

**Medplex A @ Sand Lake Commons, Inc
2019 Detail Budget Projections**

Acct Number	Account Description	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Budget 2019 Total	% of Revenue	\$/RSF
RENTAL REVENUE:																
5110-000	BASE RENT	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5111-000	ASSESSMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5112-000		-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	TOTAL RENTAL REVENUE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
OPERATING EXPENSE RECOVERY:																
5210-000	OPERATING EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5211-000	CAPITAL AMORTIZATION	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5215-000	OVERTIME HVAC	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5230-000	PROPERTY TAX REIMB	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5240-000	PROPERTY MGMT FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5250-000	INSURANCE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5260-000	ASSESSMENT	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	276,929	85.23%	5.81
	TOTAL OP EXP RECOVERY	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	23,077	276,929	85.23%	5.81
OTHER INCOME:																
5400-000	LEASE CANCELLATIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5910-000	PARKING INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
5920-000	ASSET MANAGEMENT FEE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6010-000	STORAGE SPACE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6040-000	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6041-000	TI INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6090-000	OTHER	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6110-000	VENDING INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6140-000	LATE CHARGES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6150-000	NSF FEES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6170-000	SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6180-000	INTEREST INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
6190-000	COMMON AREA ELECTRIC	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	14.77%	1.01
	TOTAL OTHER INCOME	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	14.77%	1.01
	TOTAL REVENUE	27,077	27,077	27,077	27,077	27,077	27,077	27,077	27,077	27,077	27,077	27,077	27,077	324,929	100.00%	6.82
		-	-	-	-	-	-	-	-	-	-	-	-	-		

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Acct Number	Account Description	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Budget 2019 Total	% of Revenue	\$/RSF
EXPENSES:																
JANITORIAL EXPENSE JANITORIAL EXPENSE:																
7110-000	CAM - R & M - PORTER	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	15,883	4.89%	0.33
7120-000	CONTRACT/JANITORIAL SVCS	1,350	1,650	1,650	1,350	1,350	1,650	1,650	1,350	1,650	1,350	1,350	1,650	18,000	5.54%	0.38
7130-000	CONTRACTS/TRASH REMOVAL	1,197	1,197	1,197	1,197	1,197	1,197	1,197	1,197	1,197	1,197	1,197	1,197	14,364	4.42%	0.30
7190-000	JANITORIAL/SUPPLIES	475	475	475	475	475	475	475	475	475	475	475	475	5,700	1.75%	0.12
	TOTAL CAM EXPENSE	4,346	4,646	4,646	4,346	4,346	4,646	4,646	4,346	4,646	4,346	4,346	4,646	53,947	16.60%	1.13
REPAIRS & MAINTENANCE REPAIRS & MAINTENANCE:																
7210-000	MAINTENANCE PAYROLL REIMB	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7211-000	BENEFITS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7220-000	PAYROLL TAXES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7221-000	MAINTENANCE TRAVEL REIMB	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7230-000	ELEVATOR/MAINT/CONTRACTS	310	310	310	310	310	310	310	310	310	310	310	310	3,720	1.14%	0.08
7231-000	ELEVATOR/REPAIRS	500	-	-	500	-	-	500	-	-	500	-	-	2,000	0.62%	0.04
7240-000	HVAC CONTRACTS	293	-	-	293	-	-	293	-	-	293	-	-	1,172	0.36%	0.02
	CHILLER CONTRACTS	719	-	-	719	-	-	719	-	-	719	-	-	2,876		
7241-000	HVAC-REPAIRS	500	-	-	500	-	-	500	-	-	500	-	-	2,000	0.62%	0.04
7242-000	HVAC SUPPLIES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7243-000	HVAC WATER TREATMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7250-000	ELECTRICAL/REPAIRS	-	100	-	100	-	-	100	-	-	100	-	-	400	0.12%	0.01
7251-000	ELECTRICAL SUPPLIES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7260-000	PLUMBING/REPAIRS	400	400	400	400	400	400	400	400	400	400	400	400	4,800	1.48%	0.10
7270-000	PLUMBING/SUPPLIES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7271-000	CEILING TILES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7272-000	SUPPLIES/DIRECTORY/SIGNS	50	-	-	50	-	-	50	-	-	50	-	-	200	0.06%	0.00
7273-000	SUPPLIES/TUBES & BULBS	75	-	-	75	-	-	75	-	-	75	-	-	300	0.09%	0.01
7274-000	SUPPLIES/KEYS & LOCKS	50	-	-	50	-	-	50	-	-	50	-	-	200	0.06%	0.00
7275-000	SUPPLIES/UNIFORMS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7276-000	SUPPLIES/MISC.	100	100	100	100	350	100	100	100	100	100	100	100	1,450	0.45%	0.03
7280-000	REPAIRS/BLDG INTERIOR	100	-	-	100	-	-	100	-	-	100	-	-	400	0.12%	0.01
7281-000	REPAIRS/BLDG-EXTERIOR	400	-	-	400	-	-	400	-	-	400	-	-	1,600	0.49%	0.03
7282-000	REPAIRS/PARKING LOTS	400	-	-	400	-	-	400	-	-	400	-	-	1,600	0.49%	0.03
7283-000	REPAIRS/GLASS	100	-	-	100	-	-	100	-	-	100	-	-	400	0.12%	0.01
7284-000	REPAIRS/DOOR	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.37%	0.03
7285-000	REPAIRS/ROOF	500	-	-	500	-	-	500	-	-	500	-	-	2,000	0.62%	0.04
7286-000	MAINTENANCE PHONES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7287-000	CONTRACTS -OTHER	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7290-000	FIRE AND LIFE SAFETY	200	-	-	200	-	368	200	510	-	200	-	200	1,878	0.58%	0.04
7295-000	OTHER MISC R & M	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	TOTAL REPAIRS & MAINTENANCE	4,797	1,010	910	4,897	1,160	1,278	4,897	1,420	910	4,897	910	1,110	28,196	8.68%	0.59
TOTAL UTILITIES: UTILITIES:																
7310-000	ELECTRIC	550	550	550	550	550	550	550	550	550	550	550	550	6,600	2.03%	0.14
	CHILLER/COMMON AREA ELECT	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000		
7320-000	GAS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7370-000	WATER/SEWER	500	500	500	500	500	500	500	500	500	500	500	500	6,000	1.85%	0.13

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	TOTAL UTILITIES	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	5,050	60,600	18.65%	1.27

47,649

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2019 Detail Budget Projections**

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																47,649
GROUND & MAINTENANCE:																
7410-000	CONTRACTS/PLANT MAINT	225	225	225	225	225	225	225	225	225	225	225	550	3,025	0.93%	0.06
7420-000	CONTRACTS/LANDSCAPING	959	959	959	959	959	959	959	959	2,159	959	959	959	12,708	3.91%	0.27
7431-000	CONTRACTS/EXTERMINATING	132	132	132	132	132	132	132	132	132	132	132	132	1,584	0.49%	0.03
7432-000	CONTRACTS/SECURITY	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7433-000	CONTRACTS/WINDO CLNG	-	208	-	-	208	-	-	3,200	-	-	208	-	3,824	1.18%	0.08
7490-000	SNOW REMOVAL SUPPLIES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	GROUND & MAINTENANCE	1,316	1,524	1,316	1,316	1,524	1,316	1,316	4,516	2,516	1,316	1,524	1,641	21,141	6.51%	0.44
ADMINISTRATIVE:																
	ADMINISTRATIVE EXPENSE:															
7810-000	MANAGER SALARIES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7820-000	PAYROLL TAXES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7825-000	TEMPORARY HELP	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7830-000	MANAGEMENT FEES	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	14.77%	1.01
7840-000	PROFESSIONAL FEES	-	-	1,425	-	-	-	-	-	-	-	-	-	1,425	0.44%	0.03
	ADMINISTRATIVE LEGAL	83	83	83	83	83	83	83	83	83	83	83	83	1,000		
7851-000	MISC. ADMINISTRATIVE	33	33	33	33	33	33	33	33	33	33	33	33	400	0.12%	0.01
	ASSOCIATION FEES/DUES	607	607	607	607	607	607	607	607	607	607	607	607	7,280		
7852-000	OFFICE EQUIPMENT	50	50	50	50	50	50	50	50	50	50	50	50	600	0.18%	0.01
7853-000	TELEPHONE & ANSWERING EX	225	225	225	225	225	225	225	225	225	225	225	225	2,700	0.83%	0.06
7854-000	POSTAGE EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7855-000	TRAVEL EXPENSE	500	-	-	500	-	-	500	-	-	500	-	-	2,000	0.62%	0.04
7856-000	BANK CHARGES & FEES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
7890-000	DELIVERY & COURIER EXP	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	TOTAL ADMINISTRATIVE EXPENSE	5,498	4,998	6,423	5,498	4,998	4,998	5,498	4,998	4,998	5,498	4,998	4,998	63,405	19.51%	1.33
TAXES & INSURANCE:																
8100-000	REAL ESTATE TAXES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8110-000	PRIOR YEARS TAXES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8200-000	BUILDING INSURANCE	1,100	1,863	1,863	1,863	1,863	3,174	1,863	1,863	1,863	1,863	-	1,863	21,040	6.48%	0.44
	TAX CONSULTING/SAVING	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8250-000	ENVIRONMENTAL INSURANCE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	TOTAL TAXES & INSURANCE	1,100	1,863	1,863	1,863	1,863	3,174	1,863	1,863	1,863	1,863	-	1,863	21,040	6.48%	0.44
	TOTAL RECOVERABLE OPERATING EXPENSE	22,107	19,091	20,208	22,970	18,941	20,462	23,270	22,193	19,983	22,970	16,828	19,308	248,329	76.43%	5.21
NON-RECOVERABLE:																
	NON RECOVERABLE EXPENSES:															
8300-000	NON CAM -ROOF REPAIRS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8305-000	NON CAM -REPAIRS & MAINT.	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8345-000	VACANT SUITE - ELECTRIC	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	TOTAL NON-CAM EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	NET OPERATING INCOME	4,971	7,987	6,870	4,108	8,137	6,616	3,808	4,885	7,095	4,108	10,250	7,770	76,600	23.57%	1.61

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2019 Detail Budget Projections**

Acct Number	Account Description	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Budget 2019 Total	% of Revenue	\$/RSF
NON-OPERATING EXP NON OPERATING EXPENSES																
LEASING EXPENSE: LEASING EXPENSES:																
8405-000	LICENSE & FEES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8410-000	ADVERTISING/PROMOTIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8420-000	LEASING COMMISSIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8430-000	PROFESSIONAL FEES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8432-000	LEGAL FEES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8433-000	ACCOUNTING SERVICES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8435-000	VACANT SUITE UTILITIES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8440-000	TENANT WORK REIMBURSEMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8445-000	TENANT SPACE ALTERATIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8450-000	SPACE PLANNING	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8460-000	TENANT IMPROVEMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
8490-000	OTHER LEASING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	TOTAL LEASING EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	CASH FLOW AFTER NON-OPERATING EXPENSES	4,971	7,987	6,870	4,108	8,137	6,616	3,808	4,885	7,095	4,108	10,250	7,770	76,600	23.57%	1.61
CAPITAL EXPENDITURE CAPITAL EXPENDITURES:																
1640-000	TENANT IMPROVEMENTS													-	0.00%	-
	Funded by Shands													-	0.00%	-
1660-000	EQUIPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
1670-000	BUILDING IMPROVEMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
1680-000	LEASE COMMISSIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
1690-000	OTHER CAPITAL IMPROVEMENTS	3,000	3,000	3,000	13,000	15,000	11,600	3,000	3,000	13,000	3,000	3,000	3,000	76,600	23.57%	1.61
	TOTAL CAPITAL EXPENDITURES	3,000	3,000	3,000	13,000	15,000	11,600	3,000	3,000	13,000	3,000	3,000	3,000	76,600	23.57%	1.61
	CASH FLOW AFTER CAPITAL EXPENDITURES	1,971	4,987	3,870	(8,892)	(6,863)	(4,984)	808	1,885	(5,905)	1,108	7,250	4,770	0	0.00%	0.00
EXPENSES/ADJUSTMENT EXP/ADJ FOR NET INCOME																
INTEREST:																
8510-000	MORTGAGE NOTE														0.00%	-
9200-000	INTEREST EXPENSE-MORTGAGE														0.00%	-
	TOTAL MORTGAGE EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
DEPRECIATION & AMORTIZATION																
8610-000	DEPRECIATION BUILDING														0.00%	-
8620-000	DEPREC. BLDG IMPRVMT														0.00%	-
8630-000	DEPREC. - TENANT IMPROVEM														0.00%	-
8640-000	DEPREC. - CAPITAL IMPRVMT														0.00%	-
8650-000	DEPREC. - PARKING LOT/GAR														0.00%	-
8660-000	DEPREC. - OPERATING EQUIP														0.00%	-
8680-000	AMORT LEASE COMMISSIONS														0.00%	-
8690-000	AMORT/DEPREC. OTHER ASSET														0.00%	-
9400-000	AMORTIZATION FINANCING														0.00%	-

47,649

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	TOTAL DEPRECIATION & AMORTIZATION	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	TOTAL EXPENSES/ADJUSTMENTS FOR NET INCC	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-
	NET INCOME	4,971	7,987	6,870	4,108	8,137	6,616	3,808	4,885	7,095	4,108	10,250	7,770	76,600	23.57%	1.61
	CASH FLOW	1,971	4,987	3,870	(8,892)	(6,863)	(4,984)	808	1,885	(5,905)	1,108	7,250	4,770	0		