

Bataa/Kierland, LLC

Current Cash Balance

Checking account	481,489.40
Tenant Improvement Escrow	35,811.00

Budget

	Mar 9 to Mar 31	April-11	May-11
Rental Income	0.00	108,358.00	109,068.00
Total Income	0.00	108,358.00	109,068.00

Expense

Building Repair & Maintenance

Electrical Repair & Maintenance	325.00	325.00	325.00
Elevator Maintenance		508.00	
Filter Change Out			950.00
HVAC Repairs	3,220.00	3,220.00	3,220.00
Lighting Contract & Supplies	150.00	250.00	200.00
Locks & Keys Repair & Maintenance			75.00
Plumbing Repair & Maintenance		700.00	400.00
Total	3,695.00	5,003.00	5,170.00

Repair & Maintenance Services

Exterior Landscape-Contract		800.00	800.00
Exterior Landscape-Non Contract			500.00
Janitorial	5,313.00	5,300.00	5,300.00
Pest Control-Contract	80.00	80.00	80.00
Refuse		395.00	395.00
Custodial Supplies		1,900.00	1,900.00
Security & Safety		150.00	150.00
Signage Repair & Maintenance		80.00	
Window & Building Washing	406.00	406.00	1,826.00
Total	5,799.00	9,111.00	10,951.00

Utilities

Electricity	12,975.00	13,200.00	17,800.00
Telephone	240.00	240.00	240.00
Water & Sewer		430.00	840.00
Total	13,215.00	13,870.00	18,880.00

General & Administrative

Property Management Fee	7,750.00	7,750.00	7,750.00
Roving Engineer	2,500.00	2,500.00	2,500.00
Asset Management	750.00	750.00	750.00

Total	11,000.00	11,000.00	11,000.00
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Taxes, Licenses & Insurance

Association Dues

Insurance 33,000.00

Total	0.00	0.00	33,000.00
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Nonrecoverable Expenses

Miscellaneous

Tenant Specific

Total	0.00	0.00	0.00
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Non-Operating Expenses

Advertising/Marketing

160.00 160.00

Banking

90.00 60.00 60.00

Legal Fees

1,000.00 1,000.00 1,000.00

Management Fee

Miscellaneous

Office Expense

75.00 50.00

Total	1,090.00	1,295.00	1,270.00
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Total Expenses	34,799.00	40,279.00	80,271.00
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Profit or (Loss)	(34,799.00)	68,079.00	28,797.00
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Tenant Improvements - Berens lease

35,811.00

beginning July 2010 - Berens, etal begins paying \$22,630 per month