</b>					
GENERAL IMPROVEMENTS	\$ -	\$ 387,000	\$ 387,000	100%	Building Improvements include ADA site improvements throughout the property estimated at \$187,000; Mold Remediation as a result of the Tenant Improvements at both buildings estimated at \$135,000; and the installation of Electric Vehicle Chargers estimated at \$65,000. Not expended to date.
TENANT IMPROVEMENTS	140,297	-	(140,297)	100%	Jan - Progress Billing to Orchard Commercial for CSI @ \$140,297.25
LEASING COMMISSIONS	-	-	-	100%	
A/R-OTHER	-	-	-	100%	
Lease Costs	-	-	-	100%	
<b>TOTAL CAPITAL EXPENSES</b>	<b>\$ 140,297</b>	<b>\$ 387,000</b>	<b>\$ (246,703)</b>	<b>-64%</b>	
<b>CASH FLOW BEFORE DEBT SERVICE</b>	<b>\$ 458,034</b>	<b>\$ 92,352</b>	<b>\$ 365,682</b>	<b>396%</b>	
<b>DEBT SERVICE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>100%</b>	
<b>CASH FLOW AFTER DEBT SERVICE</b>	<b>\$ 458,034</b>	<b>\$ 92,352</b>	<b>\$ 365,682</b>	<b>396%</b>	

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Actual	Budgeted
\$ 598,331	\$ 479,352