



March 12, 2024

Mr. Marc Fazio
Bill Naito Company
mfazio@billnaito.com

ALBERS MILL – Owner Statement – February 2024

Dear Marc:

The **February 2024** financial statements are enclosed for Albers Mill.

The following summarizes the month's activity:

OPERATING INCOME

Total Operating Income for the month of \$165,249.95, reflected on the *Income Statement*, represents all scheduled charges for base rent and operating expense escalations as well as Other Income, which is comprised of actual Vending Machine Income, Parking charges, Storage charges and any payments or refunds to Tenant Deposits. Details on the scheduled charges are reflected on the *Receivable Summary by Account* report.

EXPENSES

Out of the ordinary or large expenses incurred this month include:

- HVAC – Final payment on the new controls project in addition to repairs and troubleshooting on boiler.

FACILITIES MAINTENANCE AND REPAIR/PROJECTS/TENANT ACTIVITY

- The intermittent boiler shut down issues appear to have been resolved.
- Internet service is in place that allows remote access for the controls system for the building, more importantly, as it pertains to troubleshooting on HVAC. This has helped cut down with on site visits for manual troubleshooting.



LEASE EXPIRATIONS THROUGH 2024

Suite	Tenant Name	Lease Exp.	Monthly Rent	S.F.	Rate Per S.F.
210/260	Triple Oak Power In discussions with ownership on expansion/consolidation options.	6/30/24	\$9,990.88	6,593	\$18.18
600	U.S. Wheat Associates Tenant has provided notice that they will be vacating.	6/30/24	\$4,445.35	1,954	\$27.30

CURRENT VACANCIES (Reflects revised sf)

Suite	Previous Tenant Name	Vacant Since	Last Rent	SF	Last Rent PSF
100	VACANT Prev TrovaTrip	2/28/23	\$10,600.00	6,086	\$20.90
280	VACANT Prev Sitka Partners	12/31/21	\$1,415.67	573	\$29.65
290	VACANT Prev Shift Operations	3/31/21	\$3,091.00	1,792	\$22.00
300	VACANT Prev Dove Lewis	9/30/23	\$8,564.00	7,958	\$12.91
410	VACANT Prev Soderstrom Architects	6/12/22		8,088	\$28.41
500	VACANT Prev Crew Janci	1/31/24	\$8,301.99	3,039	\$32.78
520	VACANT Prev Definition Branding & Mktg	7/31/19	\$4,834.72	2,713	\$21.38
550	VACANT Prev Rommel Architecture	6/30/20	\$3,626.00	2,352	\$18.50
630	VACANT Prev Audinate	4/30/23	\$6,593.75	3,165	\$25.00

Should you have any questions, please do not hesitate to call me at (503) 222-5100.

Sincerely,



Denise M. Jackson
Senior Property Manager

cc: Diane McMahon – DMcMahon@billnaito.com



PO Box 2519, Portland, OR 97208
Phone: 503-222-5100 Fax: 503-222-5311

Owner Monthly Report

February 2024

Albers Mill Building

Prepared By : Doug Bean & Associates

PO Box 2519 Portland OR 97208

(503) 222-5100

Albers Mill Building, LLC

Attn: Marc Fazio

900 Washington St

Vancouver, WA 98660

Rent Roll

Property = Albers Mill Building

As Of = 2/29/24

Month = 2/2024

Unit	Unit	Tenant Name	Monthly	Actual Rent	Tenant	OPEX/Parking	Move In	Lease
	SqFt		Rent	per Sqft	Deposit			Expiration
Current/Notice/Vacant Tenants								
100	6,340.00	VACANT						
110	2,626.00	Securitas Security Services USA, Inc.	4,875.37	22.28	0.00	2,375.15	02/01/2022	06/30/2027
140	8,526.00	Children's Cancer Association	15,478.58	21.79	14,828.14	1,210.52	08/02/2013	03/31/2032
180	6,239.00	Doug Bean & Associates, Inc.	5,000.00	9.62	0.00	350.26	6/1/2023	05/31/2026
185	881.00	Wheat Marketing Center, Inc.	1,795.04	24.45	0.00	130.71	01/01/2000	12/31/2029
190	5,485.00	United States of America	9,968.99	21.81	0.00	905.83	09/01/2009	08/31/2029
200	5,050.00	Parker, Butte & Lane, P.C.	11,134.50	26.46	13,660.11	336.91	04/15/2018	10/31/2028
210/260	6,593.00	Triple Oak Power LLC	9,990.88	18.18	7,439.56	311.77	05/01/2022	06/30/2024
220	5,920.00	Harris Group, Inc	11,840.00	24.00	15,448.51	840.00	8/1/2023	07/31/2033
230	8,690.00	Wheat Marketing Center, Inc.	17,705.88	24.45	0.00	1,290.04	01/01/2000	12/31/2029
250	1,385.00	CONFERENCE ROOM						
270	591.00	J&S Masonry, Inc.	1,247.49	25.33	1,106.56	34.88	05/01/2008	04/30/2025
280	563.00	VACANT						
290	1,792.00	VACANT						
300	8,499.00	VACANT						
310/320/390	12,923.00	Portland Plastic Surgery Group, LLC	27,175.99	25.23	34,425.73	320.80	03/01/2014	02/29/2032
370	2,027.00	Oregon Wheat Commission	3,964.49	23.47	2,501.00	231.98	04/01/2010	03/31/2025
400	1,821.00	Keller North America, Inc.	3,869.49	25.50	4,228.45	0.00	10/13/2023	12/31/2026
410	8,975.00	VACANT						
450	3,214.00	The Law Firm of Peter Bunch, LLC	4,500.00	16.80	7,917.55	0.00	06/01/2017	MTM
470	2,773.00	HUB Collective, Ltd.	7,880.57	34.10	5,759.61	243.88	12/01/2013	04/30/2025
490	1,732.00	Underscore Media Collaboration	3,567.92	24.72	3,785.21	35.42	09/1/2022	10/31/2025
500	3,039.00	VACANT						
520	2,713.00	VACANT						
550	2,352.00	VACANT						
600	1,954.00	U.S. Wheat Associates	4,445.35	27.30	0.00	411.68	04/01/1990	06/30/2024
630	3,206.00	VACANT						
650	2,773.00	Kappes Miller Management, LLC	0.00	0.00	0.00	0.00	02/01/2024	03/31/2029
690	1,972.00	Stephen A. Houze	3,835.51	23.34	4,191.16	52.43	11/01/2021	12/31/2026
KIT	90.00	KITCHEN						
100A	562.00	FACILITY ROOM						
260C	447.00	Children's Cancer Association	0.00	0.00	0.00	235.00	08/05/2013	03/31/2032
Total	121,753.00	Albers Mill Building	148,276.05	14.61	115,291.59	9,317.26		

Summary Groups	Square Footage	Monthly Rent	Security Deposit	Misc.	# Of Units	% SqFt Occupancy
Current/Notice/Vacant Tenants	121,753.00	148,276.05	115,291.59	9,317.26	32	100%
Future Tenants/Applicants	0.00	0.00	0.00	0.00	0	0%
Occupied Units	87,313.00	0.00	0.00	0.00	24	72%
Total Non Rev Units	0.00	0.00	0.00	0.00	0	0.00
Total Vacant Units	34,440.00	0.00	0.00	0.00	8	28%
Totals:	121,753.00	148,276.05	115,291.59	9,317.26	32	100%

Doug Bean & Associates, Inc.
Owner Statement Approval





Date: 03.12.2024

Balance Sheet

Albers Mill Building

Month = Feb 2024

Book = Accrual

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ACCOUNT	CURRENT BALANCE
ASSETS	
CURRENT ASSETS	
Checking - Umpqua Bank	1,500.00
Accounts Receivable	7,587.00
TOTAL CURRENT ASSETS	9,087.00
TOTAL ASSETS	9,087.00
CURRENT LIABILITIES	
A/P - Trade	19,998.94
Prepaid Rent	24,465.67
TOTAL CURRENT LIABILITIES	44,464.61
TOTAL LIABILITIES	35,377.61
CAPITAL	
Retained Earnings	-35,377.61
TOTAL CAPITAL	-35,377.61
TOTAL LIABILITIES & CAPITAL	0.00

Income Statement

Page 1

Albers Mill Building

Month = Feb 2024

Book = Accrual

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Ground Floor Rent	27,974.50	16.93	137,465.25	10.72
Office Rent	120,301.69	72.80	1,041,188.08	81.19
Total Rent	148,276.19	89.73	1,178,653.33	91.91
OPEX Escalation	4,260.16	2.58	36,985.03	2.88
Property Tax Escalation	996.10	0.60	10,039.31	0.78
Total Operating Expense Reimb.	5,256.26	3.18	47,024.34	3.67
Other Income				
Vending Machine Income	44.79	0.03	413.75	0.03
Parking	3,565.00	2.16	40,505.00	3.16
Storage	491.00	0.30	3,928.00	0.31
Tenant Deposits Received	6,667.42	4.03	10,895.87	0.85
Miscellaneous Income	949.29	0.57	1,040.93	0.08
Total Other Income	11,717.50	7.09	56,783.55	4.43
TOTAL OPERATING INCOME	165,249.95	100.00	1,282,461.22	100.00
Repairs & Maintenance				
Heating & A/C Repairs	83,344.89	50.44	182,399.41	14.22
Plumbing Repairs	0.00	0.00	23,648.00	1.84
Electrical Repairs	0.00	0.00	665.50	0.05
Elevators	930.31	0.56	7,260.68	0.57
Landscaping	715.50	0.43	7,881.00	0.61
Painting	620.00	0.38	2,734.00	0.21
Sidewalks & Parking Area	205.00	0.12	35,091.81	2.74
Locks	0.00	0.00	62.00	0.00
Wall & Ceiling Repair	0.00	0.00	303.49	0.02
Windows & Doors	0.00	0.00	570.00	0.04
Superintendent Expenses	1,594.19	0.96	20,291.12	1.58
Pest Control	484.96	0.29	956.92	0.07
Fire/Life Safety	0.00	0.00	3,904.32	0.30
Janitorial Services	13,182.26	7.98	104,237.16	8.13
Window Washing	0.00	0.00	10,130.00	0.79
Security Svcs	2,006.34	1.21	11,466.99	0.89
Security Monitoring	0.00	0.00	5,026.00	0.39
Carpet Cleaning & Repair	450.00	0.27	3,635.00	0.28
Total Repairs & Maintenance	103,533.45	62.65	420,263.40	32.77
Utilities				
Gas	3,587.26	2.17	11,239.96	0.88
Electricity	14,626.25	8.85	108,653.66	8.47
Water & Sewer	4,502.10	2.72	41,402.01	3.23
Refuse Removal	1,921.04	1.16	17,068.35	1.33
Telephone	66.80	0.04	631.18	0.05
Total Utilities	24,703.45	14.95	178,995.16	13.96
Advertising				
Signs	0.00	0.00	717.17	0.06
Total Advertising	0.00	0.00	717.17	0.06
Supplies				
Janitorial Supplies	1,158.11	0.70	8,939.02	0.70
Heating & A/C Supplies	0.00	0.00	321.05	0.02
Plumbing Supplies	0.00	0.00	114.09	0.01

Wednesday, March 06, 2024

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Income Statement

Albers Mill Building

Month = Feb 2024

Book = Accrual

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Electrical Supplies	0.00	0.00	540.50	0.04
Lock & Key Supplies	6.00	0.00	1,426.28	0.11
Misc Maintenance Supplies	0.00	0.00	990.10	0.08
Total Supplies	1,164.11	0.70	12,331.04	0.96
Administrative Expense				
Property Management Fees	5,736.22	3.47	45,368.87	3.54
Building Licenses & Permits	0.00	0.00	935.00	0.07
Dues & Subscriptions	0.00	0.00	3,143.89	0.25
Bank Charges	30.92	0.02	286.50	0.02
Total Administrative Expense	5,767.14	3.49	49,734.26	3.88
TOTAL OPERATING EXPENSE	135,168.15	81.80	662,041.03	51.62
NET OPERATING INCOME	30,081.80	18.20	620,420.19	48.38
NON-OP EXPENSE				
Non-OPEX Expenses	0.00	0.00	2,232.50	0.17
Alterations - Rentals	0.00	0.00	109,037.90	8.50
Architect Fees - T.I.	0.00	0.00	1,120.00	0.09
Tenant Reimbursements	98.29	0.06	-23,662.15	-1.85
Lease Commissions	0.00	0.00	99,104.22	7.73
Owner Remittances	25,432.98	15.39	345,949.06	26.98
TOTAL NON-OP EXPENSE	25,531.27	15.45	533,781.53	41.62
NET CASH FLOW	4,550.53	2.75	86,638.66	6.76

12 Months Income Statement

Albers Mill Building

Period = Jul 2023-Feb 2024

Book = Accrual

ACCOUNT	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Total
Ground Floor Rent	5,000.00	5,000.00	5,000.00	10,567.25	27,974.50	27,974.50	27,974.50	27,974.50	137,465.25
Office Rent	138,398.26	138,398.26	138,502.18	130,194.71	111,642.78	130,956.87	132,793.33	120,301.69	1,041,188.08
Total Rent	143,398.26	143,398.26	143,502.18	140,761.96	139,617.28	158,931.37	160,767.83	148,276.19	1,178,653.33
OPEX Escalation	4,952.13	4,952.13	4,952.13	4,467.12	4,467.12	4,467.12	4,467.12	4,260.16	36,985.03
Property Tax Escalation	1,282.03	1,282.03	1,282.03	1,109.09	1,109.09	1,109.09	1,869.85	996.10	10,039.31
Total Operating Expense Reimb.	6,234.16	6,234.16	6,234.16	5,576.21	5,576.21	5,576.21	6,336.97	5,256.26	47,024.34
Other Income									
Vending Machine Income	70.71	44.47	40.44	74.98	34.18	58.42	45.76	44.79	413.75
Parking	4,830.00	5,470.00	5,690.00	5,150.00	5,285.00	5,250.00	5,265.00	3,565.00	40,505.00
Storage	491.00	491.00	491.00	491.00	491.00	491.00	491.00	491.00	3,928.00
Tenant Deposits Received	0.00	0.00	4,228.45	0.00	0.00	0.00	0.00	6,667.42	10,895.87
Miscellaneous Income	6.00	0.00	0.00	0.00	75.84	9.80	0.00	949.29	1,040.93
Total Other Income	5,397.71	6,005.47	10,449.89	5,715.98	5,886.02	5,809.22	5,801.76	11,717.50	56,783.55
TOTAL OPERATING INCOME	155,030.13	155,637.89	160,186.23	152,054.15	151,079.51	170,316.80	172,906.56	165,249.95	1,282,461.22
Repairs & Maintenance									
Heating & A/C Repairs	188.58	38,522.90	338.58	51,101.06	4,666.40	1,394.00	2,843.00	83,344.89	182,399.41
Plumbing Repairs	0.00	21,588.00	515.00	1,185.00	360.00	0.00	0.00	0.00	23,648.00
Electrical Repairs	0.00	0.00	665.50	0.00	0.00	0.00	0.00	0.00	665.50
Elevators	886.71	886.71	886.71	913.31	913.31	913.31	930.31	930.31	7,260.68
Landscaping	778.00	678.00	1,818.00	678.00	678.00	1,820.00	715.50	715.50	7,881.00
Painting	0.00	0.00	0.00	254.00	0.00	1,240.00	620.00	620.00	2,734.00
Sidewalks & Parking Area	195.00	9,789.45	12,639.03	3,553.55	5,492.18	3,217.60	0.00	205.00	35,091.81
Locks	0.00	62.00	0.00	0.00	0.00	0.00	0.00	0.00	62.00
Wall & Ceiling Repair	0.00	303.49	0.00	0.00	0.00	0.00	0.00	0.00	303.49
Windows & Doors	0.00	0.00	0.00	570.00	0.00	0.00	0.00	0.00	570.00
Superintendent Expenses	2,883.00	3,010.36	2,478.66	2,565.63	2,710.81	1,802.71	3,245.76	1,594.19	20,291.12
Pest Control	117.99	117.99	117.99	0.00	117.99	0.00	0.00	484.96	956.92
Fire/Life Safety	165.00	0.00	504.67	605.00	1,215.00	0.00	1,414.65	0.00	3,904.32
Janitorial Services	13,434.42	12,853.82	13,279.16	14,279.84	13,622.72	13,622.72	9,962.22	13,182.26	104,237.16
Window Washing	0.00	0.00	0.00	3,070.00	3,120.00	3,940.00	0.00	0.00	10,130.00
Security Svcs	0.00	0.00	0.00	1,275.09	4,106.68	2,048.64	2,030.24	2,006.34	11,466.99
Security Monitoring	0.00	0.00	3,581.00	270.00	1,175.00	0.00	0.00	0.00	5,026.00
Carpet Cleaning & Repair	980.00	220.00	680.00	260.00	400.00	400.00	245.00	450.00	3,635.00
Total Repairs & Maintenance	19,628.70	88,032.72	37,504.30	80,580.48	38,578.09	30,398.98	22,006.68	103,533.45	420,263.40

Utilities

Wednesday, March 06, 2024

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12 Months Income Statement

Albers Mill Building

Period = Jul 2023-Feb 2024

Book = Accrual

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ACCOUNT	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Total
Gas	69.51	54.20	58.52	60.03	1,795.60	2,395.65	3,219.19	3,587.26	11,239.96
Electricity	14,735.29	15,649.18	15,413.83	12,679.92	11,059.46	11,828.67	12,661.06	14,626.25	108,653.66
Water & Sewer	4,684.25	7,094.12	7,958.32	5,462.91	4,116.47	4,265.40	3,318.44	4,502.10	41,402.01
Refuse Removal	1,700.03	1,921.04	1,921.04	1,921.04	3,842.08	1,921.04	1,921.04	1,921.04	17,068.35
Telephone	123.85	124.79	126.14	63.20	63.20	63.20	0.00	66.80	631.18
Total Utilities	21,312.93	24,843.33	25,477.85	20,187.10	20,876.81	20,473.96	21,119.73	24,703.45	178,995.16
Advertising									
Signs	0.00	396.74	320.43	0.00	0.00	0.00	0.00	0.00	717.17
Total Advertising	0.00	396.74	320.43	0.00	0.00	0.00	0.00	0.00	717.17
Supplies									
Janitorial Supplies	6.16	1,105.17	2,177.10	0.00	2,287.10	0.00	2,205.38	1,158.11	8,939.02
Heating & A/C Supplies	0.00	124.92	0.00	0.00	196.13	0.00	0.00	0.00	321.05
Plumbing Supplies	0.00	0.00	28.93	0.00	66.84	18.32	0.00	0.00	114.09
Electrical Supplies	0.00	0.00	105.50	213.00	0.00	162.00	60.00	0.00	540.50
Lock & Key Supplies	6.00	40.63	391.23	32.00	87.74	99.68	763.00	6.00	1,426.28
Misc Maintenance Supplies	0.00	25.87	23.93	119.90	9.80	810.60	0.00	0.00	990.10
Total Supplies	12.16	1,296.59	2,726.69	364.90	2,647.61	1,090.60	3,028.38	1,164.11	12,331.04
Administrative Expense									
Property Management Fees	5,500.08	5,525.12	5,861.32	5,902.93	4,919.73	6,247.92	5,675.55	5,736.22	45,368.87
Building Licenses & Permits	0.00	0.00	810.00	0.00	0.00	0.00	125.00	0.00	935.00
Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	3,143.89	0.00	3,143.89
Bank Charges	38.18	26.29	31.07	30.19	35.65	56.72	37.48	30.92	286.50
Total Administrative Expense	5,538.26	5,551.41	6,702.39	5,933.12	4,955.38	6,304.64	8,981.92	5,767.14	49,734.26
TOTAL OPERATING EXPENSE	46,492.05	120,120.79	72,731.66	107,065.60	67,057.89	58,268.18	55,136.71	135,168.15	662,041.03
NET OPERATING INCOME	108,538.08	35,517.10	87,454.57	44,988.55	84,021.62	112,048.62	117,769.85	30,081.80	620,420.19
NON-OP EXPENSE									
Non-OPEX Expenses	0.00	2,232.50	0.00	0.00	0.00	0.00	0.00	0.00	2,232.50
Alterations - Rentals	41,779.90	67,258.00	0.00	0.00	0.00	0.00	0.00	0.00	109,037.90
Architect Fees - T.I.	1,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,120.00
Tenant Reimbursements	0.00	0.00	0.00	-23,760.44	0.00	0.00	0.00	98.29	-23,662.15
Lease Commissions	47,089.31	41,169.60	9,037.76	1,807.55	0.00	0.00	0.00	0.00	99,104.22
Owner Remittances	0.00	0.00	0.00	13,141.40	88,601.46	108,454.47	110,318.75	25,432.98	345,949.06

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12 Months Income Statement

Albers Mill Building

Period = Jul 2023-Feb 2024

Book = Accrual

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ACCOUNT	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Total
TOTAL NON-OP EXPENSE	89,989.21	110,660.10	9,037.76	-8,811.49	88,601.46	108,454.47	110,318.75	25,531.27	533,781.53
NET CASH FLOW	18,548.87	-75,143.00	78,416.81	53,800.04	-4,579.84	3,594.15	7,451.10	4,550.53	86,638.66

Receivable Summary By Account

Property : Albers Mill Building (amb)

MM/YY Range : February 2024 To February 2024

Unit	Name	Sqft	Rent	Account	Description	Prior	Current	Receipt	Balance
				Code		Balance	Charges	Amount	
110	Securitas Security Services USA, Inc.,	2,626.00	4,262.27	4300	Office Rent	0.00	4,875.37	4,875.37	0.00
				5275	OPEX Escalation	0.00	47.35	47.35	0.00
				5279	Property Tax Escalation	43.14	17.80	60.94	0.00
				5415	Parking	0.00	2,310.00	2,205.00	105.00
						43.14	7,250.52	7,188.66	105.00
140	Children's Cancer Association,	8,526.00	14,394.73	5415	Parking	15.00	205.00	435.00	-215.00
				5275	OPEX Escalation	0.00	1,000.52	1,000.52	0.00
				4300	Office Rent	0.00	15,478.58	15,478.58	0.00
						15.00	16,684.10	16,914.10	-215.00
180	Doug Bean & Associates, Inc.,	6,239.00	0.00	4200	Ground Floor Rent	0.00	5,000.00	5,000.00	0.00
				5279	Property Tax Escalation	103.18	144.32	247.50	0.00
				5275	OPEX Escalation	0.00	205.94	205.94	0.00
						103.18	5,350.26	5,453.44	0.00
185	Wheat Marketing Center, Inc.,	881.00	1,725.29	5275	OPEX Escalation	0.00	112.12	112.12	0.00
				4300	Office Rent	0.00	1,795.04	1,795.04	0.00
				5416	Storage	0.00	18.59	18.59	0.00
						0.00	1,925.75	1,925.75	0.00
190	United States of America,	5,485.00	9,968.99	4300	Office Rent	0.00	9,968.99	9,968.99	0.00
				4150	Prepaid Rental Income	-389.37	0.00	111.68	-501.05
				5275	OPEX Escalation	0.00	905.83	905.83	0.00
						-389.37	10,874.82	10,986.50	-501.05
200	Parker, Butte & Lane, P.C.,	5,050.00	12,875.97	5279	Property Tax Escalation	0.00	179.63	179.63	0.00
				4200	Ground Floor Rent	0.00	11,134.50	11,134.50	0.00
				5275	OPEX Escalation	0.00	157.28	157.28	0.00
						0.00	11,471.41	11,471.41	0.00
210-260	Triple Oak Power LLC,	6,593.00	0.00	5415	Parking	0.00	210.00	210.00	0.00
				5279	Property Tax Escalation	0.00	32.55	32.55	0.00
				5275	OPEX Escalation	0.00	69.22	69.22	0.00
				4300	Office Rent	0.00	9,990.88	9,990.88	0.00
				4150	Prepaid Rental Income	-9,968.35	0.00	-14.02	-9,954.33
				6700	Lock & Key Supplies	0.00	6.00	6.00	0.00
						-9,968.35	10,308.65	10,294.63	-9,954.33

Receivable Summary By Account

Property : Albers Mill Building (amb)

MM/YY Range : February 2024 To February 2024

Unit	Name	Sqft	Rent	Account	Description	Prior	Current	Receipt	Balance
				Code		Balance	Charges	Amount	
	Harris Group, Inc.,	5,920.00	6,000.00	5415	Parking	0.00	840.00	840.00	0.00
				4200	Ground Floor Rent	0.00	11,840.00	11,840.00	0.00
						0.00	12,680.00	12,680.00	0.00
230	Wheat Marketing Center, Inc.,	8,690.00	17,017.92	4300	Office Rent	0.00	17,705.88	17,705.88	0.00
				5275	OPEX Escalation	0.00	1,106.63	1,106.63	0.00
				5416	Storage	0.00	183.41	183.41	0.00
						0.00	18,995.92	18,995.92	0.00
260C	Children's Cancer Association,	447.00	0.00	5416	Storage	0.00	235.00	235.00	0.00
						0.00	235.00	235.00	0.00
270	J&S Masonry, Inc.,	591.00	1,175.87	5279	Property Tax Escalation	10.25	14.37	24.62	0.00
				5275	OPEX Escalation	0.00	20.51	20.51	0.00
				4300	Office Rent	0.00	1,247.49	1,247.49	0.00
						10.25	1,282.37	1,292.62	0.00
310	Portland Plastic Surgery Group, LLC,	12,923.00	11,722.24	4300	Office Rent	0.00	27,175.99	27,175.99	0.00
				5275	OPEX Escalation	0.00	233.14	233.14	0.00
				5279	Property Tax Escalation	212.58	87.66	300.24	0.00
				6075	Superintendent Expenses	0.00	82.00	0.00	82.00
				6640	Electrical Supplies	0.00	98.29	0.00	98.29
				6701	Lock & Key Reimbursement	0.00	745.00	0.00	745.00
						212.58	28,422.08	27,709.37	925.29
370	Oregon Wheat Commission,	2,027.00	3,820.26	5279	Property Tax Escalation	35.79	216.04	251.83	0.00
				5275	OPEX Escalation	0.00	15.94	15.94	0.00
				4300	Office Rent	0.00	3,964.49	3,964.49	0.00
						35.79	4,196.47	4,232.26	0.00
400	Keller North America, Inc.,	1,821.00	4,840.62	4300	Office Rent	0.00	3,869.63	3,869.63	0.00
				4150	Prepaid Rental Income	-4,662.89	0.00	-0.40	-4,662.49
						-4,662.89	3,869.63	3,869.23	-4,662.49
450	The Law Firm of Peter Bunch, LLC,	3,214.00	7,686.94	4150	Prepaid Rental Income	0.00	0.00	4,500.00	-4,500.00
				4300	Office Rent	0.00	4,500.00	4,500.00	0.00
						0.00	4,500.00	9,000.00	-4,500.00
470	HUB Collective, Ltd.,	2,773.00	7,492.39	4300	Office Rent	0.00	7,880.57	7,880.57	0.00
				5275	OPEX Escalation	0.00	98.71	98.71	0.00
				5279	Property Tax Escalation	48.91	91.17	140.08	0.00

Receivable Summary By Account

Property : Albers Mill Building (amb)

MM/YY Range : February 2024 To February 2024

Unit	Name	Sqft	Rent	Account Code	Description	Prior Balance	Current Charges	Receipt Amount	Balance
				5416	Storage	0.00	54.00	54.00	0.00
						48.91	8,124.45	8,173.36	0.00
490	Underscore Media Collaboration,	1,732.00	0.00	5279	Property Tax Escalation	28.57	4.08	0.00	32.65
				5275	OPEX Escalation	0.00	31.34	31.34	0.00
				4300	Office Rent	0.00	3,567.92	3,567.92	0.00
						28.57	3,603.34	3,599.26	32.65
500	Crew Janci LLP,	3,039.00	8,301.99	5279	Property Tax Escalation	53.64	0.00	0.00	53.64
						53.64	0.00	0.00	53.64
600	U.S. Wheat Associates,	1,954.00	4,189.70	5275	OPEX Escalation	0.00	217.53	217.53	0.00
				5279	Property Tax Escalation	32.26	194.15	226.41	0.00
				4300	Office Rent	0.00	4,445.35	4,445.35	0.00
				4150	Prepaid Rental Income	0.00	0.00	4,847.80	-4,847.80
						32.26	4,857.03	9,737.09	-4,847.80
650	American Management Services Nort	2,817.00	5,883.75	5279	Property Tax Escalation	48.91	0.00	48.91	0.00
						48.91	0.00	48.91	0.00
	Kappes Miller Management, LLC,	2,817.00	5,883.75	4200	Ground Floor Rent	0.00	0.00	0.00	0.00
				6701	Lock & Key Reimbursement	0.00	18.00	0.00	18.00
				5450	Tenant Deposits Received	0.00	6,667.42	0.00	6,667.42
						0.00	6,685.42	0.00	6,685.42
690	Stephen A. Houze,	1,972.00	3,615.33	4150	Prepaid Rental Income	-3,848.20	0.00	-3,848.20	0.00
				4300	Office Rent	0.00	3,835.51	3,835.51	0.00
				5275	OPEX Escalation	0.00	38.10	38.10	0.00
				5279	Property Tax Escalation	0.00	14.33	14.33	0.00
						-3,848.20	3,887.94	39.74	0.00
					Property Total - Albers Mill Building (amb)	-18,236.58	165,205.16	163,847.25	-16,878.67

Aged Receivables Summary
Albers Mill Building, LLC (amb)
As of mm/yy: February 2024

Name	Unit	Total Accounts Receivable	Total Prepaid Rent	0-30 Days	30-60 Days	60-90 Days	Over 90 Days
Facility Room	100A						
Securitas Security Services, USA Inc.	110	105.00		105.00			
Children's Cancer Association	140	(215.00)		(215.00)			
Doug Bean & Associates	180						
Wheat Marketing Center, Inc.	185						
United States of America	190		(501.05)				
Parker, Butte & Lane, P.C.	200						
Triple Oak Power LLC	210		(9,954.33)				
Harris Group	220						
Wheat Marketing Center, Inc.	230						
Conference Room	250						
Children's Cancer Association	260C						
J&S Masonry, Inc.	270						
Portland Plastic Surgery Group, LLC	310; 320; 390	925.29		925.29			
Oregon Wheat Commission	370						
Keller North America, Inc.	400		(4,662.49)				
The Law Firm of Peter Bunch, LLC	450		(4,500.00)				
HUB Collective, Ltd.	470						
Underscore Media Collaboration	490	32.65		4.08	28.57		
Crew Janci LLP	500	53.64			53.64		
U.S. Wheat Associates	600		(4,847.80)				
American Management Services Northwest	650						
Kappes Miller Management, LLC	650	6,685.42		6,685.42			
Stephen A. Houze	690						
		7,587.00	(24,465.67)	7,504.79	82.21	-	-
Total Accounts Receivable & Prepaid Rent		(16,878.67)					

General Ledger

Albers Mill Building

Month = Feb 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1115			Checking - Umpqua Bank					1,500.00	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	United States of America	R-124977	:prepay	389.37	0.00	1,889.37	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	United States of America	R-124977	:prepay	0.00	389.37	1,500.00	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124978	:prepay	0.00	3,835.51	-2,335.51	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124978	:prepay	3,835.51	0.00	1,500.00	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124979	:prepay	0.00	12.69	1,487.31	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124979	:prepay	12.69	0.00	1,500.00	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-124982	:prepay	0.00	9,968.35	-8,468.35	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-124982	:prepay	9,968.35	0.00	1,500.00	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125009	:prepay	0.00	2,416.01	-916.01	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125009	:prepay	2,416.01	0.00	1,500.00	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125010	:prepay	0.00	1,453.62	46.38	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125010	:prepay	1,453.62	0.00	1,500.00	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	4,875.37	0.00	6,375.37	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	47.35	0.00	6,422.72	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	6.16	0.00	6,428.88	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	5.48	0.00	6,434.36	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	2,205.00	0.00	8,639.36	
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	R-125057	55517	11,134.50	0.00	19,773.86	
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	R-125057	55517	157.28	0.00	19,931.14	
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	R-125057	55517	179.63	0.00	20,110.77	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	9,736.81	0.00	29,847.58	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	6.00	0.00	29,853.58	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	6.52	0.00	29,860.10	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	22.53	0.00	29,882.63	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	210.00	0.00	30,092.63	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	69.22	0.00	30,161.85	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	26.03	0.00	30,187.88	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	157.28	0.00	30,345.16	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	27.65	0.00	30,372.81	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	4.61	0.00	30,377.42	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	217.53	0.00	30,594.95	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	4,445.35	0.00	35,040.30	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	7,880.57	0.00	42,920.87	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	98.71	0.00	43,019.58	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	6.99	0.00	43,026.57	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	41.92	0.00	43,068.49	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	91.17	0.00	43,159.66	

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Albers Mill Building

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	54.00	0.00	43,213.66	
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125118	ACH 1.31.24	3,076.37	0.00	46,290.03	
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125118	ACH 1.31.24	792.86	0.00	47,082.89	
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	R-125119	ACH 1.31.24	840.00	0.00	47,922.89	
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	R-125119	ACH 1.31.24	11,840.00	0.00	59,762.89	
Albers Mill Building	02/01/2024	02/2024	United States of America	R-125127	ACH 2.1.24	501.05	0.00	60,263.94	
Albers Mill Building	02/01/2024	02/2024	United States of America	R-125127	ACH 2.1.24	905.83	0.00	61,169.77	
Albers Mill Building	02/01/2024	02/2024	United States of America	R-125127	ACH 2.1.24	9,579.62	0.00	70,749.39	
Albers Mill Building	02/02/2024	02/2024	COMCAST	K-139763	1414	0.00	66.80	70,682.59	8778 10 211 5581578 1/21-2/20 Services
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	14.74	0.00	70,697.33	
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	88.44	0.00	70,785.77	
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	144.32	0.00	70,930.09	
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	205.94	0.00	71,136.03	
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	5,000.00	0.00	76,136.03	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	216.04	0.00	76,352.07	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	30.68	0.00	76,382.75	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	5.11	0.00	76,387.86	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	15.94	0.00	76,403.80	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	3,964.49	0.00	80,368.29	
Albers Mill Building	02/02/2024	02/2024	Triple Oak Power LLC	R-125112	:prepay	0.00	210.00	80,158.29	:Prog Gen prepayment transfer
Albers Mill Building	02/02/2024	02/2024	Triple Oak Power LLC	R-125112	:prepay	210.00	0.00	80,368.29	:Prog Gen prepayment transfer
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	420.00	0.00	80,788.29	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	15.00	0.00	80,803.29	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	1,000.52	0.00	81,803.81	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	15,478.58	0.00	97,282.39	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125135	ACH 2.2.24	235.00	0.00	97,517.39	
Albers Mill Building	02/05/2024	02/2024	Underscore Media Colla...	R-125146	357	31.34	0.00	97,548.73	
Albers Mill Building	02/05/2024	02/2024	Underscore Media Colla...	R-125146	357	3,567.92	0.00	101,116.65	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125178	16375	112.12	0.00	101,228.77	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125178	16375	1,795.04	0.00	103,023.81	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125178	16375	18.59	0.00	103,042.40	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125179	16375	183.41	0.00	103,225.81	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125179	16375	1,106.63	0.00	104,332.44	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125179	16375	17,705.88	0.00	122,038.32	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	87.66	0.00	122,125.98	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	182.21	0.00	122,308.19	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	30.37	0.00	122,338.56	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	233.14	0.00	122,571.70	

General Ledger

Albers Mill Building

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	27,175.99	0.00	149,747.69	
Albers Mill Building	02/06/2024	02/2024	Stephen A. Houze	R-125181	15646	14.33	0.00	149,762.02	
Albers Mill Building	02/06/2024	02/2024	Stephen A. Houze	R-125181	15646	25.41	0.00	149,787.43	
Albers Mill Building	02/06/2024	02/2024	The Law Firm of Peter ...	R-125182	5229	4,500.00	0.00	154,287.43	
Albers Mill Building	02/09/2024	02/2024	Evolve Interiorscapes	K-139863	1415	0.00	115.50	154,171.93	Interior Plant maint
Albers Mill Building	02/09/2024	02/2024	GRAFFITI REMOVAL ...	K-139864	1416	0.00	620.00	153,551.93	2/24 Graffiti Removal
Albers Mill Building	02/09/2024	02/2024	Northwest Control Comp...	K-139865	1417	0.00	402.00	153,149.93	DDC Boiler Troubleshoot
Albers Mill Building	02/09/2024	02/2024	Northwest Control Comp...	K-139865	1417	0.00	2,236.00	150,913.93	Intermittent Boiler Issue Repair
Albers Mill Building	02/09/2024	02/2024	Oregon Paper Fiber	K-139866	1418	0.00	1,921.04	148,992.89	1/1-1/31 Refuse removal services
Albers Mill Building	02/09/2024	02/2024	PORTLAND LIGHTING INC	K-139867	1419	0.00	60.00	148,932.89	General Lighting supplies
Albers Mill Building	02/09/2024	02/2024	SECURITAS SECURIT...	K-139868	1420	0.00	1,827.53	147,105.36	1/1-1/31 Security Patrol Services
Albers Mill Building	02/09/2024	02/2024	Sunbelt Controls	K-139869	1421	0.00	8,502.75	138,602.61	HVAC Controls - Pymt #4
Albers Mill Building	02/09/2024	02/2024	Sunbelt Controls	K-139869	1421	0.00	74,637.14	63,965.47	HVAC Controls - Pymt #3
Albers Mill Building	02/09/2024	02/2024	Viking Automatic Sprinkl...	K-139870	1422	0.00	709.65	63,255.82	Tripped Dry System Reset
Albers Mill Building	02/09/2024	02/2024	WALTER E. NELSON CO.	K-139871	1423	0.00	997.11	62,258.71	General Janitorial Supplies
Albers Mill Building	02/09/2024	02/2024	Willamette Elevator Co...	K-139872	1424	0.00	930.31	61,328.40	Monthly Maint Fee 2/24
Albers Mill Building	02/09/2024	02/2024	Triple Oak Power LLC	R-125263	0211801665	93.22	0.00	61,421.62	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	1,247.49	0.00	62,669.11	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	20.51	0.00	62,689.62	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	1.46	0.00	62,691.08	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	8.79	0.00	62,699.87	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	14.37	0.00	62,714.24	
Albers Mill Building	02/15/2024	02/2024	Evergreen Refreshments	R-125295	27275	44.79	0.00	62,759.03	Commission Stmt 1/24
Albers Mill Building	02/15/2024	02/2024	American Management ...	R-125296	7000506316	6.99	0.00	62,766.02	
Albers Mill Building	02/15/2024	02/2024	American Management ...	R-125296	7000506316	41.92	0.00	62,807.94	
Albers Mill Building	02/15/2024	02/2024	Securitas Security Servi...	R-125299	4159903	31.50	0.00	62,839.44	
Albers Mill Building	02/15/2024	02/2024	Securitas Security Servi...	R-125299	4159903	17.80	0.00	62,857.24	
Albers Mill Building	02/16/2024	02/2024	CITY OF PORTLAND*	K-139980	1425	0.00	3,841.38	59,015.86	396-873-150-0 12/27-1/28 Services
Albers Mill Building	02/16/2024	02/2024	CITY OF PORTLAND*	K-139980	1425	0.00	69.93	58,945.93	296-873-110-0 12/27-1/28 Services
Albers Mill Building	02/16/2024	02/2024	DOUG BEAN & ASSO...	K-139981	1426	0.00	3,245.76	55,700.17	1/24 Super Fees
Albers Mill Building	02/16/2024	02/2024	Orkin	K-139982	1427	0.00	117.99	55,582.18	Standard monthly pest control
Albers Mill Building	02/16/2024	02/2024	Orkin	K-139982	1427	0.00	117.99	55,464.19	Standard pest control services
Albers Mill Building	02/16/2024	02/2024	Sperber Landscape Co...	K-139983	1428	0.00	600.00	54,864.19	2/24 Maint contract
Albers Mill Building	02/16/2024	02/2024	White Glove Building Se...	K-139984	1429	0.00	12,377.25	42,486.94	Janitorial Services General/Medical Offices and suites
Albers Mill Building	02/16/2024	02/2024	White Glove Building Se...	K-139984	1429	0.00	450.00	42,036.94	Janitorial Services General/Medical Offices and suites
Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	4,445.35	0.00	46,482.29	
Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	36.87	0.00	46,519.16	

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Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	184.92	0.00	46,704.08	
Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	217.53	0.00	46,921.61	
Albers Mill Building	02/20/2024	02/2024	Triple Oak Power LLC	R-125307	0211951758	124.30	0.00	47,045.91	
Albers Mill Building	02/21/2024	02/2024	Kappes Miller Manageme...	R-125326	2.21.24	0.00	5,751.38	41,294.53	
Albers Mill Building	02/21/2024	02/2024	Kappes Miller Manageme...	R-125326	2.21.24	5,751.38	0.00	47,045.91	
Albers Mill Building	02/22/2024	02/2024	Triple Oak Power LLC	R-125327	:prepay	0.00	6.00	47,039.91	:Prog Gen prepayment transfer
Albers Mill Building	02/22/2024	02/2024	Triple Oak Power LLC	R-125327	:prepay	6.00	0.00	47,045.91	:Prog Gen prepayment transfer
Albers Mill Building	02/23/2024	02/2024	CANTEL SWEEPING	K-140088	1430	0.00	205.00	46,840.91	general lot sweeping svcs
Albers Mill Building	02/23/2024	02/2024	Doug Bean & Associates...	K-140089	1431	0.00	84.61	46,756.30	ste 310 electrical outlets + switches BB
Albers Mill Building	02/23/2024	02/2024	Doug Bean & Associates...	K-140089	1431	0.00	13.68	46,742.62	ste 320 TV hanging hardware BB
Albers Mill Building	02/23/2024	02/2024	Mark Craig	K-140090	1432	0.00	6.00	46,736.62	BB - Triple oak
Albers Mill Building	02/23/2024	02/2024	NW Natural	K-140091	1433	0.00	3,587.26	43,149.36	3850499-9 1/9-2/7 Services
Albers Mill Building	02/23/2024	02/2024	PGE	K-140092	1434	0.00	1,528.12	41,621.24	7237350000 1/10-2/12 Services
Albers Mill Building	02/23/2024	02/2024	PGE	K-140092	1434	0.00	13,098.13	28,523.11	8156031000 1/10-2/9 Services
Albers Mill Building	02/23/2024	02/2024	S & S Heating and Cooli...	K-140093	1435	0.00	205.00	28,318.11	Service call - Contract pricing
Albers Mill Building	02/23/2024	02/2024	The Law Firm of Peter ...	R-125411	5232	4,500.00	0.00	32,818.11	
Albers Mill Building	02/26/2024	02/2024	Orkin	K-140180	1436	0.00	117.99	32,700.12	Standard Pest Control - October
Albers Mill Building	02/27/2024	02/2024	DOUG BEAN & ASSO...	K-140190	1437	0.00	5,736.22	26,963.90	2/24 Mgmt Fees
Albers Mill Building	02/27/2024	02/2024	DOUG BEAN & ASSO...	K-140190	1437	0.00	30.92	26,932.98	1/24 Bank Fees
Albers Mill Building	02/27/2024	02/2024	2/24 Owner Remit	J-28208	2/24 Owne...	0.00	25,432.98	1,500.00	2/24 Owner Remit
Albers Mill Building	02/28/2024	02/2024	Net Change=0.00			187,934.97	187,934.97	1,500.00	= Ending Balance =
								632.23	= Beginning Balance =
1300			Accounts Receivable					242.86	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	United States of America	R-124977	:prepay	0.00	389.37	-3,592.65	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124978	:prepay	0.00	3,835.51	-3,605.34	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124979	:prepay	0.00	12.69	-13,573.69	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-124982	:prepay	0.00	9,968.35	-15,989.70	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125009	:prepay	0.00	2,416.01	-17,443.32	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125010	:prepay	0.00	1,453.62	-19,648.32	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	0.00	2,205.00	-19,653.80	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	0.00	5.48	-19,659.96	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	0.00	6.16	-19,707.31	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	0.00	47.35	-24,582.68	
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	R-125056	4158887	0.00	4,875.37	-24,762.31	
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	R-125057	55517	0.00	179.63	-24,919.59	
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	R-125057	55517	0.00	157.28	-36,054.09	
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	R-125057	55517	0.00	11,134.50	-36,060.61	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	0.00	6.52		

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Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	0.00	26.03	-36,086.64	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	0.00	69.22	-36,155.86	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	0.00	22.53	-36,178.39	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	0.00	157.28	-36,335.67	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	0.00	27.65	-36,363.32	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	0.00	4.61	-36,367.93	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	0.00	217.53	-36,585.46	
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	R-125059	12984	0.00	4,445.35	-41,030.81	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	0.00	91.17	-41,121.98	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	0.00	54.00	-41,175.98	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	0.00	41.92	-41,217.90	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	0.00	6.99	-41,224.89	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	0.00	7,880.57	-49,105.46	
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	R-125117	ACH 1.31.24	0.00	98.71	-49,204.17	
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	R-125119	ACH 1.31.24	0.00	840.00	-50,044.17	
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	R-125119	ACH 1.31.24	0.00	11,840.00	-61,884.17	
Albers Mill Building	02/01/2024	02/2024	United States of America	R-125127	ACH 2.1.24	0.00	9,579.62	-71,463.79	
Albers Mill Building	02/01/2024	02/2024	United States of America	R-125127	ACH 2.1.24	0.00	905.83	-72,369.62	
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178315	:Post	1,000.52	0.00	-71,369.10	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178316	:Post	420.00	0.00	-70,949.10	Parking (02/2024)
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178317	:Post	15,478.58	0.00	-55,470.52	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178318	:Post	112.12	0.00	-55,358.40	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178319	:Post	1,795.04	0.00	-53,563.36	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178320	:Post	18.59	0.00	-53,544.77	Storage (02/2024)
Albers Mill Building	02/01/2024	02/2024	United States of America	C-178321	:Post	905.83	0.00	-52,638.94	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	United States of America	C-178322	:Post	9,968.99	0.00	-42,669.95	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	C-178323	:Post	157.28	0.00	-42,512.67	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	C-178324	:Post	179.63	0.00	-42,333.04	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	C-178325	:Post	11,134.50	0.00	-31,198.54	Rent-Ground (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178326	:Post	1,106.63	0.00	-30,091.91	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178327	:Post	17,705.88	0.00	-12,386.03	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178328	:Post	183.41	0.00	-12,202.62	Storage (02/2024)
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178329	:Post	235.00	0.00	-11,967.62	Storage (02/2024)
Albers Mill Building	02/01/2024	02/2024	J&S Masonry, Inc.	C-178330	:Post	20.51	0.00	-11,947.11	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	J&S Masonry, Inc.	C-178331	:Post	14.37	0.00	-11,932.74	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	J&S Masonry, Inc.	C-178332	:Post	1,247.49	0.00	-10,685.25	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Portland Plastic Surgery...	C-178333	:Post	233.14	0.00	-10,452.11	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Portland Plastic Surgery...	C-178334	:Post	87.66	0.00	-10,364.45	Property Tax Escalation (02/2024)

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Albers Mill Building	02/01/2024	02/2024	Portland Plastic Surgery...	C-178335	:Post	27,175.99	0.00	16,811.54	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Oregon Wheat Commission	C-178336	:Post	15.94	0.00	16,827.48	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Oregon Wheat Commission	C-178337	:Post	216.04	0.00	17,043.52	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Oregon Wheat Commission	C-178338	:Post	3,964.49	0.00	21,008.01	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	The Law Firm of Peter ...	C-178339	:Post	4,500.00	0.00	25,508.01	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178340	:Post	98.71	0.00	25,606.72	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178341	:Post	91.17	0.00	25,697.89	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178342	:Post	7,880.57	0.00	33,578.46	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178343	:Post	54.00	0.00	33,632.46	Storage (02/2024)
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	C-178344	:Post	217.53	0.00	33,849.99	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	C-178345	:Post	194.15	0.00	34,044.14	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	C-178346	:Post	4,445.35	0.00	38,489.49	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	C-178347	:Post	38.10	0.00	38,527.59	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	C-178348	:Post	14.33	0.00	38,541.92	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	C-178349	:Post	3,835.51	0.00	42,377.43	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178350	:Post	47.35	0.00	42,424.78	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178351	:Post	17.80	0.00	42,442.58	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178352	:Post	2,205.00	0.00	44,647.58	Parking (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178353	:Post	4,875.37	0.00	49,522.95	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178354	:Post	69.22	0.00	49,592.17	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178355	:Post	26.03	0.00	49,618.20	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178356	:Post	6.52	0.00	49,624.72	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178357	:Post	9,990.88	0.00	59,615.60	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Underscore Media Colla...	C-178358	:Post	31.34	0.00	59,646.94	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Underscore Media Colla...	C-178359	:Post	4.08	0.00	59,651.02	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Underscore Media Colla...	C-178360	:Post	3,567.92	0.00	63,218.94	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	C-178361	:Post	840.00	0.00	64,058.94	Parking (02/2024)
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	C-178362	:Post	11,840.00	0.00	75,898.94	Rent-Ground (02/2024)
Albers Mill Building	02/01/2024	02/2024	Doug Bean & Associates...	C-178363	:Post	205.94	0.00	76,104.88	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Doug Bean & Associates...	C-178364	:Post	144.32	0.00	76,249.20	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Doug Bean & Associates...	C-178365	:Post	5,000.00	0.00	81,249.20	Rent-Ground (02/2024)
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	C-178366	:Post	3,869.63	0.00	85,118.83	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178873	Additional ...	105.00	0.00	85,223.83	Additional Parking
Albers Mill Building	02/01/2024	02/2024	Kappes Miller Manageme...	C-178954	Rent 2/2024	5,751.38	0.00	90,975.21	Rent 2/2024
Albers Mill Building	02/01/2024	02/2024	Kappes Miller Manageme...	C-178955	Abated Ren...	0.00	5,751.38	85,223.83	Abated Rent 2/24
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	0.00	5,000.00	80,223.83	
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	0.00	205.94	80,017.89	
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	0.00	14.74	80,003.15	

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	0.00	88.44	79,914.71	
Albers Mill Building	02/02/2024	02/2024	Doug Bean & Associates...	R-125100	26330	0.00	144.32	79,770.39	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	0.00	216.04	79,554.35	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	0.00	30.68	79,523.67	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	0.00	5.11	79,518.56	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	0.00	15.94	79,502.62	
Albers Mill Building	02/02/2024	02/2024	Oregon Wheat Commission	R-125101	17505	0.00	3,964.49	75,538.13	
Albers Mill Building	02/02/2024	02/2024	Triple Oak Power LLC	R-125112	:prepay	0.00	210.00	75,328.13	:Prog Gen prepayment transfer
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	0.00	15,478.58	59,849.55	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	0.00	1,000.52	58,849.03	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	0.00	15.00	58,834.03	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125134	ACH 2.2.24	0.00	420.00	58,414.03	
Albers Mill Building	02/02/2024	02/2024	Children's Cancer Associ...	R-125135	ACH 2.2.24	0.00	235.00	58,179.03	
Albers Mill Building	02/02/2024	02/2024	Triple Oak Power LLC	C-178875	2 Parking...	210.00	0.00	58,389.03	2 Parking Permits
Albers Mill Building	02/02/2024	02/2024	Underscore Media Colla...	R-125146	357	0.00	3,567.92	54,821.11	
Albers Mill Building	02/05/2024	02/2024	Underscore Media Colla...	R-125146	357	0.00	31.34	54,789.77	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125178	16375	0.00	18.59	54,771.18	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125178	16375	0.00	112.12	54,659.06	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125178	16375	0.00	1,795.04	52,864.02	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125179	16375	0.00	17,705.88	35,158.14	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125179	16375	0.00	1,106.63	34,051.51	
Albers Mill Building	02/06/2024	02/2024	Wheat Marketing Center,...	R-125179	16375	0.00	183.41	33,868.10	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	0.00	27,175.99	6,692.11	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	0.00	233.14	6,458.97	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	0.00	30.37	6,428.60	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	0.00	182.21	6,246.39	
Albers Mill Building	02/06/2024	02/2024	Portland Plastic Surgery...	R-125180	8906	0.00	87.66	6,158.73	
Albers Mill Building	02/06/2024	02/2024	Stephen A. Houze	R-125181	15646	0.00	14.33	6,144.40	
Albers Mill Building	02/06/2024	02/2024	Stephen A. Houze	R-125181	15646	0.00	25.41	6,118.99	
Albers Mill Building	02/06/2024	02/2024	The Law Firm of Peter ...	R-125182	5229	0.00	4,500.00	1,618.99	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	0.00	8.79	1,610.20	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	0.00	1.46	1,608.74	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	0.00	20.51	1,588.23	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	0.00	1,247.49	340.74	
Albers Mill Building	02/09/2024	02/2024	J&S Masonry, Inc.	R-125264	48370	0.00	14.37	326.37	
Albers Mill Building	02/15/2024	02/2024	Evergreen Refreshments	R-125295	27275	0.00	44.79	281.58	Commission Stmt 1/24
Albers Mill Building	02/15/2024	02/2024	American Management ...	R-125296	7000506316	0.00	41.92	239.66	
Albers Mill Building	02/15/2024	02/2024	American Management ...	R-125296	7000506316	0.00	6.99	232.67	

General Ledger

Albers Mill Building
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	02/15/2024	02/2024	Securitas Security Servi...	R-125299	4159903	0.00	31.50	201.17	
Albers Mill Building	02/15/2024	02/2024	Securitas Security Servi...	R-125299	4159903	0.00	17.80	183.37	
Albers Mill Building	02/15/2024	02/2024	Evergreen Refreshments	C-178895	:Customer...	44.79	0.00	228.16	:Customer Charge Autocreated
Albers Mill Building	02/15/2024	02/2024	Children's Cancer Associ...	C-178896	Adj for Los...	0.00	5.00	223.16	Adj for Lost Permit
Albers Mill Building	02/15/2024	02/2024	Children's Cancer Associ...	C-178897	Credit for ...	0.00	210.00	13.16	Credit for 2 Pkg Spaces
Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	0.00	36.87	-23.71	
Albers Mill Building	02/21/2024	02/2024	Kappes Miller Manageme...	R-125326	2.21.24	5,751.38	0.00	5,727.67	
Albers Mill Building	02/21/2024	02/2024	Kappes Miller Manageme...	R-125326	2.21.24	0.00	5,751.38	-23.71	
Albers Mill Building	02/21/2024	02/2024	Kappes Miller Manageme...	C-178953	Security D...	6,667.42	0.00	6,643.71	Security Deposit
Albers Mill Building	02/22/2024	02/2024	Triple Oak Power LLC	R-125327	:prepay	0.00	6.00	6,637.71	:Prog Gen prepayment transfer
Albers Mill Building	02/22/2024	02/2024	Triple Oak Power LLC	C-178956	2 Additiona...	6.00	0.00	6,643.71	2 Additional Keys
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178958	Push Butt...	745.00	0.00	7,388.71	Push Button Keypad
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178959	Outlets & S...	84.61	0.00	7,473.32	Outlets & Switches
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178960	TV Hangin...	13.68	0.00	7,487.00	TV Hanging Hardware
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178964	2 Hours Labor	82.00	0.00	7,569.00	2 Hours Superintendent Labor
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178965	6 Duplicat...	18.00	0.00	7,587.00	6 Duplicate Keys
Albers Mill Building	02/22/2024	02/2024	Kappes Miller Manageme...			176,967.71	170,012.94	7,587.00	= Ending Balance =
Net Change=6,954.77									
2300								-23,191.56	= Beginning Balance =
			A/P - Trade						
Albers Mill Building	10/19/2023	02/2024	Orkin	P-202742	250673730-A	0.00	117.99	-23,309.55	Standard Pest Control - October
Albers Mill Building	11/14/2023	02/2024	Sunbelt Controls	P-202336	103000	0.00	74,637.14	-97,946.69	HVAC Controls - Pymt #3
Albers Mill Building	11/17/2023	02/2024	Sunbelt Controls	P-202337	103485	0.00	8,502.75	-106,449.44	HVAC Controls - Pymt #4
Albers Mill Building	12/19/2023	02/2024	Orkin	P-202516	253592082	0.00	117.99	-106,567.43	Standard monthly pest control
Albers Mill Building	01/01/2024	02/2024	GRAFFITI REMOVAL ...	P-202333	17461	0.00	620.00	-107,187.43	2/24 Graffiti Removal
Albers Mill Building	01/16/2024	02/2024	COMCAST	P-202220	1/24 8778 ...	0.00	66.80	-107,254.23	8778 10 211 5581578 1/21-2/20 Services
Albers Mill Building	01/16/2024	02/2024	Willamette Elevator Co...	P-202335	30528	0.00	930.31	-108,184.54	Monthly Maint Fee 2/24
Albers Mill Building	01/18/2024	02/2024	Doug Bean & Associates...	P-202624	1/18/24 AMB	0.00	84.61	-108,269.15	ste 310 electrical outlets + switches BB
Albers Mill Building	01/23/2024	02/2024	WALTER E. NELSON CO.	P-202332	1844730	0.00	997.11	-109,266.26	General Janitorial Supplies
Albers Mill Building	01/29/2024	02/2024	Northwest Control Comp...	P-202326	69310	0.00	402.00	-109,668.26	DDC Boiler Troubleshoot
Albers Mill Building	01/29/2024	02/2024	Northwest Control Comp...	P-202327	69309	0.00	2,236.00	-111,904.26	Intermittent Boiler Issue Repair
Albers Mill Building	01/29/2024	02/2024	Orkin	P-202517	254968426	0.00	117.99	-112,022.25	Standard pest control services
Albers Mill Building	01/30/2024	02/2024	Doug Bean & Associates...	P-202625	1/30/24 AMB	0.00	13.68	-112,035.93	ste 320 TV hanging hardware BB
Albers Mill Building	01/31/2024	02/2024	PORTLAND LIGHTING INC	P-202329	340107	0.00	60.00	-112,095.93	General Lighting supplies
Albers Mill Building	01/31/2024	02/2024	Viking Automatic Sprinkl...	P-202331	33769	0.00	709.65	-112,805.58	Tripped Dry System Reset
Albers Mill Building	01/31/2024	02/2024	White Glove Building Se...	P-202515	23001	0.00	12,377.25	-125,182.83	Janitorial Services General/Medical Offices and suites
Albers Mill Building	01/31/2024	02/2024	White Glove Building Se...	P-202515	23001	0.00	450.00	-125,632.83	Janitorial Services General/Medical Offices and suites
Albers Mill Building	02/01/2024	02/2024	Oregon Paper Fiber	P-202328	13801975S011	0.00	1,921.04	-127,553.87	1/1-1/31 Refuse removal services

General Ledger

Albers Mill Building

Month = Feb 2024

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	02/01/2024	02/2024	SECURITAS SECURIT...	P-202330	11609711	0.00	1,827.53	-129,381.40	1/1-1/31 Security Patrol Services
Albers Mill Building	02/01/2024	02/2024	Evolve Interiorscapes	P-202334	1005296	0.00	115.50	-129,496.90	Interior Plant maint
Albers Mill Building	02/01/2024	02/2024	Sperber Landscape Co...	P-202512	307542	0.00	600.00	-130,096.90	2/24 Maint contract
Albers Mill Building	02/01/2024	02/2024	Mark Craig	P-202629	089817	0.00	6.00	-130,102.90	BB - Triple oak
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	8,153.33	0.00	-121,949.57	Accrue monthly expenses
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28161	J-28162	:Reversal o...	11,792.47	0.00	-110,157.10	Accrue monthly expenses
Albers Mill Building	02/02/2024	02/2024	COMCAST	K-139763	1414	66.80	0.00	-110,090.30	8778 10 211 5581578 1/21-2/20 Services
Albers Mill Building	02/06/2024	02/2024	CITY OF PORTLAND*	P-202513	2/24 296-8...	0.00	3,841.38	-113,931.68	396-873-150-0 12/27-1/28 Services
Albers Mill Building	02/06/2024	02/2024	CITY OF PORTLAND*	P-202514	2/24 296-8...	0.00	69.93	-114,001.61	296-873-110-0 12/27-1/28 Services
Albers Mill Building	02/09/2024	02/2024	Evolve Interiorscapes	K-139863	1415	115.50	0.00	-113,886.11	Interior Plant maint
Albers Mill Building	02/09/2024	02/2024	GRAFFITI REMOVAL ...	K-139864	1416	620.00	0.00	-113,266.11	2/24 Graffiti Removal
Albers Mill Building	02/09/2024	02/2024	Northwest Control Comp...	K-139865	1417	2,236.00	0.00	-111,030.11	Intermittent Boiler Issue Repair
Albers Mill Building	02/09/2024	02/2024	Northwest Control Comp...	K-139865	1417	402.00	0.00	-110,628.11	DDC Boiler Troubleshoot
Albers Mill Building	02/09/2024	02/2024	Oregon Paper Fiber	K-139866	1418	1,921.04	0.00	-108,707.07	1/1-1/31 Refuse removal services
Albers Mill Building	02/09/2024	02/2024	PORTLAND LIGHTING INC	K-139867	1419	60.00	0.00	-108,647.07	General Lighting supplies
Albers Mill Building	02/09/2024	02/2024	SECURITAS SECURIT...	K-139868	1420	1,827.53	0.00	-106,819.54	1/1-1/31 Security Patrol Services
Albers Mill Building	02/09/2024	02/2024	Sunbelt Controls	K-139869	1421	8,502.75	0.00	-98,316.79	HVAC Controls - Pymt #4
Albers Mill Building	02/09/2024	02/2024	Sunbelt Controls	K-139869	1421	74,637.14	0.00	-23,679.65	HVAC Controls - Pymt #3
Albers Mill Building	02/09/2024	02/2024	Viking Automatic Sprinkl...	K-139870	1422	709.65	0.00	-22,970.00	Tripped Dry System Reset
Albers Mill Building	02/09/2024	02/2024	WALTER E. NELSON CO.	K-139871	1423	997.11	0.00	-21,972.89	General Janitorial Supplies
Albers Mill Building	02/09/2024	02/2024	Willamette Elevator Co...	K-139872	1424	930.31	0.00	-21,042.58	Monthly Maint Fee 2/24
Albers Mill Building	02/09/2024	02/2024	NW Natural	P-202622	2/24 3850...	0.00	3,587.26	-24,629.84	3850499-9 1/9-2/7 Services
Albers Mill Building	02/09/2024	02/2024	PGE	P-202628	2/24 8156...	0.00	13,098.13	-37,727.97	8156031000 1/10-2/9 Services
Albers Mill Building	02/12/2024	02/2024	PGE	P-202627	2/24 7237...	0.00	1,528.12	-39,256.09	7237350000 1/10-2/12 Services
Albers Mill Building	02/16/2024	02/2024	CITY OF PORTLAND*	K-139980	1425	3,841.38	0.00	-35,414.71	396-873-150-0 12/27-1/28 Services
Albers Mill Building	02/16/2024	02/2024	CITY OF PORTLAND*	K-139980	1425	69.93	0.00	-35,344.78	296-873-110-0 12/27-1/28 Services
Albers Mill Building	02/16/2024	02/2024	DOUG BEAN & ASSO...	K-139981	1426	3,245.76	0.00	-32,099.02	1/24 Super Fees
Albers Mill Building	02/16/2024	02/2024	Orkin	K-139982	1427	117.99	0.00	-31,981.03	Standard monthly pest control
Albers Mill Building	02/16/2024	02/2024	Orkin	K-139982	1427	117.99	0.00	-31,863.04	Standard pest control services
Albers Mill Building	02/16/2024	02/2024	Sperber Landscape Co...	K-139983	1428	600.00	0.00	-31,263.04	2/24 Maint contract
Albers Mill Building	02/16/2024	02/2024	White Glove Building Se...	K-139984	1429	12,377.25	0.00	-18,885.79	Janitorial Services General/Medical Offices and suites
Albers Mill Building	02/16/2024	02/2024	White Glove Building Se...	K-139984	1429	450.00	0.00	-18,435.79	Janitorial Services General/Medical Offices and suites
Albers Mill Building	02/18/2024	02/2024	S & S Heating and Cooli...	P-202623	1219	0.00	205.00	-18,640.79	Service call - Contract pricing
Albers Mill Building	02/19/2024	02/2024	CANTEL SWEEPING	P-202626	e32243	0.00	205.00	-18,845.79	general lot sweeping svcs
Albers Mill Building	02/21/2024	02/2024	DOUG BEAN & ASSO...	P-202741	1/24 Bank...	0.00	30.92	-18,876.71	1/24 Bank Fees
Albers Mill Building	02/23/2024	02/2024	CANTEL SWEEPING	K-140088	1430	205.00	0.00	-18,671.71	general lot sweeping svcs
Albers Mill Building	02/23/2024	02/2024	Doug Bean & Associates...	K-140089	1431	84.61	0.00	-18,587.10	ste 310 electrical outlets + switches BB

Wednesday, March 06, 2024

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General Ledger

Albers Mill Building

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	02/23/2024	02/2024	Doug Bean & Associates...	K-140089	1431	13.68	0.00	-18,573.42	ste 320 TV hanging hardware BB
Albers Mill Building	02/23/2024	02/2024	Mark Craig	K-140090	1432	6.00	0.00	-18,567.42	BB - Triple oak
Albers Mill Building	02/23/2024	02/2024	NW Natural	K-140091	1433	3,587.26	0.00	-14,980.16	3850499-9 1/9-2/7 Services
Albers Mill Building	02/23/2024	02/2024	PGE	K-140092	1434	13,098.13	0.00	-1,882.03	8156031000 1/10-2/9 Services
Albers Mill Building	02/23/2024	02/2024	PGE	K-140092	1434	1,528.12	0.00	-353.91	7237350000 1/10-2/12 Services
Albers Mill Building	02/23/2024	02/2024	S & S Heating and Cooli...	K-140093	1435	205.00	0.00	-148.91	Service call - Contract pricing
Albers Mill Building	02/27/2024	02/2024	Orkin	K-140180	1436	117.99	0.00	-30.92	Standard Pest Control - October
Albers Mill Building	02/27/2024	02/2024	DOUG BEAN & ASSO...	K-140190	1437	30.92	0.00	0.00	1/24 Bank Fees
Albers Mill Building	02/27/2024	02/2024	DOUG BEAN & ASSO...	K-140190	1437	5,736.22	0.00	5,736.22	2/24 Mgmt Fees
Albers Mill Building	02/27/2024	02/2024	DOUG BEAN & ASSO...	P-202744	2/24 Mgmt...	0.00	5,736.22	0.00	2/24 Mgmt Fees
Albers Mill Building	02/29/2024	02/2024	DOUG BEAN & ASSO...	P-202827	2/24 Supe...	0.00	1,594.19	-1,594.19	2/24 Super Fees
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28249	Accrue mo...	0.00	5,807.27	-7,401.46	Accrue monthly expenses
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28251	Accrue mo...	0.00	12,597.48	-19,998.94	Accrue monthly expenses
Albers Mill Building	02/29/2024	02/2024	Net Change=3,192.62			158,404.86	155,212.24	-19,998.94	= Ending Balance =
2350			Prepaid Rent					-18,868.81	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	United States of America	R-124977	:prepay	389.37	0.00	-18,479.44	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124978	:prepay	3,835.51	0.00	-14,643.93	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	R-124979	:prepay	12.69	0.00	-14,631.24	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-124982	:prepay	9,968.35	0.00	-4,662.89	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125009	:prepay	2,416.01	0.00	-2,246.88	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125010	:prepay	1,453.62	0.00	-793.26	:Prog Gen prepayment transfer
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	0.00	9,736.81	-10,530.07	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	0.00	210.00	-10,740.07	
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	R-125058	211661515	0.00	6.00	-10,746.07	
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125118	ACH 1.31.24	0.00	792.86	-11,538.93	
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	R-125118	ACH 1.31.24	0.00	3,076.37	-14,615.30	
Albers Mill Building	02/01/2024	02/2024	United States of America	R-125127	ACH 2.1.24	0.00	501.05	-15,116.35	
Albers Mill Building	02/02/2024	02/2024	Triple Oak Power LLC	R-125112	:prepay	210.00	0.00	-14,906.35	:Prog Gen prepayment transfer
Albers Mill Building	02/09/2024	02/2024	Triple Oak Power LLC	R-125263	0211801665	0.00	93.22	-14,999.57	
Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	0.00	4,445.35	-19,444.92	
Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	0.00	217.53	-19,662.45	
Albers Mill Building	02/20/2024	02/2024	U.S. Wheat Associates	R-125306	013004	0.00	184.92	-19,847.37	
Albers Mill Building	02/20/2024	02/2024	Triple Oak Power LLC	R-125307	0211951758	0.00	124.30	-19,971.67	
Albers Mill Building	02/22/2024	02/2024	Triple Oak Power LLC	R-125327	:prepay	6.00	0.00	-19,965.67	:Prog Gen prepayment transfer
Albers Mill Building	02/26/2024	02/2024	The Law Firm of Peter ...	R-125411	5232	0.00	4,500.00	-24,465.67	
Albers Mill Building	02/26/2024	02/2024	Net Change=-5,596.86			18,291.55	23,888.41	-24,465.67	= Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
3800			Retained Earnings					122,016.27	= Beginning Balance =
			Net Change=0.00			0.00	0.00	122,016.27	= Ending Balance =
4200			Ground Floor Rent					-109,490.75	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	C-178325	:Post	0.00	11,134.50	-120,625.25	Rent-Ground (02/2024)
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	C-178362	:Post	0.00	11,840.00	-132,465.25	Rent-Ground (02/2024)
Albers Mill Building	02/01/2024	02/2024	Doug Bean & Associates...	C-178365	:Post	0.00	5,000.00	-137,465.25	Rent-Ground (02/2024)
Albers Mill Building	02/01/2024	02/2024	Kappes Miller Manageme...	C-178954	Rent 2/2024	0.00	5,751.38	-143,216.63	Rent 2/2024
Albers Mill Building	02/01/2024	02/2024	Kappes Miller Manageme...	C-178955	Abated Ren...	5,751.38	0.00	-137,465.25	Abated Rent 2/24
			Net Change=-27,974.50			5,751.38	33,725.88	-137,465.25	= Ending Balance =
4300			Office Rent					-920,886.39	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178317	:Post	0.00	15,478.58	-936,364.97	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178319	:Post	0.00	1,795.04	-938,160.01	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	United States of America	C-178322	:Post	0.00	9,968.99	-948,129.00	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178327	:Post	0.00	17,705.88	-965,834.88	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	J&S Masonry, Inc.	C-178332	:Post	0.00	1,247.49	-967,082.37	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Portland Plastic Surgery...	C-178335	:Post	0.00	27,175.99	-994,258.36	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Oregon Wheat Commission	C-178338	:Post	0.00	3,964.49	-998,222.85	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	The Law Firm of Peter ...	C-178339	:Post	0.00	4,500.00	-1,002,722.85	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178342	:Post	0.00	7,880.57	-1,010,603.42	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	C-178346	:Post	0.00	4,445.35	-1,015,048.77	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	C-178349	:Post	0.00	3,835.51	-1,018,884.28	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178353	:Post	0.00	4,875.37	-1,023,759.65	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178357	:Post	0.00	9,990.88	-1,033,750.53	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Underscore Media Colla...	C-178360	:Post	0.00	3,567.92	-1,037,318.45	Rent-Office (02/2024)
Albers Mill Building	02/01/2024	02/2024	Keller North America, Inc.	C-178366	:Post	0.00	3,869.63	-1,041,188.08	Rent-Office (02/2024)
			Net Change=-120,301.69			0.00	120,301.69	-1,041,188.08	= Ending Balance =
5275			OPEX Escalation					-32,724.87	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178315	:Post	0.00	1,000.52	-33,725.39	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178318	:Post	0.00	112.12	-33,837.51	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	United States of America	C-178321	:Post	0.00	905.83	-34,743.34	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	C-178323	:Post	0.00	157.28	-34,900.62	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178326	:Post	0.00	1,106.63	-36,007.25	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	J&S Masonry, Inc.	C-178330	:Post	0.00	20.51	-36,027.76	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Portland Plastic Surgery...	C-178333	:Post	0.00	233.14	-36,260.90	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Oregon Wheat Commission	C-178336	:Post	0.00	15.94	-36,276.84	OPEX Escalation (02/2024)

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Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178340	:Post	0.00	98.71	-36,375.55	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	C-178344	:Post	0.00	217.53	-36,593.08	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	C-178347	:Post	0.00	38.10	-36,631.18	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178350	:Post	0.00	47.35	-36,678.53	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178354	:Post	0.00	69.22	-36,747.75	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Underscore Media Colla...	C-178358	:Post	0.00	31.34	-36,779.09	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Doug Bean & Associates...	C-178363	:Post	0.00	205.94	-36,985.03	OPEX Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Net Change=-4,260.16			0.00	4,260.16	-36,985.03	= Ending Balance =
5279			Property Tax Escalation					-9,043.21	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	Parker, Butte & Lane, P.C.	C-178324	:Post	0.00	179.63	-9,222.84	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	J&S Masonry, Inc.	C-178331	:Post	0.00	14.37	-9,237.21	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Portland Plastic Surgery...	C-178334	:Post	0.00	87.66	-9,324.87	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Oregon Wheat Commission	C-178337	:Post	0.00	216.04	-9,540.91	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178341	:Post	0.00	91.17	-9,632.08	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	U.S. Wheat Associates	C-178345	:Post	0.00	194.15	-9,826.23	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Stephen A. Houze	C-178348	:Post	0.00	14.33	-9,840.56	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178351	:Post	0.00	17.80	-9,858.36	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178355	:Post	0.00	26.03	-9,884.39	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178356	:Post	0.00	6.52	-9,890.91	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Triple Oak Power LLC	C-178359	:Post	0.00	4.08	-9,894.99	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Underscore Media Colla...	C-178359	:Post	0.00	144.32	-10,039.31	Property Tax Escalation (02/2024)
Albers Mill Building	02/01/2024	02/2024	Doug Bean & Associates...	C-178364	:Post	0.00	996.10	-10,039.31	= Ending Balance =
5375			Vending Machine Income					-368.96	= Beginning Balance =
Albers Mill Building	02/15/2024	02/2024	Evergreen Refreshments	C-178895	:Customer...	0.00	44.79	-413.75	:Customer Charge Autocreated
Albers Mill Building	02/15/2024	02/2024	Net Change=-44.79			0.00	44.79	-413.75	= Ending Balance =
5415			Parking					-36,940.00	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178316	:Post	0.00	420.00	-37,360.00	Parking (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178352	:Post	0.00	2,205.00	-39,565.00	Parking (02/2024)
Albers Mill Building	02/01/2024	02/2024	Harris Group, Inc.	C-178361	:Post	0.00	840.00	-40,405.00	Parking (02/2024)
Albers Mill Building	02/01/2024	02/2024	Securitas Security Servi...	C-178873	Additional ...	0.00	105.00	-40,510.00	Additional Parking
Albers Mill Building	02/02/2024	02/2024	Triple Oak Power LLC	C-178875	2 Parking...	0.00	210.00	-40,720.00	2 Parking Permits
Albers Mill Building	02/02/2024	02/2024	Triple Oak Power LLC	C-178875	2 Parking...	0.00	0.00	-40,715.00	Adj for Lost Permit
Albers Mill Building	02/15/2024	02/2024	Children's Cancer Associ...	C-178896	Adj for Los...	5.00	0.00	-40,505.00	Credit for 2 Pkg Spaces
Albers Mill Building	02/15/2024	02/2024	Children's Cancer Associ...	C-178897	Credit for ...	210.00	0.00	-40,505.00	= Ending Balance =
Albers Mill Building	02/15/2024	02/2024	Net Change=-3,565.00			215.00	3,780.00	-40,505.00	= Ending Balance =

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5416			Storage					-3,437.00 = Beginning Balance =	
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178320	:Post	0.00	18.59	-3,455.59	Storage (02/2024)
Albers Mill Building	02/01/2024	02/2024	Wheat Marketing Center,...	C-178328	:Post	0.00	183.41	-3,639.00	Storage (02/2024)
Albers Mill Building	02/01/2024	02/2024	Children's Cancer Associ...	C-178329	:Post	0.00	235.00	-3,874.00	Storage (02/2024)
Albers Mill Building	02/01/2024	02/2024	HUB Collective, Ltd.	C-178343	:Post	0.00	54.00	-3,928.00	Storage (02/2024)
			Net Change=-491.00			0.00	491.00	-3,928.00 = Ending Balance =	
5450			Tenant Deposits Received					-4,228.45 = Beginning Balance =	
Albers Mill Building	02/21/2024	02/2024	Kappes Miller Manageme...	C-178953	Security D...	0.00	6,667.42	-10,895.87	Security Deposit
			Net Change=-6,667.42			0.00	6,667.42	-10,895.87 = Ending Balance =	
5499			Miscellaneous Income					-91.64 = Beginning Balance =	
Albers Mill Building	02/29/2024	02/2024	Reclass revenue items ...	J-28248	Reclass r...	0.00	949.29	-1,040.93	Reclass revenue items charged to tenants
			Net Change=-949.29			0.00	949.29	-1,040.93 = Ending Balance =	
6005			Heating & A/C Repairs					99,054.52 = Beginning Balance =	
Albers Mill Building	11/14/2023	02/2024	Sunbelt Controls	P-202336	103000	74,637.14	0.00	173,691.66	HVAC Controls - Pymt #3
Albers Mill Building	11/17/2023	02/2024	Sunbelt Controls	P-202337	103485	8,502.75	0.00	182,194.41	HVAC Controls - Pymt #4
Albers Mill Building	01/29/2024	02/2024	Northwest Control Comp...	P-202326	69310	402.00	0.00	182,596.41	DDC Boiler Troubleshoot
Albers Mill Building	01/29/2024	02/2024	Northwest Control Comp...	P-202327	69309	2,236.00	0.00	184,832.41	Intermittent Boiler Issue Repair
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	0.00	402.00	184,430.41	NW Control Services 1/29 Boiler Troubleshoot
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	0.00	2,236.00	182,194.41	NW Control Services 1/29 Boiler Problems
Albers Mill Building	02/18/2024	02/2024	S & S Heating and Cooli...	P-202623	1219	205.00	0.00	182,399.41	Service call - Contract pricing
			Net Change=83,344.89			85,982.89	2,638.00	182,399.41 = Ending Balance =	
6010			Plumbing Repairs					23,648.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	23,648.00 = Ending Balance =	
6015			Electrical Repairs					665.50 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	665.50 = Ending Balance =	
6020			Elevators					6,330.37 = Beginning Balance =	
Albers Mill Building	01/16/2024	02/2024	Willamette Elevator Co...	P-202335	30528	930.31	0.00	7,260.68	Monthly Maint Fee 2/24
			Net Change=930.31			930.31	0.00	7,260.68 = Ending Balance =	
6030			Landscaping					7,165.50 = Beginning Balance =	
Albers Mill Building	02/01/2024	02/2024	Evolve Interiorscapes	P-202334	1005296	115.50	0.00	7,281.00	Interior Plant maint
Albers Mill Building	02/01/2024	02/2024	Sperber Landscape Co...	P-202512	307542	600.00	0.00	7,881.00	2/24 Maint contract

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			Net Change=715.50			715.50	0.00	7,881.00	= Ending Balance =
6035			Painting					2,114.00	= Beginning Balance =
Albers Mill Building	01/01/2024	02/2024	GRAFFITI REMOVAL ...	P-202333	17461	620.00	0.00	2,734.00	2/24 Graffiti Removal
			Net Change=620.00			620.00	0.00	2,734.00	= Ending Balance =
6050			Sidewalks & Parking Area					34,886.81	= Beginning Balance =
Albers Mill Building	02/19/2024	02/2024	CANTEL SWEEPING	P-202626	e32243	205.00	0.00	35,091.81	general lot sweeping svcs
			Net Change=205.00			205.00	0.00	35,091.81	= Ending Balance =
6055			Locks					62.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	62.00	= Ending Balance =
6058			Wall & Ceiling Repair					303.49	= Beginning Balance =
			Net Change=0.00			0.00	0.00	303.49	= Ending Balance =
6060			Windows & Doors					570.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	570.00	= Ending Balance =
6075			Superintendent Expenses					18,696.93	= Beginning Balance =
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178964	2 Hours Labor	0.00	82.00	18,614.93	2 Hours Superintendent Labor
Albers Mill Building	02/29/2024	02/2024	DOUG BEAN & ASSO...	P-202827	2/24 Supe...	1,594.19	0.00	20,209.12	2/24 Super Fees
Albers Mill Building	02/29/2024	02/2024	Reclass revenue items ...	J-28248	Reclass r...	82.00	0.00	20,291.12	Reclass revenue items charged to tenants
			Net Change=1,594.19			1,676.19	82.00	20,291.12	= Ending Balance =
6080			Pest Control					471.96	= Beginning Balance =
Albers Mill Building	10/19/2023	02/2024	Orkin	P-202742	250673730-A	117.99	0.00	589.95	Standard Pest Control - October
Albers Mill Building	12/19/2023	02/2024	Orkin	P-202516	253592082	117.99	0.00	707.94	Standard monthly pest control
Albers Mill Building	01/29/2024	02/2024	Orkin	P-202517	254968426	117.99	0.00	825.93	Standard pest control services
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28249	Accrue mo...	130.99	0.00	956.92	Orkin 2/24 service
			Net Change=484.96			484.96	0.00	956.92	= Ending Balance =
6095			Fire/Life Safety					3,904.32	= Beginning Balance =
Albers Mill Building	01/31/2024	02/2024	Viking Automatic Sprinkl...	P-202331	33769	709.65	0.00	4,613.97	Tripped Dry System Reset
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	0.00	709.65	3,904.32	Viking Automatic Sprinkler Co 1/24-reset tripped dry sys
			Net Change=0.00			709.65	709.65	3,904.32	= Ending Balance =
6105			Janitorial Services					91,054.90	= Beginning Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	01/31/2024	02/2024	White Glove Building Se...	P-202515	23001	12,377.25	0.00	103,432.15	Janitorial Services General/Medical Offices and suites
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28161	J-28162	:Reversal o...	0.00	11,792.47	91,639.68	White Glove 1/24 services
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28251	Accrue mo...	12,597.48	0.00	104,237.16	White Glove Bldg Est 2/24
			Net Change=13,182.26			24,974.73	11,792.47	104,237.16	= Ending Balance =
6110			Window Washing					10,130.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	10,130.00	= Ending Balance =
6115			Security Svcs					9,460.65	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	SECURITAS SECURIT...	P-202330	11609711	1,827.53	0.00	11,288.18	1/1-1/31 Security Patrol Services
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	0.00	1,827.53	9,460.65	Securitas 1/24 Services
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28249	Accrue mo...	2,006.34	0.00	11,466.99	Securitas 2/24
			Net Change=2,006.34			3,833.87	1,827.53	11,466.99	= Ending Balance =
6116			Security Monitoring					5,026.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	5,026.00	= Ending Balance =
6120			Carpet Cleaning & Repair					3,185.00	= Beginning Balance =
Albers Mill Building	01/31/2024	02/2024	White Glove Building Se...	P-202515	23001	450.00	0.00	3,635.00	Janitorial Services General/Medical Offices and suites
			Net Change=450.00			450.00	0.00	3,635.00	= Ending Balance =
6210			Gas					7,652.70	= Beginning Balance =
Albers Mill Building	02/09/2024	02/2024	NW Natural	P-202622	2/24 3850...	3,587.26	0.00	11,239.96	3850499-9 1/9-2/7 Services
			Net Change=3,587.26			3,587.26	0.00	11,239.96	= Ending Balance =
6220			Electricity					94,027.41	= Beginning Balance =
Albers Mill Building	02/09/2024	02/2024	PGE	P-202628	2/24 8156...	13,098.13	0.00	107,125.54	8156031000 1/10-2/9 Services
Albers Mill Building	02/12/2024	02/2024	PGE	P-202627	2/24 7237...	1,528.12	0.00	108,653.66	7237350000 1/10-2/12 Services
			Net Change=14,626.25			14,626.25	0.00	108,653.66	= Ending Balance =
6230			Water & Sewer					36,899.91	= Beginning Balance =
Albers Mill Building	02/06/2024	02/2024	CITY OF PORTLAND*	P-202513	2/24 296-8...	3,841.38	0.00	40,741.29	396-873-150-0 12/27-1/28 Services
Albers Mill Building	02/06/2024	02/2024	CITY OF PORTLAND*	P-202514	2/24 296-8...	69.93	0.00	40,811.22	296-873-110-0 12/27-1/28 Services
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28249	Accrue mo...	590.79	0.00	41,402.01	City of Pdx 11/10/23-2/9/24
			Net Change=4,502.10			4,502.10	0.00	41,402.01	= Ending Balance =
6240			Refuse Removal					15,147.31	= Beginning Balance =

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Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Albers Mill Building	02/01/2024	02/2024	Oregon Paper Fiber	P-202328	13801975S011	1,921.04	0.00	17,068.35	1/1-1/31 Refuse removal services
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	0.00	1,921.04	15,147.31	OR Paper Fiber 1/24 Services
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28249	Accrue mo...	1,921.04	0.00	17,068.35	OR Paper Fiber 2/24
			Net Change=1,921.04			3,842.08	1,921.04	17,068.35	= Ending Balance =
6250			Telephone					564.38	= Beginning Balance =
Albers Mill Building	01/16/2024	02/2024	COMCAST	P-202220	1/24 8778 ...	66.80	0.00	631.18	8778 10 211 5581578 1/21-2/20 Services
			Net Change=66.80			66.80	0.00	631.18	= Ending Balance =
6540			Signs					717.17	= Beginning Balance =
			Net Change=0.00			0.00	0.00	717.17	= Ending Balance =
6610			Janitorial Supplies					7,780.91	= Beginning Balance =
Albers Mill Building	01/23/2024	02/2024	WALTER E. NELSON CO.	P-202332	1844730	997.11	0.00	8,778.02	General Janitorial Supplies
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	0.00	997.11	7,780.91	Walter Nelson 1/23 supplies
Albers Mill Building	02/29/2024	02/2024	Accrue monthly expense...	J-28249	Accrue mo...	1,158.11	0.00	8,939.02	Walter Nelson 2/24
			Net Change=1,158.11			2,155.22	997.11	8,939.02	= Ending Balance =
6620			Heating & A/C Supplies					321.05	= Beginning Balance =
			Net Change=0.00			0.00	0.00	321.05	= Ending Balance =
6630			Plumbing Supplies					114.09	= Beginning Balance =
			Net Change=0.00			0.00	0.00	114.09	= Ending Balance =
6640			Electrical Supplies					540.50	= Beginning Balance =
Albers Mill Building	01/31/2024	02/2024	PORTLAND LIGHTING INC	P-202329	340107	60.00	0.00	600.50	General Lighting supplies
Albers Mill Building	02/01/2024	02/2024	:Reversal of J-28158	J-28159	:Reversal o...	0.00	60.00	540.50	Pdx Lighting 1/31/24 supplies
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178959	Outlets & S...	0.00	84.61	455.89	Outlets & Switches
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178960	TV Hangin...	0.00	13.68	442.21	TV Hanging Hardware
Albers Mill Building	02/29/2024	02/2024	Reclass revenue items ...	J-28248	Reclass r...	98.29	0.00	540.50	Reclass revenue items charged to tenants
			Net Change=0.00			158.29	158.29	540.50	= Ending Balance =
6700			Lock & Key Supplies					1,420.28	= Beginning Balance =
Albers Mill Building	02/01/2024	02/2024	Mark Craig	P-202629	089817	6.00	0.00	1,426.28	BB - Triple oak
Albers Mill Building	02/22/2024	02/2024	Triple Oak Power LLC	C-178956	2 Additiona...	0.00	6.00	1,420.28	2 Additional Keys
Albers Mill Building	02/29/2024	02/2024	Reclass revenue items ...	J-28248	Reclass r...	6.00	0.00	1,426.28	Reclass revenue items charged to tenants
			Net Change=6.00			12.00	6.00	1,426.28	= Ending Balance =

General Ledger

Albers Mill Building

Month = Feb 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
6701			Lock & Key Reimbursement					0.00	= Beginning Balance =
Albers Mill Building	02/22/2024	02/2024	Portland Plastic Surgery...	C-178958	Push Butt...	0.00	745.00	-745.00	Push Button Keypad
Albers Mill Building	02/22/2024	02/2024	Kappes Miller Manageme...	C-178965	6 Duplicat...	0.00	18.00	-763.00	6 Duplicate Keys
Albers Mill Building	02/29/2024	02/2024	Reclass revenue items ...	J-28248	Reclass r...	763.00	0.00	0.00	Reclass revenue items charged to tenants
			Net Change=0.00			763.00	763.00	0.00	= Ending Balance =
6790			Misc Maintenance Supplies					990.10	= Beginning Balance =
			Net Change=0.00			0.00	0.00	990.10	= Ending Balance =
6835			Property Management Fees					39,632.65	= Beginning Balance =
Albers Mill Building	02/27/2024	02/2024	DOUG BEAN & ASSO...	P-202744	2/24 Mgmt...	5,736.22	0.00	45,368.87	2/24 Mgmt Fees
			Net Change=5,736.22			5,736.22	0.00	45,368.87	= Ending Balance =
6855			Building Licenses & Permits					935.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	935.00	= Ending Balance =
6865			Dues & Subscriptions					3,143.89	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,143.89	= Ending Balance =
6875			Bank Charges					255.58	= Beginning Balance =
Albers Mill Building	02/21/2024	02/2024	DOUG BEAN & ASSO...	P-202741	1/24 Bank...	30.92	0.00	286.50	1/24 Bank Fees
			Net Change=30.92			30.92	0.00	286.50	= Ending Balance =
8105			Non-OPEX Expenses					2,232.50	= Beginning Balance =
			Net Change=0.00			0.00	0.00	2,232.50	= Ending Balance =
8110			Alterations - Rentals					109,037.90	= Beginning Balance =
			Net Change=0.00			0.00	0.00	109,037.90	= Ending Balance =
8130			Architect Fees - T.I.					1,120.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,120.00	= Ending Balance =
8150			Tenant Reimbursements					-23,760.44	= Beginning Balance =
Albers Mill Building	01/18/2024	02/2024	Doug Bean & Associates...	P-202624	1/18/24 AMB	84.61	0.00	-23,675.83	ste 310 electrical outlets + switches BB
Albers Mill Building	01/30/2024	02/2024	Doug Bean & Associates...	P-202625	1/30/24 AMB	13.68	0.00	-23,662.15	ste 320 TV hanging hardware BB
			Net Change=98.29			98.29	0.00	-23,662.15	= Ending Balance =
8160			Lease Commissions					99,104.22	= Beginning Balance =

General Ledger

Albers Mill Building

Month = Feb 2024

Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=0.00			0.00	0.00	99,104.22	= Ending Balance =
8200			Owner Remittances					320,516.08	= Beginning Balance =
Albers Mill Building	02/28/2024	02/2024	2/24 Owner Remit	J-28208	2/24 Owne...	25,432.98	0.00	345,949.06	2/24 Owner Remit
			Net Change=25,432.98			25,432.98	0.00	345,949.06	= Ending Balance =
						729,159.98	729,159.98		

Summary Payable Register

For Period = 02/2024

CTRL Number	Period	Date	Person	Property	Cash Account	Amount	Invoice#	Notes
P-202220	02/2024	01/16/2024	COMCAST	Albers Mill Building	1115 Checking - Umpqua Bank	66.80	1/24 8778 10 211 5581578	8778 10 211 5581578 1/21-2/20 Services
P-202326	02/2024	01/29/2024	Northwest Control Company, Inc.	Albers Mill Building	1115 Checking - Umpqua Bank	402.00	69310	DDC Boiler Troubleshoot
P-202327	02/2024	01/29/2024	Northwest Control Company, Inc.	Albers Mill Building	1115 Checking - Umpqua Bank	2,236.00	69309	Intermittent Boiler Issue Repair
P-202328	02/2024	02/01/2024	Oregon Paper Fiber	Albers Mill Building	1115 Checking - Umpqua Bank	1,921.04	13801975S011	1/1-1/31 Refuse removal services
P-202329	02/2024	01/31/2024	PORTLAND LIGHTING INC	Albers Mill Building	1115 Checking - Umpqua Bank	60.00	340107	General Lighting supplies
P-202330	02/2024	02/01/2024	SECURITAS SECURITY SERVICES U...	Albers Mill Building	1115 Checking - Umpqua Bank	1,827.53	11609711	1/1-1/31 Security Patrol Services
P-202331	02/2024	01/31/2024	Viking Automatic Sprinkler Company	Albers Mill Building	1115 Checking - Umpqua Bank	709.65	33769	Tripped Dry System Reset
P-202332	02/2024	01/23/2024	WALTER E. NELSON CO.	Albers Mill Building	1115 Checking - Umpqua Bank	997.11	1844730	General Janitorial Supplies
P-202333	02/2024	01/01/2024	GRAFFITI REMOVAL SERVICES	Albers Mill Building	1115 Checking - Umpqua Bank	620.00	17461	2/24 Graffiti Removal
P-202334	02/2024	02/01/2024	Evolve Interiorscapes	Albers Mill Building	1115 Checking - Umpqua Bank	115.50	1005296	Interior Plant maint
P-202335	02/2024	01/16/2024	Willamette Elevator Company	Albers Mill Building	1115 Checking - Umpqua Bank	930.31	30528	Monthly Maint Fee 2/24
P-202336	02/2024	11/14/2023	Sunbelt Controls	Albers Mill Building	1115 Checking - Umpqua Bank	74,637.14	103000	HVAC Controls - Pymt #3
P-202337	02/2024	11/17/2023	Sunbelt Controls	Albers Mill Building	1115 Checking - Umpqua Bank	8,502.75	103485	HVAC Controls - Pymt #4
P-202512	02/2024	02/01/2024	Sperber Landscape Companies LLC - C...	Albers Mill Building	1115 Checking - Umpqua Bank	600.00	307542	2/24 Maint contract
P-202513	02/2024	02/06/2024	CITY OF PORTLAND*	Albers Mill Building	1115 Checking - Umpqua Bank	3,841.38	2/24 296-873-150-0	396-873-150-0 12/27-1/28 Services
P-202514	02/2024	02/06/2024	CITY OF PORTLAND*	Albers Mill Building	1115 Checking - Umpqua Bank	69.93	2/24 296-873-110-0	296-873-110-0 12/27-1/28 Services
P-202515	02/2024	01/31/2024	White Glove Building Services	Albers Mill Building	1115 Checking - Umpqua Bank	12,827.25	23001	Janitorial Services General/Medical Offices and suites
P-202516	02/2024	12/19/2023	Orkin	Albers Mill Building	1115 Checking - Umpqua Bank	117.99	253592082	Standard monthly pest control
P-202517	02/2024	01/29/2024	Orkin	Albers Mill Building	1115 Checking - Umpqua Bank	117.99	254968426	Standard pest control services
P-202622	02/2024	02/09/2024	NW Natural	Albers Mill Building	1115 Checking - Umpqua Bank	3,587.26	2/24 3850499-9	3850499-9 1/9-2/7 Services
P-202623	02/2024	02/18/2024	S & S Heating and Cooling, LLC	Albers Mill Building	1115 Checking - Umpqua Bank	205.00	1219	Service call - Contract pricing
P-202624	02/2024	01/18/2024	Doug Bean & Associates, Inc.-HD	Albers Mill Building	1115 Checking - Umpqua Bank	84.61	1/18/24 AMB	ste 310 electrical outlets + switches BB
P-202625	02/2024	01/30/2024	Doug Bean & Associates, Inc.-HD	Albers Mill Building	1115 Checking - Umpqua Bank	13.68	1/30/24 AMB	ste 320 TV hanging hardware BB
P-202626	02/2024	02/19/2024	CANTEL SWEEPING	Albers Mill Building	1115 Checking - Umpqua Bank	205.00	e32243	general lot sweeping svcs
P-202627	02/2024	02/12/2024	PGE	Albers Mill Building	1115 Checking - Umpqua Bank	1,528.12	2/24 7237350000	7237350000 1/10-2/12 Services
P-202628	02/2024	02/09/2024	PGE	Albers Mill Building	1115 Checking - Umpqua Bank	13,098.13	2/24 8156031000	8156031000 1/10-2/9 Services
P-202629	02/2024	02/01/2024	Mark Craig	Albers Mill Building	1115 Checking - Umpqua Bank	6.00	089817	BB - Triple oak
P-202741	02/2024	02/21/2024	DOUG BEAN & ASSOCIATES-DBA	Albers Mill Building	1115 Checking - Umpqua Bank	30.92	1/24 Bank Fees	1/24 Bank Fees
P-202742	02/2024	10/19/2023	Orkin	Albers Mill Building	1115 Checking - Umpqua Bank	117.99	250673730-A	Standard Pest Control - October
P-202744	02/2024	02/27/2024	DOUG BEAN & ASSOCIATES-DBA	Albers Mill Building	1115 Checking - Umpqua Bank	5,736.22	2/24 Mgmt Fees	2/24 Mgmt Fees
P-202827	02/2024	02/29/2024	DOUG BEAN & ASSOCIATES-DBA	Albers Mill Building	1115 Checking - Umpqua Bank	1,594.19	2/24 Super Fees - AMB	2/24 Super Fees
Total						136,807.49		

Payables Expense Distribution Detail Report

Period: 02/2024-02/2024

Property = Albers Mill Building

Account Name	Payee Name	Tran #	Property	Invoice #	Invoice Date	Period	Payment method	Amount	Unpaid Amount	Check #	Check Date	Due Date	Notes
6005 Heating & A/C Repairs													
	Sunbelt Controls	P-202336	Albers Mill Building	103000	11/14/2023	02/2024	Check	74,637.14	0.00	1421	02/09/2024	11/14/2023	HVAC Controls - Pymt #3
	Sunbelt Controls	P-202337	Albers Mill Building	103485	11/17/2023	02/2024	Check	8,502.75	0.00	1421	02/09/2024	11/17/2023	HVAC Controls - Pymt #4
	Northwest Control Company, Inc.	P-202326	Albers Mill Building	69310	01/29/2024	02/2024	Check	402.00	0.00	1417	02/09/2024	01/29/2024	DDC Boiler Troubleshoot
	Northwest Control Company, Inc.	P-202327	Albers Mill Building	69309	01/29/2024	02/2024	Check	2,236.00	0.00	1417	02/09/2024	01/29/2024	Intermittent Boiler Issue Repair
	S & S Heating and Cooling, LLC	P-202623	Albers Mill Building	1219	02/18/2024	02/2024	Check	205.00	0.00	1435	02/23/2024	02/18/2024	Service call - Contract pricing
Total 6005 Heating & A/C Repairs								85,982.89	0.00				
6020 Elevators													
	Willamette Elevator Company	P-202335	Albers Mill Building	30528	01/16/2024	02/2024	Check	930.31	0.00	1424	02/09/2024	01/16/2024	Monthly Maint Fee 2/24
Total 6020 Elevators								930.31	0.00				
6030 Landscaping													
	Evolve Interiorscapes	P-202334	Albers Mill Building	1005296	02/01/2024	02/2024	Check	115.50	0.00	1415	02/09/2024	02/01/2024	Interior Plant maint
	Sperber Landscape Companies LLC - Crystal Greens	P-202512	Albers Mill Building	307542	02/01/2024	02/2024	Check	600.00	0.00	1428	02/16/2024	02/01/2024	2/24 Maint contract
Total 6030 Landscaping								715.50	0.00				
6035 Painting													
	GRAFFITI REMOVAL SERVICES	P-202333	Albers Mill Building	17461	01/01/2024	02/2024	Check	620.00	0.00	1416	02/09/2024	01/01/2024	2/24 Graffiti Removal
Total 6035 Painting								620.00	0.00				
6050 Sidewalks & Parking Area													
	CANTEL SWEEPING	P-202626	Albers Mill Building	e32243	02/19/2024	02/2024	Check	205.00	0.00	1430	02/23/2024	02/19/2024	general lot sweeping svcs
Total 6050 Sidewalks & Parking Area								205.00	0.00				
6075 Superintendent Expenses													
	DOUG BEAN & ASSOCIATES-DBA	P-202827	Albers Mill Building	2/24 Super Fees - AMB	02/29/2024	02/2024	Check	1,594.19	1,594.19			02/29/2024	2/24 Super Fees
Total 6075 Superintendent Expenses								1,594.19	1,594.19				
6080 Pest Control													

Payables Expense Distribution Detail Report

Period: 02/2024-02/2024

Property = Albers Mill Building

Property = Albers Mill Building													
Account Name	Payee Name	Tran #	Property	Invoice #	Invoice Date	Period	Payment method	Amount	Unpaid Amount	Check #	Check Date	Due Date	Notes
	Orkin	P-202742	Albers Mill Building	250673730-A	10/19/2023	02/2024	Check	117.99	0.00	1436	02/27/2024	10/19/2023	Standard Pest Control - October
	Orkin	P-202516	Albers Mill Building	253592082	12/19/2023	02/2024	Check	117.99	0.00	1427	02/16/2024	12/19/2023	Standard monthly pest control
	Orkin	P-202517	Albers Mill Building	254968426	01/29/2024	02/2024	Check	117.99	0.00	1427	02/16/2024	01/29/2024	Standard pest control services
Total 6080 Pest Control								353.97	0.00				
6095 Fire/Life Safety													
	Viking Automatic Sprinkler Company	P-202331	Albers Mill Building	33769	01/31/2024	02/2024	Check	709.65	0.00	1422	02/09/2024	01/31/2024	Tripped Dry System Reset
Total 6095 Fire/Life Safety								709.65	0.00				
6105 Janitorial Services													
	White Glove Building Services	P-202515	Albers Mill Building	23001	01/31/2024	02/2024	Check	12,377.25	0.00	1429	02/16/2024	01/31/2024	Janitorial Services General/Medical Offices and suites
Total 6105 Janitorial Services								12,377.25	0.00				
6115 Security Svcs													
	SECURITAS SECURITY SERVICES USA, INC	P-202330	Albers Mill Building	11609711	02/01/2024	02/2024	Check	1,827.53	0.00	1420	02/09/2024	02/01/2024	1/1-1/31 Security Patrol Services
Total 6115 Security Svcs								1,827.53	0.00				
6120 Carpet Cleaning & Repair													
	White Glove Building Services	P-202515	Albers Mill Building	23001	01/31/2024	02/2024	Check	450.00	0.00	1429	02/16/2024	01/31/2024	Janitorial Services General/Medical Offices and suites
Total 6120 Carpet Cleaning & Repair								450.00	0.00				
6210 Gas													
	NW Natural	P-202622	Albers Mill Building	2/24 3850499-9	02/09/2024	02/2024	Check	3,587.26	0.00	1433	02/23/2024	02/09/2024	3850499-9 1/9-2/7 Services
Total 6210 Gas								3,587.26	0.00				
6220 Electricity													
	PGE	P-202628	Albers Mill Building	2/24 8156031000	02/09/2024	02/2024	Check	13,098.13	0.00	1434	02/23/2024	02/09/2024	8156031000 1/10-2/9 Services
	PGE	P-202627	Albers Mill Building	2/24 7237350000	02/12/2024	02/2024	Check	1,528.12	0.00	1434	02/23/2024	02/12/2024	7237350000 1/10-2/12 Services
Total 6220 Electricity								14,626.25	0.00				
6230 Water & Sewer													

Payables Expense Distribution Detail Report

Period: 02/2024-02/2024

Property = Albers Mill Building

Property = Albers Mill Building													
Account Name	Payee Name	Tran #	Property	Invoice #	Invoice Date	Period	Payment method	Amount	Unpaid Amount	Check #	Check Date	Due Date	Notes
	CITY OF PORTLAND*	P-202513	Albers Mill Building	2/24 296-873-150-0	02/06/2024	02/2024	Check	3,841.38	0.00	1425	02/16/2024	02/06/2024	396-873-150-0 12/27-1/28 Services
	CITY OF PORTLAND*	P-202514	Albers Mill Building	2/24 296-873-110-0	02/06/2024	02/2024	Check	69.93	0.00	1425	02/16/2024	02/06/2024	296-873-110-0 12/27-1/28 Services
Total 6230 Water & Sewer								3,911.31	0.00				
6240 Refuse Removal													
	Oregon Paper Fiber	P-202328	Albers Mill Building	13801975S011	02/01/2024	02/2024	Check	1,921.04	0.00	1418	02/09/2024	02/01/2024	1/1-1/31 Refuse removal services
Total 6240 Refuse Removal								1,921.04	0.00				
6250 Telephone													
	COMCAST	P-202220	Albers Mill Building	1/24 8778 10 211 5581578	01/16/2024	02/2024	Check	66.80	0.00	1414	02/02/2024	01/16/2024	8778 10 211 5581578 1/21-2/20 Services
Total 6250 Telephone								66.80	0.00				
6610 Janitorial Supplies													
	WALTER E. NELSON CO.	P-202332	Albers Mill Building	1844730	01/23/2024	02/2024	Check	997.11	0.00	1423	02/09/2024	01/23/2024	General Janitorial Supplies
Total 6610 Janitorial Supplies								997.11	0.00				
6640 Electrical Supplies													
	PORTLAND LIGHTING INC	P-202329	Albers Mill Building	340107	01/31/2024	02/2024	Check	60.00	0.00	1419	02/09/2024	01/31/2024	General Lighting supplies
Total 6640 Electrical Supplies								60.00	0.00				
6700 Lock & Key Supplies													
	Mark Craig	P-202629	Albers Mill Building	089817	02/01/2024	02/2024	Check	6.00	0.00	1432	02/23/2024	02/01/2024	BB - Triple oak
Total 6700 Lock & Key Supplies								6.00	0.00				
6835 Property Management Fees													
	DOUG BEAN & ASSOCIATES-DBA	P-202744	Albers Mill Building	2/24 Mgmt Fees	02/27/2024	02/2024	Check	5,736.22	0.00	1437	02/27/2024	02/27/2024	2/24 Mgmt Fees
Total 6835 Property Management Fees								5,736.22	0.00				
6875 Bank Charges													
	DOUG BEAN & ASSOCIATES-DBA	P-202741	Albers Mill Building	1/24 Bank Fees	02/21/2024	02/2024	Check	30.92	0.00	1437	02/27/2024	02/21/2024	1/24 Bank Fees
Total 6875 Bank Charges								30.92	0.00				
8150 Tenant Reimbursements													

Payables Expense Distribution Detail Report

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Period: 02/2024-02/2024

Property = Albers Mill Building

Account Name	Payee Name	Tran #	Property	Invoice #	Invoice Date	Period	Payment method	Amount	Unpaid Amount	Check #	Check Date	Due Date	Notes
	Doug Bean & Associates, Inc.-HD	P-202624	Albers Mill Building	1/18/24 AMB	01/18/2024	02/2024	Check	84.61	0.00	1431	02/23/2024	01/18/2024	ste 310 electrical outlets + switches BB
	Doug Bean & Associates, Inc.-HD	P-202625	Albers Mill Building	1/30/24 AMB	01/30/2024	02/2024	Check	13.68	0.00	1431	02/23/2024	01/30/2024	ste 320 TV hanging hardware BB
Total 8150 Tenant Reimbursements								98.29	0.00				
Grand Total								136,807.49	1,594.19				



February 29, 2024 Page: 1 of 2

Customer Service:
1-866-486-7782

DOUG BEAN & ASSOCIATES INC
CLIENTS' TRUST ACCOUNT
ALBERS MILL BUILDING LLC
PO BOX 2519
PORTLAND OR 97208-2519

Last statement: January 31, 2024
This statement: February 29, 2024

ANALYZED BUSINESS CHECKING

Account number	XXXXXX4467	Beginning balance	\$74,211.00
Low balance	\$22,320.67	Deposits/Additions	\$164,046.00
Average balance	\$109,474.40	Withdrawals/Subtractions	\$191,158.07
Interest earned	\$0.00	Ending balance	\$47,098.93

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-02	Remote Capture Dep	33,540.30
02-02	Remote Capture Dep	5,453.44
02-02	Remote Capture Dep	4,232.26
02-05	Remote Capture Dep	3,599.26
02-06	Remote Capture Dep	53,170.78
02-09	Remote Capture Dep	1,385.84
02-15	Remote Capture Dep	49.30
02-15	Remote Capture Dep	48.91
02-15	Remote Capture Dep	44.79
02-20	Remote Capture Dep	5,008.97
02-26	Remote Capture Dep	4,500.00
Total Other Deposits/ Additions		\$111,033.85

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-28	ACH Debit Ref 05914231 Funds Transfer To Dep Xxxxxx7206 From	25,432.98
Total ACH and Electronic Payments/Subtractions		\$25,432.98

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-01	ACH Credit Gsa Treas 310 Misc Pay 930992880470000 Rmr*iv*lor07070*pi *10986.50\	10,986.50
02-02	ACH Credit Children's Cance Cash Disb 20240202	17,149.10
02-29	ACH Credit Harris Group Hol Rent Payme Harris Group Inc. Unit # 220	12,680.00
02-29	ACH Credit Hub Collective L Corp Pay Albers Mill Bld 20240229	8,327.32
02-29	ACH Credit Keller Na, Inc. Payables 716470 20240229	3,869.23
Total ACH and Electronic Deposits/Additions		\$53,012.15

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	74,211.00	02-08	154,305.43	02-21	60,709.14
02-01	68,108.32	02-09	155,691.27	02-22	47,281.89
02-02	120,967.68	02-14	154,981.62	02-26	51,576.89
02-05	109,054.53	02-15	150,754.01	02-27	47,989.63
02-06	158,261.12	02-16	149,823.70	02-28	22,320.67
02-07	155,117.23	02-20	64,698.45	02-29	47,098.93

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
1399	\$745.00	02-08	1416	\$620.00	02-15
1400	\$3,143.89	02-07	1417	\$2,638.00	02-15
1401	\$125.00	02-01	1418	\$1,921.04	02-20
1402	\$3,318.44	02-01	*1420	\$1,827.53	02-20
1403	\$1,802.71	02-02	1421	\$83,139.89	02-20
1404	\$18.00	02-21	1422	\$709.65	02-14
1405	\$3,219.19	02-06	1423	\$997.11	02-15
1406	\$12,661.06	02-05	1424	\$930.31	02-16
1407	\$205.00	02-06	1425	\$3,911.31	02-21
1408	\$2,251.35	02-05	1426	\$3,245.76	02-20
1409	\$600.00	02-05	1427	\$235.98	02-28
1410	\$540.00	02-06	1428	\$600.00	02-22
1411	\$1,208.27	02-01	1429	\$12,827.25	02-22
1412	\$12,437.47	02-01	1430	\$205.00	02-26
1413	\$5,713.03	02-02	1431	\$98.29	02-29
1414	\$66.80	02-08	*1433	\$3,587.26	02-27
1415	\$115.50	02-15	*801419	\$60.00	02-21

(* Skip in check sequence, R-Check has been returned, + Electronified check)

Total Checks paid: 34 for **-\$165,725.09**

Albers Mill Bank Statement

Umpqua Bank Statement Ending Balance 2/29/2024

47,098.93

Outstanding Checks

2/23/2024 ck#1432	(6.00)
2/23/2024 ck#1434	(14,626.25)
2/23/2024 ck#1435	(205.00)
2/27/2024 ck#1436	(117.99)
2/27/2024 ck#1437	(5,767.14)

Deposit

Date Rec'd

Deposits Received after Monthly Close

2/29/2024	Adjust Bank: deposit rec'd after 2/29/24 Monthly Close: Harris Group	(12,680.00)
2/29/2024	Adjust Bank: deposit rec'd after 1/31/24 Monthly Close: Hub Collective	(8,327.32)
2/29/2024	Adjust Bank: deposit rec'd after 1/31/24 Monthly Close: Keller North America	(3,869.23)

Adjusted Bank Statement @ 2/29/2024

1,500.00

General Ledger Cash Balance @ 2/29/2024

1,500.00

Difference

-

Albers Mill Building LLC
Bank Rec Posted Report

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Balance Per Bank Statement as of 02/29/2024 **22,222.38**

Outstanding Checks

Check Date	Check Number	Payee	Amount
02/23/2024	1432	Mark Craig	6.00
02/23/2024	1434	PGE	14,626.25
02/23/2024	1435	S & S Heating and Cooling, LLC	205.00
02/27/2024	1436	Orkin	117.99
02/27/2024	1437	DOUG BEAN & ASSOCIATES-DBA	5,767.14

Less: Outstanding Checks **20,722.38**

Reconciled Bank Balance **1,500.00**

Balance per GL as of 02/29/2024 **1,500.00**

Reconciled Balance Per G/L **1,500.00**

Difference **0.00**

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
01/26/2024	1399	ATLASTA LOCK & SAFE CO., INC	745.00	02/29/2024
01/26/2024	1400	BOMA Oregon	3,143.89	02/29/2024
01/26/2024	1401	City of Portland Police Alarm	125.00	02/29/2024
01/26/2024	1402	CITY OF PORTLAND*	3,318.44	02/29/2024
01/26/2024	1403	DOUG BEAN & ASSOCIATES-DBA	1,802.71	02/29/2024
01/26/2024	1404	Mark Craig	18.00	02/29/2024
01/26/2024	1405	NW Natural	3,219.19	02/29/2024
01/26/2024	1406	PGE	12,661.06	02/29/2024
01/26/2024	1407	S & S Heating and Cooling, LLC	205.00	02/29/2024
01/26/2024	1408	SECURITAS SECURITY SERVICES USA, INC	2,251.35	02/29/2024
01/26/2024	1409	Sperber Landscape Companies LLC - Crystal Greens	600.00	02/29/2024
01/26/2024	1410	Suppression Systems, Inc.	540.00	02/29/2024
01/26/2024	1411	WALTER E. NELSON CO.	1,208.27	02/29/2024
01/26/2024	1412	White Glove Building Services	12,437.47	02/29/2024
01/30/2024	1413	DOUG BEAN & ASSOCIATES-DBA	5,713.03	02/29/2024
02/02/2024	1414	COMCAST	66.80	02/29/2024
02/09/2024	1415	Evolve Interiorscapes	115.50	02/29/2024
02/09/2024	1416	GRAFFITI REMOVAL SERVICES	620.00	02/29/2024
02/09/2024	1417	Northwest Control Company, Inc.	2,638.00	02/29/2024
02/09/2024	1418	Oregon Paper Fiber	1,921.04	02/29/2024
02/09/2024	1419	PORTLAND LIGHTING INC	60.00	02/29/2024
02/09/2024	1420	SECURITAS SECURITY SERVICES USA, INC	1,827.53	02/29/2024
02/09/2024	1421	Sunbelt Controls	83,139.89	02/29/2024
02/09/2024	1422	Viking Automatic Sprinkler Company	709.65	02/29/2024
02/09/2024	1423	WALTER E. NELSON CO.	997.11	02/29/2024
02/09/2024	1424	Willamette Elevator Company	930.31	02/29/2024
02/16/2024	1425	CITY OF PORTLAND*	3,911.31	02/29/2024

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02/16/2024	1426	DOUG BEAN & ASSOCIATES-DBA	3,245.76	02/29/2024
02/16/2024	1427	Orkin	235.98	02/29/2024
02/16/2024	1428	Sperber Landscape Companies LLC - Crystal Greens	600.00	02/29/2024
02/16/2024	1429	White Glove Building Services	12,827.25	02/29/2024
02/23/2024	1430	CANTEL SWEEPING	205.00	02/29/2024
02/23/2024	1431	Doug Bean & Associates, Inc.-HD	98.29	02/29/2024
02/23/2024	1433	NW Natural	3,587.26	02/29/2024
Total Cleared Checks			165,725.09	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
02/01/2024	541		33,540.30	02/29/2024
02/01/2024	544		24,722.59	02/29/2024
02/02/2024	542		5,453.44	02/29/2024
02/02/2024	543		4,232.26	02/29/2024
02/02/2024	546		17,149.10	02/29/2024
02/05/2024	545		10,986.50	02/29/2024
02/05/2024	547		3,599.26	02/29/2024
02/06/2024	548		53,170.78	02/29/2024
02/09/2024	549		1,385.84	02/29/2024
02/15/2024	550		44.79	02/29/2024
02/15/2024	551		48.91	02/29/2024
02/15/2024	552		49.30	02/29/2024
02/20/2024	553		5,008.97	02/29/2024
02/26/2024	554		4,500.00	02/29/2024
Total Cleared Deposits			163,892.04	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
02/28/2024	JE 28208	2/24 Owner Remit	-25,432.98	02/29/2024
Total Cleared Other Items			-25,432.98	