

One Forty Three Entities – Combined

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

November 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 \$2,000 during the month with an ending balance of \$718,000.
- Accounts receivable remained unchanged with an ending balance of \$13,700 which represents November 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 \$1,000 with an ending balance of \$5,000 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.
- Fixed assets (land, building & equipment) remained unchanged with a total ending balance of \$10,183,000.
- Accumulated depreciation increased by \$67,000 for estimated depreciation expense recorded for the month.
- Direct Lease Costs remained unchanged and the related accumulated amortization increased by \$2,400.
- Capitalized Loan Costs remained unchanged and the related accumulated amortization increased by \$550.
- Accounts Payable increased by \$2,000 with an ending balance of \$11,500.
- Accrued Property Taxes remained unchanged for the month with an ending balance of \$37,000. This amount represents 2020 real estate taxes due in 2021.
- 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 \$181,000.
- Amounts Due to IAR remained unchanged with an ending balance of \$1,136,000.
- Mortgage Loan Payable-Regions decreased by \$12,000 due to monthly loan payment made. Ending balance was \$2,976,000.

EXECUTIVE SUMMARY (continued)

Combined Statement of Activities

- Net loss for November was (\$74,000) compared to budgeted net loss of (\$81,000).
 - Net loss for November consisted of Net Loss from Operations of (\$59,000) and Net Other Income (Expense) of (\$15,000)
- Net loss YTD was (\$893,000) compared to budgeted net loss of (\$830,000).
 - Net loss YTD consisted of Net Loss from Operations of (\$705,000) and Net Other Income (Expense) of (\$187,000)
- Rent income for the month was \$56,000 and was below the monthly budget of \$66,000 by \$10,000 or 16% due to 7th floor rental income included in the budget but not yet leased.
- Rent income YTD was \$599,000 and was below the YTD budget of \$649,000 by \$50,000 or 8% due to the same reason as above.
- Insurance proceeds of \$36,000 have been received YTD and coded to Other Income. These proceeds have been deposited into the Building Reserve account to be used for first floor storefront frames in the future. Due to the rioting damage, holes were drilled into the current storefront frames which were new with the occupancy of the building. The insurance proceeds will be used to replace the frames if or when they leak through the holes that were drilled.
 - Other insurance proceeds have also been received in the current year and have been used to offset the replacement cost of those repairs/improvements where applicable.
- Total operating expenses for the month were \$115,000 and were below the monthly budget of \$129,000 by \$14,000 or 11%.
- Total YTD operating expenses were \$1,340,000 and were above the YTD budget of \$1,281,000 by \$59,000 or 4% – mostly due to fully amortizing the remaining 2017 loan costs of \$174,000 due to the new mortgage closed in August. Costs associated with the new mortgage are being amortized over the 10-year period of the new loan.
- Interest expense for the month was \$15,000 and was below the monthly budget of \$18,000 by \$3,000 or 15% due to the refinancing of the building mortgage at a lower interest rate.
- Interest expense YTD was \$188,000 and was below the YTD budget of \$198,000 by \$10,000 or 5%. Due to restructuring the building mortgage at a lower interest rate, it is expected that interest expense will be under budget for the year by approximately \$12,000.

**One Forty Three Entities - Combined
Balance Sheet**

November 30, 2020

	11/30/20	10/31/20	Difference
ASSETS			
Current Assets			
Checking/Savings			
1026 - 143 LLC Checking-Regions	346,039	353,591	(7,552)
1038 - 143 MT Checking-Regions	128,665	123,609	5,056
1039 - 143 MT Oper Reserve-Regions	242,832	242,823	9
Total Checking/Savings	717,536	720,023	(2,487)
Other Current Assets			
1200 - Accounts Receivable	13,701	13,701	-
1310 - Prepaid Expense	5,342	6,704	(1,362)
1350 - Other Deposits	3,075	3,075	-
Total Other Current Assets	22,118	23,480	(1,362)
Total Current Assets	739,654	743,503	(3,849)
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	7,197,535	7,197,535	-
1630 - Furniture, Fixtures & Equipmen	30,452	30,452	-
1635 - Construction in Progress	26,178	26,178	-
Total 1605 - Land, Buildings & Equipment	10,183,382	10,183,382	-
1655 - Accumulated Depreciation			
1671 - Accum. Depreciation - Building	(354,126)	(348,254)	(5,872)
1672 - Accum. Depreciation - Improvem	(1,819,912)	(1,759,160)	(60,752)
1673 - Accum. Depreciation - Furn & Equip	(9,973)	(9,564)	(409)
Total 1655 - Accumulated Depreciation	(2,184,011)	(2,116,978)	(67,033)
Total Fixed Assets	7,999,371	8,066,404	(67,033)
Other Assets			
1700 - Capitalized Loan and Lease Costs			
1710 - Direct Lease Cost	245,805	245,805	-
1712 - Lease Cost Amortization	(80,797)	(78,398)	(2,399)
1715 - Capitalized Loan Costs	74,479	74,479	-
1716 - Accum Amort-Capitalized Loan Costs	(2,245)	(1,697)	(548)
Total Other Assets	237,242	240,189	(2,947)
Total ASSETS	8,976,267	9,050,096	(73,829)

**One Forty Three Entities - Combined
Balance Sheet**

November 30, 2020

	11/30/20	10/31/20	Difference
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
2010 - Accounts Payable	11,524	9,154	2,370
2030 - Accrued Property Taxes	37,000	37,000	-
2039 - Note Payable	1,749,240	1,749,240	-
2045 - Accrued Interest Payable	181,459	175,776	5,683
2420 - Misc Prepaid Receipts	2,508	2,508	-
Total Current Liabilities	1,981,731	1,973,678	8,053
Other Liabilities			
2210 - Due to IAR	1,135,826	1,135,826	-
2820 - Mortgage Loan Payable-Regions	2,975,577	2,987,745	(12,168)
Total - Other Liabilities	4,111,403	4,123,571	(12,168)
Total Liabilities	6,093,134	6,097,249	(4,115)
EQUITY			
	2,883,133	2,952,847	(69,714)
Total LIABILITIES & EQUITY	8,976,267	9,050,096	(73,829)

One Forty Three Entities - Combined
Statements of Activities - Budget vs Actual

For one and eleven months ended November 30, 2020 and year ending December 31, 2020

(with comparative totals for eleven months ended November 30, 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	598,881	649,011	715,120	552,873
4900 - Other Income	-	-	36,325	-	-	411
Total Income	55,584	66,111	635,206	649,011	715,120	553,284
Expense						
5000 - Personnel Costs						
5010 - Compensation	685	667	7,535	7,337	8,000	-
5160 - Payroll Taxes	64	62	704	682	750	-
Total 5000 - Personnel Costs	749	729	8,239	8,019	8,750	-
5600 - Professional Fees						
5620 - Audit & Tax Services	-	-	21,975	34,250	34,250	28,800
5630 - Accounting Services	-	2,666	21,557	29,326	32,000	29,696
Total 5600 - Professional Fees	-	2,666	43,532	63,576	66,250	58,496
5900 - Office Costs						
5960 - Licenses & Fees	-	-	-	-	-	5,952
5970 - Bank & Credit Card Fees	15	17	299	187	200	258
5980 - Miscellaneous	-	-	-	-	-	-
Total 5900 - Office Costs	15	17	299	187	200	6,210
6100 - Facility Costs						
6112 - Property Management	2,976	3,750	32,736	41,250	45,000	40,000
6120 - Utilities	15,224	15,000	123,858	165,000	180,000	116,567
6130 - Building Maintenance & Repair	2,443	6,667	66,841	73,337	80,000	75,703
6140 - Grounds Maintenance	321	417	3,536	4,587	5,000	3,419
6150 - Janitorial-cleaning & supplies	4,088	3,583	34,799	39,413	43,000	31,470
6155 - Trash Service	391	500	4,297	5,500	6,000	4,267

One Forty Three Entities - Combined
Statements of Activities - Budget vs Actual

For one and eleven months ended November 30, 2020 and year ending December 31, 2020

(with comparative totals for eleven months ended November 30, 2019)

	1 Month Actual	1 Month Budget	YTD Actual	YTD Budget	Annual Budget	Prior YTD Actual
6160 - Pest Control	41	83	321	913	1,000	328
6165 - Marketing Expenses	-	62	-	682	750	-
6170 - Property Insurance	1,553	1,667	17,085	18,337	20,000	15,328
6180 - Property Taxes	16,804	19,500	33,607	39,000	39,000	21,029
6510 - Amortization	547	4,450	207,694	48,950	53,401	-
6520 - Depreciation Expense	67,033	67,917	737,363	747,087	815,000	738,627
6700 - Leasing Commissions	2,399	2,320	26,389	25,520	27,842	24,695
Total 6100 - Facility Costs	113,820	125,916	1,288,526	1,209,576	1,315,993	1,071,433
Total Expense	114,584	129,328	1,340,596	1,281,358	1,391,193	1,136,139
Net Income (Loss) from Operations	(59,000)	(63,217)	(705,390)	(632,347)	(676,073)	(582,855)
Other Income/Expense						
Other Income						
4810 - Interest & Dividend Income	8	-	89	-	-	23
Total Other Income	8	-	89	-	-	23
Other Expense						
8000 - Interest Expense	15,330	17,966	187,522	197,626	215,592	195,601
Total Other Expense	15,330	17,966	187,522	197,626	215,592	195,601
Net Other Income (Expense)	(15,322)	(17,966)	(187,433)	(197,626)	(215,592)	(195,578)
Net Income (Loss)	(74,322)	(81,183)	(892,823)	(829,973)	(891,665)	(778,433)