



**1812 HOLDINGS, LLC**  
**Financial Report**  
**April 30, 2015**



**Rosslyn Portfolio**

**Building**      1812 Holdings, LLC

**Financial Report**

**Month Ended April 30, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

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**SECTION 3**

Open Status Report

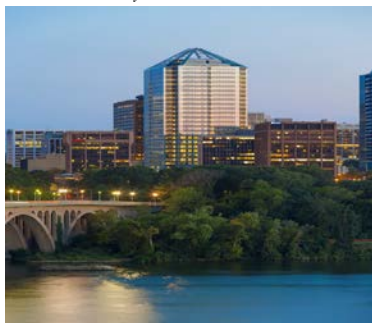
Check Register

Capital Expenditure Analysis

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# **SECTION 1**

## Executive Summary



## STRATEGY

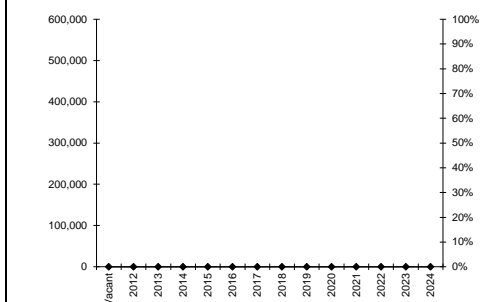
This skyline-defining trophy investment, delivered in November 2013, is expected to attract prestigious, credit tenants seeking signature office space in one of the most high-profile buildings in the Washington, DC metro area. The MP leasing team, working in conjunction with Newmark, is aggressively pursuing a number of high-quality tenants to lease the project. Overall, MP remains focused on strategically pursuing exceptional, credit-worthy large-block tenants. 1812 North Moore is a 534,271 rsf, 35-story, LEED Platinum Certified office building and the tallest in the region.

- \* Identify large lead tenants to lease the project
- \* Continue discussions with Advisory Board Company for Leasing of entire building.

## ASSET-LEVEL DEBT

Appraised Value	\$ 293,000,000	as of	Dec-14
Mortgage Loan	\$ 146,638,966	50% LTV	4.000% Dec-17

## CASH FLOW PERFORMANCE



Period	31-Jan-15	Actual	Budget	PSF		
Projected Occupancy		0.0%	0.0%			
Effective Gross Revenue	\$	65,204	\$	58,949	\$	0
Real Estate Taxes		(840,216)		(839,003)		(2)
Operating Expenses		(1,180,394)		(1,202,963)		(2)
Net Operating Income		(1,955,406)		(1,983,017)		(4)
Tenant Improvements		-		-		-
Leasing Commissions		-		-		-
Capital Improvements		(985,271)		(1,392,177)		(3)
Total Leasing and Capital		(985,271)		(1,392,177)		(3)
CF before Senior Debt Service		(2,940,678)		(3,375,194)		(6)
Senior Debt Service		(2,621,485)		(1,983,017)		
DSCR on NOI		-0.75x		-1.00x		
DSCR on CF before Senior Debt Service		0.00x		0.00x		
CF after Senior Debt Service	\$	(5,562,163)	\$	(5,358,211)		

Newmark is fully engaged as the leasing agent of 1812 North Moore Street and works collaboratively with the MP leasing team on all marketing efforts to prelease the project. Large corporations, consulting/financial and law firms continue to be targeted as potential anchor tenants. In addition, Cushman & Wakefield has been retained to identify a first-class restaurant concept for the project's designated 8,300 rsf, two-story restaurant.

## RECENT LEASING ACTIVITY

[illegible]

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER

## MAJOR CAPITAL PROJECTS

MAJOR CAPITAL PROJECTS	
<u>2013</u>	<u>Total</u>



## **SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3485  
Report: MRI\_BALST

**Balance Sheet**  
**Monday Production DB**  
**1812 Holdings, LLC**

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Accrual

Report includes an open period. Entries are not final.

Apr 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land

69,649,707.50

Building

187,976,718.19

Total Direct Investments in Real Property

257,626,425.69

Indirect Investments in Real Property

EQUITY CONSOL INV

5,054.31

Total Indirect Investments in Real Property

5,054.31

Total Investments in Real Property

257,631,480.00

Cash and Cash Equivalents

OPERATING CASH

911,312.63

Total Cash and Cash Equivalents

911,312.63

Restricted Cash

MISC ESCROWS

5,659,847.00

MORTGAGE ESCROWS

0.00

Total Restricted Cash

5,659,847.00

Accounts and Notes Receivable, net

I/E-Unallocated

(23,241.53)

Other A/R

(2,880.00)

Total Accounts and Notes Receivable, net

(26,121.53)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing

4,157,863.52

Acc Amort-Def Financing

(577,481.05)

Total Deferred Financing

3,580,382.47

Other Assets

Deposits

91,678.00

Prepaid Insurance

32,826.00

Prepaid Taxes

423.61

Interest Rate Cap

637,800.00

Total Other Assets

762,727.61

Total Def Financing & Other Assets

4,343,110.08

**TOTAL ASSETS**

**268,519,628.18**

**LIABILITIES AND EQUITY**

**LIABILITIES**

Mortgage Notes Payable

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Mtge Pay-Construction Fin	146,638,966.66
Total Mortgage Notes Payable	146,638,966.66
Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	375,666.62
Accr Miscellaneous	114,548.86
Accr Taxes	839,004.00
Accr Capital Expenditures	0.00
Accr Interest/Financing	462,177.93
Deferred Liability	0.00
Total Accounts Payable, Accrued Exp & Other	1,791,397.41
TOTAL LIABILITIES	148,430,364.07
EQUITY	
Partners'/Members' Equity	
PARTNERS CAPITAL	(3,724,398.37)
Total Partners'/Members' Equity	(3,724,398.37)
Partners'/Members' Contributions	
MEMBERS CONTRIB	186,811,885.35
Total Partners'/Members' Contributions	186,811,885.35
Partners'/Members' Distributions	
PARTNERS DISTRIB	(64,739,184.00)
Total Partners'/Members' Distributions	(64,739,184.00)
I/E Adjustments	
I/E-RosslynOfficeProp LLC	6,762,216.07
Total I/E Adjustments	6,762,216.07
Current Year Profit (Loss)	(5,021,254.94)
Total Current & Prior Profit (Loss)	(5,021,254.94)
TOTAL EQUITY ACCOUNTS	120,089,264.11
TOTAL LIABILITY AND EQUITY	268,519,628.18

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Trial Balance  
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Year to Date Balances for period 04/15  
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Account	Description	Debit	Credit
0112-0000	Land	69,649,707.50	
0132-0100	WIP - Base Building	187,976,718.19	
0222-0000	Deferred Financing	4,157,863.52	
0229-0000	Acc Amort-Def Financing		577,481.05
0311-0004	Cash - Operating 4	910,041.64	
0311-0005	Cash -Other	1,270.99	
0411-0100	Cash - Escrow	5,659,847.00	
0491-0010	Due To/From Managing Agen		23,241.52
0491-0025	Due to/from Monday		0.01
0491-3401	I/E-Rosslyn Series		6,762,216.07
0491-3430	I/E-1000 Wilson Boulevard	0.00	
0561-0000	Other A/R		2,880.00
0611-0000	Deposits	91,678.00	
0632-0000	Prepaid Insurance	32,826.00	
0633-0000	Prepaid Taxes	423.61	
0642-0702	Interest Rate Cap	637,800.00	
0822-4002	Inv in Equities	5,054.31	
2130-0000	Mtge Pay-Construction Fin		146,638,966.66
2511-0000	Accounts Payable Trade		375,666.62
2552-0000	Accr Miscellaneous		114,548.86
2553-0000	Accr Taxes		839,004.00
2556-0000	Accr Interest/Financing		462,177.93
3311-0001	Retained Earnings	3,724,398.37	
3341-0001	Distribution	64,739,184.00	
3421-9999	Mbr Contrib-Misc		186,811,885.35
4131-0000	% Rent Income		42,302.56
4171-0000	Gar/Prkg Income		20,000.00
4591-0000	Investment Income		120.87
4862-0000	Misc Bldg Service Income		2,500.00
4891-0000	Misc Other Income		280.31
5120-0000	Clean-Contract Interior	40,870.24	
5130-0000	Clean-Window Wash Ext	990.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	1,127.16	
5160-0000	Clean-Other	2,940.00	
5210-0000	Util-Elec-Public Area	191,080.06	
5230-0000	Util-Fuel Oil	135.51	
5250-0000	Util-Water/Sewer-Water	10,684.25	
5310-0000	R&M-Payroll-Gen'l	72,922.61	
5310-1000	R & M Payroll-OT	10,060.96	
5310-2000	R & M Payroll-Taxes	6,667.05	
5310-4000	R & M -Benefits	9,775.20	
5320-0000	R&M-Elev-Maint Contract	19,500.00	
5322-0000	R&M-Elev-Outside Svs	8,976.18	
5330-0000	R&M-HVAC-Contract Svs	437.00	
5332-0000	R&M-HVAC-Water Treatment	2,618.00	
5334-0000	R&M-HVAC-Supplies	5,891.85	
5336-0000	R&M-HVAC-Outside Svs	155,094.24	
5340-0000	R&M-Electrical-Supplies	1,676.00	
5342-0000	R&M-Electrical-Outside Svs	507.00	
5360-0000	R&M-Plumbing-Supplies	1,393.34	
5370-0000	R&M-Fire/Life Safety-Supp	31.72	
5372-0000	R&M-Fire/Life Safety-O/S	23,764.00	
5380-0000	R&M-GB Interior-Supplies	9,703.48	
5381-0000	R&M-GB Interior-O/S	11,392.69	
5384-0000	R&M-GB Interior-Pest Cont	1,733.28	
5385-0000	R&M-GB Interior-Plant Mnt	725.76	



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Account	Description	Debit	Credit
5390-0000	R&M-Other	5,066.65	
5412-0000	Grounds-Landscape-O/S	47.70	
5430-0000	Grounds-Snow Rem-Supplies	1,038.80	
5432-0000	Grounds-Snow Rem-O/S	5,775.00	
5520-0000	Security-Contract	55,060.96	
5530-0000	Security-Equipment	1,234.73	
5540-0000	Security-Other	707.50	
5610-0000	Mgmt Fee-Current Yr	11,847.41	
5710-0000	Adm-Payroll	284,856.69	
5710-1000	Admi-Payroll taxes	21,909.40	
5710-5000	Admin-Other Payroll Exp	21,839.36	
5730-0000	Adm-Office Exp-Mgmt Rent	15,519.27	
5732-0000	Adm-Office Exp-Mgmt Exps	13,994.32	
5734-0000	Adm-Office Exp-Phone	440.47	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	139.23	
5756-0000	Adm-Mgmt Exp-Dues & Subs	7,232.76	
5758-0001	Office/Lunchroom Supplies	1,478.28	
5758-0002	Internet/IT Contracts	3,295.62	
5758-0003	Computer Hardware/Software	2,516.21	
5758-0004	Copiers/Office Equipment	1,439.54	
5758-0005	Phone - Corporate/Teleconferencing	1,279.18	
5758-0006	Phone - Wireless/Cellular	1,889.65	
5758-0007	Postage/Delivery	261.25	
5758-0008	Car Service	653.69	
5758-0009	Printing/Reproduction	9.64	
5758-0010	Corporate Events/Gifts	86.42	
5758-0011	Temporary Staffing	6,122.01	
5758-0012	Other Corp Admin Exp	2,524.76	
5758-0013	Meals	498.82	
5758-0014	Travel	1,766.81	
5762-0000	Adm-Mgmt Exp-Meals	473.18	
5772-0000	Adm-Other-Tenant Relation	5,468.41	
5810-0000	Insurance-Policies	30,493.65	
5810-1000	Insurance-Workers Comp	2,332.32	
6110-0000	Electric - Sep Tenant Chg	1,421.95	
6212-0000	Svs Costs-Misc Bldg	600.00	
6320-0000	Parking Exp-Misc	7,897.96	
6410-0000	Promotion and Advertising	10,555.74	
6411-0000	Leasing Meals & Entertainment	24,694.85	
6630-0000	Legal	1,114.89	
6632-0000	Misc Professional Serv	19,904.10	
6634-0000	Charitable Contributions	1,042.81	
6642-0000	Misc Company Fees	12,681.09	
6645-0000	Sales & Use Taxes	483.88	
6710-0000	RE Taxes-General	839,004.00	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	211.80	
8201-0000	Mortgage Interest Expense	2,621,485.07	
8302-0000	Amort-Def Financing	444,268.17	
8820-1000	Unrealized Gain/Loss	95.10	
Total:		342,673,271.81	342,673,271.81

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Revenues								
Rental Income								
% Rent								
% Rent Income	14,361.06	10,009.00	4,352.06	43.48%	42,302.56	38,845.00	3,457.56	8.90%
Total % Rent Income	14,361.06	10,009.00	4,352.06	43.48%	42,302.56	38,845.00	3,457.56	8.90%
Total Rental Income	14,361.06	10,009.00	4,352.06	43.48%	42,302.56	38,845.00	3,457.56	8.90%
Recoveries								
Total Recoveries	0.00	0.00	0.00		0.00	0.00	0.00	
Garage/Parking Income								
Gar/Prkg Income	5,000.00	5,000.00	0.00	0.00%	20,000.00	20,000.00	0.00	0.00%
Total Garage/Parking Income	5,000.00	5,000.00	0.00		20,000.00	20,000.00	0.00	
Interest and Other Income								
Interest and Dividend Income								
Investment Income	35.29	26.00	9.29	35.73%	120.87	104.00	16.87	16.22%
Total Interest and Dividend Income	35.29	26.00	9.29	35.73%	120.87	104.00	16.87	16.22%
Service Income								
Misc Bldg Service Income	0.00	0.00	0.00	0.00%	2,500.00	0.00	2,500.00	0.00%
Total Service Income	0.00	0.00	0.00		2,500.00	0.00	2,500.00	
Miscellaneous Income								
Misc Other Income	0.00	0.00	0.00	0.00%	280.31	0.00	280.31	0.00%
Total Miscellaneous Income	0.00	0.00	0.00		280.31	0.00	280.31	
Total Interest and Other Income	35.29	26.00	9.29	35.73%	2,901.18	104.00	2,797.18	2689.60%

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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Total Revenue	19,396.35	15,035.00	4,361.35	29.01%	65,203.74	58,949.00	6,254.74	10.61%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(10,220.06)	(10,218.00)	(2.06)	-0.02%	(40,870.24)	(40,872.00)	1.76	0.00%
Clean-Window Wash Ext	0.00	(2,476.00)	2,476.00	100.00%	(990.00)	(42,404.00)	41,414.00	97.67%
Clean-Window Wash Int	0.00	(1,200.00)	1,200.00	100.00%	0.00	(17,300.00)	17,300.00	100.00%
Clean-Supplies/Materials	0.00	(100.00)	100.00	100.00%	0.00	(200.00)	200.00	100.00%
Clean-Trash Rem/Recyl-O/S	(745.58)	0.00	(745.58)	0.00%	(1,127.16)	(500.00)	(627.16)	-125.43%
Clean-Other	(2,269.87)	0.00	(2,269.87)	0.00%	(2,940.00)	(4,700.00)	1,760.00	37.45%
Total Cleaning	(13,235.51)	(13,994.00)	758.49	5.42%	(45,927.40)	(105,976.00)	60,048.60	56.66%
Utilities								
Util-Elec-Public Area	(28,255.39)	(19,116.00)	(9,139.39)	-47.81%	(191,080.06)	(73,079.00)	(118,001.06)	-161.47%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	(135.51)	(550.00)	414.49	75.36%
Util-Water/Sewer-Water	(3,061.71)	(1,793.00)	(1,268.71)	-70.76%	(10,684.25)	(7,172.00)	(3,512.25)	-48.97%
Total Utilities	(31,317.10)	(20,909.00)	(10,408.10)	-49.78%	(201,899.82)	(80,801.00)	(121,098.82)	-149.87%
Repair & Maintenance								
R&M-Payroll-Gen'l	(20,934.60)	(21,331.00)	396.40	1.86%	(72,922.61)	(83,654.00)	10,731.39	12.83%
R & M Payroll-OT	(1,286.24)	(1,706.00)	419.76	24.60%	(10,060.96)	(6,934.00)	(3,126.96)	-45.10%
R & M Payroll-Taxes	(1,487.31)	(1,762.00)	274.69	15.59%	(6,667.05)	(7,880.00)	1,212.95	15.39%
R & M -Benefits	(2,477.04)	(3,771.16)	1,294.12	34.32%	(9,775.20)	(13,776.74)	4,001.54	29.05%
R&M-Elev-Maint Contract	0.00	(7,292.00)	7,292.00	100.00%	(19,500.00)	(29,168.00)	9,668.00	33.15%
R&M-Elev-Outside Svs	(2,438.52)	(2,158.00)	(280.52)	-13.00%	(8,976.18)	(8,632.00)	(344.18)	-3.99%
R&M-HVAC-Contract Svs	(437.00)	(1,600.00)	1,163.00	72.69%	(437.00)	(9,100.00)	8,663.00	95.20%
R&M-HVAC-Water Treatment	(1,068.00)	0.00	(1,068.00)	0.00%	(2,618.00)	(1,500.00)	(1,118.00)	-74.53%
R&M-HVAC-Supplies	(1,391.98)	(250.00)	(1,141.98)	-456.79%	(5,891.85)	(1,000.00)	(4,891.85)	-489.19%
R&M-HVAC-Outside Svs	(25,749.11)	0.00	(25,749.11)	0.00%	(155,094.24)	0.00	(155,094.24)	0.00%

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Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
R&M-Electrical-Supplies	(243.70)	(250.00)	6.30	2.52%	(1,676.00)	(1,000.00)	(676.00)	-67.60%
R&M-Electrical-Outside Svs	0.00	0.00	0.00	0.00%	(507.00)	(75.00)	(432.00)	-576.00%
R&M-Plumbing-Supplies	(55.72)	(200.00)	144.28	72.14%	(1,393.34)	(800.00)	(593.34)	-74.17%
R&M-Plumbing-Outside Svs	0.00	(3,850.00)	3,850.00	100.00%	0.00	(7,000.00)	7,000.00	100.00%
R&M-Flre/Life Safety-Supp	(31.72)	0.00	(31.72)	0.00%	(31.72)	0.00	(31.72)	0.00%
R&M-Fire/Life Safety-O/S	(22,954.00)	(1,147.00)	(21,807.00)	-1901.22%	(23,764.00)	(1,797.00)	(21,967.00)	-1222.43%
R&M-GB Interior-Supplies	(1,220.65)	0.00	(1,220.65)	0.00%	(9,703.48)	(400.00)	(9,303.48)	-2325.87%
R&M-GB Interior-O/S	(1,500.00)	(2,258.00)	758.00	33.57%	(11,392.69)	(13,532.00)	2,139.31	15.81%
R&M-GB Interior-Pest Cont	(433.32)	(433.00)	(0.32)	-0.07%	(1,733.28)	(1,732.00)	(1.28)	-0.07%
R&M-GB Interior-Plant Mnt	(63.60)	(150.00)	86.40	57.60%	(725.76)	(600.00)	(125.76)	-20.96%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	0.00	(700.00)	700.00	100.00%
R&M-Other	(543.75)	(150.00)	(393.75)	-262.50%	(5,066.65)	(1,500.00)	(3,566.65)	-237.78%
Total Repair & Maintenance	(84,316.26)	(48,308.16)	(36,008.10)	-74.54%	(347,937.01)	(190,780.74)	(157,156.27)	-82.38%
Roads & Grounds								
Grounds-Landscape-O/S	(47.70)	(350.00)	302.30	86.37%	(47.70)	(1,400.00)	1,352.30	96.59%
Grounds-Snow Rem-Supplies	0.00	0.00	0.00	0.00%	(1,038.80)	(5,000.00)	3,961.20	79.22%
Grounds-Snow Rem-O/S	(455.00)	0.00	(455.00)	0.00%	(5,775.00)	(7,000.00)	1,225.00	17.50%
Total Roads & Grounds	(502.70)	(350.00)	(152.70)	-43.63%	(6,861.50)	(13,400.00)	6,538.50	48.79%
Security								
Security-Contract	(14,173.93)	(19,334.08)	5,160.15	26.69%	(55,060.96)	(77,336.33)	22,275.37	28.80%
Security-Equipment	0.00	(448.00)	448.00	100.00%	(1,234.73)	(1,792.00)	557.27	31.10%
Security-Other	(517.50)	0.00	(517.50)	0.00%	(707.50)	0.00	(707.50)	0.00%
Total Security	(14,691.43)	(19,782.08)	5,090.65	25.73%	(57,003.19)	(79,128.33)	22,125.14	27.96%
Management Fees								
	(5,598.41)	(300.18)	(5,298.23)	-1765.02%	(11,847.41)	(1,176.90)	(10,670.51)	-906.66%
Total Management Fees	(5,598.41)	(300.18)	(5,298.23)	-1765.02%	(11,847.41)	(1,176.90)	(10,670.51)	-906.66%
Administrative								
Adm-Payroll	(75,640.30)	(69,495.00)	(6,145.30)	-8.84%	(284,856.69)	(277,980.00)	(6,876.69)	-2.47%

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**Comparative Income Statement**  
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Admi-Payroll taxes	(2,472.48)	(5,317.00)	2,844.52	53.50%	(21,909.40)	(23,222.00)	1,312.60	5.65%
Admin-Other Payroll Exp	(3,658.03)	(5,052.29)	1,394.26	27.60%	(21,839.36)	389.16	(22,228.52)	-5711.92%
Adm-Office Exp-Mgmt Rent	(4,361.28)	(3,740.00)	(621.28)	-16.61%	(15,519.27)	(14,960.00)	(559.27)	-3.74%
Adm-Office Exp-Mgmt Exps	(3,241.77)	(650.00)	(2,591.77)	-398.73%	(13,994.32)	(2,750.00)	(11,244.32)	-408.88%
Adm-Office Exp-Phone	0.00	(850.00)	850.00	100.00%	(440.47)	(3,400.00)	2,959.53	87.05%
Adm-Mgmt Exp-Tuition,Educ	(14.23)	(1,135.00)	1,120.77	98.75%	(139.23)	(2,745.00)	2,605.77	94.93%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(7,232.76)	(4,273.00)	(2,959.76)	-69.27%
Adm-Mgmt Exp-Meals	(224.00)	0.00	(224.00)	0.00%	(473.18)	0.00	(473.18)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(475.00)	475.00	100.00%
Adm-Other-Tenant Relation	(1,222.66)	(1,433.00)	210.34	14.68%	(5,468.41)	(5,732.00)	263.59	4.60%
Adm - Other - Misc	(5,747.41)	(11,573.00)	5,825.59	50.34%	(23,821.88)	(23,624.00)	(197.88)	-0.84%
Total Administrative	(96,582.16)	(99,245.29)	2,663.13	2.68%	(395,694.97)	(358,771.84)	(36,923.13)	-10.29%
Insurance								
Insurance-Policies	(7,623.41)	(7,620.50)	(2.91)	-0.04%	(30,493.65)	(30,482.00)	(11.65)	-0.04%
Insurance-Workers Comp	(583.08)	(649.11)	66.03	10.17%	(2,332.32)	(2,596.44)	264.12	10.17%
Total Insurance	(8,206.49)	(8,269.61)	63.12	0.76%	(32,825.97)	(33,078.44)	252.47	0.76%
Total Property Exp-Escalatable	(254,450.06)	(211,158.32)	(43,291.74)	-20.50%	(1,099,997.27)	(863,113.25)	(236,884.02)	-27.45%
Real Estate Taxes								
RE Taxes-General	(209,751.00)	(209,750.67)	(0.33)	0.00%	(839,004.00)	(839,002.68)	(1.32)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	0.00	(1,000.00)	0.00%
Other Taxes	(52.95)	(54.03)	1.08	2.00%	(211.80)	(211.84)	0.04	0.02%
Total Real Estate Taxes	(209,803.95)	(209,804.70)	0.75	0.00%	(840,215.80)	(839,214.52)	(1,001.28)	-0.12%
Total Escalatable Expenses	(464,254.01)	(420,963.02)	(43,290.99)	-10.28%	(1,940,213.07)	(1,702,327.77)	(237,885.30)	-13.97%
Property Exp-Non Escalatable								
Non Esc Utilities								

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**Comparative Income Statement**  
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Accrual

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Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance	
Electric - Sep Tenant Chg	(297.56)	0.00	(297.56)	0.00%	(1,421.95)	0.00	(1,421.95)	0.00%
Total Non Esc Utilities	(297.56)	0.00	(297.56)		(1,421.95)	0.00	(1,421.95)	
Service Costs								
Svs Costs-Misc Bldg	0.00	0.00	0.00	0.00%	(600.00)	0.00	(600.00)	0.00%
Total Service Costs	0.00	0.00	0.00		(600.00)	0.00	(600.00)	
Parking Expenses								
Parking Exp-Misc	(4,140.00)	(2,844.00)	(1,296.00)	-45.57%	(7,897.96)	(19,855.00)	11,957.04	60.22%
Total Parking Expenses	(4,140.00)	(2,844.00)	(1,296.00)	-45.57%	(7,897.96)	(19,855.00)	11,957.04	60.22%
Leasing Costs								
Promotion and Advertising	(9,569.66)	(31,840.00)	22,270.34	69.94%	(10,555.74)	(318,260.00)	307,704.26	96.68%
Leasing Meals & Entertainment	(16,890.32)	0.00	(16,890.32)	0.00%	(24,694.85)	0.00	(24,694.85)	0.00%
Leasing Miscellaneous	(2,880.00)	0.00	(2,880.00)	0.00%	0.00	0.00	0.00	0.00%
Total Leasing Costs	(29,339.98)	(31,840.00)	2,500.02	7.85%	(35,250.59)	(318,260.00)	283,009.41	88.92%
Owner Costs								
Legal	(358.38)	0.00	(358.38)	0.00%	(1,114.89)	0.00	(1,114.89)	0.00%
Misc Professional Serv	(8,690.00)	0.00	(8,690.00)	0.00%	(19,904.10)	0.00	(19,904.10)	0.00%
Bank & Credit Card Fees	0.00	0.00	0.00	0.00%	0.00	(100.00)	100.00	100.00%
Charitable Contributions	(663.61)	0.00	(663.61)	0.00%	(1,042.81)	(1,424.00)	381.19	26.77%
Misc Company Fees	0.00	0.00	0.00	0.00%	(12,681.09)	0.00	(12,681.09)	0.00%
Sales & Use Taxes	(62.56)	0.00	(62.56)	0.00%	(483.88)	0.00	(483.88)	0.00%
Total Owner Costs	(9,774.55)	0.00	(9,774.55)		(35,226.77)	(1,524.00)	(33,702.77)	-2211.47%
Total Property Exp-Non Escalatable	(43,552.09)	(34,684.00)	(8,868.09)	-25.57%	(80,397.27)	(339,639.00)	259,241.73	76.33%
Total Operating Expenses	(507,806.10)	(455,647.02)	(52,159.08)	-11.45%	(2,020,610.34)	(2,041,966.77)	21,356.43	1.05%

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Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance	
Net Operating Income (Loss)	(488,409.75)	(440,612.02)	(47,797.73)	-10.85%	(1,955,406.60)	(1,983,017.77)	27,611.17	1.39%
Interest Expense								
Mortgage Interest Expense	(683,587.45)	(621,364.00)	(62,223.45)	-10.01%	(2,621,485.07)	(2,453,298.00)	(168,187.07)	-6.86%
Total Interest Expense	(683,587.45)	(621,364.00)	(62,223.45)	-10.01%	(2,621,485.07)	(2,453,298.00)	(168,187.07)	-6.86%
Amort of Financing Costs								
Amort-Def Financing	(115,496.21)	0.00	(115,496.21)	0.00%	(444,268.17)	0.00	(444,268.17)	0.00%
Total Amort of Financing Costs	(115,496.21)	0.00	(115,496.21)		(444,268.17)	0.00	(444,268.17)	
Gain (Loss) on Inv/Hedge								
Unrealized Gain/Loss	(234.10)	0.00	(234.10)	0.00%	(95.10)	0.00	(95.10)	0.00%
Total Gain (Loss) on Inv/Hedge	(234.10)	0.00	(234.10)		(95.10)	0.00	(95.10)	
Net Income(Loss)	(1,287,727.51)	(1,061,976.02)	(225,751.49)	-21.26%	(5,021,254.94)	(4,436,315.77)	(584,939.17)	-13.19%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	115,496.21	0.00	115,496.21		444,268.17	0.00	444,268.17	
Debt Service Accrual	2,990.05	0.00	2,990.05		(202,773.59)	0.00	(202,773.59)	
Real Estate Tax Accrual	209,751.00	0.00	209,751.00		839,004.00	0.00	839,004.00	
Real Estate Tax Prepayment	52.95	0.00	52.95		(423.61)	0.00	(423.61)	
Insurance Prepayment	8,206.49	0.00	8,206.49		32,825.97	0.00	32,825.97	
Change in Capital Assets:								
Redevelopment Costs	(398,938.45)	(287,031.85)	(111,906.60)	-38.99%	(985,271.28)	(1,392,177.05)	406,905.77	29.23%
Other Balance Sheet Adjustments:								
Change in A/R	2,880.00	0.00	2,880.00		267,659.54	0.00	267,659.54	

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**Comparative Income Statement**  
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Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Apr 2015	Budget Apr 2015	Variance		Actual Apr 2015	Budget Apr 2015	Variance	
Change in A/P	257,756.38	0.00	257,756.38		365,082.64	0.00	365,082.64	
Change in Mortgage/Notes Payable	724,773.40	0.00	724,773.40		3,902,966.66	0.00	3,902,966.66	
Change in Other Assets	234.10	0.00	234.10		95.10	0.00	95.10	
Change in Other Liabilities	(1,684.84)	0.00	(1,684.84)		(39,020.01)	0.00	(39,020.01)	
Change in I/C Balances	(55,687.11)	0.00	(55,687.11)		(33,467.13)	0.00	(33,467.13)	
Change in Equity	0.00	0.00	0.00		282,000.00	0.00	282,000.00	
Total Cash Flow Adjustments	865,830.18	0.00	1,152,862.03	401.65%	4,872,946.46	0.00	6,265,123.51	450.02%
Cash Balances:								
Cash Balance - Beginning of Period	6,993,056.96	0.00	6,993,056.96	0.00%	6,719,468.11	0.00	6,719,468.11	0.00%
Net Income/(Loss)	(1,287,727.51)	0.00	(225,751.49)		(5,021,254.94)	0.00	(584,939.17)	
+/- Cash Flow Adjustments	865,830.18	0.00	1,152,862.03		4,872,946.46	0.00	6,265,123.51	
Cash Balance - End of Period	6,571,159.63	0.00	7,920,167.50		6,571,159.63	0.00	12,399,652.45	
Cash Balance Composition:								
Operating Cash	911,312.63	0.00	911,312.63		911,312.63	0.00	911,312.63	
Escrow Cash	5,659,847.00	0.00	5,659,847.00		5,659,847.00	0.00	5,659,847.00	
Total Cash	6,571,159.63	0.00	6,571,159.63		6,571,159.63	0.00	6,571,159.63	



1812 N. Moore  
BUDGET COMPARISON REPORT  
Period Ended April 30, 2015 (Unaudited)  
Accrual Basis

(Variances Greater than \$10K AND 5% Must Be Explained)

		Year to Date				
		<u>Actual</u>	<u>Budget</u>	<u>\$ variance</u>	<u>% variance</u>	
<b>Rental Income:</b>						
Rental Income	\$	-	\$	-		100.00%
Recoveries		-		-		100.00%
Parking Income		62,303	58,845	3,458		5.88%
Interest and Other Income		2,901	104	2,797		2689.60%
<b>Total Rental Income</b>	<b>\$</b>	<b>65,204</b>	<b>\$ 58,949</b>	<b>\$ 6,255</b>		
<b>Operating Expenses:</b>						
Cleaning	\$	(45,927)	\$ (105,976)	\$ 60,049	56.66%	<b>A</b>
Utilities		(201,900)	(80,801)	(121,099)	-149.87%	<b>B</b>
Repairs and Maintenance		(347,937)	(190,781)	(157,156)	-82.38%	<b>C</b>
Roads and Grounds		(6,862)	(13,400)	6,539	48.79%	
Security		(57,003)	(79,128)	22,125	27.96%	<b>D</b>
Management Fees		(11,847)	(1,177)	(10,671)	-906.66%	<b>E</b>
Administrative		(395,695)	(358,772)	(36,923)	-10.29%	<b>F</b>
Insurance		(32,826)	(33,078)	252	0.76%	
Real Estate Taxes		(840,216)	(839,215)	(1,001)	-0.12%	
Non- Escalatable Expenses		(80,397)	(339,639)	259,242	76.33%	<b>G</b>
Professional Services/ Other		-	-	-	0.00%	
<b>Total Expenses</b>	<b>\$</b>	<b>(2,020,610)</b>	<b>\$ (2,041,967)</b>	<b>\$ 21,356</b>	<b>1.05%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$</b>	<b>(1,955,407)</b>	<b>\$ (1,983,018)</b>	<b>\$ 27,611</b>	<b>-1.39%</b>	
<b>Other Income and Expenses:</b>						
Interest Expense	\$	(2,621,485)	\$ (2,453,298)	\$ (168,187)	-6.86%	<b>H</b>
Unrealized Gain/Loss		(95)	-	(95)	0.00%	
Amortization - Financing Costs		(444,268)	-	(444,268)	0.00%	
Organization Costs		-	-	-	0.00%	
Depreciation		-	-	-	0.00%	
<b>Total Other Income (Expenses)</b>	<b>\$</b>	<b>(3,065,848)</b>	<b>\$ (2,453,298)</b>	<b>\$ (612,550)</b>	<b>-24.97%</b>	
<b>Net Income (Loss)</b>	<b>\$</b>	<b>(5,021,255)</b>	<b>\$ (4,436,316)</b>	<b>\$ (584,939)</b>	<b>13.19%</b>	
<b>CASH BASIS</b>						
<b>Property Activity</b>						
Net Income (Loss)	\$	(5,021,255)	\$ (4,436,316)	\$ (584,939)	13.19%	
Non-Cash Adjustments to Net Income/(Loss):						
Depreciation/Amortization		(444,268)	-	(444,268)	0.00%	
Capital Expenditures		-	-	-	100.00%	
Redevelopment Costs		(985,271)	(1,392,177)	406,906	29.23%	<b>I</b>
Tenant Improvements		-	-	-	100.00%	
Leasing Costs		-	-	-	100.00%	
Deferred Financing Costs		-	-	-	-100.00%	
(Distributions)/Contributions		282,000	-	282,000	-100.00%	
Other Changes in Assets/Liabilities, Net		6,020,486	-	6,020,486	100.00%	
<b>Total Property Activity</b>	<b>\$</b>	<b>(148,308)</b>	<b>\$ (5,828,493)</b>	<b>\$ 5,680,184</b>	<b>-97.46%</b>	
<b>Operating Cash Activity</b>						
Plus: Beginning of Year Cash Balance	\$	6,719,468				
Less: Ending Cash Balance (Note A)		6,571,160				
<b>Total Property Activity</b>	<b>\$</b>	<b>(148,308)</b>				
<b>(Distributions)/Contributions</b>	<b>\$</b>	<b>282,000</b>				
				<b>(Note A) - Ending Cash consists of:</b>		
				Operating & lockbox	\$	911,313
				Money Market		-
				Sweep Investment		-
				Escrows		5,659,847
				<b>Total</b>	<b>\$</b>	<b>6,571,160</b>

1812 N. Moore  
BUDGET COMPARISON REPORT  
Period Ended April 30, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

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**Notes:**

<b>A</b>	<b>\$</b>	<b>60,049</b>	<b>The positive variance in Cleaning is primarily due to:</b>
		58,714	Window washing Int and Ext is scheduled for Q2 (Timing Variance)
		1,335	Misc. Variance
	<u>\$</u>	<u>60,049</u>	
<b>B</b>	<b>\$</b>	<b>(121,099)</b>	<b>The negative variance in Utilities is primarily due to:</b>
		(118,001)	Budgeted electricity is less than actual due to the budget assuming electricity would use 744k KWH at an average of \$.09836 per KWH. Actual is coming in at 1.8mil KWH at an average rate of \$.1014 per KWH. Additionally, the winter heating season including unseasonable colder temperatures. This required additional runtime hours for the base building heating system to maintain temperatures at a safe level normal/off-hours (Timing Variance)
		(3,098)	Miscellaneous variance
	<u>\$</u>	<u>(121,099)</u>	
<b>C</b>	<b>\$</b>	<b>(157,156)</b>	<b>The negative variance in Repairs and Maintenance is primarily due to:</b>
		(155,094)	Budgeted HVAC outside service is lower than actual due to lobby flood repair costs being booked to HVAC O/S. These costs will be reimbursed from the insurance company as this claim was submitted and the building deductible was met. (Permanent Variance)
		(2,062)	Miscellaneous variance
	<u>\$</u>	<u>(157,156)</u>	
<b>D</b>	<b>\$</b>	<b>22,125</b>	<b>The positive variance in Security is primarily due to:</b>
		22,275	Budgeted Security Contract is higher than actual due a reduction in security staffing for loading dock coverage. (Permanent Variance)
		(150)	Miscellaneous variance
	<u>\$</u>	<u>22,125</u>	
<b>E</b>	<b>\$</b>	<b>(10,671)</b>	<b>The negative variance in Managements Fees is primarily due to:</b>
		(10,671)	Budgeted Management fee is lower than actual due to minimum management fee of \$25k was budgeted in Dec however the property is paying monthly. (Timing Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>(10,671)</u>	
<b>F</b>	<b>\$</b>	<b>(36,923)</b>	<b>The negative variance in Administrative expense is primarily due to:</b>
		(19,584)	Budgeted Admin other payroll is lower than actual do to a formula error in the budget. (Permanent Variance)
		(11,244)	Underbudgeted Verizon costs. (Timing Variance)
		(6,095)	Miscellaneous variance
	<u>\$</u>	<u>(36,923)</u>	
<b>G</b>	<b>\$</b>	<b>259,242</b>	<b>The positive variance in Non-Escalatable expenses is primarily due to:</b>
		283,009	Budgeted Promotion and Advertising is higher than actual mainly due to the timing of marketing efforts. (Timing Variance)
		(19,904)	Budgeted Misc Prof services is lower than actual primarily due to snow & ice consultant (Permanent Variance)
		(3,864)	Miscellaneous variance
	<u>\$</u>	<u>259,242</u>	
<b>H</b>	<b>\$</b>	<b>(168,187)</b>	<b>The negative variance in Interest Exp is primarily due to:</b>
		(168,187)	Budgeted interest expense is lower than actual do to change in loan terms and balance at closing. (Permanent Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>(168,187)</u>	
<b>I</b>	<b>\$</b>	<b>406,906</b>	<b>The positive variance in Redevelopment Costs is primarily due to:</b>
		406,906	Budgeted development costs are higher than actual primarily due to timing of the remaining base building work. (Timing Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>406,906</u>	

## **SECTION 3**

Open Status Report  
Check Register  
Capital Expenditure Analysis

Database: MONDAYPROD

**Open Status Report**  
**Monday Production DB**  
**1812 Holdings, LLC**

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All Invoices open at End of Month thru Fiscal Period 04/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
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Expense Period: 11/08

**Vendor: VIK002 VIK, INC.**

65256	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			
65256A	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			
65256A	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			
65256A	10/20/2008		Released Draw	0132-0100	0.00	0.00	0.00			

**Vendor: WEL003 Wells & Associates, Inc**

3179.-26	11/12/2008		Released Draw	0132-0100	0.00	0.00	0.00			
Expense Period 11/08 Total:					0.00	0.00	0.00			

Expense Period: 02/15

**Vendor: LAZ002 Laz Parking Mid Atlantic LLC**

3412598	1/15/2015		Jan2015Parking-Credi	6412-0000	-1,440.00	0.00	-1,440.00			
Expense Period 02/15 Total:					-1,440.00	0.00	-1,440.00			

Expense Period: 03/15

**Vendor: LAZ002 Laz Parking Mid Atlantic LLC**

3488799	2/15/2015		Feb2015Parking-Credi	6412-0000	-1,440.00	0.00	-1,440.00			
Expense Period 03/15 Total:					-1,440.00	0.00	-1,440.00			

Expense Period: 04/15

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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
<b>Vendor: CDW001 CDW DIRECT LLC</b>										
ALTS08931	4/9/2015		324 VA RECEPTION	5758-0003	26.77	0.00	26.77	5/4/2015	13324	05/15
ALTS36161	4/10/2015		324 VA RECEPTION	5758-0003	10.13	0.00	10.13	5/4/2015	13326	05/15
<b>Vendor: CLA021 Clark Construction Group, LLC</b>										
PB24	3/31/2015		public benefits	0132-0100	246,613.00	0.00	246,613.00			
<b>Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC</b>										
4119	4/27/2015		MainFirePanelTrouble	5372-0000	170.00	0.00	170.00	5/5/2015	1675	05/15
<b>Vendor: COR020 CoreNet Global Inc.</b>										
ALERS2015001	2/13/2015		Cornet event	6411-0000	9,113.05	0.00	9,113.05	5/4/2015	13327	05/15
<b>Vendor: COS004 COSTAR REALTY INFORMATION INC</b>										
AL192895PSI	2/10/2015		Jan 31 day Ad Run Ro	6410-0000	720.39	0.00	720.39	5/4/2015	13329	05/15
<b>Vendor: DAT003 Datawatch Systems Inc.</b>										
695027	5/1/2015		Jun2015FireMonitorin	5372-0000	40.00	0.00	40.00	5/5/2015	1676	05/15
<b>Vendor: DEL017 Delta Painting &amp; Wallcovering, Inc.</b>										
348503252015	3/25/2015		Painting	5336-0000	5,514.00	0.00	5,514.00	5/5/2015	1677	05/15
<b>Vendor: DIS004 Distinctive Plantings</b>										
29762	4/27/2015		Apr2015PlantMaint	5385-0000	63.60	0.00	63.60	5/5/2015	1678	05/15
<b>Vendor: ENG003 Engineers Outlet</b>										
274706	4/23/2015		MiscSupplies	5380-0000	254.23	0.00	254.23	5/5/2015	1679	05/15

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All Invoices open at End of Month thru Fiscal Period 04/15

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
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**Vendor: FIR010 FIRST CORPORATE SEDANS CORP**

AL795621	4/23/2015		NY #393411 CAR SERVI	5758-0008	7.52	0.00	7.52	5/4/2015	13332	05/15
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**Vendor: KCS001 KCS Landscape Management, Inc.**

15422-401	4/27/2015		SpringMulchInstall	5412-0000	47.70	0.00	47.70	5/5/2015	1680	05/15
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**Vendor: LOC016 Local News Now LLC**

AL1824	4/16/2015		ArlNow 12 Ad Run	6410-0000	911.31	0.00	911.31	5/4/2015	13335	05/15
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**Vendor: MAC010 Macrolease Corp**

176637	4/29/2015		Apr2015FitnessCtrLea	5772-0000	1,057.88	0.00	1,057.88	5/5/2015	1681	05/15
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**Vendor: MME111 Mitchell's Music and Entertainment**

15042201	4/6/2015		Earth Day2015 MusicD	5772-0000	143.21	0.00	143.21	5/4/2015	13336	05/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

3485041715DUE	4/17/2015		12/31/14 REIMB DUE M	0132-0100	8,219.22	0.00	8,219.22	5/5/2015	1682	05/15
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3485041715DUE	4/17/2015		12/31/14 REIMB DUE M	0132-0100	43,151.49	0.00	43,151.49	5/5/2015	1682	05/15
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3485041715DUE	4/17/2015		12/31/14 REIMB DUE M	0132-0100	29,449.11	0.00	29,449.11	5/5/2015	1682	05/15
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DTF0315ROSS	4/26/2015		DUE TO MGT AGNT 3/15	0491-0010	21,276.15	0.00	21,276.15	5/5/2015	1682	05/15
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**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3485_0000000000	4/30/2015		Management Fee	5610-0000	1,810.12	0.00	1,810.12	5/5/2015	1683	05/15
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3485_0000000000	4/30/2015		Management Fee	5610-0000	1,704.29	0.00	1,704.29	5/5/2015	1683	05/15
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3485_0000000000	4/30/2015		Management Fee	5610-0000	2,083.00	0.00	2,083.00	5/5/2015	1683	05/15
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MGMTFEE01031	4/1/2015		TRUEUP MIN MGT FEE Y	5610-0000	3,515.41	0.00	3,515.41	5/5/2015	1683	05/15
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Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
<b>Vendor: ORK001 Orkin LLC</b>										
34315673	4/24/2015		Apr2015PestControl	5384-0000	433.32	0.00	433.32	5/5/2015	1684	05/15
<b>Vendor: PEA004 Peapod, LLC</b>										
ALk61277967	4/20/2015		Customer ID ox82558	5758-0001	12.73	0.00	12.73	5/4/2015	13339	05/15
<b>Vendor: RED005 Red Top Cab of Arlington</b>										
AL033831	4/15/2015		Account# 2840200	5758-0008	4.62	0.00	4.62	5/4/2015	13341	05/15
<b>Vendor: TOY002 To Your Taste Catering, LLC</b>										
168172	4/15/2015		EngineersHolidayLunc	5732-0000	302.51	0.00	302.51	5/11/2015	13367	05/15
<b>Vendor: WAL008 WALSH, COLUCCI, LUBELEY &amp; WALSH P.C</b>										
AL205603	4/13/2015		Outdoor Kiosk Screen	6630-0000	275.13	0.00	275.13	5/4/2015	13343	05/15
<b>Vendor: WIL019 Webb Gentech Services LLC</b>										
9706	4/10/2015		Filters	5334-0000	1,319.61	0.00	1,319.61	5/5/2015	1688	05/15
<b>Vendor: ZAC001 Accenture LLP</b>										
VC1100005427	4/3/2015		3/15 LSE ADMIN	5758-0011	297.12	0.00	297.12	5/6/2015	13345	05/15
Expense Period 04/15 Total:					378,546.62	0.00	378,546.62			
<b>1812 Holdings, LLC Total:</b>					<b>375,666.62</b>	<b>0.00</b>	<b>375,666.62</b>			
<b>Grand Total:</b>					<b>375,666.62</b>	<b>0.00</b>	<b>375,666.62</b>			

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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
1625	4/7/2015	04/15	ABM	ABM Janitorial - Mid Atlantic, Inc.						
3485	WaterLeak		348503154	5160-0000	7810540	3/12/2015	4/11/2015	1,240.00	0.00	1,240.00
							Check Total:	1,240.00	0.00	1,240.00
1626	4/7/2015	04/15	ARL004	ARLINGTON COUNTY, VIRGINIA						
3485	3/19 PIE2584			5322-0000	3/19PIE2584	3/19/2015	4/18/2015	293.00	0.00	293.00
							Check Total:	293.00	0.00	293.00
1627	4/7/2015	04/15	CAP036	Captivate Network						
3485	Apr2015ElevScreens			5322-0000	0000041496	4/1/2015	5/1/2015	1,132.00	0.00	1,132.00
							Check Total:	1,132.00	0.00	1,132.00
1628	4/7/2015	04/15	DAT003	Datawatch Systems Inc.						
3485	May2015FireMonitorin			5372-0000	688536	4/1/2015	5/1/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
1629	4/7/2015	04/15	DAV007	DAVIS, CARTER, SCOTT LTD						
3485	public benefits			0132-0100	26333	2/24/2015	3/26/2015	14,766.55	0.00	14,766.55
3485	reimbursables		3485031527	0132-0100	3029.22	2/24/2015	3/26/2015	29.22	0.00	29.22
3485	construction admin			0132-0100	3029.22	2/24/2015	3/26/2015	3,000.00	0.00	3,000.00
3485	public benefits			0132-0100	26333	2/24/2015	3/26/2015	1,561.68	0.00	1,561.68
							Check Total:	19,357.45	0.00	19,357.45
1630	4/7/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3485	1812Hldgs2014DELLCF			6632-0000	4130875-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							Check Total:	300.00	0.00	300.00
1631	4/7/2015	04/15	DIS004	Distinctive Plantings						
3485	Mar2015PlantMaint			5385-0000	29667	3/27/2015	4/26/2015	63.60	0.00	63.60
							Check Total:	63.60	0.00	63.60
1632	4/7/2015	04/15	DYN003	Dynalectric Company						
3485	FloodDamageFixtures		3485031529	5336-0000	TM60394	3/11/2015	4/10/2015	1,092.00	0.00	1,092.00
3485	ReplacedBallast		3485031530	5336-0000	TM60395	3/11/2015	4/10/2015	961.44	0.00	961.44







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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3485	15thFirVAVCheck		3485031539	5342-0000	009599	12/4/2014	1/3/2015	507.00	507.00
3485	CommunicationLoss		3485031517	5336-0000	010396	3/30/2015	4/29/2015	672.00	672.00
Check Total:								1,179.00	1,179.00
<b>1649</b>	<b>4/7/2015</b>	<b>04/15</b>	<b>SIM003</b>	<b>SIMPLEXGRINNELL LP</b>					
3485	InspectFreExtinguish		348504151	5372-0000	81158786	3/26/2015	4/25/2015	450.00	450.00
Check Total:								450.00	450.00
<b>1650</b>	<b>4/7/2015</b>	<b>04/15</b>	<b>SMI005</b>	<b>SmithGroup, Inc.</b>					
3485	Deloitte Test Fit			6632-0000	0105372	11/6/2014	12/6/2014	2,748.00	2,748.00
Check Total:								2,748.00	2,748.00
<b>1651</b>	<b>4/7/2015</b>	<b>04/15</b>	<b>TID001</b>	<b>Tidewater Glazing, Inc</b>					
3485	snow guard			0132-0100	4	2/28/2015	3/30/2015	67,331.00	67,331.00
Check Total:								67,331.00	67,331.00
<b>1652</b>	<b>4/7/2015</b>	<b>04/15</b>	<b>VER012</b>	<b>VERIZON</b>					
3485	3/28 9135007785			5732-0000	3/28 913500778	3/28/2015	4/27/2015	240.76	240.76
Check Total:								240.76	240.76
<b>1653</b>	<b>4/7/2015</b>	<b>04/15</b>	<b>WIL026</b>	<b>Wilmer Cutler Pickering Hale LLP</b>					
3485	contract docs		3485031525	0132-0100	2327316	2/27/2015	3/29/2015	927.00	927.00
Check Total:								927.00	927.00
<b>1654</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>AAP001</b>	<b>AA Painting &amp; Drywall</b>					
3485	CarpetTiles		348504154	5381-0000	40915	4/9/2015	5/9/2015	1,500.00	1,500.00
Check Total:								1,500.00	1,500.00
<b>1655</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>ABM</b>	<b>ABM Janitorial - Mid Atlantic, Inc.</b>					
3485	Mar2015Porter#1		3485031519	5120-0000	7897633	4/1/2015	5/1/2015	3,406.02	3,406.02
3485	Mar2015NightPorter		3485031521	5120-0000	7897634	4/1/2015	5/1/2015	3,406.02	3,406.02
3485	Mar2015Porter#2		3485031520	5120-0000	7897635	4/1/2015	5/1/2015	3,406.02	3,406.02
3485	PressureWashSidewalk		3485011511	5160-0000	7900025	4/2/2015	5/2/2015	1,700.00	1,700.00
3485	SnowRemoval		3485011512	5432-0000	790026	4/2/2015	5/2/2015	455.00	455.00



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Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3485	Supplies		3485031541	5380-0000	274070	4/8/2015	5/8/2015	192.62	0.00	192.62
3485	ElectricalSupplies		3485031541	5340-0000	274070	4/8/2015	5/8/2015	110.60	0.00	110.60
Check Total:								1,369.93	0.00	1,369.93
1663	4/28/2015	04/15	EXE008	Executive Auto Services, LLC						
3485	CarWash			6320-0000	4	4/2/2015	5/2/2015	140.00	0.00	140.00
Check Total:								140.00	0.00	140.00
1664	4/28/2015	04/15	JOS005	Joseph Neto & Associates						
3485	TrafficAnalysis		348504155	5322-0000	1317134	4/2/2015	5/2/2015	800.00	0.00	800.00
Check Total:								800.00	0.00	800.00
1665	4/28/2015	04/15	KAS001	KASTLE SYSTEMS						
3485	EntranceCameras		348504153	5540-0000	WS00158302	3/4/2015	4/3/2015	517.50	0.00	517.50
Check Total:								517.50	0.00	517.50
1666	4/28/2015	04/15	LIG002	The lighting Practice, Inc.						
3485	Crown Lighting			6632-0000	18902	2/28/2015	3/30/2015	690.00	0.00	690.00
Check Total:								690.00	0.00	690.00
1667	4/28/2015	04/15	MON025	MONDAY PROPERTIES SERVICES, LLC						
3485	3/15 DEV FEE			0132-0100	3485DV0315	3/31/2015	4/30/2015	2,450.29	0.00	2,450.29
Check Total:								2,450.29	0.00	2,450.29
1668	4/28/2015	04/15	ORK001	Orkin LLC						
3485	Feb2015PestControl			5384-0000	25547169	4/10/2015	5/10/2015	433.32	0.00	433.32
1668	4/28/2015	04/15	ORK001	Orkin LLC						
3485	Mar2015PestControl			5384-0000	25843888	3/7/2015	4/6/2015	433.32	0.00	433.32
Check Total:								866.64	0.00	866.64
1669	4/28/2015	04/15	OTI002	OTIS ELEVATOR COMPANY						
3485	MaintenanceContract			5320-0000	NQA05043215	3/27/2015	4/26/2015	6,500.00	0.00	6,500.00
3485	MarchMaintenance			5320-0000	NQA05043315	3/27/2015	4/26/2015	6,500.00	0.00	6,500.00
3485	AprilMaintenance			5320-0000	NQA05043415	3/27/2015	4/26/2015	6,500.00	0.00	6,500.00





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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity	Reference		P.O. Number	Account Number						
							Check Total:	35.80	0.00	35.80
13179	4/13/2015	04/15	PEA004	Peapod, LLC						
3485	Customer ID ox82558			5758-0001	ALk60746588	3/30/2015	4/29/2015	12.65	0.00	12.65
							Check Total:	12.65	0.00	12.65
13180	4/13/2015	04/15	PET005	PETTY CASH						
3485	movers for filing ca			0132-0100	WTPC4115	4/1/2015	5/1/2015	555.00	0.00	555.00
3485	euclid chemical			0132-0100	WTPC4115	4/1/2015	5/1/2015	62.87	0.00	62.87
							Check Total:	617.87	0.00	617.87
13182	4/13/2015	04/15	RED005	Red Top Cab of Arlington						
3485	Acct# 2840200			5758-0008	AL022192	3/15/2015	4/14/2015	12.85	0.00	12.85
							Check Total:	12.85	0.00	12.85
13185	4/13/2015	04/15	TEL005	Telco Experts LLC						
3485	VA-Acct# 1775 4/1/15			5758-0005	AL1775150401	4/1/2015	5/1/2015	199.49	0.00	199.49
							Check Total:	199.49	0.00	199.49
13195	4/20/2015	04/15	PET005	PETTY CASH						
3485	NY Office supply			5758-0001	ALPC041315	4/13/2015	4/20/2015	0.48	0.00	0.48
							Check Total:	0.48	0.00	0.48
13197	4/21/2015	04/15	ALL019	Allied Telecom Group LLC						
3485	208 INTRNT ACCESS			5758-0002	AL1031984	4/5/2015	5/5/2015	66.38	0.00	66.38
							Check Total:	66.38	0.00	66.38
13201	4/21/2015	04/15	CDW001	CDW DIRECT LLC						
3485	324 R POTTERTON			5758-0003	ALTK59011	3/26/2015	4/25/2015	98.32	0.00	98.32
							Check Total:	98.32	0.00	98.32
13208	4/21/2015	04/15	COS004	COSTAR REALTY INFORMATION INC						
3485	28 Day Ad Run		MNDSRV03159	6410-0000	AL193086PSI	3/10/2015	4/9/2015	773.50	0.00	773.50





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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
							Check Total:	354.99	354.99
13238	4/21/2015	04/15	REA024	Reallogic Analytics Inc					
3485	340 ABSTRACTING			5758-0003	AL33334	2/28/2015	3/30/2015	75.00	75.00
							Check Total:	75.00	75.00
13240	4/21/2015	04/15	RED005	Red Top Cab of Arlington					
3485	Account# 2840200			5758-0008	AL029450	3/31/2015	4/30/2015	6.63	6.63
							Check Total:	6.63	6.63
13242	4/21/2015	04/15	RED007	Redirect, Inc.					
3485	215 HELP DESK			5758-0002	AL14972	3/4/2015	4/3/2015	234.25	234.25
							Check Total:	234.25	234.25
13244	4/21/2015	04/15	RED007	Redirect, Inc.					
3485	202 SCORECARD			5758-0002	AL15007	3/12/2015	4/11/2015	102.48	102.48
							Check Total:	102.48	102.48
13246	4/21/2015	04/15	RED007	Redirect, Inc.					
3485	215 HELP DESK			5758-0002	AL15050	4/3/2015	5/3/2015	237.26	237.26
							Check Total:	237.26	237.26
13252	4/21/2015	04/15	SEC008	Secure Shred LLC					
3485	On Site Shredding			5758-0012	AL8911	3/31/2015	4/30/2015	5.19	5.19
							Check Total:	5.19	5.19
13253	4/21/2015	04/15	SPE008	Special Olympics District Columbia					
3485	special olympics don			6634-0000	SO41715	4/17/2015	5/17/2015	663.61	663.61
							Check Total:	663.61	663.61
13256	4/21/2015	04/15	TEL005	Telco Experts LLC					
3485	Account #1197			5758-0005	AL1197150401	4/1/2015	5/1/2015	72.10	72.10

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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
							Check Total:	72.10	0.00
13258	4/21/2015	04/15	TIM005	TIME WARNER CABLE OF NYC					
3485	2.22 TO 3.21.15			5758-0001	AL24835084	2/22/2015	3/24/2015	0.84	0.00
							Check Total:	0.84	0.00
13260	4/21/2015	04/15	TIM009	Time Warner Cable					
3485	210 4/15 #030065301			5758-0002	AL04012015	4/1/2015	5/1/2015	40.33	0.00
							Check Total:	40.33	0.00
13261	4/21/2015	04/15	TRE003	State Corporation Commission					
3485	2015VALLCRegAssessr			6632-0000	ALT03427922015	3/1/2015	3/31/2015	5.00	0.00
							Check Total:	5.00	0.00
13263	4/21/2015	04/15	UNI005	UNITED PARCEL SERVICE					
3485	VA 0721WH/A148V1 4/1			5758-0007	AL000A148V1165	4/18/2015	5/18/2015	2.33	0.00
							Check Total:	2.33	0.00
13267	4/21/2015	04/15	VER013	VERIZON WIRELESS					
3485	VA-Acct#720396355000			5758-0006	AL9743092113	3/28/2015	4/27/2015	474.99	0.00
							Check Total:	474.99	0.00
13276	4/21/2015	04/15	WBM001	W.B. MASON					
3485	NY C2012992 RENTAL			5758-0004	ALIS0343496	3/31/2015	4/30/2015	0.45	0.00
3485	NY C2012992 OFF SUP			5758-0001	ALIS0343496	3/31/2015	4/30/2015	10.04	0.00
							Check Total:	10.49	0.00
13280	4/21/2015	04/15	WBM001	W.B. MASON					
3485	Item for B.Potterton			5758-0001	ALIS0343548	3/31/2015	4/30/2015	6.67	0.00
3485	Office supplies			5758-0001	ALIS0343548	3/31/2015	4/30/2015	205.33	0.00
3485	Coffee machine renta			5758-0004	ALIS0343548	3/31/2015	4/30/2015	11.51	0.00
							Check Total:	223.51	0.00
13282	4/21/2015	04/15	XER005	Xerox Financial Services LLC					

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Entity	Reference		P.O. Number	Account Number	Number	Date	Amount	Amount
3485	VA-Con#010000055900			5758-0004	AL296677	4/5/2015	342.23	342.23
						5/5/2015	0.00	342.23
						Check Total:	342.23	342.23
<b>13284</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>AMT002</b>	<b>AmTrust North America, Inc.</b>				
3485	2015 DisabilityPremi			5710-5000	04022015	4/2/2015	4.60	4.60
						5/2/2015	0.00	4.60
						Check Total:	4.60	4.60
<b>13289</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>CAH001</b>	<b>CAHILL, AILEEN</b>				
3485	VA Travel			5758-0014	AC04162015	4/16/2015	133.95	133.95
3485	VA Taxi			5758-0008	AC04162015	4/16/2015	2.32	2.32
3485	VA Meals			5758-0013	AC04162015	4/16/2015	13.13	13.13
						5/16/2015	0.00	13.13
						Check Total:	149.40	149.40
<b>13291</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>CIT006</b>	<b>CITISTORAGE INC.</b>				
3485	NY #2510 STORAGE FI			5758-0001	AL0800439	4/1/2015	11.49	11.49
						5/1/2015	0.00	11.49
						Check Total:	11.49	11.49
<b>13294</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>DCJ001</b>	<b>DCJOBS.Com</b>				
3485	Renewal Jul14-Aug15			5758-0012	142946	4/1/2015	396.11	396.11
						5/1/2015	0.00	396.11
						Check Total:	396.11	396.11
<b>13295</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>DEN005</b>	<b>Deniz Yener</b>				
3485	Broker lunch/drinks			6411-0000	ALDY042015	4/20/2015	83.77	83.77
						5/20/2015	0.00	83.77
						Check Total:	83.77	83.77
<b>13298</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>INT023</b>	<b>Interior Foliage Design Inc</b>				
3485	NY #3980 4/15 MNTNAI			5758-0012	AL188307	4/10/2015	0.85	0.85
						5/10/2015	0.00	0.85
						Check Total:	0.85	0.85
<b>13300</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>KAS002</b>	<b>KASTLE SYSTEMS (VA)</b>				
3485	iPhone security fobs			5758-0006	ALW0082540	3/18/2015	6.44	6.44
						4/17/2015	0.00	6.44
						Check Total:	6.44	6.44
<b>13304</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>ROB025</b>	<b>Robinson &amp; Cole LLP</b>				

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Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3485	Legal-Employment			5758-0012	50132486	10/6/2014	11/4/2014	20.93	0.00	20.93
							Check Total:	20.93	0.00	20.93
13306	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
3485	Legal-Employment			5758-0012	50137751	12/5/2014	1/4/2015	209.56	0.00	209.56
							Check Total:	209.56	0.00	209.56
13307	4/28/2015	04/15	ROB025	Robinson & Cole LLP						
3485	Legal-Labor&Employment			5758-0012	50147597	4/6/2015	5/6/2015	892.50	0.00	892.50
							Check Total:	892.50	0.00	892.50
13310	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3485	Gigi retirement lunc			5758-0013	AL2055644	4/19/2015	5/19/2015	107.34	0.00	107.34
							Check Total:	107.34	0.00	107.34
13313	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES						
3485	Customer# MONPROVA			5758-0005	ALS1663065	4/17/2015	5/17/2015	142.62	0.00	142.62
							Check Total:	142.62	0.00	142.62
13316	4/28/2015	04/15	TIM005	TIME WARNER CABLE OF NYC						
3485	NY 8150200070312472			5758-0001	AL25071831	4/20/2015	5/20/2015	0.74	0.00	0.74
							Check Total:	0.74	0.00	0.74
0215STAMP	2/28/2015	04/15	STA034	Stamps.com, Inc.			Hand Check			
3485	STAMP.COM			5758-0004	WT0215STAMP	4/7/2015	4/7/2015	5.80	0.00	5.80
3485	VA POSTAGE			5758-0007	WT0215STAMP	4/7/2015	4/7/2015	21.76	0.00	21.76
							Check Total:	27.56	0.00	27.56
162570415	4/10/2015	04/15	IST003	iStar Financial, Inc			Hand Check			
3485	031115-041015 Intere			8201-0000	WTM0016270415	4/10/2015	4/10/2015	682,262.66	0.00	682,262.66
3485	011115-021015 Int Ad			8201-0000	WTM0016270415	4/10/2015	4/10/2015	-1,665.26	0.00	-1,665.26
							Check Total:	680,597.40	0.00	680,597.40
416151812	4/16/2015	04/15	1000OW	1000 - 1100 Wilson Owners			Hand Check			

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Entity	Reference		P.O. Number	Account Number	Number	Date	Amount	Amount
3485	0416 InterPropTsfr34			0491-3430	WT0416151812	4/16/2015	62,013.76	62,013.76
						4/16/2015	0.00	62,013.76
						Check Total:	62,013.76	62,013.76
485031315	4/25/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check		
3485	1/30-3/2/15 31112575			5210-0000	3485030315B	3/3/2015	569.87	569.87
						3/14/2015	0.00	569.87
						Check Total:	569.87	569.87
85030315A	3/8/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check		
3485	1/30-3/1/15 40315988			5210-0000	WT3485030315A	3/3/2015	28,040.85	28,040.85
						4/2/2015	0.00	28,040.85
						Check Total:	28,040.85	28,040.85
85030315C	3/8/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check		
3485	1/30-3/1/15 58035066			5210-0000	WT3485030315C	3/3/2015	33,101.55	33,101.55
						3/8/2015	0.00	33,101.55
						Check Total:	33,101.55	33,101.55
85040115A	4/6/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check		
3485	3/1-3/31/15 40315988			5210-0000	WT3485040115A	4/1/2015	20,417.16	20,417.16
						4/6/2015	0.00	20,417.16
						Check Total:	20,417.16	20,417.16
85040115B	4/25/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check		
3485	3/2-3/31/15 31112575			5210-0000	WT3485040115B	4/1/2015	554.52	554.52
						4/15/2015	0.00	554.52
						Check Total:	554.52	554.52
85040115C	4/6/2015	04/15	DOM002	DOMINION VIRGINIA POWER		Hand Check		
3485	3/1-3/31/15 58035066			5210-0000	WT3485040115C	4/1/2015	21,915.19	21,915.19
						4/6/2015	0.00	21,915.19
						Check Total:	21,915.19	21,915.19
C10142015	10/14/2014	04/15	ZAC001	Accenture LLP		Hand Check		
3485	200 9/14 LSE ADMIN			5758-0002	VC1000711633	10/7/2014	533.33	533.33
						11/6/2014	0.00	533.33
						Check Total:	533.33	533.33
MEX042015	4/2/2015	04/15	AME007	AMERICAN EXPRESS TRAVEL RELATED		Hand Check		
3485	367 03/2015 EXPENSE!			5758-0003	WTAMEX032015	3/30/2015	2.36	2.36
3485	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	88.59	88.59
						4/29/2015	0.00	88.59

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Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3485	03/2015 EXPENSES			5758-0014	WTAMEX032015	3/30/2015	4/29/2015	236.48	0.00	236.48
3485	03/2015 EXPENSES			5762-0000	WTAMEX032015	3/30/2015	4/29/2015	224.00	0.00	224.00
3485	03/2015 EXPENSES			6411-0000	WTAMEX032015	3/30/2015	4/29/2015	6,948.50	0.00	6,948.50
Check Total:								7,499.93	0.00	7,499.93
STX042015	4/20/2015	04/15	DEP014	Department of Taxation			Hand Check			
3485	03/2015 #208965881			6645-0000	WT3485STX0315	4/20/2015	4/20/2015	62.56	0.00	62.56
Check Total:								62.56	0.00	62.56
Grand Total:								1,152,698.57	0.00	1,152,698.57

1812 N. Moore				Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
April 1, 2015																			
Management Fees				273	3,894	2,083	5,598	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	-3,512	25,000	25,000	-
				273	3,894	2,083	5,598	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	-3,512	25,000	25,000	-
Development Fees																			
1812 Development Costs, WIP				-	-												-	-	-
Less: Development Fee				-	-												-	-	-
Less: Interest Expense				-	-												-	-	-
Total DV FEE 1.5%				3,202	3,073	2,450	5,923	389	(9,655)	2,187	128,016	2,187	2,187	185,007	10,613	-	335,581	313,344	22,237
Leasing Commission - OB																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
Suite 2100-2300, Vacant				-	-	-	-	-	-	-	2,424,756	-	-	-	-	-	2,424,756	2,424,756	-
Suite 1700-2000, Vacant				-	-	-	-	-	-	-	3,141,299	-	-	-	-	-	3,141,299	3,141,299	-
Suite 1500-1600, Vacant				-	-	-	-	-	-	-	-	-	-	1,476,049	-	-	1,476,049	1,476,049	-
Suite 1100-1400, Vacant				-	-	-	-	-	-	-	-	-	-	2,070,379	-	-	2,070,379	2,070,379	-
Retail				-	-	-	-	-	-	-	-	-	-	-	29,388	-	29,388	29,388	-
Retail				-	-	-	-	-	-	-	-	-	-	-	125,777	-	125,777	125,777	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore	-			-	-	-	-	-	-	-	5,566,055	-	-	3,546,428	155,165	-	9,267,648	9,267,648	-
Leasing Commission - CO																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
Suite 2100-2300, Vacant				-	-	-	-	-	-	-	606,189	-	-	-	-	-	606,189	606,189	-
Suite 1700-2000, Vacant				-	-	-	-	-	-	-	785,325	-	-	-	-	-	785,325	785,325	-
Suite 1500-1600, Vacant				-	-	-	-	-	-	-	-	-	-	369,012	-	-	369,012	369,012	-
Suite 1100-1400, Vacant				-	-	-	-	-	-	-	-	-	-	517,595	-	-	517,595	517,595	-
Retail				-	-	-	-	-	-	-	-	-	-	-	29,388	-	29,388	29,388	-
Retail				-	-	-	-	-	-	-	-	-	-	-	125,777	-	125,777	125,777	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore	-			-	-	-	-	-	-	-	1,391,514	-	-	886,607	-	155,165	2,433,286	2,433,286	-
Leasing Commission - MPS																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
Suite 2100-2300, Vacant				-	-	-	-	-	-	-	606,189	-	-	-	-	-	606,189	606,189	-
Suite 1700-2000, Vacant				-	-	-	-	-	-	-	785,325	-	-	-	-	-	785,325	785,325	-
Suite 1500-1600, Vacant				-	-	-	-	-	-	-	-	-	-	369,012	-	-	369,012	369,012	-
Suite 1100-1400, Vacant				-	-	-	-	-	-	-	-	-	-	517,595	-	-	517,595	517,595	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore	-			-	-	-	-	-	-	-	1,391,514	-	-	886,607	-	-	2,278,121	2,278,121	-
Leasing Commission - Legal																			
TOTAL 1812 N. Moore	Lease Sq Footages	Job Code		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
Suite 2100-2300, Vacant				-	-	-	-	-	-	-	16,928	-	-	-	-	-	16,928	16,928	-
Suite 1700-2000, Vacant				-	-	-	-	-	-	-	22,571	-	-	-	-	-	22,571	22,571	-
Suite 1500-1600, Vacant				-	-	-	-	-	-	-	-	-	-	11,285	-	-	11,285	11,285	-
Suite 1100-1400, Vacant				-	-	-	-	-	-	-	-	-	-	15,829	-	-	15,829	15,829	-
Retail				-	-	-	-	-	-	-	-	-	-	-	1,500	-	1,500	561	939
Retail				-	-	-	-	-	-	-	-	-	-	-	10,000	-	10,000	2,133	7,867
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore	-			-	-	-	-	-	-	-	39,499	-	-	27,114	11,500	-	78,113	69,307	8,806
TI - Construction																			
TOTAL 1812 N. Moore	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
Suite 1100-1400 , Vacant				-	-	-	-	-	-	-	-	-	-	5,391,443	-	-	5,391,443	5,391,443	-
Retail, Vacant				-	-	-	-	-	-	-	-	-	-	1,281,230	-	-	1,281,230	1,281,230	-
Retail, Vacant				-	-	-	-	-	-	-	-	-	-	168,561	-	-	168,561	168,561	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	6,841,234	-	-	6,841,234	6,841,234	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	205,237	-	-	205,237	205,237	-
TI - Landlord Work																			
TOTAL 1812 N. Moore	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BI - Esc																			
TOTAL 1812 N. Moore	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BI - Non Esc																			
TOTAL 1812 N. Moore	Full Cost of Proj.	MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Accrual	TOTAL	Budget	Variance
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total CM Fee			-	-	-	-	-	-	-	-	-	-	205,237	-	-	205,237	205,237	-