

One Forty Three Entities – Combined

(Includes One Forty Three LLC, One Forty Three MT LLC, One Forty Three MM LLC)

July 2020

EXECUTIVE SUMMARY

Note: These financial statements report on the combined activities of the following entities that are under common management control:

- One Forty Three LLC (referred to as 143 LLC)
- One Forty Three MM LLC (referred to as 143 MM)
- One Forty Three MT LLC (referred to as 143 MT)

Combined Balance Sheet (compared to the prior month)

- Cash balances decreased by \$13,000 during the month with an ending balance of \$569,000.
- Accounts receivable remained unchanged with an ending balance of \$13,700 which represents July rent due from the IEERB and ISBOE (per the current agreement with the State of Indiana, rent is paid one month in arrears)
- Prepaid expenses decreased by \$3,000 with an ending balance of \$14,000 which represents various building service contracts and insurance that will be amortized over the life of the contracts.
- Other deposits remained unchanged with an ending balance of \$3,000 which represents utility deposits.
- Accumulated depreciation increased by \$67,000 for estimated depreciation expense recorded for the month.
- Accumulated amortization for lease costs and capitalized loan costs increased by \$2,400 and \$4,500 respectively for estimated amortization expense recorded for the month.
- Accounts Payable decreased by \$44,000 with an ending balance of \$3,000.
- Note Payable (to IAR) remained unchanged with an ending balance of \$1,749,000.
- Accrued Interest Payable (to IAR) increased by \$5,600 due to interest on notes payable for the month with an ending balance of \$159,000.
- Amounts Due to IAR decreased by \$14,000 with an ending balance of \$850,000 – decrease is due to transfer from 143 ONB account to IAR ONB account to cover IAR's July loan payment.
- Construction Loan Payable decreased by \$8,700 due to loan payment made during the month. Ending loan balance was \$2,972,000.

EXECUTIVE SUMMARY (continued)

Combined Statement of Activities

- Net loss for July was (\$29,000) compared to budgeted net loss of (\$62,000).
 - Net loss for July consisted of Net Loss from Operations of (\$12,000) and Net Other Income (Expense) of (\$17,000)
- Net loss YTD was (\$477,000) compared to budgeted net loss of (\$564,000).
 - Net loss YTD consisted of Net Loss from Operations of (\$355,000) and Net Other Income (Expense) of (\$122,000)
- Rent income for the month was \$56,000 and was below the monthly budget of \$66,000 by \$10,500 or 16% due to 7th floor rental income included in the budget for July thru Dec but not yet leased.
- Rent income YTD was \$377,000 and was below the YTD budget of \$385,000 by \$8,000 or 2% due to the same reason as above.
- Total operating expenses for the month were \$67,000 and were below the monthly budget of \$110,000 by \$42,500 or 39% – mostly due to insurance proceeds received and credited to building repairs/maintenance, causing it to have a negative balance for the month.
- Total YTD operating expenses were \$731,500 and were below the YTD budget of \$822,500 by \$91,000 or 11% – mostly due to audit/tax services, utilities expense and building repairs/maintenance.
- Interest expense for the month was \$17,000 and YTD was \$122,000 – both were slightly under budget.

**143 Entities - Combined
Balance Sheet**
July 31, 2020

	07/31/20	06/30/20	Difference
ASSETS			
Current Assets			
Checking/Savings			
1026 - 143 LLC Checking-Regions	104,861	58,502	46,359
1034 - 143 LLC Checking-ONB	170,082	149,419	20,663
1035 - 143 MT Checking-ONB	71,005	151,469	(80,464)
1036 - 143 MT - Building Reserve Acct	206,281	206,275	6
1037 - 143 LLC Checking-CIBM	16,663	16,663	-
1038 - 143 MT Checking-Regions	200	-	200
1039 - 143 MT Oper Reserve-Regions	200	-	200
Total Checking/Savings	<u>569,292</u>	<u>582,328</u>	<u>(13,036)</u>
Other Current Assets			
1200 - Accounts Receivable	13,701	13,701	-
1310 - Prepaid Expense	14,050	17,042	(2,992)
1350 - Other Deposits	3,075	3,075	-
Total Other Current Assets	<u>30,826</u>	<u>33,818</u>	<u>(2,992)</u>
Total Current Assets	<u>600,118</u>	<u>616,146</u>	<u>(16,028)</u>
Fixed Assets			
1605 - Land, Buildings & Equipment			
1610 - Land	200,000	200,000	-
1620 - Building-143	2,729,217	2,729,217	-
1622 - Building Improvements-143 general	7,060,757	7,060,757	-
1630 - Furniture, Fixtures & Equipmen	30,452	30,452	-
1635 - Construction in Progress	6,300	6,300	-
Total 1605 - Land, Buildings & Equipment	<u>10,026,726</u>	<u>10,026,726</u>	<u>-</u>
1655 - Accumulated Depreciation			
1671 - Accum. Depreciation - Building	(330,637)	(324,766)	(5,871)
1672 - Accum. Depreciation - Improvem	(1,576,904)	(1,516,152)	(60,752)
1673 - Accum. Depreciation - Furn & Equip	(8,337)	(7,928)	(409)
Total 1655 - Accumulated Depreciation	<u>(1,915,878)</u>	<u>(1,848,846)</u>	<u>(67,032)</u>
Total Fixed Assets	<u>8,110,848</u>	<u>8,177,880</u>	<u>(67,032)</u>
Other Assets			
1700 - Capitalized Loan and Lease Costs			
1710 - Direct Lease Cost	245,805	245,805	-
1712 - Lease Cost Amortization	(71,202)	(68,802)	(2,400)
1715 - Capitalized Loan Costs	270,200	270,200	-
1716 - Accum Amort-Capitalized Loan Costs	(93,705)	(89,241)	(4,464)
Total Other Assets	<u>351,098</u>	<u>357,962</u>	<u>(6,864)</u>
Total ASSETS	<u>9,062,064</u>	<u>9,151,988</u>	<u>(89,924)</u>

**143 Entities - Combined
Balance Sheet**
July 31, 2020

	07/31/20	06/30/20	Difference
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
2010 - Accounts Payable	3,370	47,069	(43,699)
2030 - Accrued Property Taxes	37,000	37,000	-
2039 - Note Payable	1,749,240	1,749,240	-
2045 - Accrued Interest Payable	158,728	153,046	5,682
Total Current Liabilities	1,948,338	1,986,355	(38,017)
Other Liabilities			
2210 - Due to IAR	842,942	857,193	(14,251)
2810 - Construction Loan Payable	2,972,246	2,980,964	(8,718)
Total - Other Liabilities	3,815,188	3,838,157	(22,969)
Total Liabilities	5,763,526	5,824,512	(60,986)
EQUITY			
	3,298,538	3,327,476	(28,938)
Total LIABILITIES & EQUITY	9,062,064	9,151,988	(89,924)

143 Entities
Statements of Activities - Budget vs Actual (Detail)

For the one and seven months ended July 31, 2020 and the year ending December 31, 2020
(with comparative totals for the seven months ended July 31, 2019)

	1 Month Actual	1 Month Budget	YTD Actual	YTD Budget	Annual Budget	Prior YTD Actual
Income						
4700 - Building Rental Income-tenants	55,584	66,111	376,545	384,567	715,120	343,397
4900 - Other Income	-	-	-	-	-	343
Total Income	55,584	66,111	376,545	384,567	715,120	343,740
Expense						
5000 - Personnel Costs						
5010 - Compensation	685	667	4,795	4,669	8,000	-
5160 - Payroll Taxes	64	62	448	434	750	-
Total 5000 - Personnel Costs	749	729	5,243	5,103	8,750	-
5600 - Professional Fees						
5620 - Audit & Tax Services	-	-	11,475	34,250	34,250	10,750
5630 - Accounting Services	254	2,666	20,775	18,662	32,000	20,248
Total 5600 - Professional Fees	254	2,666	32,250	52,912	66,250	30,998
5900 - Office Costs						
5970 - Bank & Credit Card Fees	16	17	238	119	200	113
5980 - Miscellaneous	-	-	-	-	-	-
Total 5900 - Office Costs	16	17	238	119	200	113
6100 - Facility Costs						
6112 - Property Management	2,976	3,750	20,832	26,250	45,000	28,000
6120 - Utilities	13,123	15,000	76,312	105,000	180,000	84,185
6130 - Building Maintenance & Repair	(28,879)	6,667	25,493	46,669	80,000	58,857
6140 - Grounds Maintenance	322	417	2,251	2,919	5,000	2,393
6150 - Janitorial-cleaning & supplies	2,895	3,583	21,069	25,081	43,000	18,029
6155 - Trash Service	390	500	2,734	3,500	6,000	2,711
6160 - Pest Control	-	83	157	581	1,000	205

143 Entities
Statements of Activities - Budget vs Actual (Detail)

For the one and seven months ended July 31, 2020 and the year ending December 31, 2020

(with comparative totals for the seven months ended July 31, 2019)

	1 Month Actual	1 Month Budget	YTD Actual	YTD Budget	Annual Budget	Prior YTD Actual
6165 - Marketing Expenses	-	62	-	434	750	-
6170 - Property Insurance	1,553	1,667	10,873	11,669	20,000	9,755
6180 - Property Taxes	-	-	16,803	19,500	39,000	18,514
6510 - Amortization	4,465	4,450	31,255	31,150	53,401	-
6520 - Depreciation Expense	67,033	67,917	469,231	475,419	815,000	470,035
6700 - Leasing Commissions	2,399	2,320	16,793	16,240	27,842	15,715
Total 6100 - Facility Costs	66,277	106,416	693,803	764,412	1,315,993	708,399
Total Expense	67,296	109,828	731,534	822,546	1,391,193	739,510
Net Income (Loss) from Operations	(11,712)	(43,717)	(354,989)	(437,979)	(676,073)	(395,770)
Other Income/Expense						
Other Income						
4810 - Interest & Dividend Income	6	-	61	-	-	-
Total Other Income	6	-	61	-	-	-
Other Expense						
8000 - Interest Expense	17,234	17,966	122,492	125,762	215,592	124,249
Total Other Expense	17,234	17,966	122,492	125,762	215,592	124,249
Net Other Income (Expense)	(17,228)	(17,966)	(122,431)	(125,762)	(215,592)	(124,249)
Net Income (Loss)	(28,940)	(61,683)	(477,420)	(563,741)	(891,665)	(520,019)